



Chelmsford Local Plan  
**Focused Consultation  
Additional Sites  
(Regulation 19)  
Document**

November 2025

*Our Planning Strategy 2022 to 2041*

**Chelmsford**  
Local Plan 

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## Purpose of this document

**1.1** The purpose of this focused consultation is to seek representations on additional site allocations for inclusion within the review of the Local Plan to ensure that sufficient land is identified. The additional sites comprise 11 new housing sites, three expanded housing sites and one expanded employment site. The additional sites development trajectory and key consequential plan changes arising from the additional sites allocation policies are also subject to consultation alongside an Integrated Impact Assessment (IIA) Addendum which assesses the changes. This further consultation is vital, to ensure that sufficient land for new housing and employment development is identified, in the light of several factors outside the City Council's control that have affected future house building.

**1.2** The consultation will be undertaken in accordance with Regulation 19 of the Local Plan Regulations and the Council's Statement of Community Involvement.

**1.3** Following this stage, the Council will submit both the Pre-Submission version of the Local Plan published for consultation in February-March 2025 and this focused consultation document for examination by an independent Planning Inspector. Representations submitted to both consultations will also be submitted in full. **There is no need to resubmit representations submitted as part of the previous Pre-Submission Local Plan consultation.** The Pre-Submission Local Plan and the Additional Sites (including the key consequential plan changes) contained within this focused consultation will be incorporated together in a single new Local Plan before being finalised for adoption.

## Why are we undertaking a Focused Consultation on Additional Sites?

**1.4** The Council carried out consultation on the full Pre-Submission Local Plan in February-March 2025. This was also a Regulation 19 consultation. However, since the conclusion of this consultation, several significant events outside the City Council's control have taken place:

- **A12 cancelled:** in July the Government cancelled the A12 (Chelmsford to A120) Widening Scheme, which had planning permission through a Development Consent Order (DCO) and supported significant house building in Chelmsford and neighbouring districts
- **Key sites delayed:** three strategic sites in the Pre-Submission Local Plan, which were expected to contribute to housing delivery in the next five years, have either stalled or have been significantly delayed
- **Other developers slowing down:** 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
- **The Government's new housing target now has to be met in full:** the adopted Local Plan became more than five years old on 27 May 2025, so the housing need figure is out of date. The City Council now has to use the full Government housing target (not 80%) in the next five years, which means for decision making on current planning applications before submission of the review of the Local Plan, the Council does not currently have 5 years of deliverable housing supply.



## 1 - Introduction

**1.5** In response to the significant events above, the Council has identified additional housing site allocations for inclusion within the review of the Local Plan to improve the 5 Year Housing Land Supply (5YHLS) position to ensure that it can be found “sound” at examination. The Additional Sites Document also identifies the expansion of an existing allocated employment site to support the increased housing requirement and boost employment floorspace supply. It will also allow time to assess the implications of the cancellation of the A12 DCO widening scheme and to continue discussions with National Highways and Homes England regarding a revised funding and delivery solution.

**1.6** This consultation focuses specifically on additional site allocations, key consequential plan changes, the additional sites development trajectory (the timeframe for development to come forwards), and the evidence supporting them. After the consultation, the Focused Consultation Additional Sites (Regulation 19) document and Pre-Submission Local Plan will be submitted alongside all the representations received to the February to March 2025 consultation, and this focused consultation, to the Secretary of State for examination by an independent Planning Inspector.

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

**1.7** The National Planning Policy Framework (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%.

**1.8** 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.

**1.9** As a result of the reassessment of the supply discussed above there is risk that submitting the review of the Local Plan version as originally published for the Regulation 19 consultation in February 2025, could result in the Inspector finding there would not be a 5YHLS upon adoption. This may lead to the plan being considered unsound or the Council being unable to demonstrate a 5YHLS on a rolling basis going forward.

**1.10** The increase in Chelmsford’s housing requirement using the Government’s ‘Standard Method’, also means that employment space requirements increase under a labour demand scenario – a scenario which seeks to match employment land needs with demand from new housing growth. Although there is no requirement to meet the labour supply scenario in full in the new Local Plan, there is an opportunity through this consultation to identify additional employment land to boost supply over the plan period.

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

**1.11** The A12 Development Consent Order (DCO) for the widening of the A12 from Chelmsford to the A120 included significant improvements to Junction 19 (Boreham Interchange). This was cancelled by Government on 8 July 2025.

**1.12** The Local Plan traffic modelling concludes that the full improvements to Junction 19 of the A12 contained within the DCO are required as a minimum to deliver the strategic growth in the review of the Local Plan and achieve sustainable/active travel requirements. Partial improvements are also necessary to enable further development at Chelmsford Garden Community (CGC) allocated in the adopted Local Plan.

**1.13** An interim scheme for Junction 19 proposed by the Developer Consortium promoting the North East Chelmsford Garden Community has been agreed enabling development in north east Chelmsford to be delivered.

**1.14** As part of the DCO cancellation announcement, the Minister of State for Transport stated that smaller scale interventions on the A12 could still be considered where they unlock growth. Various discussions are on-going with National Highways to access this funding and to look at options for a phased approach to works to the junction to support the proposed Local Plan growth. Undertaking the Additional Sites consultation and deferring submission of the Local Plan to mid-2026 will enable these discussions to continue. It is also considered that continuing with the review of the Local Plan and its associated growth, improves the likelihood that Government will prioritise Junction 19 as part of the smaller scale interventions cited by the Secretary of State.

## What is the 5YHLS position with the Additional Sites?

**1.15** We have sought to identify the likely 5YHLS position on submission without the Additional Sites. Using the latest published [Housing Site Schedule \(August 2025\)](#) (which does not include the Additional Sites), the 5YHLS at the point of submission (Years 2 – 6) is currently estimated to be 8,010 dwellings. It is currently estimated that the housing requirement figure for the 5YHLS calculation will be 1,622 dwellings per annum on submission. This is based on the proposed Housing Requirement figure of 1,210 dwellings per annum, the estimated shortfall in housing completions from the new base period of the emerging Local Plan (1,672 dwellings) and the required 5% buffer to ensure choice and competition in the market for land. Without the additional sites it is currently estimated that there will only be 4.93 years of housing land supply (8,010/1,622) on submission.

**1.16** The additional housing land supply identified in this consultation through the 11 new sites and three expanded housing sites is estimated to add 1,297 dwellings to the five-year housing land supply on submission (Years 2 - 6), increasing the total estimate supply to 9,327 dwellings. It is estimated that this would enable a land supply of 5.75 years to be demonstrated on submission. Across the plan period the additional 11 new sites and three expanded housing sites are estimated to add 1,592 dwellings in total to the housing land supply.

## 1 - Introduction

**1.17** The Additional Housing Sites Development Trajectory (Section 4) shows the assumptions that inform the above estimate calculations which have been informed by analysis of planning timescales and build out rates for complete developments of a similar size in the administrative area of Chelmsford. For the expanded sites, only the additional dwellings are shown on the Additional Housing Sites Development Trajectory, with the balance already included in the August 2025 Housing Site Schedule.

**1.18** Whilst shown in both the August 2025 Housing Site Schedule and the Additional Housing Sites Development Trajectory, only the windfall allowance included in the Additional Housing Site Schedule has been included in the overall housing land supply figures shown in the key consequential changes to the supporting text of Strategic Policy S6 - Housing and Employment Requirements and Strategic Policy S7 – The Spatial Strategy.

**1.19** In terms of the 5YHLS, projected windfall completions are expected to continue to total 198 dwellings per annum, as per the [latest published Housing Windfall Assessment](#). The Additional Housing Sites Development Trajectory increases the allowance beyond year 5 from 175 in the August 2025 Housing Site Schedule to 195 dwellings per annum because an average annual completion rate of 198 has been achieved over the last 13 years.

**1.20** The projected windfall completions are shown below. As the projected windfall completions with planning permission are already included in the land supply shown in the August 2025 Housing Site Schedule, they have been excluded from the windfall allowance to avoid double counting:

**Table 1 : Projected windfall completions**

| Year         | To be added to make up windfall allowance | Number of projected Windfall Completions with planning permission |
|--------------|-------------------------------------------|-------------------------------------------------------------------|
| 2028/2029    | 149                                       | 49                                                                |
| 2029/2030    | 131                                       | 67                                                                |
| 2030/2031    | 192                                       | 3                                                                 |
| 2031/2032    | 135                                       | 60                                                                |
| 2032/2033    | 195                                       | 0                                                                 |
| 2033/2034    | 195                                       | 0                                                                 |
| 2034/2035    | 195                                       | 0                                                                 |
| 2035/2036    | 195                                       | 0                                                                 |
| 2036/2037    | 195                                       | 0                                                                 |
| 2037/2038    | 195                                       | 0                                                                 |
| 2038/2039    | 195                                       | 0                                                                 |
| 2039/2040    | 195                                       | 0                                                                 |
| 2040/2041    | 195                                       | 0                                                                 |
| <b>Total</b> | <b>2,362</b>                              | <b>179</b>                                                        |

**Summary Box**

**The proposed additional housing sites provide capacity for approximately 1,297 new dwellings enabling 5.75 years to be demonstrated against the five-year housing land supply target on submission of the plan.**

**The proposed expanded employment site would boost employment supply over the plan period by providing capacity for approximately 10,500sqm of additional land for employment.**

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

**1.21** The Council has published a feedback report setting out the main issues in the representations to the last Local Plan consultation which was undertaken in February-March 2025 – <https://www.chelmsford.gov.uk/media/nvafkrpg/pre-submission-regulation-19-document-feedback-report-july-2025.pdf>

**1.22** The Council will also assess and provide a high-level response to the main issues raised and set out any changes proposed to the Local Plan in a 'Regulation 22 Statement of Consultation' and 'Schedule of Additional Local Plan Modifications'. However, this work has paused to focus on undertaking the Focused Consultation Additional Sites (Regulation 19) document and will be resumed after this consultation closes in 2026. The 'Regulation 22 Statement of Consultation' and 'Schedule of Additional Local Plan Modifications' will be submitted for examination to the Secretary of State alongside the Pre-Submission Local Plan and all representations received on it.

**1.23** Please note that there is no need to re-submit representations already made to the previous Pre-Submission Local Plan consultation (in February-March 2025) as these will be considered in full, with feedback published and sent to the Secretary of State for examination. Any responses submitted as part of this additional sites consultation will also be submitted.

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

**1.24** This is a focused consultation. The Council is only consulting on the following policies and parts of the Pre-Submission Local Plan:

- 11 new and three expanded housing site allocation policies
- One expanded employment site allocation policy
- Key consequential tracked changes to Strategic Policy S6 – Housing and Employment Requirements
- Key consequential tracked changes to Strategic Policy S7 – The Spatial Strategy
- Key consequential tracked changes to the Monitoring Framework
- Key consequential changes to the Draft Policies Map
- The Additional Sites Development Trajectory.



## 1 - Introduction

**1.25** The policies, key consequential changes and Additional Sites Development Trajectory are set out in Sections 2 - 4. You are invited to review the consultation information and make representations on the soundness of the above policies/parts in this document.

**1.26** Please note that no other parts of the original Pre-Submission Local Plan are included within this consultation and any comments we receive on other policies, proposals or sites in the Pre-Submission Local Plan will not be accepted.

**1.27** When this consultation closes, we will submit both the Pre-Submission version of the Local Plan and this Focused Consultation Additional Sites (Regulation 19) Document, and the responses received for examination by an independent Planning Inspector. All responses made to the previous Pre-Submission consultation will also be submitted. There is no need to resubmit responses made as part of the previous consultation.

## How have the Additional Sites been selected?

**1.28** The process of selecting the additional sites for new homes and employment land have involved a number of stages including:

- Assessing sites promoted for development in the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) and identifying sites capable of being delivered in full or part over the next 5 years (in the case of housing)
- Identifying sites in the top three-tiers of the Settlement Hierarchy (Chelmsford, South Woodham Ferrers, and Key Service Settlements and Service Settlements) and outside the Green Belt and Green Wedge in accordance with the Pre-Submission (Regulation 19) Local Plan Spatial Strategy (Policy S7)
- Considering the findings of the additional sites sustainability appraisal work (through the Integrated Impact Assessment)
- Undertaking additional housing site studies which consider a range of matters including access, topography, neighbouring land uses and other physical constraints
- Commissioning technical evidence base testing including in relation to education, wastewater, archaeology, heritage, and landscape sensitivity and capacity to inform the suitability of sites and areas for mitigation where relevant.

**1.29** In doing so, the Council has comprehensively explored opportunities for additional site allocations. Each additional site within this consultation document is considered available, suitable and capable of delivering sustainable development.

**1.30** Land excluded for consideration or rejected from further consideration includes:

- Land not promoted for development by a developer or landowner as it cannot be considered available within the plan period
- Land not considered capable of being delivered in full or part over the next 5 years (in the case of housing) as this would not support the 5YHLS position
- Land with clear barriers to development for example, protected by a designation for important heritage value, and sites in locations with existing constraints such as a lack of primary school capacity

- Sites contrary to the Pre-Submission (Regulation 19) Local Plan Spatial Strategy (Policy S7) for example, sites located in the Green Belt and Green Wedge and sites in Small Settlements which are relatively inaccessible from the local highway network or local services and facilities for example schools and shops
- Sites assessed in the Local Plan evidence base as likely to have an unacceptable and unmitigable adverse impact upon their surroundings for example, harmful landscape or visual impact.

## Where are the Additional Sites located?

**1.31** The additional site allocations are focused on the three Growth Areas of Central and Urban Chelmsford, North Chelmsford, and South and East Chelmsford as described in the Spatial Strategy (Policy S7) in Section 3. This includes previously developed land in Chelmsford City Centre, edge of Chelmsford Urban Area to the north and north-west, expansion of an existing employment site and development around larger villages well served by services and facilities. Policy S7 includes a table of all site allocations (including the proposed additional sites) and their development amounts by Growth Area. It also provides a Key Diagram which broadly illustrates the areas for new housing and employment development.

**1.32** The Draft Policies Map in Section 3 contains insets which show the Additional Sites on an OS Base.

### Summary Box

**The proposed additional sites have been comprehensively evaluated and are considered available, suitable and deliverable for the development proposed.**

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

## How can I have my say?

**1.33** The Focused Consultation Additional Sites (Regulation 19) Document consultation will run for seven-weeks from 10am on 20 November 2025 to 4pm on 8 January 2026.

**1.34** You can comment as much or as little as you wish on the document, but it is important that you identify which policy or part you are commenting on. In addition, the Inspector will need to know:

- Whether you support or object to the site allocation policies, the key consequential changes, and the Additional Sites Development Trajectory; and
- Whether the Council has met the legal requirements; and
- Whether it meets the test of soundness set out in the National Planning Policy Framework (December 2023, Paragraph 35).

## 1 - Introduction

### 1.35 Local Plans are sound if they are:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is practical to do so and consistent with achieving sustainable development
- Justified – the plan should be an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence
- Effective – the plan should be deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in this Framework and other relevant national planning policy statements.

**1.36** Our preferred means of receiving comments is through our planning policy consultation portal at [www.chelmsford.gov.uk/planningpolicyconsult](http://www.chelmsford.gov.uk/planningpolicyconsult). This ensures that your comments are recorded accurately and are processed quickly. This system also allows you to read and save the consultation documents and sign up for alerts to future consultation events.

### 1.37 Alternatively, you can submit your comments by:

- Email to [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)
- Post to Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE.

**1.38** Please note we are unable to accept anonymous representations, and any comments received after the closing date cannot be accepted.

**1.39** Full details of how to make comments including information on what the legal requirements are can be found in the 'Focused Consultation Additional Sites (Regulation 19) Document Statement of Representation Procedure & Statement on Availability of Proposed Submission Documents for Inspection' available at: [www.chelmsford.gov.uk/lp-review](http://www.chelmsford.gov.uk/lp-review)

**1.40** To find out more about how to use the consultation portal, please read our user guide: [www.chelmsford.gov.uk/lp-portal-guide](http://www.chelmsford.gov.uk/lp-portal-guide)

**1.41** If you are experiencing problems, you can contact us via <https://forms.chelmsford.gov.uk/contactus-planning/> or call our helpline on 01245 606330.

## What else are we consulting on?

**1.42** Alongside this Additional Sites (Regulation 19) Document, we are consulting on an Additional Sites Integrated Impact Assessment Addendum (IIA). This encompasses updates to the sustainability appraisal, strategic environmental assessment, habitats regulations assessment, health impact and equality assessment of the Additional Sites (Regulation 19) Document. You can read and comment on it using the details above.

**1.43** Any comments received on the previous Pre-Submission IIA, published for consultation in February-March 2025 will not be accepted.

**1.44** Following this stage, we will submit both the Pre-Submission (Regulation 19) IIA and the Additional Sites IIA Addendum and the responses received for examination. All responses made to the previous Pre-Submission IIA consultation will also be submitted. There is no need to resubmit responses submitted as part of the previous consultation.

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

**1.45** The Council acknowledges that objections, concerns and proposed changes were raised to some policies and proposals in the original Pre-Submission (Regulation 19) Local Plan. These have been summarised in the Pre-Submission (Regulation 19) Feedback Report, July 2025. However, work to assess and respond to these has not been completed and is now paused to focus on this Focused Consultation Additional Sites (Regulation 19) Document consultation.

**1.46** For the other policy areas not covered by this consultation, soundness concerns will be addressed through the examination stage of the Local Plan process alongside continued discussions with key stakeholders. The 'Regulation 22 Statement of Consultation' and 'Schedule of Additional Local Plan Modifications' (described above) will be produced by the Council to support this process.

### What happens next?

**1.47** We will acknowledge all 'duly made' comments received to the Focused Consultation Additional Sites (Regulation 19) Document and accompanying IIA Addendum, although we cannot write to you about your individual comments. Comments received will be published on the Council's planning policy consultation portal in accordance with the Data Protection Act.

**1.48** Following approval by Full Council, the Focused Consultation Additional Sites (Regulation 19) Document and accompanying IIA Addendum and any representations received – as well as all relevant documents and representations from the Pre-Submission (Regulation 19) Local Plan consultation - will be submitted to the Secretary of State for examination.

**1.49** This will include the Regulation 22 Consultation Statement summarising the main issues raised and a high-level Council response to both the Focused Consultation Additional Sites (Regulation 19) Document and Pre-Submission (Regulation 19) Local Plan consultation.

**1.50** A Schedule of Additional Local Plan Modifications will also be prepared setting out changes that the Council would like to make to the Local Plan before adoption.

**1.51** The examination process will determine whether the plan is sound and legally compliant and can be adopted by the Council.

**1.52** The Pre-Submission (Regulation 19) Local Plan and the Focused Consultation Additional Sites (Regulation 19) Document (including the key consequential plan changes) will be incorporated together in a single new Local Plan before being finalised for adoption.

### What evidence have we used?

**1.53** The Council has undertaken additional evidence work to inform the additional site allocation policies within this consultation document. This has included detailed testing of site constraints and opportunities in relation to flood risk, heritage and archaeology. New or updated evidence includes:

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

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

**1.55** The Council has prepared an Infrastructure Delivery Plan (IDP) to inform the Local Plan which identifies the main items of infrastructure needed to support the planned development. The IDP is a 'living' document and will be updated ahead of submission of the Local Plan for examination once the additional sites are confirmed.

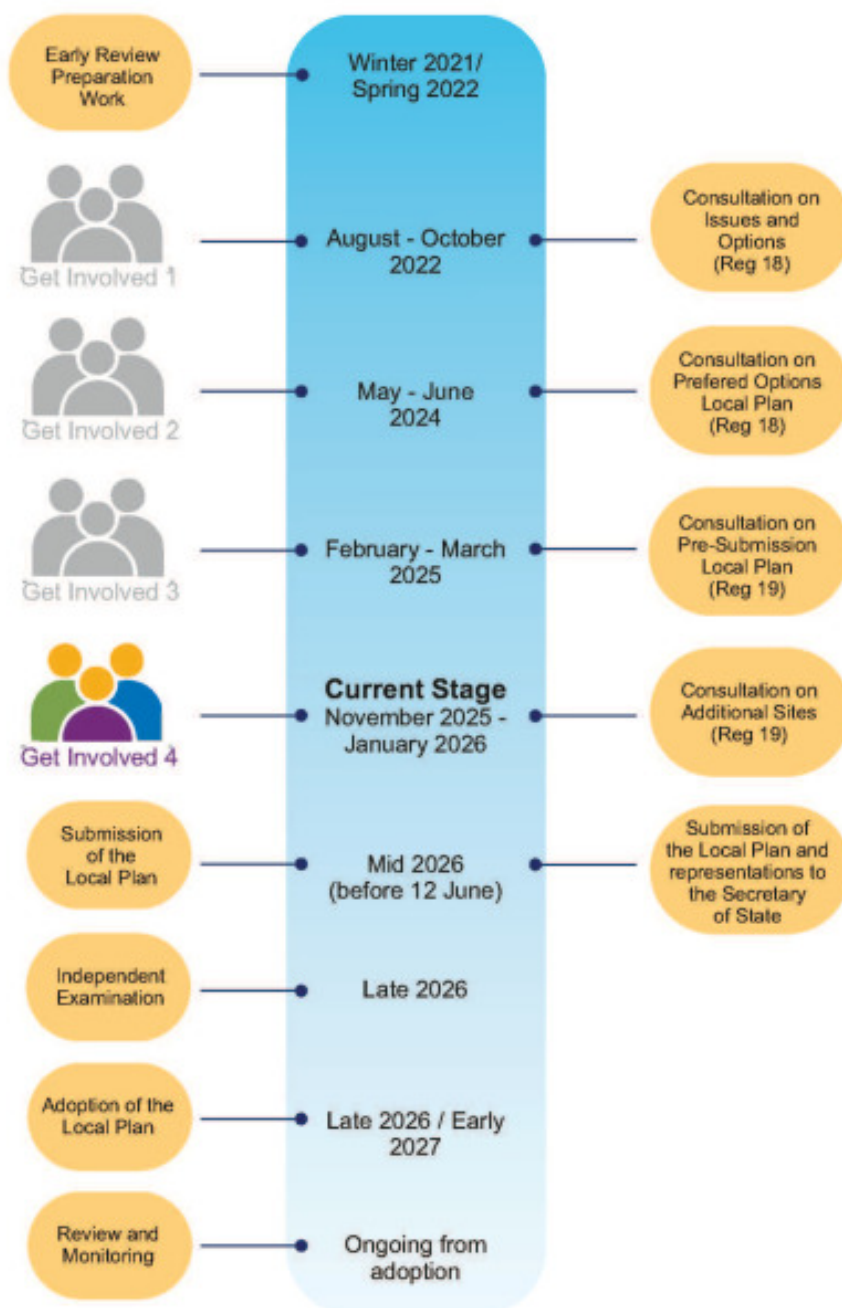
### What is the timetable for the Local Plan review?

**1.56** There are more stages to complete until the new Local Plan can be adopted. This is the fourth and focused round of public consultation on the preparation of the review of the Local Plan prior to its submission for examination by an independent Planning Inspector. The diagram below shows where we are now, and the work we still have to do. The detailed timetable is set out within our Local Development Scheme, which is available to view online at: [www.chelmsford.gov.uk/lp-review](http://www.chelmsford.gov.uk/lp-review).

**1.57** Undertaking this Additional Sites consultation means that the Local Plan is anticipated to be adopted in late 2026 or early 2027 giving the plan a 14-15 year time period. Although this could be below the preferred 15 year time period set out in the NPPF, this is not a set requirement and would remain an appropriate time scale given that it is a 'transitional' plan and proposing strategic locations that will deliver beyond the plan period.



Figure 1 : The Local Plan Timetable



### Additional Site Allocation Policies

**2.1** You can comment on the whole of the additional and expanded site allocation policies set out below.

**2.2** Please note that some additional site allocation policies refer to other Strategic or Development Management policies from the Pre-Submission version of the Local Plan e.g. S9, S10, DM1 and DM17. You can view these policies in full in the Pre-Submission Local Plan <https://www.chelmsford.gov.uk/media/3pomrel4/pre-submission-regulation-19-local-plan-february-2025.pdf>.

**2.3** The Pre-Submission Local Plan also includes a range of policies to guide developments and ensure that development will be sustainable. These policies would be applied to development taking place on the additional sites including policies for securing additional infrastructure, high-quality design, biodiversity net gain and responding to the climate change emergency.

**2.4** In line with the allocated sites in the Pre-Submission Local Plan, the Council expects the amount of new homes and employment floorspace stated in site policies to be a minimum. This is indicated by the use of 'around' housing and employment floorspace figures, so the actual amount could differ once further detailed site investigations are undertaken at the planning brief/masterplan and planning application stages.

**2.5** The site allocation policies are set out by Growth Area, and each is followed by a summary of the reasons for its inclusion within the consultation document.

## Growth Area 1 - Central and Urban Chelmsford

### Location 1 – Chelmsford Urban Area

#### **STRATEGIC GROWTH SITE POLICY 1dd - LAND AT FORMER KAY-METZELER PREMISES, BROOK STREET**

Land at the former factory premises in Brook Street, as shown on the Policies Map, is allocated for residential development. Development proposals will accord with a masterplan approved by the Council to provide:

**Amount and type of development:**

- **Around 100 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.**

### **Site masterplanning principles:**

#### **Movement and Access**

- Vehicular access to the site will be from Brook Street
- Development that maximises opportunities for active and sustainable travel
- Provide safe and convenient pedestrian and cycle connections including a shared pedestrian and cycle access along Brook Street (south side)
- Provide a well-connected and integrated internal road layout.

#### **Historic and Natural Environment**

- Preserve and where appropriate enhance the setting of the Grade II listed Marconi 1912 building and the non-designated heritage assets at Marriage's Mill and its setting, and the former Hoffmans works
- Retain and enhance existing natural features and trees along the New Street boundary
- Provide suitable multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Undertake a Mineral Infrastructure Impact Assessment given its proximity to Chelmsford Rail Sidings.

#### **Design and layout**

- Character, scale and layout to have regard and respond to the site's surrounding context
- Landscape design incorporating tree planting, open space and other multifunctional green infrastructure, that contributes to the wider green infrastructure network
- Development to create building frontages which enclose Brook Street and New Street
- Development height limited to five-storeys on the western side of the site given immediate context and importance of the adjacent Marconi Building
- Retention and enhancement of existing natural features to the New Street boundary to create distinctive landscape character
- Provide suitable noise attenuation measures to avoid harm from the adjoining railway line to surrounding residential amenity
- Private space primarily provided by balconies and communal gardens
- Provide public art which contributes towards place creation
- Financial contributions to Brook Street public realm.



### Site infrastructure requirements:

- Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- New and enhanced cycle routes, footpaths, and Public Rights of Way
- Provide or make financial contributions to facilitate, sustain and enhance car club facilities for scheme occupiers
- Financial contributions to new or enhanced sport, leisure and recreation facilities
- Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities.

### Reasoned Justification

**2.6** The site lies close to the City Centre, and the railway and bus station transport hubs. As such, it is well located for a residential development of around 100 new homes for delivery between 2028 and 2030. The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

**2.7** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.8** Links should be made with active and sustainable travel routes close to the site, particularly towards Anglia Ruskin University, the City Centre, the bus and railway station hubs, and to the riverside pedestrian/cycle route network. While there are excellent routes on either side of New Street connecting the University to the City Centre, and a further path at the far eastern end of Brook Street leading to the Riverside network, Brook Street itself has no such facility. Opportunities to create this missing link in the network between New Street and the eastern end of Brook Street cycle path should be explored as part of the development.

**2.9** A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport, reduce the need to travel and encourage the use of non-car modes.



**2.10** The site is highly visible and prominent within the local streetscape and from the mainline railway approach to Chelmsford. The development is close to the City Centre in an area of change which has included redevelopment of the former Marconi site, which has an impact on the future character of this site. The scale, massing and finer design details must remain appropriately sympathetic to that context. Practical design considerations, such as service yards, utility related plant etc, must be effectively designed to sustain a high quality approach to streetscape. Where residential use meets the street, units must be designed to offer suitable privacy to those units without harm to the streetscene.

**2.11** Although there are no heritage assets on the site, development should preserve and where appropriate enhance the setting of the Grade II listed Marconi 1912 building.

**2.12** Public realm improvements will be required, particularly the provision of shared cycle and pedestrian access to the south side of Brook Street, to improve safety and connectivity.

**2.13** The development will be expected to provide suitable measures to ensure that the amenity of residents is not adversely affected by the adjoining railway line such as noise attenuation measures and boundary screening.

**2.14** Local open space is required on this site to make an important contribution to the health and wellbeing of the local community. Financial contributions may also be required towards strategic open space.

**2.15** The site lies within a Mineral Consultation Area. The developer will be required to undertake a Mineral Infrastructure Impact Assessment to ensure the proposed development would not compromise the nearby mineral infrastructure site.

### **Reason for site selection**

**2.16** The wider site was removed from the plan following the Preferred Options consultation as it was no longer proposed for redevelopment. However, the site has new owners who are actively promoting part of it for residential development. The site is a vacant brownfield site adjacent to the City Centre in close proximity to a wide range of services and facilities including transport links, schools, retail, and employment opportunities. The plan evidence base including traffic modelling and heritage assessment show that there are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply in the first five years of the plan adoption. Regeneration of this site will also contribute to the continued urban renaissance of the City.

**2.17** National Planning Policy requires councils to identify land in local plans to accommodate ten percent of their housing requirement figure on sites no larger than one hectare. This small site is approximately 0.8 hectares and contributes towards the 10% small sites target.

### Location 18 – North West Chelmsford

#### **STRATEGIC GROWTH SITE POLICY 18a – LAND NORTH WEST OF CHELMSFORD (NORTH OF HOLLOW LANE)**

Land North West of Chelmsford (North of Hollow Lane), as shown on the Policies Map, is allocated for a residential development. Development proposals will accord with a masterplan approved by the Council to provide:

##### **Amount and type of development:**

- Around 100 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.

##### **Site masterplanning principles:**

###### **Movement and Access**

- Vehicular access to the site will be from Chignal Road
- Development that maximises opportunities for active and sustainable travel
- Provide safe and convenient pedestrian and cycle connections
- Provide a well-connected and integrated internal road layout.

###### **Historic and Natural Environment**

- Retain and enhance existing natural landscaping and trees in and on the boundary of the site
- Create a network of multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Preserve and where appropriate enhance the setting of the listed buildings at Chobbing's Farm and Priors and non-designated heritage assets at Broomwood Lodge and Kilnfield Barns
- Undertake a Mineral Resource Assessment
- Undertake an Archaeological Assessment.

###### **Design and layout**

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site
- Character, scale and layout to have regard and respond to the site's surrounding context
- Development to create frontage to Hollow Lane.

##### **Site infrastructure requirements:**

- Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport

- **New and enhanced cycle routes, footpaths, Public Rights of Way and, where appropriate, bridleways**
- **Provide, or make financial contributions to new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority**
- **Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities.**

### **Reasoned Justification**

**2.18** Land North West of Chelmsford – North of Hollow Lane lies to the north of the urban edge of Chelmsford and will provide a high quality urban extension. Development is expected to be delivered between 2028 and 2030. The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements. It is within walking distance of services and facilities including Newlands Spring Primary School, supermarket, doctors, community facilities and open spaces.

**2.19** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.20** Opportunities for active and sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. The development will be expected to improve connections for cycling and walking within the site, with links into the wider network, including the primary school and other community facilities to the south of the site at Newlands Spring.

**2.21** A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car.

**2.22** A footpath, PROW Broomfield 20, runs along the northern boundary of the site before continuing through the site onto Hollow Lane to the east. This route should be protected to enable access into the wider countryside.

**2.23** Whilst there are no heritage assets within the site boundary, there are a number of designated heritage assets close to the site, whose settings would be affected. Development design and layout is expected to preserve the listed buildings and their settings at Chobbing's Farmhouse, granary and barn to the west of the site, as well as Priors to the east. Locally listed Broomwood Lodge is situated to the north of the site. There are non-designated heritage assets to the northwest at Kilnfield Barns. A landscape buffer of approximately 55m should be provided within the site between Chobbing's Farm and the built form in the west corner of the site, and a buffer maintained to the south of Broom Wood. Views of Chobbing's Farm should be framed from the east and the impact of development minimised in views from the west. Scale should be limited to a maximum of 2 storey to the west and northern edges. A



## 2 - Additional Site Allocation Policies

buffer of approximately 25m along the entire boundary with Hollow Lane should be retained to form a soft edge, to reflect the historic character and appearance of the area.

**2.24** The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces.

**2.25** The site lies within a Mineral Safeguarding Area. In line with the Minerals Planning Authority, the developer will be required to undertake a Mineral Resource Assessment to assess if further areas of the site contain a viable mineral resource that would require extraction prior to development.

**2.26** The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

**2.27** Part of the site is located in the Parish of Broomfield where a Neighbourhood Plan has been made (adopted). Although the development quantum and extent of the allocation is set out in the Local Plan, development proposals should have regard to the Broomfield Neighbourhood Plan. This Parish will receive 25% of the CIL receipt for this development within their Parish.

### **Reason for site selection**

**2.28** The site is in close proximity to the existing urban area with good access to services and facilities, including an existing primary school with capacity, or potential for expansion if needed, employment opportunities, and community facilities making it suitable for new development. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site, which will contribute to housing supply in the first five years of the plan adoption.

## Location 19 - Land West of Patching Hall Lane

### **STRATEGIC GROWTH SITE POLICY 19 – LAND WEST OF PATCHING HALL LANE**

Land west of Patching Hall Lane, as shown on the Policies Map, is allocated for residential development. Development proposals will accord with a masterplan approved by the Council to provide:

**Amount and type of development:**

- **Around 200 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.**



### **Site masterplanning principles:**

#### **Movement and Access**

- Main vehicular access to the site will be from Patching Hall Lane
- Provide safe and convenient pedestrian and cycle connections
- Provide well-connected and integrated internal road layouts.

#### **Historic and Natural Environment**

- Mitigate the visual impact of the development
- Create a network of multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Ensure appropriate habitat mitigation and creation is provided
- Preserve and where appropriate enhance the setting of the listed buildings at Priors and 141 to 145 Patching Hall Lane, and the non-designated assets at 147-149 Patching Hall Lane
- Undertake a Mineral Resource Assessment.

#### **Design and Layout**

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site
- Character, scale and layout to have regard and respond to the site's surrounding context, including limiting development height to two and a half storeys.

#### **Site infrastructure requirements:**

- Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- New and enhanced cycle routes, footpaths, Public Rights of Way and, where appropriate, bridleways
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities.

### **Reasoned Justification**

**2.29** The site lies to north of the urban edge of Chelmsford and will provide a high quality urban extension. It is within walking distance of services and facilities, including Andrews Park to the south, with good access to existing public transport connections.



## 2 - Additional Site Allocation Policies

**2.30** The site is expected to deliver around 200 new homes. Development is expected to be delivered between 2028 and 2036. The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

**2.31** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.32** Opportunities for active and sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. The development will be expected to improve connections for cycling and walking within the site, with links into the wider network.

**2.33** A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car.

**2.34** Existing public rights of way, PROWs footpath 21 Broomfield (north/south) and footpath 50 Chelmsford (east/west), run through the site. Consideration should be given to the enhancement of these routes to include cycle routes. Footpath 21 north of the site should remain a footpath with cycle barriers to prevent bikes continuing northwards on the footpath.

**2.35** Although there is not currently a PROW running east/west between the southern end of footpath 21 Broomfield and footpath 101 Chelmsford, it is a well-used permissive route and consideration should be given to formalise this with possible connections into a cycle route in the adjoining land to the west.

**2.36** The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces. Consideration should be given to external boundary treatments, while providing a clear rounding-off of the urban edge.

**2.37** The site lies within a Mineral Safeguarding Area. In line with the Minerals Planning Authority, the developer will be required to undertake a Mineral Resource Assessment to assess if further areas of the site contain a viable mineral resource that would require extraction prior to development.

**2.38** Whilst there are no heritage assets within the site boundary, there are a number of designated heritage assets close to the site. Development design and layout is expected to preserve the listed buildings and their settings at Priors to the northwest of the site, and 141 to 145 Patching Hall Lane to the southeast of the site. Development scale should be limited to two and a half storeys. Development to the northern edge should be outward facing with a landscaped edge to filter and soften development in the context of Priors. A buffer of open space should be retained adjacent to 141 to 149 Patching Hall Lane.

**2.39** The site is located in the Parish of Broomfield where a Neighbourhood Plan has been made (adopted). Although the development quantum and extent of the allocation is set out in the Local Plan, development proposals should have regard to the Broomfield Neighbourhood Plan. This Parish will receive 25% of the CIL receipt for this development.

### **Reason for site selection**

**2.40** The site is in close proximity to the existing urban area with good access to services and facilities, including an existing primary school with capacity, or potential for expansion if needed, employment opportunities, and community facilities making it suitable for new development. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site, which will contribute to housing supply in the first five years of the plan adoption.

## **Growth Area 2 – North Chelmsford**

### **Location 7 - Great Leighs**

#### **STRATEGIC GROWTH SITE POLICY 7b - GREAT LEIGHS - LAND EAST OF LONDON ROAD**

Land to the north east of the Key Service Settlement of Great Leighs, as shown on the Policies Map, is allocated for a high-quality comprehensively planned new sustainable extension to the settlement that maximises opportunities for active and sustainable travel, specifically for older persons. Development proposals will accord with a masterplan approved by the Council to provide:

**Amount and type of development:**

- Around 390 new homes of mixed size and type to include affordable housing, 190 of which to be specialist residential homes for older persons. The final amount of new homes will be confirmed through the planning application process.

**Site masterplanning principles:**

**Movement and Access**

- Main vehicular access to the site will be from London Road
- Provide safe and convenient pedestrian and cycle connections
- Provide a well-connected internal road layout.

**Historic and Natural Environment**

- Preserve and where appropriate enhance the setting of the listed buildings at Gubbions Hall and North Whitehouse
- Protect and where appropriate enhance the Gubbions Hall Scheduled Monument and its setting
- Protect and enhance the River Ter Site of Special Scientific Interest (SSSI) to the south of the site ensuring any new development provides any required mitigation measures
- Mitigate the visual impact of the development
- Create a network of multifunctional green infrastructure



## 2 - Additional Site Allocation Policies

- **Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)**
- **Ensure appropriate habitat mitigation and creation is provided**
- **Undertake a Mineral Resource Assessment**
- **Undertake an Archaeological Assessment.**

### **Design and Layout**

- **Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.**

### **Site infrastructure requirements:**

- **Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Appropriate measures to promote and enhance active and sustainable transport**
- **New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network**
- **Financial contributions to delivery of the Chelmsford North East Bypass (Section 1a)**
- **Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority**
- **Financial contributions towards and/or on site provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and Police, ambulance and fire and rescue facilities.**

### **Reasoned Justification**

**2.41** This allocation is to the north of Great Leighs and will provide a high-quality sustainable development for around 390 homes, 190 of which will be for older persons. The northern part of the site has outline planning permission submitted for an integrated retirement community comprising 190 units (ref:21/02490/OUT). If this proposal is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit. The remainder of the site is expected to accommodate around another 200 homes. Development is expected to be delivered from 2027 onwards. Part of the allocation will provide housing for people over retirement age, including the active, newly retired through to very frail elderly, including affordable housing. This housing need can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and other specialised housing for those that require care. The specialist residential accommodation on this site does not negate the need for other types of specialist housing to be provided in accordance with the Council's policy requirements for strategic growth sites 7a and 7c.



**2.42** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.43** This part of the overall development at Great Leighs is in close proximity to the existing village and well-located to existing facilities including a shop/post office, public houses, village hall, employment area and Chelmsford City Racecourse. There is currently a good frequency of bus services connecting into Chelmsford City Centre and Braintree, but any enhancements should be funded by the developer. Given the scale of the development, a range of new community services and facilities including open spaces and recreation facilities are required. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public transport to the majority of residents in the development.

**2.44** Great Leighs Primary School does not currently have capacity to accommodate future pupil forecasts from this development. The scale of development proposed across Strategic Growth Location 7 will likely require a new two-form entry primary school with co-located 56 place early years and childcare nursery. The new school is proposed to be located on Site 7a: Great Leighs – Land at Moulsham Hall and Sites 7b and 7c will contribute proportionately towards its provision. Whilst Site 7b may come forward prior to Site 7a in the event of there being sufficient capacity at Great Leighs Primary School and/or White Court Primary School to the north, commencement of both Sites 7a and 7b or 7c should otherwise be coincident to ensure viability of the primary school programmed to receive the pupils from both sites. However, in the event that Site 7a does not proceed on programme, as set out in the housing trajectory and Infrastructure Delivery Plan, and there remains insufficient places at Great Leighs Primary School, the developer of Site 7b will need to work with Essex County Council to agree an alternative strategy to mitigate the impact of their development on the availability of school places. Any such alternative strategy should not undermine the ability to deliver new primary school provision in respect of Site 7a. The nearest secondary schools to Great Leighs are located in Braintree town. The City Council together with Braintree District Council and Essex County Council (as Local Education Authority) have jointly considered the potential implications arising from both Chelmsford's and Braintree's emerging Local Plans, and the provision of secondary school provision. Proposals for the future expansion of Notley High School in Braintree can provide secondary place capacity for this site allocation. Therefore, as part of site infrastructure requirements there is a need to provide connections from the site to the surrounding footpath and cycleway network to ensure safe and direct walking and cycling routes between Great Leighs and Notley High School and White Court Primary School in Braintree.

**2.45** The development will take its main vehicular access from London Road and will be expected to mitigate its impacts on the local and strategic road network, both individually and collectively with the other allocations in the Great Leighs location. These will be expected to include appropriate improvements along roads that will serve the new development including Main Road, Banters Lane, London Road, the A131, and financial contributions towards the Chelmsford North East Bypass (Section 1a).

## 2 - Additional Site Allocation Policies

**2.46** Opportunities for active and sustainable transport should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. New and enhanced pedestrian and cycle connections should be provided within the site and from and between Sites 7a, 7b and 7c. Additional safe and convenient pedestrian and cycle connections should also be provided between the site and the wider area, including into the existing Great Leighs village, Great Notley and Chelmsford City Racecourse.

**2.47** A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car. The development will be required to provide good accessibility for bus services and provide the necessary bus stop infrastructure within the site and surrounding area.

**2.48** Layout should incorporate compensation measures for landscape impact from the development including an appropriate green buffer between the site and the Rural Area beyond. The development will be required to provide appropriate habitat mitigation and creation, incorporate green buffers adjacent to existing residential properties including those along Banters Lane, and appropriate buffers to the adjacent Local Wildlife Site, Bushy Wood.

**2.49** Layout should also positively use existing topographical, heritage, ecological and landscape site features such as established field boundaries, mature trees and vegetation, and nearby Local Wildlife Sites. Development design and layout should also take into consideration the setting of other heritage assets, including the nearby listed buildings North Whitehouse and Gubbions Hall and the Scheduled Monument at Gubbions Hall and its setting. The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to the south of the site.

**2.50** The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces.

**2.51** The development will need to ensure that appropriate new healthcare facilities are provided and financial contribution to existing provision is made to meet the specific needs of an older community. This will be informed by robust evidence on existing provision and consultation with NHS Mid and South Essex Integrated Care Board.

**2.52** The site lies within a Mineral Safeguarding Area. The developer will be required to undertake a Mineral Resource Assessment to assess if the site contains a viable mineral resource that would require extraction prior to development. In addition, consideration needs to be given to the neighbouring permitted mineral and waste activity to ensure appropriate phasing of the development to avoid impacts on these permitted and/or allocated mineral and waste activities.

**2.53** The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

**2.54** Great Leighs Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions, subject to the necessary environmental permitting processes.

### **Reason for site allocation changes**

**2.55** The boundary of this site has been revised to include a portion of land to the south which was previously part of site 7c. This wider site allocation now also includes general housing in addition to specialist residential accommodation. This maximises housing capacity on the site.

**2.56** As a consequence, the boundary of site 7c has been revised to remove the portion of land to the north of Banters Lane, which has now been included within site 7b.

## Location 9 - Boreham

### **STRATEGIC GROWTH SITE POLICY 9a – WALTHAM ROAD EMPLOYMENT AREA, BOREHAM**

Land to the north of Waltham Road Employment Area as shown on the Policies Map, is allocated for new employment development. Development proposals will accord with a Planning Brief produced by the Council to provide:

**Amount and type of development:**

- Around 14,000sqm (net) new Use Class E(g)(iii), B2 and B8 floorspace along with other appropriate ancillary employment generating uses.

**Site development principles:**

**Movement and Access**

- Vehicular access to the site will be from the existing employment area access from Waltham Road
- Development that maximises opportunities for active and sustainable travel
- Maximise opportunities for the provision of public transport and supporting infrastructure
- Provide safe and convenient pedestrian and cycle connections including to Boreham village
- Provide a well-connected internal road layout.



### **Historic and Natural Environment**

- **Preserve and where appropriate enhance the setting of the non-designated asset of Chantry Farm**
- **Provide a robust landscape buffer along the northern and eastern boundaries of the site**
- **Retain and enhance existing natural landscaping, trees and hedgerows on the boundary of the site**
- **Provide suitable multifunctional green infrastructure**
- **Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)**
- **Undertake a Mineral Infrastructure Impact Assessment**
- **Undertake a Waste Infrastructure Impact Assessment**
- **Undertake an Archaeological Assessment.**

### **Design and layout**

- **Ensure no adverse impact on the living conditions of existing adjoining residential development**
- **Landscape led approach to site layout which retains and enhances trees**
- **Make appropriate provision for parking and safe access**
- **Mitigate the visual impact of the development**
- **Limit light spill from the site**
- **Conserve and enhance local landscape character**
- **Provide for a mix of building sizes and styles including building design measures to soften visual impact**
- **Provide new and accessible open space within the site**
- **Provide suitable noise attenuation measures to avoid harm to nearby residential amenity.**

### **Site infrastructure requirements:**

- **Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Appropriate measures to promote and enhance active and sustainable modes of transport.**

### **Reasoned Justification**

**2.57** This site allocation will provide employment development of around 14,000sqm of new industrial processes which can be carried out in a residential area without detriment to its amenity (Use Class E(g)(iii)), general industrial (Use Class B2) and storage and distribution (Use Class B8) floorspace as part of an extension to the existing Waltham Road Employment Area. Expansion of this well-established site will provide further rural inward investment opportunities and reflect the aspirations of national policy to support the sustainable growth and expansion of businesses in rural areas. Development is expected to be delivered by the mid-2030s and will support Chelmsford's economic growth by providing new employment floorspace and jobs.



**2.58** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.59** The site is close to the existing Key Service Settlement of Boreham with good access to the strategic road network via the A12. The development should provide a mix of type and range of sizes of Use Class E(g)(iii), B2 and B8 employment units to help Chelmsford accommodate the predicted growth in economic development and identified need for new jobs which include the business sectors identified in Policy S8. To ensure flexibility and market responsiveness, other complementary B Use Classes may also be appropriate as part of the allocation.

**2.60** The development will be expected to enhance existing connections for cycling and walking, including connections to Boreham and improvements to nearby bus stops/shelters where appropriate. A travel plan will be required to encourage the use of active and sustainable means of travel for all new employees, to reduce the need to travel and encourage the use of non-car modes.

**2.61** The Council will, in conjunction with the Local Highways and Transportation Authority and National Highways, seek appropriate contributions for enhancements to the local and strategic highway network including highway improvements to ensure highway safety, capacity, traffic management and to enable safe access to the site by active and sustainable travel modes.

**2.62** The development will be expected to promote the highest standards of design to ensure that the type, size, form, height, scale, density, massing, materials and colour palette of the new development minimises its visual impact on the local landscape. The layout and position of buildings must avoid large scale buildings near to the northern boundary of the site and be set back from the landscape buffer to ensure that there is no unacceptable visual landscape impact and to ensure no impact upon the tree buffer.

**2.63** The design and layout of proposals will also need to incorporate structural and buffer landscaping along the northern and western boundaries and provide landscape compensation measures. Landscape buffers should incorporate hedgerow strengthening and tree planting as well as other biodiversity enhancements and should seek to make linkages to the nearby local wildlife site, Boreham Road Gravel Pits, to the west of the site.

**2.64** Whilst there are no heritage assets within the site boundary, there is a non-designated heritage asset, Chantry Farm, to the northeast of the site. Additional landscaping and limiting of light spill could mitigate any impacts.

**2.65** A significant amount of new trees to be planted in line with Policy DM17. The local wildlife site, Boreham Road Gravel Pits, to the west of the site shall be protected.

**2.66** Some residential development lies to the north and east of the site. The development will be expected to provide suitable measures to ensure that the amenity of those residents is not adversely affected such as noise attenuation measures and boundary screening.

**2.67** New open space to serve the employment site will be expected to be provided on-site. This must provide a positive contribution to the quality and character of the development and be accessible to site employees. It must also be multifunctional to deliver a range of benefits, for example, enhanced biodiversity, resilience to climate change and sustainable drainage.

## 2 - Additional Site Allocation Policies

**2.68** The site lies within a Mineral Consultation Area. The developer will be required to undertake a Mineral Infrastructure Impact Assessment to ensure the proposed development would not prevent or compromise the possibility of mineral resources being extracted in the future from land within the nearby mineral extraction site at Bulls Lodge Quarry. As a metal recycling business operates on the site, a Waste Infrastructure Impact Assessment should also be undertaken.

**2.69** The site may contain archaeological deposits which will need to be considered in future development proposals, through an archaeological evaluation.

**2.70** The site is located in the Parish of Boreham where a Neighbourhood Plan is being prepared. It is envisaged that the Neighbourhood Plan will help shape this site allocation. When their Neighbourhood Plan is made (adopted) Boreham Parish Council will receive 25% of the CIL receipt for this development and any other in its area. Otherwise, the rate will be 15%.

### **Reason for site allocation expansion**

**2.71** National Planning Policy states that planning policies should enable the sustainable growth and expansion of all types of business in rural areas and recognises that sites to meet local business and community needs in rural areas may have to be found beyond existing settlements. New employment floorspace is needed to help meet the new labour supply associated with the significant increase in Chelmsford's housing requirement in the 2024 National Planning Policy Framework.

**2.72** This site was identified in the Pre-Submission Local Plan (February 2025) as a sustainable development allocation for around 3,500sqm of new Use Class B2 and Use Class B8 employment floorspace. This formed part of a larger promoted area.

**2.73** A larger area is being proposed to support the increased housing requirement and boost employment floorspace supply. It will expand a well-established employment area and provide further rural inward investment opportunities.

**2.74** To provide flexibility, the range of employment uses on the site have been expanded to include Use Class E(g)(iii). These includes a variety of industrial processes which may be suitable in residential areas without detriment to its amenity.

**2.75** Our evidence studies have been updated to assess the proposed increased allocation, including traffic and landscape capacity. In response to this, the policy includes mitigation to ensure improved walking and cycling links into the village centre and public transport connections, and landscape measures including buffers. However, there are no overriding constraints that would hinder the delivery of the larger site.



## **GROWTH SITE POLICY 9b – LAND TO THE EAST OF 118 TO 124 PLANTATION ROAD, BOREHAM**

Land to the East of 118 to 124 Plantation Road, as shown on the Policies Map, is allocated for a specialist residential development. Development proposals will accord with a Planning Brief produced by the Council to provide:

**Amount and type of development:**

- Around 60 new homes for older people to include affordable housing. The final amount of new homes will be confirmed through the planning application process.

**Site development principles:**

**Movement and Access**

- Vehicular access to the site will be from Plantation Road
- Development that maximises opportunities for active and sustainable travel
- Provide safe and convenient pedestrian and cycle connections
- Provide a well-connected internal road layout.

**Historic and Natural Environment**

- Preserve or enhance the character or appearance of the Roman Road/Plantation Road Conservation Area and its setting
- Preserve and where appropriate enhance the settings of listed buildings Chestnuts, Six Bells Public House and 1, 2 and 3 Maltings Cottages
- Retain and enhance existing natural landscaping and trees in and on the boundary of the site where appropriate
- Provide suitable multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Undertake an Archaeological Assessment.

**Design and layout:**

- Character, scale and layout to have regard and respond to the site's surrounding context.

**Site infrastructure requirements:**

- Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- Financial contributions to new or enhanced sport, leisure and recreation facilities
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities.



## 2 - Additional Site Allocation Policies

### **Reasoned Justification**

**2.76** Land to the East of 118 to 124 Plantation Road is located on the eastern edge of the Defined Settlement of Boreham. Development is expected to be delivered between 2028-2030. It is within walking distance of shops, recreation ground, existing public transport connections, and other facilities in the village. The allocation will provide age restricted housing for older people. This housing need can encompass accessible, adaptable general needs housing for those looking to downsize from family housing or other specialised housing for those that require care.

**2.77** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.78** The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

**2.79** Appropriate active and sustainable travel connections should be provided within the site with links into the wider network. New and enhanced pedestrian and cycle connections should be provided within the site and to Site GS9c.

**2.80** Existing public rights of way, PROWs footpaths 39 and 38 Boreham, run along the eastern and southern boundaries of the site. These routes should be retained, with green buffers to minimise impacts on the views from the public rights of way.

**2.81** The development will be required to incorporate green buffers to respect the amenities of adjoining residential properties along the western and southern site boundaries and to minimise its visual impact. The development should also provide a settlement edge to the eastern boundary which is softened and integrated into the countryside beyond.

**2.82** The development will need to ensure that appropriate new healthcare facilities are provided and financial contribution to existing provision is made to meet the specific needs of an older community. This will be informed by robust evidence on existing provision and consultation with NHS Mid and South Essex Integrated Care Board.

**2.83** The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

**2.84** The site is located in the Parish of Boreham where a Neighbourhood Plan is being prepared. It is envisaged that the Neighbourhood Plan will help shape this site allocation. When their Neighbourhood Plan is made (adopted) Boreham Parish Council will receive 25% of the CIL receipt for this development and any other in its area. Otherwise, the rate will be 15%.

### **Reason for site selection**

**2.85** Boreham is a Key Service Settlement with a good range of existing community services and facilities. The existing primary school does not have enough capacity for any extra family housing development and cannot be expanded further. However, Boreham village is suitable for some older person housing.

**2.86** This site represents a sustainable development allocation. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply in the first five years of the plan adoption. The site will help to support the services and facilities in the village and help to meet demand for good quality, adaptable housing to meet the specific needs of older people given that the proportion of older people in the population is increasing.

**2.87** The policy includes measures to ensure the development provides improved walking and cycling links into Boreham village centre and heritage mitigation including green buffers.

### **GROWTH SITE POLICY 9c – SOUTH OF MAIN ROAD AND DUKES WOOD CLOSE, BOREHAM**

Land to the South of Main Road and Dukes Wood Close, as shown on the Policies Map, is allocated for a specialist residential development for older persons. Development proposals will accord with a Planning Brief produced by the Council to provide:

**Amount and type of development:**

- Around 22 new homes for older people to include affordable housing. The final amount of new homes will be confirmed through the planning application process.

**Site development principles:**

**Movement and Access**

- Vehicular access to the site will be from Main Road
- Development that maximises opportunities for active and sustainable travel
- Provide safe and convenient pedestrian and cycle connections
- Provide a well-connected internal road layout.

**Historic and Natural Environment**

- Preserve or enhance the character or appearance of the Roman Road/Plantation Road Conservation Area and its setting
- Preserve and where appropriate enhance the settings of listed buildings Chestnuts, Six Bells Public House and 1, 2 and 3 Maltings Cottages
- Retain and enhance existing natural landscaping and trees in and on the boundary of the site
- Provide suitable multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Undertake a Mineral Infrastructure Impact Assessment
- Undertake an Archaeological Assessment.



### **Design and layout:**

- **Character, scale and layout to have regard and respond to the site's surrounding context, including limiting development height to mainly single-storey.**

### **Site infrastructure requirements:**

- **Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority**
- **Appropriate measures to promote and enhance active and sustainable modes of transport**
- **Financial contributions to new or enhanced sport, leisure and recreation facilities**
- **Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities.**

### **Reasoned Justification**

**2.88** Land to the South of Main Road and Dukes Wood Close is located on the eastern edge of the Defined Settlement of Boreham. Development is expected to be delivered between 2028-2029. It is within walking distance of shops, recreation ground, existing public transport connections, and other facilities in the village. The allocation will provide age restricted housing for older people. This housing need can encompass accessible, adaptable general needs housing for those looking to downsize from family housing or other specialised housing for those that require care.

**2.89** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.90** The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

**2.91** Whilst there are no heritage assets within the site boundary, there are a number of listed buildings and a non-designated heritage asset around the site. Development design and layout is expected to preserve or enhance the character or appearance of the Roman Road/Plantation Road Conservation Area which lies partly within the site. There are also a number of listed buildings around the site. Development of this site will need to mitigate any impact on these buildings and their settings, including providing a village green setting adjacent to Chestnuts and the Conservation Area, and preserving glimpsed views to the rural landscape to the southeast. Development scale should mainly be single-storey.

**2.92** An existing public right of way, PROW footpath 39 Boreham, runs along the eastern boundary of the site. This route should be retained, with green buffers to minimise impacts on the views from the public right of way.



**2.93** Appropriate active and sustainable travel connections should be provided within the site with links into the wider network. New and enhanced pedestrian and cycle connections should be provided within the site and to Site GS9b.

**2.94** The development will be required to incorporate green buffers to respect the amenities of adjoining residential properties along the western site boundary and to minimise its visual impact. The development should also provide a settlement edge to the eastern boundary which is softened and integrated into the countryside beyond.

**2.95** The development will need to ensure that appropriate new healthcare facilities are provided and financial contribution to existing provision is made to meet the specific needs of an older community. This will be informed by robust evidence on existing provision and consultation with NHS Mid and South Essex Integrated Care Board.

**2.96** The site may contain archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation.

**2.97** A small area of the site lies within a Mineral Consultation Area. The developer will be required to undertake a Mineral Infrastructure Impact Assessment to ensure the proposed development would not prevent or compromise the possibility of mineral resources being extracted in the future from land within the nearby mineral extraction site at Bulls Lodge Quarry.

**2.98** The site is located in the Parish of Boreham where a Neighbourhood Plan is being prepared. It is envisaged that the Neighbourhood Plan will help shape this site allocation. When their Neighbourhood Plan is made (adopted) Boreham Parish Council will receive 25% of the CIL receipt for this development and any other in its area. Otherwise, the rate will be 15%.

### **Reason for site selection**

**2.99** Boreham is a Key Service Settlement with a good range of existing community services and facilities. The existing primary school does not have enough capacity for any extra family housing development and cannot be expanded further. However, Boreham village is suitable for some older person housing.

**2.100** This site represents a sustainable development allocation. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply in the first five years of the plan adoption. The site will help to support the services and facilities in the village and help to meet demand for good quality, adaptable housing to meet the specific needs of older people given that the proportion of older people in the population is increasing.

**2.101** The policy includes measures to ensure the development provides improved walking and cycling links into Boreham village centre and heritage mitigation including green buffers.

**2.102** National Planning Policy requires councils to identify land in local plans to accommodate ten percent of their housing requirement figure on sites no larger than one hectare. This small site is approximately 0.7 hectares and contributes towards the 10% small sites target.

### Location 14 – Ford End

#### **GROWTH SITE POLICY 14b – LAND SOUTH OF FORD END PRIMARY SCHOOL**

Land South of Ford End Primary School, as shown on the Policies Map, is allocated for a residential development. Development proposals will accord with a Planning Brief produced by the Council to provide:

**Amount and type of development:**

- Around 75 new homes including affordable housing. The final amount of new homes will be confirmed through the planning application process
- Provision of off-road parking area for use by staff of Ford End Primary School.

**Supporting on-site development:**

- A new community/village hall.

**Site development principles:**

**Movement and Access**

- Vehicular access to the site will be from the B1008
- Provide safe and convenient pedestrian and cycle connections
- Ensure access to the school is maintained and enhanced
- Provide a well-connected internal road layout
- Development that maximises opportunities for active and sustainable travel
- Appropriate speed reduction measures on the B1008.

**Historic and Natural Environment**

- Preserve the setting of Ford End Primary School by setting development back from Main Road (B1008) and limiting height of new development to one and a half storey near the school
- Retain and enhance existing trees and hedgerows on the boundary of the site
- Ensure a defensible landscape buffer on the site's boundaries
- Provide suitable multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS).

**Design and layout**

- Character, scale and layout to have regard and respond to the site's surrounding context.

**Site infrastructure requirements:**

- Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport



- **Provision of a new community/village hall**
- **Financial contributions to new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority**
- **Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities**
- **Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.**

### **Reasoned Justification**

**2.103** The boundary of this Growth Site allocation is defined on the Policies Map and comprises the following notations:

- New housing site, and
- Area for Existing School, Further/Higher Education Establishment.

**2.104** Land south of Ford End Primary School is adjacent to the southeast of the settlement of Ford End. The site is expected to deliver around 75 new homes between 2029 and 2031. It is immediately adjacent to the primary school, and within walking distance of the recreation ground and existing public transport connections.

**2.105** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.106** The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

**2.107** Consideration should be given to the provision of a new village hall on site. The existing village hall in Ford End is a valuable asset, as identified in the Council's Indoor Sports Needs Assessment (December 2024). The site provides the opportunity to consider the replacement of the existing village hall. The precise specification will be considered as part of the site planning brief process.

**2.108** The development is expected to promote the highest standards of design to ensure that it works in sympathy with the local landscape and settlement pattern. The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers to the south and west boundaries. The change in levels between the site and the B1008 needs to be given careful attention to ensure the development is not overbearing on the character of the area.

**2.109** Ford End Primary School was designed by local architect Frank Whitmore and built in 1873, comprising a school room and masters house, with a small tower, originally with a spire. The building has architectural interest and community value and is therefore considered



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to be a non designated heritage asset. Development should avoid harm to its setting by limiting height to one and half storeys near the school.

**2.110** Appropriate active and sustainable travel connections should be provided within the site with links into the wider network, including the primary school. There is limited parking and drop-off at the primary school and future access arrangements into the development site could exacerbate this issue. Therefore, an area of land for parking should be made available for the primary school's use adjacent to the site allocation. This should be funded by the development and used for staff parking only. The Essex Parking Standards for Schools provides details of the relevant requirements for such parking. For these reasons, the land to the north of the site is allocated for school use, as shown on the Policies Map.

**2.111** Speeding by vehicles on Main Road (B1008) is an issue, therefore traffic calming should be provided as part of the development including speed reduction measures such as average speed cameras.

**2.112** Great Leighs Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth in Ford End. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions, subject to the necessary environmental permitting processes.

### **Reason for the expansion of the site**

**2.113** National Planning Policy requires councils to identify land in local plans to accommodate 10% of their housing requirement figure on sites no larger than one hectare. This site was identified in the Pre-Submission Local Plan (February 2025) for an allocation for around 20 new homes, to help meet this requirement. This formed part of a larger promoted area.

**2.114** A larger area is promoted by the landowner and is now being proposed to help meet the increased housing requirement and boost housing supply. Allocating this site will help to support existing village services and to maintain a diverse housing supply, with all the homes expected to be delivered within five years.

**2.115** The policy requires good walking and cycling routes to the centre of the settlement to ensure the development will connect with the existing settlement. The highest standards of design are also required to ensure that the development works in sympathy with the local landscape and settlement pattern. The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers to the south and west boundaries.

**2.116** Our evidence studies have been updated to assess the proposed increased allocation, including education provision, traffic, and wastewater. In response to this, the policy includes mitigation to provide a piece of land adjacent to the existing primary school for parking as well as contributions towards education facilities. However, there are no overriding constraints that would hinder the delivery of the larger site.

## Growth Area 3 - South and East Chelmsford

### Location 11 - Bicknacre

#### **STRATEGIC GROWTH SITE POLICY 11c – LAND WEST OF BARBROOK WAY, BICKNACRE**

Land west of Barbrook Way, as shown on the Policies Map, is allocated for a residential development. Development proposals will accord with a masterplan approved by the Council to provide:

**Amount and type of development:**

- Around 250 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.

**Supporting on-site development:**

- Community facility
- Stand-alone early years and childcare nursery (Use Class E(f)).

**Site masterplanning principles:**

**Movement and Access**

- Main vehicular access to the site will be from Barbrook Way and/or Priory Road
- Provide safe and convenient pedestrian and cycle connections
- New dedicated pedestrian and cycle links to Barbrook Way
- Provide well-connected and integrated internal road layouts.

**Historic and Natural Environment**

- Retain existing natural landscaping and trees within and on the boundary of the site
- Ensure a defensible landscape buffer on the site boundaries
- Mitigate the visual impact of the development
- Create a network of multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Ensure appropriate habitat mitigation and creation is provided
- Assess, and where appropriate mitigate, the potential cumulative effect on the designated features of Thrift Wood SSSI.

**Design and Layout**

- Character, scale and layout to have regard and respond to the site's surrounding context



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- Development on the western edge should front onto open countryside
- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.

### Site infrastructure requirements:

- Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- New and enhanced cycle routes, footpaths, Public Rights of Way and, where appropriate, bridleways
- Multi-user crossing of Priory Road
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority
- New 56 place stand-alone early years and childcare nursery (Use Class (E(f)) on 0.13 hectares of suitable land allocated for education and childcare use
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities.

### Reasoned Justification

**2.117** Land west of Barbrook Way is located on the south eastern edge of the Defined Settlement of Bicknacre. It is within walking distance of the village shop, primary school, recreation ground, existing public transport connections, and other facilities in the village. Development is expected to be delivered from 2027 onwards.

**2.118** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.119** The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

**2.120** To serve the proposed new residential developments in East Hanningfield and Bicknacre, including SGS17c-d and GS17e, a new stand-alone early years and childcare nursery should form part of the development proposals. The developer will be required to provide the land and a proportionate contribution with the other development sites in East Hanningfield being required to make a proportionate contribution. The nursery accommodation could be built by ECC, the developer or a private early year's nursery operator. This will be considered, alongside the selection of early years provider at site masterplanning and planning application stages in consultation with ECC. Given the scale of development, a new community facility is also required, located where it will be easily accessible by walking and cycling.



**2.121** Opportunities for active and sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car are prioritised. The development will be expected to improve connections for cycling, walking and horse riding within the site, with links into the wider network.

**2.122** A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable transport are available to all new residents, to promote the benefits of active and sustainable transport and secure a modal shift from the private car.

**2.123** An existing public right of way, PROW bridleway 2 Woodham Ferrers and Bicknacre runs adjacent to the east of site. Consideration should be given to the enhancement of the northern part of this route to include a cycle route.

**2.124** The development is expected to promote the highest standards of design to ensure that it works in sympathy with the local landscape. The design and layout of proposals will need to incorporate landscape compensation measures including the provision of suitable planting belts and buffers. On Moor Hall Lane, to the immediate northwest, there is a collection of non-designated heritage assets. The provision of open space on the west and northwest parts of the site would help to mitigate the impact of development on their settings.

**2.125** The development will be required to assess, and where appropriate mitigate, the potential cumulative effect from sites 11b and 11c on the designated features of Thrift Wood SSSI.

### **Reason for site allocation expansion**

**2.126** National Planning Policy requires councils to identify land in local plans to accommodate ten percent of their housing requirement figure on sites no larger than one hectare. This site was identified in the Pre-Submission Local Plan (February 2025) for an allocation for around 20 new homes, to help meet this requirement. This formed part of a larger promoted area.

**2.127** A larger area is now being proposed to help meet the increased housing requirement and boost housing supply. Allocating this site will help to support existing village services and to maintain a diverse housing supply, with a proportion of homes expected to be delivered within five years.

**2.128** Our evidence studies have been updated to assess the proposed increased allocation, including education provision, traffic, and wastewater. In response to this, the policy includes mitigation to ensure improved walking and cycling links into the village centre and towards the school, contributions towards education facilities, and landscape measures including planting belts and buffers. However, there are no overriding constraints that would hinder the delivery of the larger site.



### Location 17 – East Hanningfield

#### **STRATEGIC GROWTH SITE POLICY 17c – LAND SOUTH OF ROUGH HILL COMPLEX, THE TYE, EAST HANNINGFIELD**

Land south of Rough Hill Complex, as shown on the Policies Map, is allocated for residential development. Development proposals will accord with a masterplan approved by the Council to provide:

**Amount and type of development:**

- Around 115 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.

**Site masterplanning principles:**

**Movement and Access**

- Main vehicular access to the site will be from Main Road
- New dedicated pedestrian and cycle links to The Tye
- Provide a well-connected internal road network.

**Historic and Natural Environment**

- Retain and enhance existing natural landscaping, trees and hedgerows in and on the boundary of the site
- Preserve or enhance the character or appearance of the East Hanningfield The Tye Conservation Area
- Preserve and where appropriate enhance the settings of nearby listed buildings including Willis Farm, Rails Farm, The Old Forge, and K6 Telephone Box
- Provide a robust landscape buffer to the site boundary east of Willis Farm
- Mitigate the visual impact of the development
- Create a network of multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Ensure appropriate habitat mitigation and creation is provided.

**Design and Layout**

- Character, scale and layout to have regard and respond to the site's surrounding context, including limiting development height to two storeys on the western edge
- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site
- Layout to provide a strategy for responding to the gas pipeline present within the site.

**Site infrastructure requirements:**

- Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority



- **Appropriate measures to promote and enhance active and sustainable modes of transport**
- **New and enhanced cycle routes, footpaths, Public Rights of Way and, where appropriate, bridleways**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority**
- **Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities**
- **Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.**

### **Reasoned Justification**

**2.129** Land south of the Rough Hill Complex lies south of the village and will provide a high quality extension to East Hanningfield. It is within walking distance of the primary school, recreation ground, existing public transport connections, and other facilities in the village.

**2.130** Development is expected to be delivered between 2028 and 2031. The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

**2.131** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.132** To serve the proposed new residential developments in East Hanningfield and Bicknacre, including SGS17c-d and GS17e, a new stand-alone early years and childcare nursery should form part of the development proposals for SGS11c. The developer will be required to provide a proportionate contribution along with the other development sites in East Hanningfield.

**2.133** Opportunities for active and sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car are prioritised. The development will be expected to improve connections for cycling and walking within the site, with links into the wider network. When producing the masterplan, regard shall be had to Site 17d to ensure design continuity.

**2.134** A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car.

**2.135** An existing public right of way, PROW footpath 11 East Hanningfield (east-west) runs through the site. Consideration should be given to the enhancement of this route to include a cycle route.

## 2 - Additional Site Allocation Policies

**2.136** The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces. The layout of the development will also need to reflect and incorporate a safeguarded corridor around the gas pipeline that crosses the site.

**2.137** Whilst there are no heritage assets within the site boundary, there are a number of designated heritage assets close to the site. Development design and layout is expected to preserve or enhance the character or appearance of the East Hanningfield The Tye Conservation Area and preserve the listed buildings close to the site, including a landscape buffer of around 20m to the site boundary east of Willis Farm, and limiting development scale to two storeys on the western edge of the site.

**2.138** South Woodham Ferrers Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at East Hanningfield. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing South Woodham Ferrers WRC and/or on-site wastewater treatment systems solutions.

**2.139** The site is located in the Parish of East Hanningfield where a Neighbourhood Plan is being prepared. It is envisaged that the Neighbourhood Plan will help shape this site allocation. When their Neighbourhood Plan is made (adopted) East Hanningfield Parish Council will receive 25% of the CIL receipt for this development and any other in its area. Otherwise, the rate will be 15%.

### **Reason for site selection**

**2.140** East Hanningfield is a Service Settlement with an existing primary school with capacity, and potential for expansion if needed, employment opportunities, and community facilities making it suitable for new development. This site represents a sustainable development allocation which will help to support the services and facilities in the village. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site, which will contribute to housing supply in the first five years of the plan adoption.



### **STRATEGIC GROWTH SITE POLICY 17d – LAND SOUTH AND SOUTH EAST OF EAST HANNINGFIELD VILLAGE**

Land South and South East of East Hanningfield Village, as shown on the Policies Map, is allocated for residential development. Development proposals will accord with a masterplan approved by the Council to provide:

**Amount and type of development:**

- Around 150 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.

**Site masterplanning principles:**

**Movement and Access**

- Main vehicular access to the site will be from Old Church Road
- New dedicated pedestrian and cycle links to Old Church Road/Main Road
- Provide well-connected and integrated internal road layouts.

**Historic and Natural Environment**

- Retain and enhance existing natural landscaping, trees and hedgerows in and on the boundary of the site
- Preserve or enhance the character or appearance of the East Hanningfield The Tye Conservation Area
- Preserve and where appropriate enhance the settings of nearby listed buildings including Willis Farm, Rails Farm and Paprills Farm, and the non-designated asset of Shepherds Cottage
- Mitigate the visual impact of the development
- Create a network of multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Ensure appropriate habitat mitigation and creation is provided.

**Design and Layout**

- Character, scale and layout to have regard and respond to the site's surrounding context, including limiting development height to two storeys on the eastern edge
- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site
- Layout to provide a strategy for responding to a high pressure gas pipeline present within the site.

**Site infrastructure requirements:**

- Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport

## 2 - Additional Site Allocation Policies

- New and enhanced cycle routes, footpaths, Public Rights of Way and, where appropriate, bridleways
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities
- Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.

### Reasoned Justification

**2.141** The site lies to the south and south east of the village and will provide a high quality extension to East Hanningfield. It is within walking distance of the primary school, recreation ground, existing public transport connections, and other facilities in the village.

**2.142** Development is expected to be delivered between 2028 and 2031. The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

**2.143** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.144** To serve the proposed new residential developments in East Hanningfield and Bicknacre, including SGS17c-d and GS17e, a new stand-alone early years and childcare nursery should form part of the development proposals for SGS11c. The developer will be required to provide a proportionate contribution along with the other development sites in East Hanningfield.

**2.145** Opportunities for active and sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car are prioritised. The development will be expected to improve connections for cycling and walking within the site, with links into the wider network. When producing the masterplan, regard shall be had to Strategic Growth Site SGS17c to ensure design continuity.

**2.146** A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car.

**2.147** An existing public right of way, PROW footpath 16 East Hanningfield (north-south) runs through the site. Consideration should be given to the enhancement of this route to include a cycle route.

**2.148** The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces. Development should be set back from sensitive edges to the northwest and east of the site.

**2.149** The layout of the development will also need to reflect and incorporate a safeguarded corridor around the high pressure gas pipeline that crosses the centre of the site.

**2.150** Whilst there are no heritage assets within the site boundary, there are a number of designated heritage assets close to the site. Development design and layout is expected to preserve or enhance the character or appearance of the east Hanningfield The Tye Conservation Area and preserve the listed buildings close to the site, and limiting development scale to two storeys on the eastern edge of the site.

**2.151** South Woodham Ferrers Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at East Hanningfield. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing South Woodham Ferrers WRC and/or on-site wastewater treatment systems solutions.

**2.152** The site is located in the Parish of East Hanningfield where a Neighbourhood Plan is being prepared. It is envisaged that the Neighbourhood Plan will help shape this site allocation. When their Neighbourhood Plan is made (adopted) East Hanningfield Parish Council will receive 25% of the CIL receipt for this development and any other in its area. Otherwise, the rate will be 15%.

### **Reason for site selection**

**2.153** East Hanningfield is a Service Settlement with an existing primary school with capacity, and potential for expansion if needed, employment opportunities, and community facilities making it suitable for new development. This site represents a sustainable development allocation which will help to support the services and facilities in the village. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site, which will contribute to housing supply in the first five years of the plan adoption.



### **GROWTH SITE POLICY 17e – LAND SOUTH OF WINDMILL FARM, BACK LANE, EAST HANNINGFIELD**

Land South of Windmill Farm as shown on the Policies Map, is allocated for residential development. Development proposals will accord with a Planning Brief produced by the Council to provide:

**Amount and type of development:**

- Around 40 new homes including affordable housing. The final amount of new homes will be confirmed through the planning application process.

**Site development principles:**

**Movement and Access**

- Vehicular access to the site will be from Old Church Road
- Provide safe and convenient pedestrian and cycle connections.

**Historic and Natural Environment**

- Preserve and where appropriate enhance the setting of the nearby listed building Huntingdons Farm and the non-designated assets of Windmill Farm and Shepherds Cottage
- Retain and enhance existing natural landscaping, trees and hedgerows in and on the boundary of the site
- Provide suitable multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Ensure appropriate habitat mitigation and creation is provided.

**Design and layout**

- Character, scale and layout to have regard and respond to the site's surrounding context, including limiting development height to two-storeys
- Development to create frontage to Old Church Road
- Layout to provide a strategy for responding to a high pressure gas pipeline present within the site.

**Site infrastructure requirements:**

- Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- Financial contributions to new or enhanced sport, leisure and recreation facilities
- Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority



- **Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities**
- **Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.**

### **Reasoned Justification**

**2.154** The site lies to the west of the village and will provide a high quality extension to East Hanningfield. It is within walking distance of the primary school, recreation ground, existing public transport connections, and other facilities in the village.

**2.155** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.156** Development is expected to be delivered between 2027 and 2028. The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

**2.157** To serve the proposed new residential developments in East Hanningfield and Bicknacre, including SGS17c-d and GS17e, a new stand-alone early years and childcare nursery should form part of the development proposals for SGS11c. The developer will be required to provide a proportionate contribution along with the other development sites in East Hanningfield.

**2.158** Appropriate active and sustainable travel connections should be provided within the site with links into the wider network, including to the primary school.

**2.159** The layout of the development will also need to reflect and incorporate a safeguarded corridor around the high pressure gas pipeline that crosses the east of the site.

**2.160** Whilst there are no heritage assets within the site boundary, there are heritage assets close to the site. Development design and layout is expected to preserve the listed building close to the site, including retaining an open setting, landscape buffer and low-density edge adjacent to Huntingdons Farm to retain a sense of the rural setting. Development should also be set back from sensitive edges to the southwest and northwest of the site, and scale should be limited to two-storeys across the site.

**2.161** South Woodham Ferrers Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at East Hanningfield. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing South Woodham Ferrers WRC and/or on-site wastewater treatment systems solutions.



## 2 - Additional Site Allocation Policies

**2.162** The site is located in the Parish of East Hanningfield where a Neighbourhood Plan is being prepared. It is envisaged that the Neighbourhood Plan will help shape this site allocation. When their Neighbourhood Plan is made (adopted) East Hanningfield Parish Council will receive 25% of the CIL receipt for this development and any other in its area. Otherwise, the rate will be 15%.

### **Reason for site selection**

**2.163** East Hanningfield is a Service Settlement with an existing primary school with capacity, and potential for expansion if needed, employment opportunities, and community facilities making it suitable for new development. This site represents a sustainable development allocation which will help to support the services and facilities in the village. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site, which will contribute to housing supply in the first five years of the plan adoption.

## Location 20 - Rettendon Place

### **STRATEGIC GROWTH SITE POLICY 20 – LAND TO EAST AND NORTH OF RETTENDON PLACE**

Land to East and North of Rettendon Place, as shown on the Policies Map, is allocated for residential development. Development proposals will accord with a masterplan approved by the Council to provide:

#### **Amount and type of development:**

- Around 350 new homes of mixed size and type to include affordable housing. The final amount of new homes will be confirmed through the planning application process.

#### **Supporting on-site development:**

- Expansion of existing primary school (Use Class (F1(a))
- Expansion of existing or new stand-alone early years and childcare nursery (Use Class E(f))
- Small-scale convenience retail.

#### **Site masterplanning principles:**

##### **Movement and Access**

- Main vehicular access to the site will be from Main Road
- Provide safe and convenient pedestrian and cycle connections
- Provide well-connected and integrated internal road layouts.

##### **Historic and Natural Environment**

- Mitigate the visual impact of the development
- Create a network of multifunctional green infrastructure



- Retain and strengthen existing landscaping, trees and hedgerows in and on the boundary of the site
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Ensure appropriate habitat mitigation and creation is provided
- Mitigate potential effects due to recreational pressure on nearby designated European sites
- Preserve and where appropriate enhance the setting of the listed building Rettendon Old Hall and the non-designated asset Rettendon Primary School
- Protect long distance views of All Saints Church, Rettendon.

### Design and Layout

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site
- Character, scale and layout to have regard and respond to the site's surrounding context.

### Site infrastructure requirements:

- Appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- New and enhanced cycle routes, footpaths, Public Rights of Way and, where appropriate, bridleways
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority
- 0.36ha of land for expansion of existing primary school (Use Class (F1(a))
- Expansion of existing nursery, or new 30 place stand-alone early years and childcare nursery (Use Class (E(f)) on 0.11 hectares of suitable land allocated for education and childcare use
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities
- Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.

### Reasoned Justification

**2.164** The site lies to east of Rettendon Place and will provide a high quality extension to the settlement. It is adjacent to the existing primary school and within walking distance of the village hall, cricket ground and existing open spaces, with good access to existing public transport connections.



## 2 - Additional Site Allocation Policies

**2.165** The site is expected to deliver around 350 new homes. Development is expected to be delivered between 2028 and 2036. The development should provide a mix of size and types of homes. Affordable, self-build and custom-build, appropriately accessible and adaptable housing, and other types of specialist housing should be provided in accordance with the Council's policy requirements.

**2.166** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.167** As part of the development there is an opportunity for a small convenience retail unit to be provided on site to serve this locality.

**2.168** The primary school adjacent to the site is at capacity so an additional 0.36ha of land will be required to enable the expansion of the school.

**2.169** To serve the proposed new residential development an extension of the existing nursery or a new stand-alone early years and childcare nursery should form part of the development proposals. The nursery accommodation could be built by ECC, the developer or a private early years nursery operator. This will be considered, alongside the selection of early years provider at site masterplanning and planning application stages in consultation with ECC.

**2.170** Opportunities for active and sustainable transport modes should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, cycling and public transport) are prioritised. The development will be expected to improve connections for cycling and walking within the site, with links into the wider network.

**2.171** A residential travel plan will be required for the development to include a package of measures to ensure active and sustainable means of travel are available to all new residents, to promote the benefits of sustainable transport and secure a modal shift from the private car.

**2.172** Any improvements to the existing highway required to mitigate the impact of development from this Strategic Growth Site, will be primarily focused on contributions towards any necessary junction enhancements, such as to the A132/B1012 Rettendon Turnpike, in order to improve the flow of traffic onto the strategic road network.

**2.173** An existing public right of way, PROWs footpath 19 Rettendon, runs along the southern boundary of the site, linking into PROWs footpath 42 Rettendon which runs north/south along the eastern site boundary. These routes should be retained, with green buffers to minimise impacts on the views from the public rights of way, and enhanced to enable access into the countryside beyond. Development should respond to the landscape sensitivities associated with the more elevated eastern parts of the area to avoid visual intrusion of built development in the surrounding area.

**2.174** The development should provide a settlement edge to the northern and eastern boundaries which is softened and integrated into the countryside beyond.

**2.175** The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of multifunctional green infrastructure, formal and informal recreation and community spaces.



**2.176** New Hall Fruit Farm Priority Habitat lies partially within the site to the north. Appropriate protection and mitigation should be provided to protect this habitat.

**2.177** Due to the proximity of the site to the Crouch and Roach Estuary SPA and Ramsar site, there is a need for a project level Habitats Regulations Assessment (HRA) to address all impacts of the scheme taken alone or in combination.

**2.178** Whilst there are no heritage assets within the site boundary, there are a number of designated heritage assets close to the site. Development design and layout is expected to preserve the listed building and its setting at Rettendon Old Hall to the northwest of the site and locally listed Rettendon Primary School which is adjacent to the site, and protect long distance views of All Saints Church, Rettendon.

**2.179** South Woodham Ferrers Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Rettendon Place. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing South Woodham Ferrers WRC and/or on-site wastewater treatment systems solutions.

### **Reason for site selection**

**2.180** Rettendon Place is a Service Settlement with an existing primary school with scope for expansion, and community facilities making it suitable for new development. This site represents a sustainable development allocation which will help to support the services and facilities in the village.

**2.181** The site proposed is a smaller area than promoted by the developer/landowner to ensure impact on the surrounding landscape is acceptable. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site, which will contribute to housing supply in the first five years of the plan adoption.

## Location 21 - Woodham Ferrers

### **GROWTH SITE POLICY 21a – LAND NORTH OF OLD RECTORY LODGE, MAIN ROAD, WOODHAM FERRERS**

Land North of Old Rectory Lodge, as shown on the Policies Map, is allocated for a residential development. Development proposals will accord with a Planning Brief produced by the Council to provide:

**Amount and type of development:**

- **Around 15 new homes including affordable housing. The final amount of new homes will be confirmed through the planning application process.**



### **Site development principles:**

#### **Movement and Access**

- Vehicular access to the site will be from Main Road
- Development that maximises opportunities for active and sustainable travel
- Provide safe and convenient pedestrian and cycle connections.

#### **Historic and Natural Environment**

- Retain and enhance existing natural landscaping, trees and hedgerows in and on the boundary of the site
- Provide suitable multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Mitigate potential effects due to recreational pressure on nearby designated European sites.

#### **Design and layout**

- Character, scale and layout to have regard and respond to the site's surrounding context
- Development to create frontage to Main Road.

#### **Site infrastructure requirements:**

- Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- Financial contributions to new or enhanced sport, leisure and recreation facilities
- Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities
- Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.

### **Reasoned Justification**

**2.182** Land North of Old Rectory Lodge is a gap in the ribbon development along Main Road. Development is expected to be delivered between 2027-2028. It is within walking distance of the primary school, recreation ground, existing public transport connections, and other facilities in the village.

**2.183** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.



**2.184** The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

**2.185** Appropriate active and sustainable travel connections should be provided within the site with links into the wider network, including the primary school.

**2.186** Due to the proximity of the site to the Crouch and Roach Estuary SPA and Ramsar site, there is a need for a project level Habitats Regulations Assessment (HRA) to address all impacts of the development taken alone or in combination with other development including Land North of the Congregational Church (GS21b).

**2.187** South Woodham Ferrers Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Woodham Ferrers. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing South Woodham Ferrers WRC and/or on-site wastewater treatment systems solutions.

**2.188** Development will be expected to deliver a remediation strategy to address any outstanding contamination on site to enable development.

### **Reason for site selection**

**2.189** Woodham Ferrers is a Service Settlement with an existing primary school with capacity and community facilities making it suitable for new development. This small site represents a sustainable development allocation which will help to support the services and facilities in the village. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply in the first five years of the plan adoption.

**2.190** National Planning Policy requires councils to identify land in local plans to accommodate ten percent of their housing requirement figure on sites no larger than one hectare. This small site is approximately 0.8 hectares and contributes towards the 10% small sites target.

### **GROWTH SITE POLICY 21b – LAND NORTH OF CONGREGATIONAL CHURCH, MAIN ROAD, WOODHAM FERRERS**

Land North of the Congregational Church, as shown on the Policies Map, is allocated for a residential development. Development proposals will accord with a Planning Brief produced by the Council to provide:

#### **Amount and type of development:**

- **Around 15 new homes including affordable housing. The final amount of new homes will be confirmed through the planning application process.**

### **Site development principles:**

#### **Movement and Access**

- Vehicular access to the site will be from Main Road
- Development that maximises opportunities for active and sustainable travel
- Provide safe and convenient pedestrian and cycle connections.

#### **Historic and Natural Environment**

- Retain and enhance existing natural landscaping, trees and hedgerows in and on the boundary of the site
- Preserve and where appropriate enhance the setting of the non-designated heritage assets of the Congregational Church, 4 and 5 Chapel Row, Penny Piece Cottage, and Anchor House
- Provide suitable multifunctional green infrastructure
- Provide suitable flood risk management and Sustainable Drainage Systems (SuDS)
- Mitigate potential effects due to recreational pressure on nearby designated European sites.

#### **Design and layout**

- Character, scale and layout to have regard and respond to the site's surrounding context
- Development to create frontage to Main Road
- Layout to provide a strategy for responding to the National Grid Electricity Transmission overhead transmission lines present within the site.

#### **Site infrastructure requirements:**

- Provide appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways and Transportation Authority
- Appropriate measures to promote and enhance active and sustainable modes of transport
- Financial contributions to new or enhanced sport, leisure and recreation facilities
- Financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority
- Financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities
- Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.

### **Reasoned Justification**

**2.191** Land north of the Congregational Church is a gap in the ribbon development along Main Road. Development is expected to be delivered between 2027-2028. It is within walking distance of the primary school, recreation ground, existing public transport connections, and other facilities in the village.

**2.192** Infrastructure required for this site is in addition to relevant requirements of Policy S9. Financial contributions will be sought in accordance with Policy S10.

**2.193** The development should provide an appropriate mix of size and types of homes appropriate to the surrounding character including affordable housing. Affordable, accessible and adaptable housing should be provided in accordance with the Council's policy requirements.

**2.194** Appropriate active and sustainable travel connections should be provided into the wider network, including to the primary school.

**2.195** Whilst there are no heritage assets within the site boundary, there are a number of non-designated heritage assets close to the site. Development of this site will need to mitigate any impact on these buildings and their settings.

**2.196** Due to the proximity of the site to the Crouch and Roach Estuary SPA and Ramsar site, there is a need for a project level Habitats Regulations Assessment (HRA) to address all impacts of the scheme taken alone or in combination with other development including Land North of Old Rectory Lodge (GS21a).

**2.197** There are pylons running through the site. The development will need to follow National Grid Electricity Transmission (NGET) site-specific criteria for responding to the NGET overhead transmission lines present within the site. It will need to be demonstrated how the NGET Design Guide and Principles have been applied at the planning application stage and how the impact of the assets has been reduced through good design.

**2.198** South Woodham Ferrers Water Recycling Centre (WRC) does not currently have sufficient capacity to deal with the proposed growth at Woodham Ferrers. Although this is not a barrier to new development growth, additional capacity will need to be provided by Anglian Water as part of their business planning process and subject to approval by the Environment Agency of any proposed increase of discharges to waterbodies which exceed current permit limits. Any increase in flows are subject to the provisions of the Water Framework Directive. Additional capacity could include improvements to the existing South Woodham Ferrers WRC and/or on-site wastewater treatment systems solutions.

### **Reason for site selection**

**2.199** Woodham Ferrers is a Service Settlement with an existing primary school with capacity and community facilities making it suitable for new development. This small site represents a sustainable development allocation which will help to support the services and facilities in the village. The plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site, which will contribute to housing supply in the first five years of the plan adoption.

## 3 - Key Consequential Changes

### Key Consequential Changes

**3.1** Focused changes have been made to specific parts of the Pre-Submission Local Plan to reflect the proposed additional site allocation policies. These are called key consequential changes and are shown as tracked changes.

**3.2** You can comment on the key consequential tracked changes to:

- Strategic Policy S6 – Development Requirements
- Strategic Policy S7 – The Spatial Strategy
- Monitoring Framework.

**3.3** The tracked changes are shown as follows:

- New text is underlined
- ~~Deleted text is shown as strikethrough~~

**3.4** An updated Key Diagram is presented in Strategic Policy S7. This includes updates to show the location of the additional sites, remove the A12 Widening notation and add a new 'Junction 19 Improvements' notation. You cannot comment on anything else that is not shown as a tracked change as the remaining text is unchanged from the Pre-Submission (Regulation 19) Local Plan and was consulted on previously. Please note that paragraph, Figure, Table and Map reference numbers in Policies S6 and S7 are shown in the order they appear in this consultation document and not the Pre-Submission Local Plan. A schedule of numbers from the previous Pre-Submission Local Plan with the corresponding numbers in this document is given in Appendix 2. Some minor amendments have been made to the 'number of homes' column in Strategic Policy S7 to reflect the August 2025 Housing Site Schedule.

**3.5** Please note that Strategic Policies S6 and S7 and the Monitoring Framework refer to other policies and parts of the Pre-Submission version of the Local Plan e.g. DM3, DM23, Appendix C and Strategic Priorities. You can view these other policies and parts in full in the Pre-Submission Local Plan <https://www.chelmsford.gov.uk/media/3pomrel4/pre-submission-regulation-19-local-plan-february-2025.pdf>.

## Strategic Policy S6 - Housing and Employment Requirements

### STRATEGIC POLICY S6 – HOUSING AND EMPLOYMENT REQUIREMENTS

The Council will make provision for the following new development requirements:

#### A. HOUSING

In order to meet the transitional arrangements for assessed housing need calculated using the Standard Method, provision is made for a minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year.

In order to meet the identified need of 40 new permanent pitches for Gypsies and Travellers, sites providing a total of 30 permanent pitches for Gypsies and Travellers, as defined by national planning policy, will be allocated with the remainder of the need to be met through windfall applications using the criteria of Policy DM3.

In order to meet the identified need of 38 new permanent plots for Travelling Showpeople, sites providing a total of 28 permanent plots for Travelling Showpeople, as defined by national planning policy, will be allocated with the remainder of the need to be met through windfall applications using the criteria of Policy DM3.

### B. EMPLOYMENT

A minimum of ~~173,146~~<sup>162,646</sup>sqm of new employment floorspace (Use Classes E(g)(i-iii), B2 and B8), in addition to existing employment development commitments, is identified to be delivered over the Plan period through flexible employment site allocations.

## Reasoned Justification

### New Homes

**3.6** The Council is committed to plan positively for new homes and to help significantly boost the supply of housing to meet the needs of the area. To meet the requirements of national planning policy there is a need to establish the number and type of new homes.

**3.7** The Strategic Housing Needs Assessment (SHNA) report published in August 2023 uses the Standard Method relevant at the time for calculating housing need and follows a four-step process leading to a housing need for 955 dwellings per year.

**3.8** An addendum note to the SHNA 2023 was published in November 2024 and partially updates it. The key reason for the 2024 addendum note was to review the implications of moving from housing delivery at the Standard Method of 955 dwellings per year up to a figure of 1,206 dwellings per year – the proposed transitional figure associated with a local housing needs figure of 1,406 per year calculated using the Standard Method published as part of the proposed reforms to the NPPF consulted on during July – September 2024.

**3.9** With the higher housing number, it is projected that net in-migration to the Council area would increase and there would be stronger population growth, which in turn could impact on a range of housing needs, including the need for affordable housing, the mix of housing and housing for older people.

**3.10** The City Council declared a housing crisis in Chelmsford in February 2022 and levels of homelessness continue to rise. Taking into account the range of housing needs identified in the SHNA 2023 and 2024 addendum note, the Council proposes a Housing Requirement figure of 1,210 homes per annum for the plan period 2022 – 2041. This equates to 843% of the latest local housing needs figure of 1,437<sup>54</sup> per year calculated using the Standard Method published in the December 2024 NPPF.



## 3 - Key Consequential Changes

**3.11** The Council will review housing numbers regularly in accordance with national policy requirements, and will have regard to the housing market area when consulting on any strategic matters that apply, including any housing needs that cannot be met within neighbouring areas.

### Housing Supply

**3.12** To help significantly boost housing supply, the Council proposes to allocate development sites in the Local Plan to provide 1,210 homes per annum.

**3.13** Provision is made for a total of 24,91523,326 new homes in the period 2022 - 2041. When considering existing housing completions (2,6501,837), existing sites with planning permission (2,5103,046), existing Local Plan allocations to 2036 (11,975867) and Windfall Projection to 2041 (2,36273), the residual new Local Plan Allocations for the period to 2041 is 5,4184,233 new homes.

**Table 2 : Housing supply**

| Housing supply 2022/23 to 2040/41                                         | Net new homes       |
|---------------------------------------------------------------------------|---------------------|
| Completions 2022/23 - 20243/254                                           | <u>2,6501,837</u>   |
| Sites with planning permission (excludes existing Local Plan allocations) | <u>2,5103,046</u>   |
| Existing Local Plan allocations                                           | <u>11,975867</u>    |
| New Local Plan Review Allocations                                         | <u>5,4184,233</u>   |
| Windfall allowance (20287-2041)                                           | <u>2,36273</u>      |
| <b>TOTAL SUPPLY</b>                                                       | <u>24,91523,326</u> |

**3.14** Based on past delivery records, windfall sites will also make an important contribution to the Spatial Strategy. These are sites expected to come forward throughout the Local Plan period and as such are taken into account when determining the residual housing requirement. The Council has assessed the contribution of windfall sites on past housing supply in Chelmsford. The evidence shows that around 1986 new homes have been built on windfall sites per year. For future housing supply, a windfall allowance of 1957 new homes a year is considered robust and represents a modest contribution to overall supply.

**3.15** Housing completions will be assessed annually against the housing trajectory to monitor performance and determine whether any action is required to improve delivery rates. This will be reported in the Authority Monitoring Report (AMR). It is important that a range of house types and sizes are provided as part of new residential developments. The requirements for the size and type of housing are contained in Policy DM1, and for affordable housing in Policy DM2.

### Gypsy and Travellers and Travelling Showpeople

**3.16** In accordance with the National Planning Policy for Traveller Sites (PPTS), the Council, in partnership with other Essex Local Authorities, undertook a Gypsy and Traveller Accommodation Assessment in 2023. This identified those Gypsies, Travellers and Travelling Showpeople which should be planned for in accordance with the PPTS, and those which

should otherwise have their specific cultural needs of living accommodation met in accordance with the Equalities Act 2010, the Children's and Families Act 2014 and the Human Rights Act 1998, and where the PPTS does not apply. The Local Plan needs to consider the accommodation needs of all Gypsies, Travellers and Travelling Showpeople. For those Gypsy and Travellers that do not meet the PPTS definition their needs will be considered through the provisions for specialist housing covered by Policy DM1 Cii.

**3.17** The findings of the Gypsy and Traveller Accommodation Assessment (GTAA) that covers the period 2023 to 2041 identifies a requirement for 40 permanent Gypsy and Traveller pitches and 38 permanent Travelling Showpeople plots to be developed by 2041 within Chelmsford for households that meet the definition of Gypsies and Travellers in the PPTS at the time the GTAA was published.

**3.18** The Council will expect to see Gypsy and Traveller Pitches and/or Travelling Showpeople accommodation provided on all suitable large strategic development allocations, the detail of which are set out in separate strategic site policies. The remaining need will be met through regularisation of existing pitches/plots and windfall applications where appropriate.

### **New Employment Floorspace**

**3.19** National policy requires Local Plans to proactively drive and support sustainable economic development to deliver the jobs that the country needs. The Council wants Chelmsford's economy to develop further and for businesses to be even more successful and productive. To achieve this, the Local Plan will ensure that there is an appropriate quantity and range of employment land to enable the local economy to function efficiently. The Local Plan will also assist in the creation of new jobs and inward investment by less direct means, for example, by supporting the expansion of education and training, facilitating improvements to transport and telecommunications and maintaining an attractive environment through the protection of the landscape and heritage assets.

**3.20** Chelmsford's economy and employment base is strong and continues to grow in line with its role as a regional administrative and commercial centre. Chelmsford supports around 87,000 jobs – the highest of any district in Essex and there are around 9,300 businesses.

**3.21** The economy of Chelmsford is mixed with high numbers of jobs in the retail sector, social and health work sector, professional and scientific sector and the administration support sector. The Essex Sector Development Strategy (2022) identifies growing employment sectors that are set to create new jobs over the next 30 years including construction, clean energy, advanced manufacturing and engineering, digi-tech, life sciences, and health and care, and professional and support sectors.

**3.22** The Employment Land Review 2023 (and Focused Update 2024), and the Retail Capacity Study Update 2023 have informed the amount and type of employment and retail floorspace that will be required within the Local Plan period.

**3.23** The Local Plan allocates 173,146~~162,646~~sqm of new employment floorspace to accommodate economic growth and employment requirements. This is informed by forecasts in the Employment Land Review 2023 (and Focused Update 2024) and seeks to meet job growth forecasts over the plan period. This new supply is in addition to extant planning permissions. As a result, the Local Plan exceeds the recommended minimum employment

### 3 - Key Consequential Changes

space requirements over the period to 2041. The Council will monitor employment development growth alongside housing delivery through subsequent reviews of the Local Plan to ensure that new employment space broadly matches the future growth of the resident workforce in Chelmsford.

## Strategic Policy S7 - The Spatial Strategy

### STRATEGIC POLICY S7 – THE SPATIAL STRATEGY

The Spatial Strategy applies the Spatial Principles to focus new housing and employment growth to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area; new garden communities to the north east and east of Chelmsford; sustainable urban extensions around Chelmsford and South Woodham Ferrers; expansion of existing employment sites; and development around Key Service and Service Settlements outside the Green Belt in accordance with the Settlement Hierarchy set out below:

#### Settlement Hierarchy

| Category                   | Settlement                                                                                      |                                                                              |
|----------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| 1. City or Town            | Chelmsford*, South Woodham Ferrers                                                              |                                                                              |
| 2. Key Service Settlements | Outside Green Belt                                                                              | Within Green Belt                                                            |
|                            | Bicknacre, Boreham, Broomfield, Danbury and Great Leighs                                        | Galleywood, Runwell, Stock and Writtle                                       |
| 3. Service Settlements     | Outside Green Belt                                                                              | Within Green Belt                                                            |
|                            | East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place and Woodham Ferrers | Highwood, Margaretting, Ramsden Heath/Downham, Roxwell and West Hanningfield |
| 4. Small Settlements       | Outside Green Belt                                                                              | Within Green Belt                                                            |
|                            | Chatham Green, Good Easter, Howe Green, Howe Street, Little Baddow, Rettendon Common and Sandon | Edney Common                                                                 |

\*Chelmsford includes its Urban Area such as Chelmer Village, Great Baddow and Springfield.

In addition, at any of the Settlement categories, new growth sites which are in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans.

New development allocations will be focused on the three Growth Areas of Central and Urban Chelmsford, North Chelmsford, and South and East



Chelmsford using the distribution set out in the Key Diagram (Figure 2), Policies Map, and the table below:

**Spatial Strategy – Development Locations and Allocations**

| Development allocations to 2041                     |                                                             | New Homes                 | Traveller Pitches | Travelling Showpeople Plots | Net New Employment Floorspace |
|-----------------------------------------------------|-------------------------------------------------------------|---------------------------|-------------------|-----------------------------|-------------------------------|
| <b>Growth Area 1 – Central and Urban Chelmsford</b> |                                                             |                           |                   |                             |                               |
| <b>Site/Location</b>                                |                                                             |                           |                   |                             |                               |
| 1                                                   | Previously developed sites in Chelmsford Urban Area         | <del>2,772</del><br>3,043 |                   |                             | 4,000sqm Use Class E(g)(i-ii) |
| 2                                                   | West Chelmsford                                             | 880                       |                   | 5                           |                               |
| 3a                                                  | East of Chelmsford - Manor Farm                             | 360                       |                   |                             |                               |
| 3b                                                  | East of Chelmsford - Land North of Maldon Road              |                           |                   |                             | 5,000sqm Office/Business Park |
| 3c                                                  | East of Chelmsford - Land South of Maldon Road              | 109                       |                   |                             |                               |
| 3d                                                  | East of Chelmsford - Land North of Maldon Road              | 65                        |                   |                             |                               |
| 4                                                   | Land North of Galleywood Reservoir                          | 24                        |                   |                             |                               |
| 5                                                   | Land surrounding Telephone Exchange, Ongar Road, Writtle    | 25                        |                   |                             |                               |
| <u>18a</u>                                          | <u>Land North West of Chelmsford (North of Hollow Lane)</u> | <u>100</u>                |                   |                             |                               |



### 3 - Key Consequential Changes

| Development allocations to 2041         |                                                                | New Homes                        | Traveller Pitches | Travelling Showpeople Plots | Net New Employment Floorspace                                   |
|-----------------------------------------|----------------------------------------------------------------|----------------------------------|-------------------|-----------------------------|-----------------------------------------------------------------|
| <u>19</u>                               | <u>Land West of Patching Hall Lane</u>                         | <u>200</u>                       |                   |                             |                                                                 |
| <b>Area Total</b>                       |                                                                | <b>4,535476</b>                  |                   | <b>5</b>                    | <b>9,000sqm</b>                                                 |
| <b>Growth Area 2 – North Chelmsford</b> |                                                                |                                  |                   |                             |                                                                 |
| <b>Site/Location</b>                    |                                                                |                                  |                   |                             |                                                                 |
| 6                                       | North East Chelmsford (Chelmsford Garden Community)            | <u>5,579</u><br><del>5,569</del> | 10                |                             | 56,946sqm<br>Office/Business Park                               |
| 7a                                      | Great Leighs - Land at Moulsham Hall                           | 750                              |                   | 5                           |                                                                 |
| 7b                                      | Great Leighs - Land East of London Road                        | <u>390</u><br><del>250</del>     |                   |                             |                                                                 |
| 7c                                      | Great Leighs - Land North and South of Banters Lane            | <u>113</u><br><del>400</del>     |                   |                             |                                                                 |
| 8                                       | North of Broomfield                                            | 512                              |                   |                             |                                                                 |
| 9a                                      | Waltham Road Employment Area                                   |                                  |                   |                             | <u>14,000</u><br><del>3,500</del> sqm<br><u>E(g)(iii)/B2/B8</u> |
| <u>9b</u>                               | <u>Land to the East of 118 to 124 Plantation Road, Boreham</u> | <u>60</u>                        |                   |                             |                                                                 |
| <u>9c</u>                               | <u>South of Main Road and Dukes Wood Close, Boreham</u>        | <u>22</u>                        |                   |                             |                                                                 |
| 14b                                     | Land south of Ford End Primary School, Ford End                | <u>7520</u>                      |                   |                             |                                                                 |



### 3 - Key Consequential Changes

| Development allocations to 2041                  |                                                            | New Homes                    | Traveller Pitches | Travelling Showpeople Plots | Net New Employment Floorspace     |
|--------------------------------------------------|------------------------------------------------------------|------------------------------|-------------------|-----------------------------|-----------------------------------|
| 15                                               | Little Boyton Hall Farm Rural Employment Area              |                              |                   |                             | 6,000sqm B2/B8                    |
| <b>Area Total</b>                                |                                                            | <b>7,501</b><br><b>7,204</b> | <b>10</b>         | <b>5</b>                    | <b>76,946</b><br><b>66,446sqm</b> |
| <b>Growth Area 3 – South and East Chelmsford</b> |                                                            |                              |                   |                             |                                   |
| <b>Site/Location</b>                             |                                                            |                              |                   |                             |                                   |
| 16a                                              | East Chelmsford Garden Community (Hammonds Farm)           | 3,000                        | 20                | 13                          | 43,000sqm Business Space          |
| 16b                                              | Land adjacent to A12 Junction 18                           |                              |                   |                             | 43,000sqm Business Space          |
| 10                                               | North of South Woodham Ferrers                             | 1,220                        |                   | 5                           | 1,200sqm Business Space           |
| 11b                                              | Land at Kingsgate, Bicknacre                               | 20                           |                   |                             |                                   |
| 11c                                              | Land west of Barbrook Way, Bicknacre                       | <u>250</u> <del>20</del>     |                   |                             |                                   |
| 12                                               | St Giles, Bicknacre                                        | <u>50</u> <del>32</del>      |                   |                             |                                   |
| 13                                               | Danbury                                                    | <u>101</u> <del>100</del>    |                   |                             |                                   |
| 17a                                              | Land North of Abbey Fields, East Hanningfield              | 11                           |                   |                             |                                   |
| 17b                                              | Land east of Highfields Mead, East Hanningfield            | 20                           |                   |                             |                                   |
| <u>17c</u>                                       | <u>Land South of Rough Hill Complex, East Hanningfield</u> | <u>115</u>                   |                   |                             |                                   |



### 3 - Key Consequential Changes

| Development allocations to 2041      |                                                                 | New Homes                             | Traveller Pitches | Travelling Showpeople Plots | Net New Employment Floorspace              |
|--------------------------------------|-----------------------------------------------------------------|---------------------------------------|-------------------|-----------------------------|--------------------------------------------|
| <u>17d</u>                           | Land South and South East of East Hanningfield Village          | <u>150</u>                            |                   |                             |                                            |
| <u>17e</u>                           | Land South of Windmill Farm, Back Lane, East Hanningfield       | <u>40</u>                             |                   |                             |                                            |
| <u>20</u>                            | Land to East and North of Rettendon Place                       | <u>350</u>                            |                   |                             |                                            |
| <u>21a</u>                           | Land North of Old Rectory Lodge, Main Road, Woodham Ferrers     | <u>15</u>                             |                   |                             |                                            |
| <u>21b</u>                           | Land North of Congregational Church, Main Road, Woodham Ferrers | <u>15</u>                             |                   |                             |                                            |
| <b>Area Total</b>                    |                                                                 | <b><u>5,357</u><del>4,423</del></b>   | <b>20</b>         | <b>18</b>                   | <b>87,200sqm</b>                           |
| <b>Total Local Plan Allocations</b>  |                                                                 | <b><u>17,393</u><del>46,400</del></b> | <b>30</b>         | <b>28</b>                   | <b><u>173,146</u><del>462,646</del>sqm</b> |
| <b>Windfall Allowance 20287-2041</b> |                                                                 | <b><u>2,362</u><del>73</del></b>      |                   |                             |                                            |
| <b>TOTAL</b>                         |                                                                 | <b><u>19,755</u><del>48,473</del></b> | <b>30</b>         | <b>28</b>                   | <b><u>173,146</u><del>462,646</del>sqm</b> |

There will also be opportunities for Exception Sites providing affordable homes and community-led development in some locations where there are policies of constraint.

Windfall sites are further expected to be a reliable source of housing supply during the period of the Local Plan.



**New employment growth will be delivered as part of mixed used development on appropriate previously developed sites in Chelmsford Urban Area. Strategic employment growth is directed to strategic site allocations at North East Chelmsford (Chelmsford Garden Community), a new garden community to the east of Chelmsford (Hammonds Farm), Land adjacent to A12 Junction 18, East Chelmsford, and as extensions to Little Boyton Hall Farm Rural Employment Area and Waltham Road Employment Area.**

**All development allocations will be located to ensure existing settlements maintain their distinctive character and to avoid coalescence between them. Beyond the main settlements the Council will support diversification of the rural economy and the conservation and enhancement of the natural environment.**

**New development will be delivered in a manner that ensures the timely provision of necessary supporting infrastructure. Strategic Growth Sites will be delivered in accordance with masterplans to be approved by the Council.**

**Where there are large and established mainly institutional uses within the countryside, Special Policy Areas will be used to support their necessary functional and operational requirements. The Special Policy Areas are defined on the Policies Map at Chelmsford City Racecourse, Broomfield Hospital, Hanningfield Reservoir Treatment Works, RHS Hyde Hall Gardens, Sandford Mill and ARU Writtle.**



### 3 - Key Consequential Changes

Figure 2 : Key Diagram



### **Reasoned Justification**

#### **The General Principles**

**3.24** The amount and type of new development provides the starting point for the formulation of the Spatial Strategy, which is then shaped by the Vision, Spatial Principles and the need to secure sustainable development. This includes the protection of the Green Belt and Green Wedge. The Spatial Strategy avoids new development in areas of high flood risk, or ensures that any flood risk is managed for development at highly sustainable locations in Chelmsford City Centre.

**3.25** National Planning Policy requires councils to identify land in local plans to accommodate ten percent of their housing requirement figure on sites no larger than one hectare, unless it can be demonstrated that this target cannot be achieved. Allocated small sites are often built out relatively quickly and need to be identified separately from the supply generated through small windfall sites. Having a good mix of site sizes helps to maintain a diverse housing supply. Residential development on private residential gardens contributes to Chelmsford's housing delivery on small windfall sites. In accordance with the NPPF, these will be supported where development would not cause harm to the local area and where they are in accordance with other relevant policies of the plan including Policy DM23.

**3.26** The Local Plan focuses new development, including housing and employment growth, leisure, office, cultural and tourist facilities, retail and mixed use development at the most sustainable locations that meet the Local Plan Vision and Spatial Principles. It does this first through making the best use of previously developed land within Chelmsford Urban Area. As this area is unable to accommodate all of the new development needed, the Local Plan also allocates land for development in the following areas:

- Sustainable urban extensions of Chelmsford, Great Leighs and South Woodham Ferrers for new housing and employment
- Two new garden communities to the north east of Chelmsford (Chelmsford Garden Community) and east of Chelmsford (Hammonds Farm) underpinned by the TCPA Garden City Principles
- Expansion of existing established employment sites (Little Boyton Hall Farm and Waltham Road).

**3.27** The Spatial Strategy sets out the need to balance sustainable development against a number of different issues including the loss of agricultural land, particularly the Best and Most Versatile agricultural land. The majority of the agricultural land in Chelmsford is either Grade 2 or 3. However as the identified development needs cannot be accommodated solely on previously developed land, the loss of some agricultural land to development is inevitable. Most agricultural land lost as a result of new development will be Grade 3. This will lead to a loss of approximately 922864 hectares of Grade 3 agricultural land and approximately 264244 hectares of Grade 2 land. This equates to around 2.62~~2.4~~% of the total Grade 2 land and around 4.54~~4.3~~% of the total Grade 3 land in Chelmsford's administrative area.



## 3 - Key Consequential Changes

**3.28** The Settlement Hierarchy ranks settlements according to their size, function, characteristics and sustainability. The City of Chelmsford and Town of South Woodham Ferrers are at the top of the hierarchy. These are considered the most sustainable as they have the most functions and the best services and facilities including transport links and employment opportunities. They also have the most potential to provide new infrastructure. Accordingly, most new development over the Local Plan period is proposed in and around these settlements.

**3.29** Key Service Settlements provide a range of services and facilities for their residents. These include primary school provision, local employment opportunities, convenience shopping facilities, community facilities, good links by public transport to higher order settlements, good access to the strategic road network, and in most cases primary healthcare provision. These Key Service Settlements will be the focus for housing provision outside Chelmsford and South Woodham Ferrers, with a higher level of growth due to their higher level of services, facilities and economic activity. Growth in Key Service Settlements aims to increase their self-containment and enhance their service role, reflecting the aspirations of national policy in promoting stronger communities.

**3.30** Service Settlements have more limited services and facilities but typically include primary schools, convenience shopping facilities and community facilities making them suitable for a more limited scale of development. Growth in Service Settlements outside the Green Belt will reinforce their role as a provider of services to the local rural area and reflect the aspirations of national policy in promoting stronger communities.

**3.31** Small Settlements have the least services and facilities and transport links which means they are bottom of the Settlement Hierarchy. These are considered the least sustainable. There may be limited opportunities for small-scale development growth within these areas through affordable housing exception sites, or other development promoted through Neighbourhood Plans.

**3.32** Settlement boundaries are drawn around settlements identified in the Settlement Hierarchy on the Policies Map. Settlement boundaries in the Green Belt have been drawn around existing consolidated areas of development. Smaller villages and hamlets within the Green Belt which because of their open character make an important contribution to the openness of the Green Belt are retained within the Green Belt.

**3.33** For the avoidance of doubt the use of the words 'area total' and 'total' contained within the tables in Strategic Policy S7 are not intended to create a ceiling for housing or employment floorspace. They are simply a sum of the housing numbers and floorspace contained within each of the site allocation policies. Strategic Policy S6 makes it clear that the overall housing provision is a minimum number.

**3.34** The Council recognises the importance of social and economic services and facilities; and the impact this has on the quality of people's lives and wellbeing. The Council will consider favourably proposals which support and strengthen local services, with a particular focus on encouraging development that improves existing deficiencies and weaknesses in services or facilities.

**3.35** The Council, in partnership with other stakeholders, will seek to reduce levels of social and economic deprivation. This will be achieved by coordinating planning and other relevant strategies to ensure that improved services, community facilities and infrastructure are provided particularly in those areas where indices of deprivation require targeted improvements. Sport England and Public Health England's Active Design guidance and incorporation of the National Design Guide's Active Design Principles are ways in which a more healthy lifestyle can be achieved through design. The use of masterplans for strategic new development can help ensure the integration of new and existing communities, as well as creating attractive places to live. Green infrastructure can also provide opportunities for the focus for community engagement, at various levels from Neighbourhood Plans to local interest groups. Strategic Policy S14 will also ensure that new development improves the health and wellbeing of our residents and communities.

**3.36** Neighbourhood Plans will play an important role in implementing the Local Plan. They will enable local communities to influence the detailed policies to promote community inclusion and proposals at the neighbourhood level within the strategic framework set out in the Local Plan, and help shape new developments in their area. The Council supports neighbourhood plan groups in the preparation of their plans and has published guidance within the adopted Statement of Community Involvement.

### The Growth Areas

**3.37** Taking the above considerations into account, the Spatial Strategy identifies three broad geographic areas where new development growth will be accommodated. This comprises:

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

**3.38** Strategic Growth Sites and other types of sites allocated for development are defined at Table 3 in the Local Plan.

**3.39** Where identified under the relevant Strategic Growth Site Policies, the Council will expect a masterplan for each site to be submitted for approval. The masterplans will cover the details of how sites will satisfy the requirements of the respective Site Policies. The Council will consider the use of Planning Briefs and Design Codes on other site allocations. Some of the sites have existing masterplans/design briefs. The Council will review and consider whether they are relevant and/or still up-to-date to determine whether further masterplanning is required and whether the masterplan process can be adapted to take account of them.

### Growth Area 1

**3.40** A key objective for development in the Chelmsford Central and Urban Growth Area is to focus on the regeneration of previously developed sites in Urban Chelmsford to help to continue its renewal as an important centre for employment, shopping, public services, leisure and cultural facilities. Around 2,7703,000 new homes and 4,000sqm of new employment floorspace will be provided within Chelmsford Urban Area over the plan period.

### 3 - Key Consequential Changes

**3.41** In addition, the Local Plan makes provision for around ~~1,700~~<sup>1,400</sup> new homes and 5,000sqm of new employment floorspace focused at sustainable new neighbourhoods and locations on the edge of Urban Chelmsford linked to the City Centre by public transport, cycling and walking. These new neighbourhoods are located close to the Green Wedge in order to maximise opportunities for cycling and walking into the City Centre. The remainder of new homes will be located on predominately previously developed sites within Chelmsford Urban Area.

#### Growth Area 2

**3.42** North Chelmsford will continue to be the location for significant new development growth.

**3.43** The Council's former Local Development Framework allocated a minimum of 3,200 new homes and 64,000sqm of commercial floorspace at North East Chelmsford known as Beaulieu and Channels. Outline planning permission has been granted for 4,350 new homes, 40,000sqm floorspace business park and a new rail station. Construction work commenced on the scheme in 2014. The phased delivery of this allocation will continue into the late 2020s and future detailed planning applications will be considered in accordance with the approved masterplan and Landscape and Design Management Plan which were informed by the relevant sections of the North Chelmsford Area Action Plan (NCAAP). This includes the approved heritage compensatory measures for the protection of the Grade I listed New Hall School and Registered Park and Garden.

**3.44** Subsequently, the Council's Local Plan adopted in May 2020 allocated a further 3,000 new homes and 45,000sqm of office/business park floorspace at North-East Chelmsford as an extension to Beaulieu and Channels and known as Chelmsford Garden Community. The plan also identified that the wider allocation may have potential for a further 2,500 new homes post-2036 as part of a plan review. This allocation has an approved masterplan and outline planning permissions have now been submitted for 6,250 homes and around 57,000sqm of new employment floorspace – see Location 6. This development will be underpinned by Garden City principles developed by the Town and Country Planning Association (TCPA) (e.g. comprehensively planned, enhance the natural environment and provide high quality homes).

**3.45** Alongside other developments at Great Leighs (Location 7) and North of Broomfield (Location 8), this allocation will help to deliver strategic infrastructure including Section 1a of the Chelmsford North East Bypass.

**3.46** In addition, ~~a small~~ allocations in Boreham and in the Service Settlement of Ford End (Location 14) will help to support the services and facilities in these ~~is~~ villages and help to maintain a diverse housing supply.

**3.47** New employment development will also be provided through extensions to the existing Little Boyton Hall Farm Rural Employment Area (Location 15) and Waltham Road Employment Area in Boreham (Location 9a). Expansion of these well-established sites will provide further rural inward investment opportunities and reflect the aspirations of national policy to support the sustainable growth and expansion of business in rural areas.

### Growth Area 3

**3.48** This area will see significant change with both one new Garden Community and a strategic employment site alongside an extension to the town of South Woodham Ferrers.

**3.49** A new garden community to the east of Chelmsford based on Garden City Principles will be provided at Hammonds Farm (Location 16a). This site lies adjacent to the A12 and A414 and will create a new sustainable, comprehensively planned, landscape-led garden community of 3,000 new homes and 43,000sqm of new employment floorspace over the Local Plan period. The wider allocation has the capacity for a further 1,500 new homes to be developed post-2041. The timing and delivery of further development would need to be considered as part of a review of this Local Plan.

**3.50** In addition, a new strategic employment site for around 43,000sqm is proposed at Land adjacent A12 Junction 18 (Location 16b), adjacent to the East Chelmsford Garden Community (Hammonds Farm). This strategic stand-alone employment site will provide for a mix of employment uses including office, light industrial, general industrial and distribution uses in a sustainable location close to the strategic road network. The development will make an important contribution to the delivery of employment and jobs in the City Council's area over the plan-period.

**3.51** ~~Small~~ Allocations in the Key Service Settlements of Bicknacre and Danbury and the Service Settlements of East Hanningfield and Woodham Ferrers will help to support the services and facilities in these villages and help to maintain a diverse housing supply.

**3.52** The Growth Area will also deliver a sustainable new extension to the north of the existing town of South Woodham Ferrers. This will support and strengthen South Woodham Ferrers' important local role and help deliver improvements to the A132 corridor.

### Phasing and Delivery of Site Allocations

**3.53** These new developments will be phased according to deliverability and identified need. Development at the North East Chelmsford Garden Community, East Chelmsford Garden Community (Hammonds Farm) and Land adjacent to A12 Junction 18 will accommodate a substantial amount of the housing and employment growth planned for Chelmsford within the Local Plan period and beyond in a sustainable way. ~~It is anticipated that existing commitments will provide the majority of supply in the first five years alongside smaller windfall sites. The delivery and phasing of development sites is set out in the Development Trajectories at Appendix C. The new Local Plan allocations will deliver the majority of new development from 2030 onwards with a five-year land supply maintained before that through existing commitments.~~ Monitoring the delivery of sites against the Development Trajectories will enable the Council to consider whether rephasing is necessary, for example to address under-delivery on specific sites.

**3.54** Housing delivered on windfall sites will also make an important contribution to the Spatial Strategy. These are sites expected to come forward throughout the Local Plan period and as such are taken into account in determining the residual housing requirement. The Council will strongly resist development on unallocated greenfield sites where they would conflict with other relevant Local Plan policies.

## 3 - Key Consequential Changes

### Other Housing Needs

**3.55** Small-scale developments providing affordable and community-led homes on rural exception sites will be supported where they accord with other relevant Local Plan policies. The Local Plan also includes policies to support the rural economy including tourism related development and farm diversification schemes whilst protecting the countryside.

**3.56** The findings of the Gypsy and Traveller and Travelling Showpeople Accommodation Assessment for Chelmsford that covers the period 2023 to 2041 identifies a requirement for 40 Gypsy and Traveller pitches and 38 Travelling Showpeople plots for households that meet the Planning Policy for Traveller Sites definition to be developed by 2041. The Council will expect to see Gypsy and Traveller and Travelling Showpeople accommodation provided on suitable large-strategic development allocations.

### Special Policy Areas

**3.57** Special Policy Areas will be defined within and around existing facilities and institutions to enable their operational and functional requirements to be planned in a strategic and phased manner as they are within locations where policy would ordinarily be one of constraint:

- Chelmsford City Racecourse is being developed as a major racecourse and equestrian centre with supporting entertainment facilities
- Broomfield Hospital is an important regional hospital and the largest employer in the Council's area, and will require room for expansion and upgrading of facilities
- ARU Writtle is one of the UK's leading institutions for land-based studies which is seeking to expand and broaden its educational facilities and opportunities
- Hanningfield Reservoir Treatment Works is a major site containing water treatment facilities, and will need to cater for the long-term provision of water supplies and related business functions
- Sandford Mill is located within the Chelmer River Valley and comprises a former water treatment works and associated facilities. It has been recognised as an opportunity for a mixed-use development incorporating a range of leisure development in conjunction with usage of the Chelmer and Blackwater Navigation
- The RHS Gardens at Hyde Hall are nationally important landscape scale gardens. There has been significant investment at Hyde Hall in the recent past, with a new visitor centre and associated development, and the RHS have plans for continued investment in the gardens.

**3.58** The Council will consider development proposals within each Special Policy Area in the context of an approved masterplan for each site.



### Monitoring Framework

**3.59** The following table shows any consequential changes to the Local Plan monitoring framework which will be used to assess the plan's implementation. You can only comment on the tracked changes shown.



### 3 - Key Consequential Changes

**Table 3 : Monitoring Framework**

| Local Plan Policy                                         | Strategic Priority | Key Indicators                                                                                                                                                                                    | Target (if applicable)                                                                                                                                                                                                                          | Trigger for action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Contingency/Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strategic Policy S6 - Housing and Employment Requirements | 4, 5, 6            | Number of net new dwellings<br>Number of net new Gypsy and Traveller pitches<br>Number of net new Travelling Showpeople plots<br>Net additional employment floorspace completed including by type | 1,210 net new dwellings per annum<br>22,990 net new dwellings by 2041<br>30 net new Gypsy and Traveller pitches by 2041<br>28 net new Travelling Showpeople plots by 2041<br><u>173,146</u> 162,646sqm of net new employment floorspace by 2041 | (1) Failure to deliver 95% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test<br>(2) Failure to deliver 85% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test<br>(3) Failure to deliver 75% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test<br>(4) Failure to deliver the 30 net new Gypsy and Traveller pitches in accordance with the Local Plan Trajectory | (1 & 2) Publish an Action Plan setting out key reasons for the situation and actions the Council and other parties need to take<br>(2) Plan for a 20% buffer on the Council's five year housing land supply, if necessary by bringing additional sites forward into the supply<br>(3) Instigate a full or focused formal review of the Local Plan<br>(4) Refreshing the SHELAA to identify potentially suitable and available pitches for Gypsy and Travellers<br>(5) Refreshing the SHELAA to identify potentially suitable and available plots for Travelling Showpeople<br>(6) Refreshing the SHELAA to identify potentially suitable and available employment floorspace<br>(2 - 6) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal |



| Local Plan Policy                          | Strategic Priority | Key Indicators                                                                                                                                                                                                                                                                                                                    | Target (if applicable)                                                                                                                                                                                                                                                                                                                                           | Trigger for action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Contingency/Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strategic Policy S7 - The Spatial Strategy | All                | Number of Masterplans approved by the Council<br>Planning Permissions granted for Strategic Growth Sites<br>Planning permissions for windfall sites where part of the site is Grade 3a or above and is in agricultural use<br>Area of Grade 3a or above agricultural land lost to agricultural use as a result of all development | <b>Growth Area 1:</b><br>Net new homes – 4,535<br>Travelling Showpeople Plots – 5<br>Mixed employment sqm - 9,000<br><b>Growth Area 2:</b><br>Net new homes – 7,520<br>Travelling Showpeople Plots -5<br>Gypsy and Traveller Pitches – 10<br>Mixed employment sqm – 76,946<br><b>Growth Area 3:</b><br>Net new homes – 5,357<br>Travelling Showpeople Plots – 18 | (5) Failure to deliver 28 net new Travelling Showpeople plots in accordance with the Local Plan Trajectory<br>(6) Failure to deliver 173,146 net new sqm of net new employment floorspace<br><br>(1) Growth Area 1 is not delivering net new homes, Travelling Showpeople plots, employment floorspace as set out in the Local Plan Trajectory<br>(2) Growth Area 2 is not delivering net new homes, Travelling Showpeople plots, Gypsy and Traveller Pitches and employment floorspace as set out in the Local Plan Trajectory<br>(3) Growth Area 3 is not delivering net new homes, Travelling Showpeople plots, Gypsy and Traveller Pitches and employment floorspace as set out in the Local Plan Trajectory<br>(4) Windfall allowance for years 1 – 5 in Local Plan Trajectory falls below 198 dwellings in any given year | review of the Local Plan set out in Policy S13<br><br>(1, 2 & 3) Consider the reasons for any imbalance in delivery compared to the targets and whether there are any obstacles to delivery affecting sites and / or particular forms of development on particular sites in particular locations<br>(1, 2 & 3) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13<br>(4) Review the Windfall Allowance from 2022<br>(1 - 5) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13 |

### 3 - Key Consequential Changes

| Local Plan Policy | Strategic Priority | Key Indicators | Target (if applicable)                                                                                                                                               | Trigger for action | Contingency/Action |
|-------------------|--------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|
|                   |                    |                | Gypsy and Traveller Pitches - 20<br>Mixed employment sqm – 87,200<br><b>Growth Areas 1 – 3:</b><br>Windfall Allowance<br>20287-2041 – <u>2,362</u> <del>42,373</del> |                    |                    |



### Draft Policies Map

**3.60** The following inset maps show the additional site allocations on the Pre-Submission Draft Policies Map and any consequential mapping changes. You can comment in full on:

- The 'New Housing Site' boundaries shown in an orange wash
- The 'Proposed Employment Area' boundary shown in a dark purple wash for SGS9a
- Amended 'Defined Settlement Boundaries' shown as a red line for additional sites GS9b, GS9c, GS14b, SGS11c, SGS17c, SGS17d, GS17e, SGS20, GS21a and GS21b
- Amended 'Chelmsford and South Woodham Ferrers Urban Areas' shown as a black line for additional sites SGS18a and SGS19
- Amended 'Boundary of Site Allocations' shown as a black arrowed line for GS14b
- Amended 'Existing Employment Area' shown as a light purple wash for site SGS1dd
- Amended 'Existing School, Further/Higher Education Establishments' shown as a purple hatch for SGS20
- Amended 'Specialist Residential Accommodation' shown as a 'S' symbol for sites GS9b and GS9c
- Tracked changes to the Legend.

**3.61** You cannot comment on any other Draft Policies Map notations such as open space and Conservation Areas as these are unchanged from the Pre-Submission Draft Policies Map. All responses made to the previous Pre-Submission consultation will also be submitted for examination. A schedule of Policy Map numbers from the previous Pre-Submission Local Plan with the corresponding map insets in this document is given in Appendix 2.

**3.62** The 'Designated Neighbourhood Plan' areas illustrative map referenced on the insets can be found in the Pre-Submission Local Plan.



## Chelmsford Local Plan

### Legend for Draft Policies Map November February 2025 (Additional Sites Consultation)

Relevant Key Policy References are shown in brackets

|  |                                                                                   |  |                                                                                                                         |
|--|-----------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------|
|  | Chelmsford City Council Area                                                      |  | Country Park*                                                                                                           |
|  | Inset                                                                             |  | Proposed Country Park (SGS3, SGS8, SGS16a)                                                                              |
|  | Chelmsford and South Woodham Ferrers Urban Areas (S7)                             |  | Land Allocated for Future Recreation Use and/or SUDS and/or Biodiversity (S4, SGS2, SGS3c, SGS7a, GS11b, SGS16a, GS17b) |
|  | Chelmsford City Centre (S1, S8, S12, S17, DM5)                                    |  | Open Space (S11, DM21)                                                                                                  |
|  | South Woodham Ferrers Town Centre (S12, DM5)                                      |  | New Railway Station (S8)                                                                                                |
|  | Defined Settlement Boundary (S7, DM2)                                             |  | Railway Station Access Road (S8)                                                                                        |
|  | Area for the former Runwell Hospital Major Developed Site                         |  | Radial Distributor Road (RDR1) (S9)                                                                                     |
|  | Boundary of Site Allocations 2, 3a, 3c, 6, 7a, 11b, 14b, 16a and 17b              |  | Proposed Northern RDR Detailed Design with New Garden Community Masterplan Area (S9, SGS8)                              |
|  | New Housing Site (S7 and Relevant Growth Site or Strategic Growth Site Policies)+ |  | Proposed Link Road (SGS3a)                                                                                              |
|  | New Garden Community for Major Housing and Employment Development (SGS8, SGS16a)  |  | Route Capacity Improvement (S9, SGS10)                                                                                  |
|  | S Specialist Residential Accommodation (SGS7b, SGS8b, SGS9c, GS12)                |  | Proposed Cycle Route*                                                                                                   |
|  | TSP New Travelling Showpeople Site (SGS7a)                                        |  | Proposed Bridge (S9, SGS1a, SGS1w, SGS3a, SGS8, SGS16a)                                                                 |
|  | Proposed Employment Area (S6, S7, S8, SGS9a, SGS8, SGS16a, SGS16b, SGS3b, DM4)    |  | Existing Park and Ride                                                                                                  |
|  | Existing Employment Area (S8, DM4)                                                |  | Area Considered for additional Park and Ride Facilities (S9)                                                            |
|  | Rural Employment Area (S8, DM4)                                                   |  | Proposed Chelmsford North East Bypass - Detailed Design within Masterplan Area (S9, SGS6)*                              |
|  | Proposed Rural Employment Area (SGS15, S8, S8, DM4)                               |  | Proposed Chelmsford North East Bypass - Safeguarded Corridor (S8, SGS6)*                                                |
|  | Green Belt (S11, DM6, DM9, DM10, DM11, DM12)                                      |  | Route Based Strategy (S9)                                                                                               |
|  | Special Area of Conservation (SAC) (S4, S9, DM16)*                                |  | Strategic Trunk Route                                                                                                   |
|  | Special Protection Area and Ramsar Site (S4, S9, DM16)*                           |  | Strategic Non-Trunk Route                                                                                               |
|  | Marine Conservation Zone (S2)*                                                    |  | Regional Route                                                                                                          |
|  | Site of Special Scientific Interest (SSSI) (S4, DM16)*                            |  | Location for Primary School                                                                                             |
|  | Scheduled Monument (S3, DM13)*                                                    |  | Existing School, Further / Higher Education Establishment (DM22)                                                        |
|  | Registered Park and Garden of Special Historic Interest (S3, DM13)*               |  | Primary Shopping Area (S12, DM5)                                                                                        |
|  | Local Nature Reserve (S4, DM16)*                                                  |  | Principal Neighbourhood Centre (S12, DM5)                                                                               |
|  | Local Wildlife Site (LoWS) (S4, DM16)                                             |  | Local Neighbourhood Centres (S12, DM5)                                                                                  |
|  | EWT Essex Wildlife Trust Nature Reserve (S4, DM16)*                               |  | SPA Special Policy Area (S7, SPA1-SPA6)                                                                                 |
|  | Green Wedge (S11, DM7, DM9, DM10, DM11, DM12)                                     |  | Hazardous Substance Site Safeguarding Zone (DM30)*                                                                      |
|  | Protected Lane (S3, DM14)                                                         |  | Flood Zone 2 (S2, DM18)*                                                                                                |
|  | Conservation Area (S3, DM13)                                                      |  | Flood Zone 3 (S2, DM18)*                                                                                                |
|  | Area for Conservation/Strategic Landscape Enhancement (SGS7a, SGS16a)             |  |                                                                                                                         |

+New Housing Site  
Please note that site policies are abbreviated to the site number

\*These notations are designated by third parties not Chelmsford City Council and are subject to change

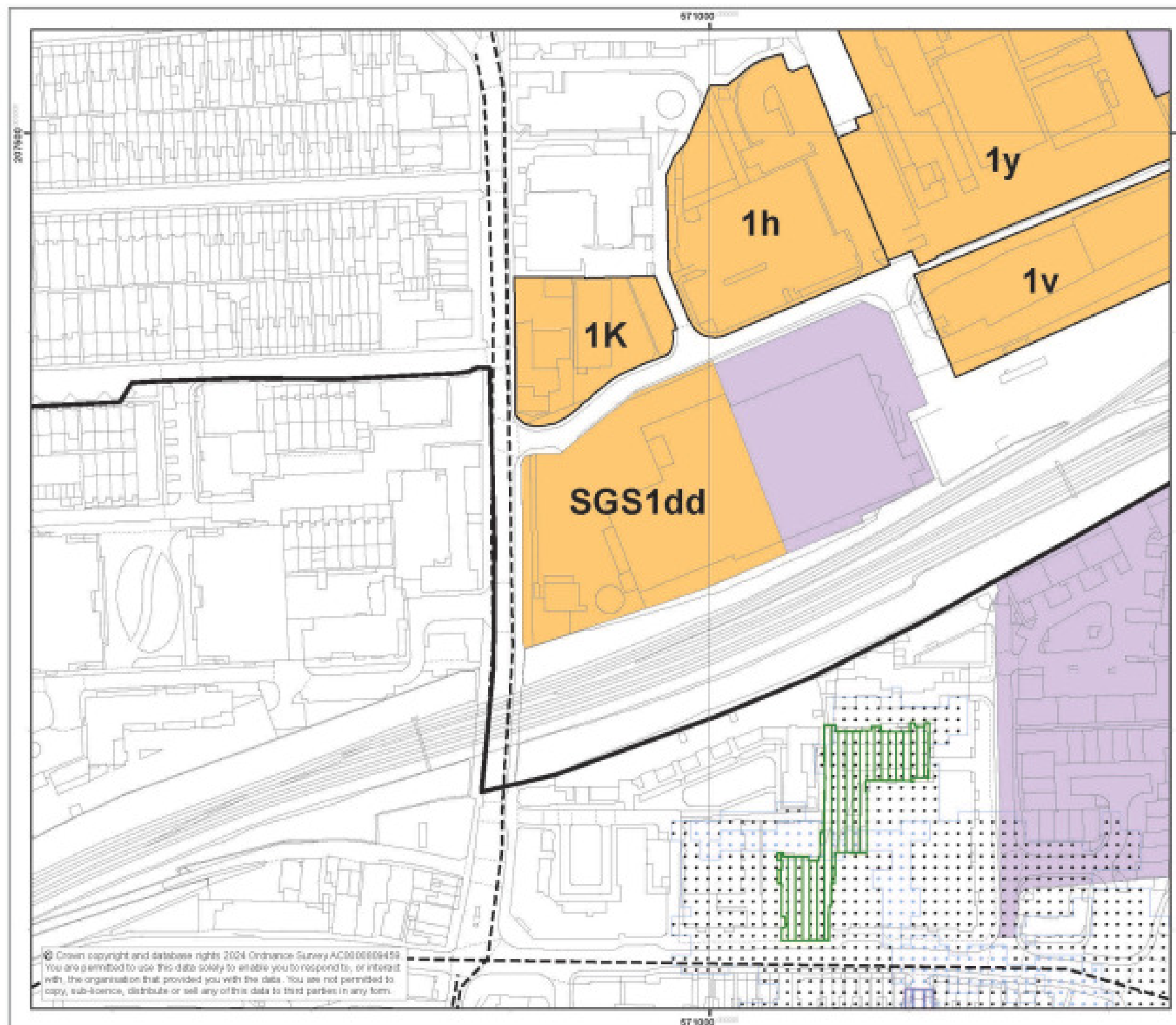
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Map : SGS1dd



**SGS1dd** Former Kay-Metzler  
Premises, Chelmsford

This map is an extract of the Draft Policies Map February 2025 which shows the spatial definition of policies and Policy Areas proposed in the Review of the Local Plan Pre-Submission (Regulation 19) Consultation Document February 2025 with the changes proposed in the Additional Sites (Regulation 19) Document (November 2025) overlaid on it.

#### Important Note

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The Draft Policies Map shows the Minerals Safeguarded Areas from the adopted Essex Minerals Local Plan (2014) which will be subject to periodic updates by Essex County Council. For further details please visit their website at: [www.essex.gov.uk](http://www.essex.gov.uk)

Neighbourhood Plans have been 'made' (approved) or are currently under preparation within the area covered by the Draft Policies Map. Designated Neighbourhood Plan areas are shown on a separate illustrative map.



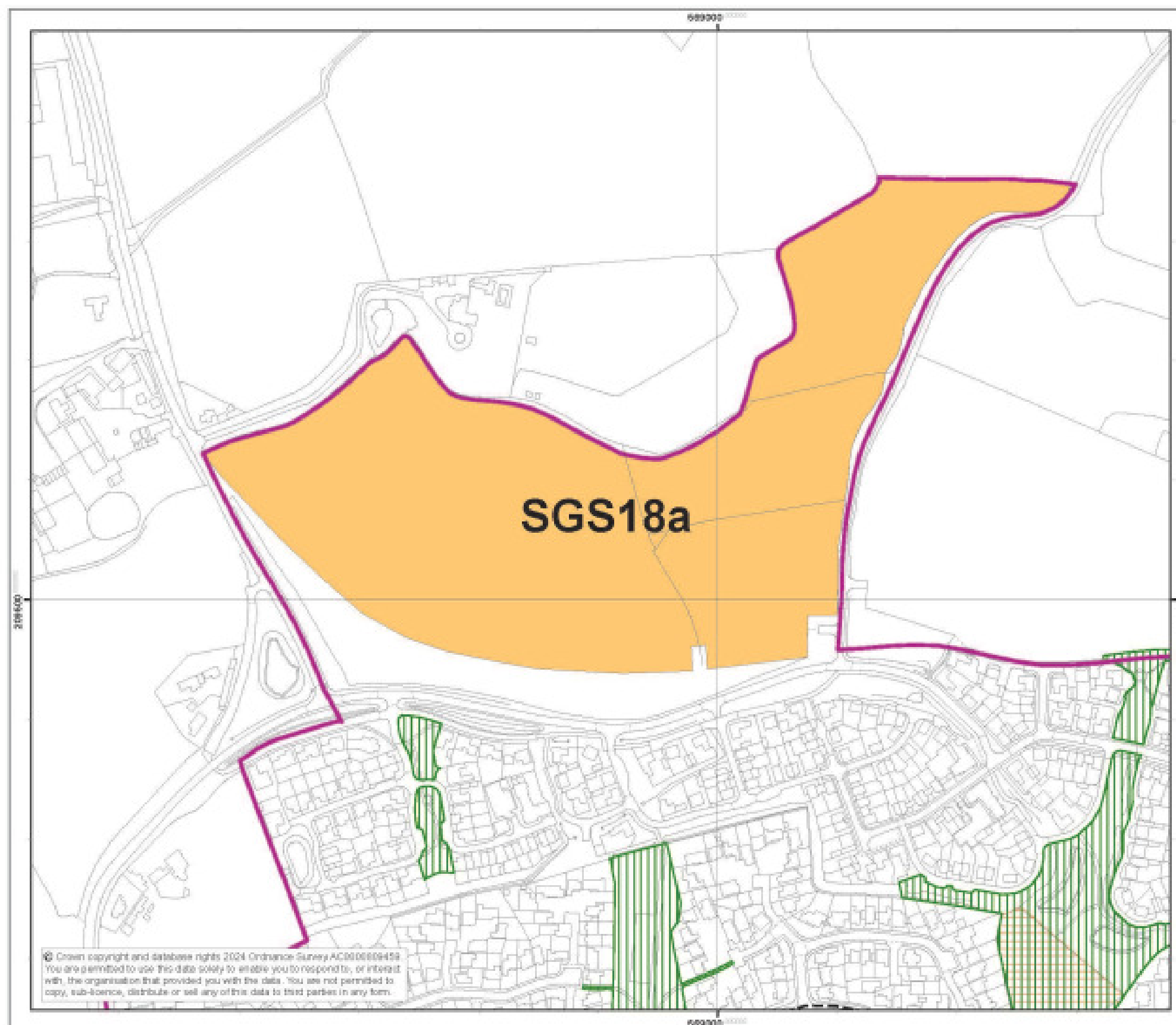
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Map : SGS18a



## Chelmsford Local Plan

Additional Sites (Regulation 19)  
Consultation Document November 2025 -  
Additional Site Map

SGS18a

### Land North West of Chelmsford

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0 50 100 Metres



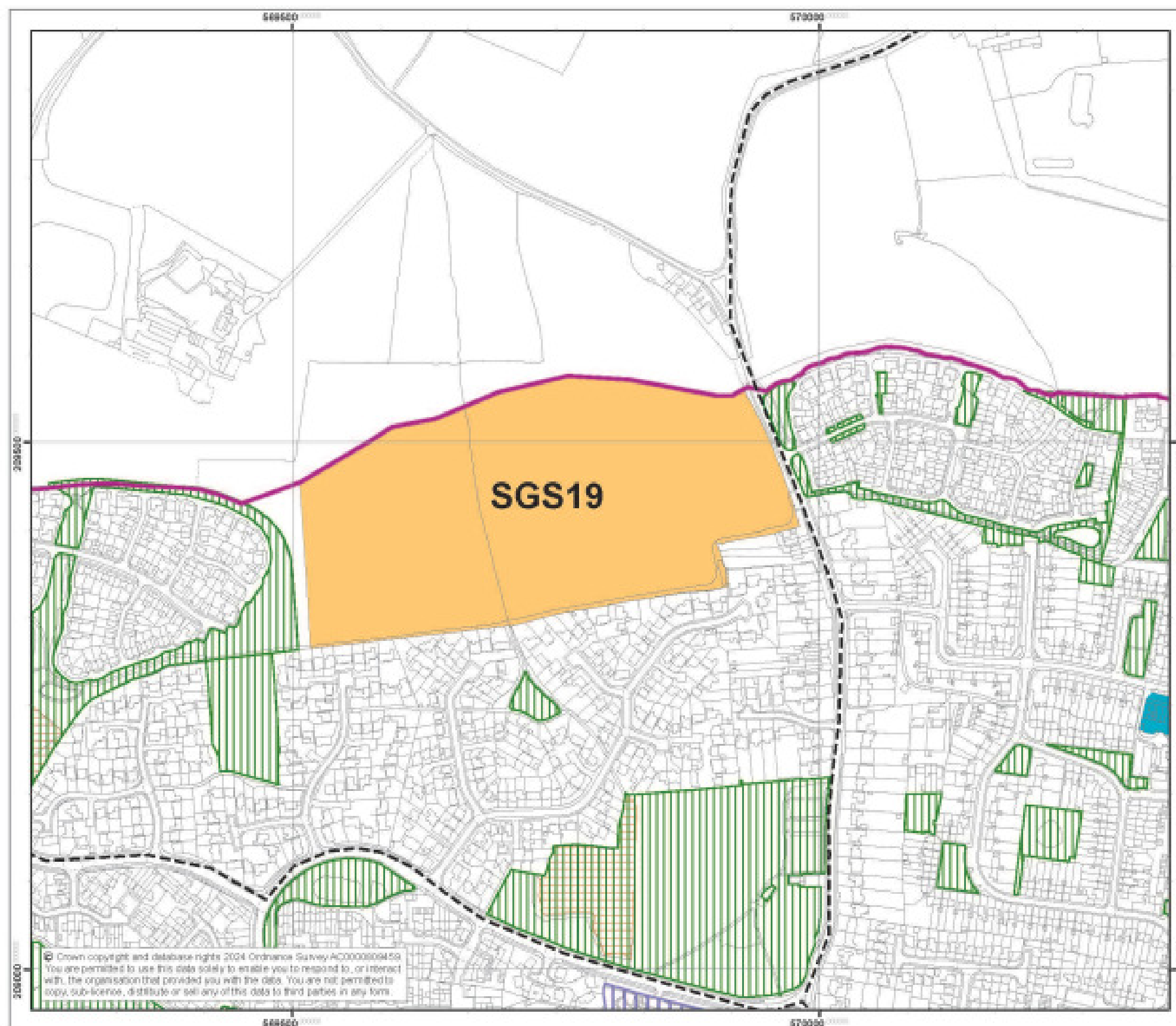
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Map : SGS19



## Chelmsford Local Plan

Additional Sites (Regulation 19)  
Consultation Document November 2025 -  
Additional Site Map

**SGS19**

**Land West of  
Patching Hall Lane  
Chelmsford**

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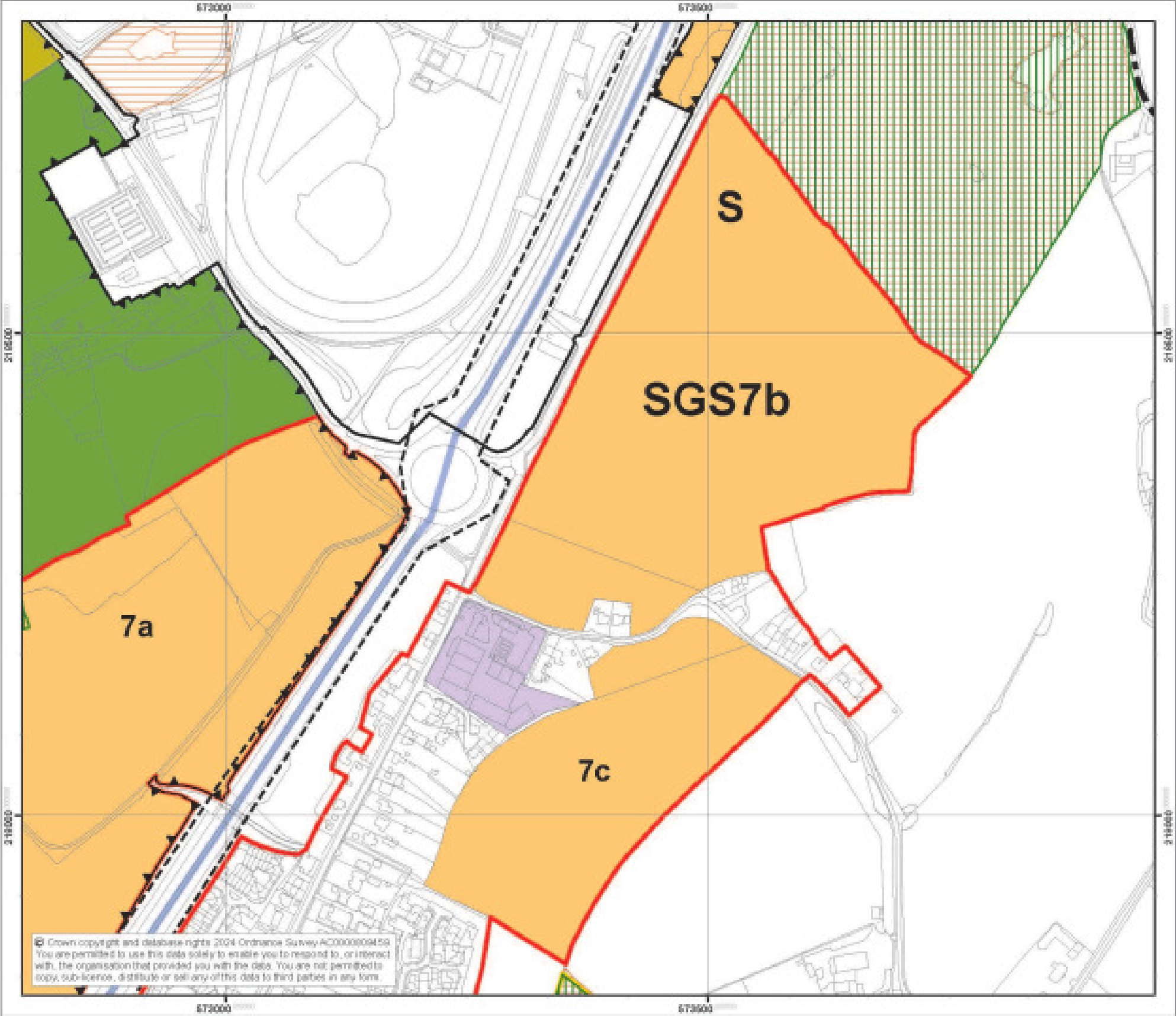
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Map : SGS7b



**SGS7b** **Great Leighs**

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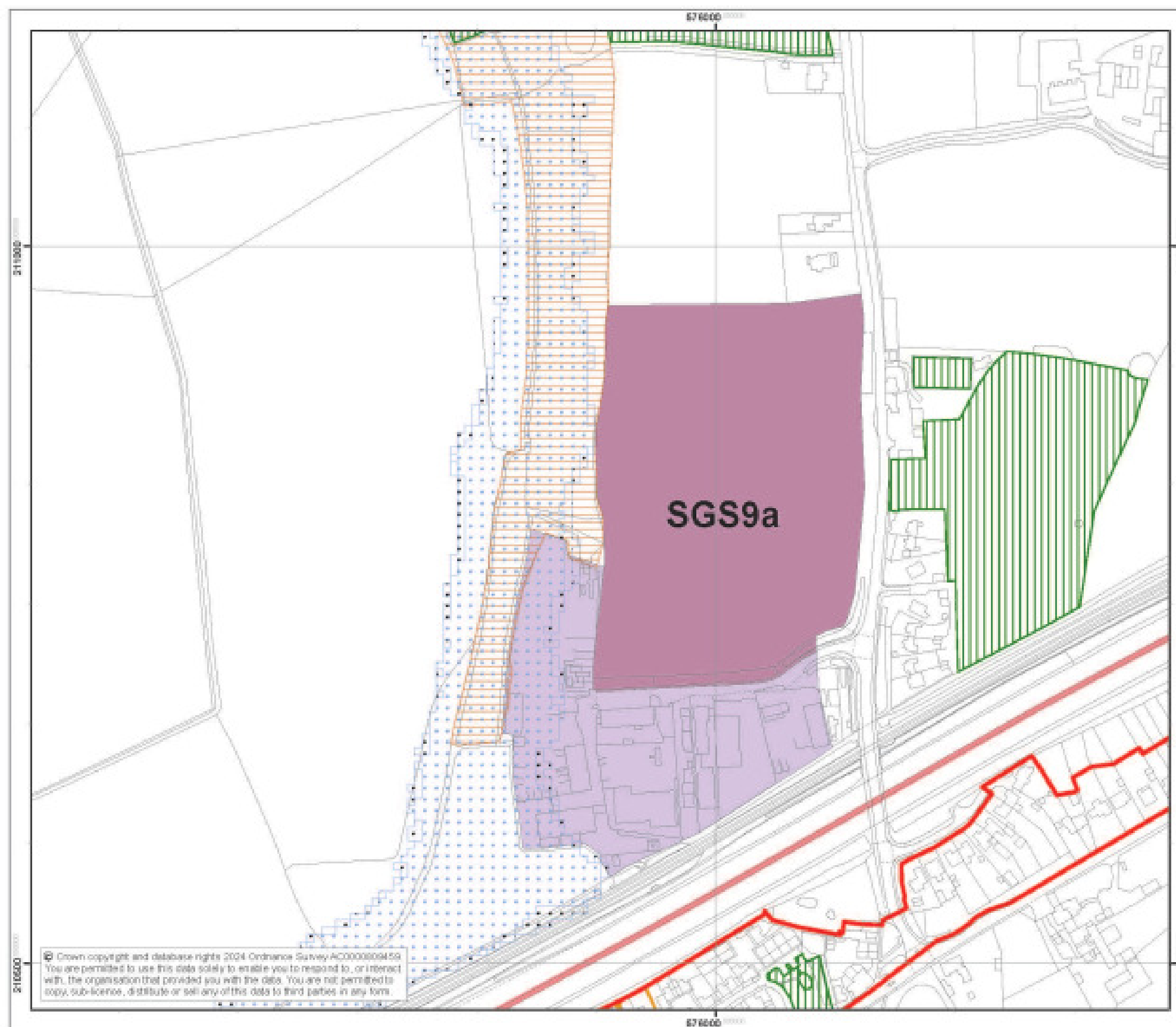
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Map : SGS9a



## Chelmsford Local Plan

Additional Sites (Regulation 19)  
Consultation Document November 2025 -  
Additional Site Map

SGS9a

**Waltham Road  
Employment Area  
Boreham**

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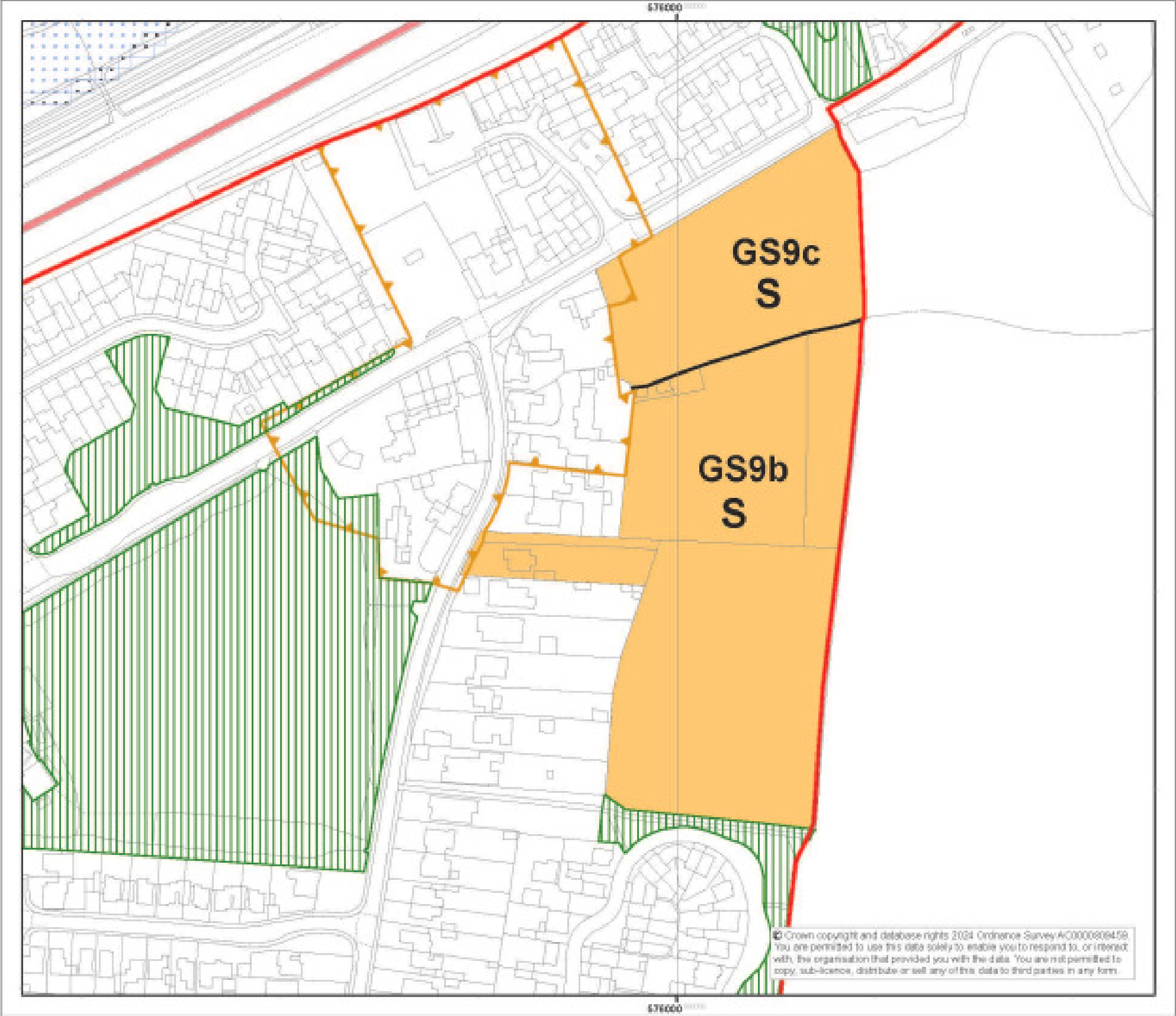
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Map : GS9b and GS9c



**GS9b  
GS9c**

**Boreham**

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Map : GS14b



## Chelmsford Local Plan

Additional Sites (Regulation 19)  
Consultation Document November 2025 -  
Additional Site Map

GS14b

Ford End

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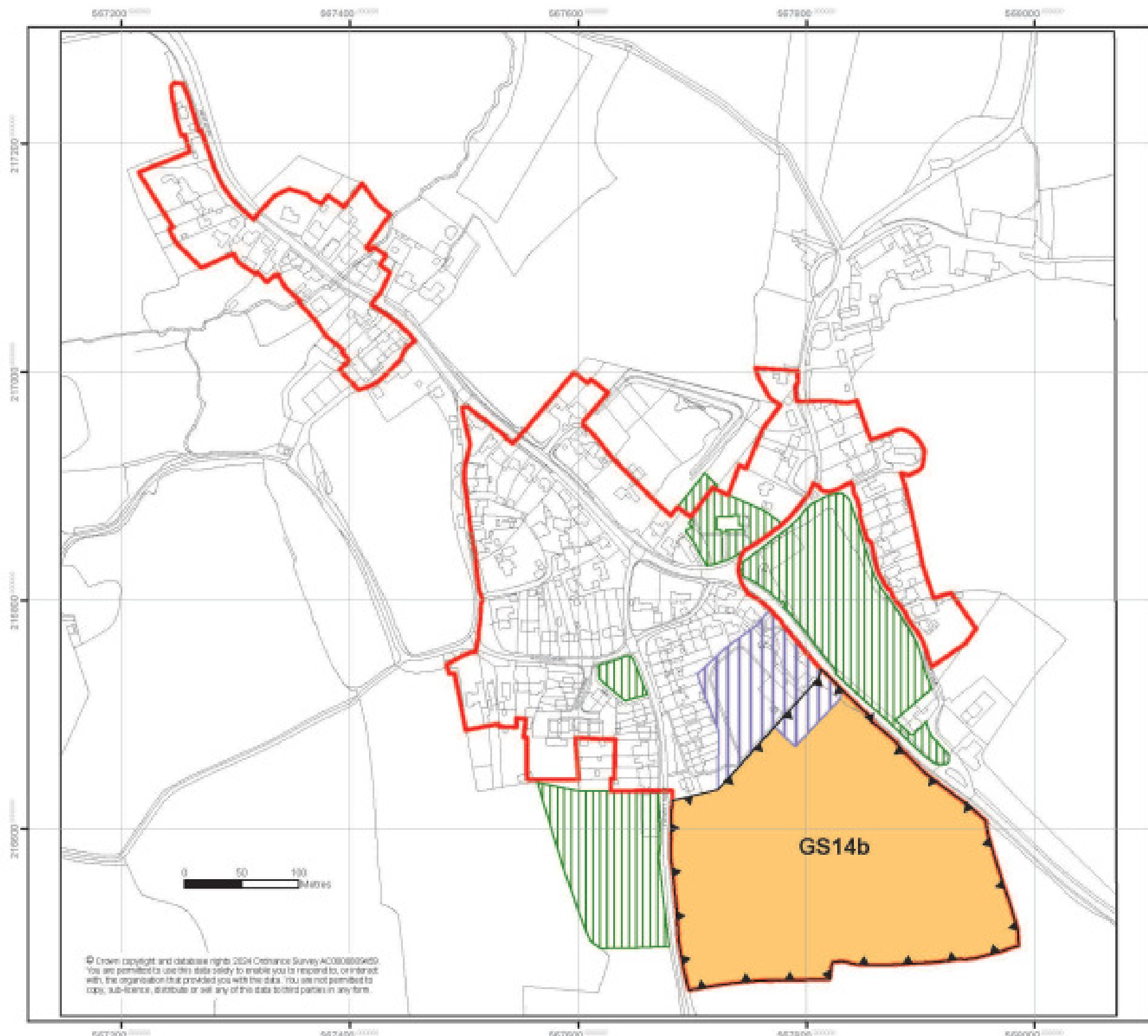
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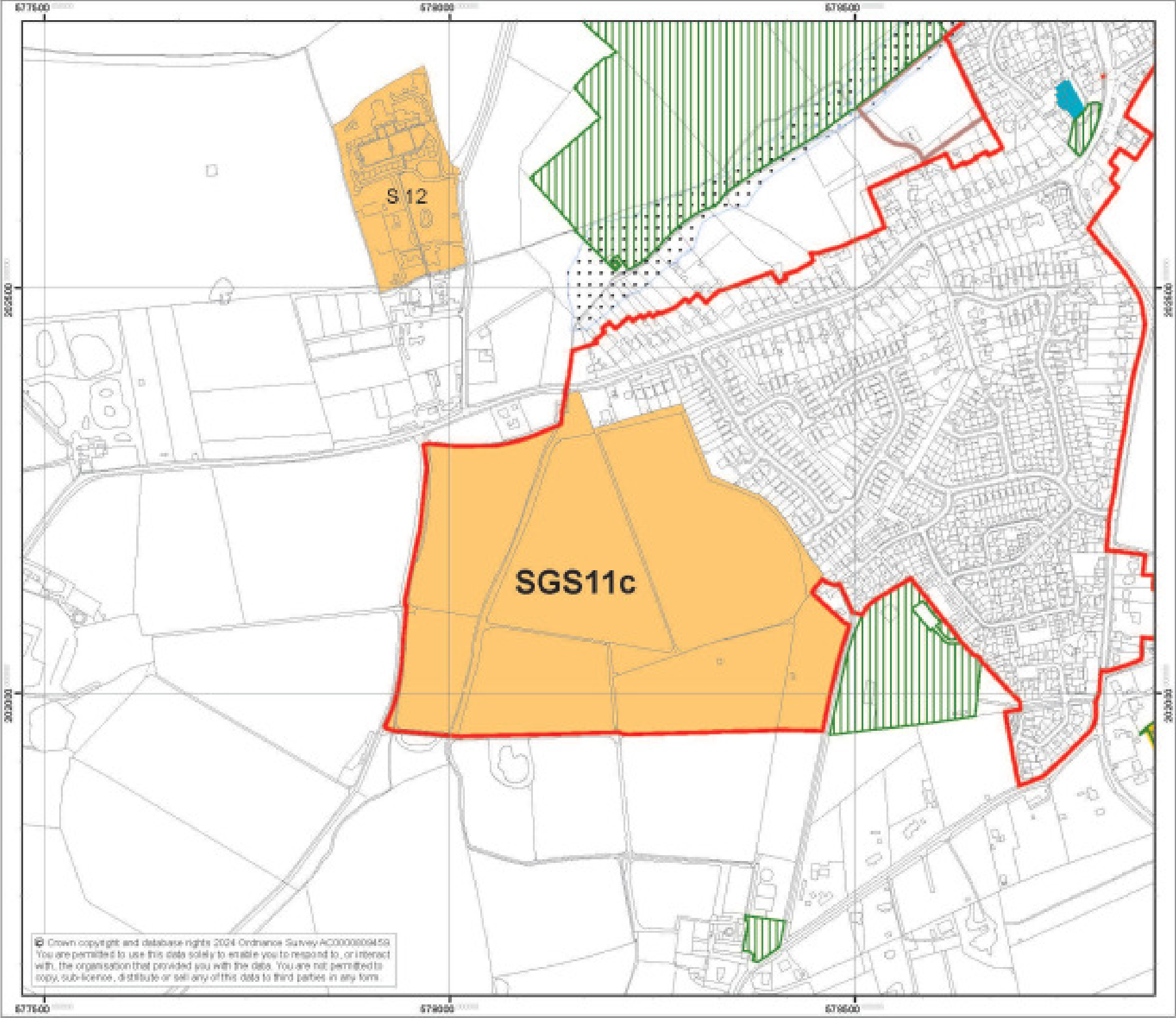
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Map : SGS11c



 **Chelmsford  
Local Plan**  
Additional Sites (Regulation 19)  
Consultation Document November 2025 -  
Additional Site Map

**SGS11c** **Bicknacre**

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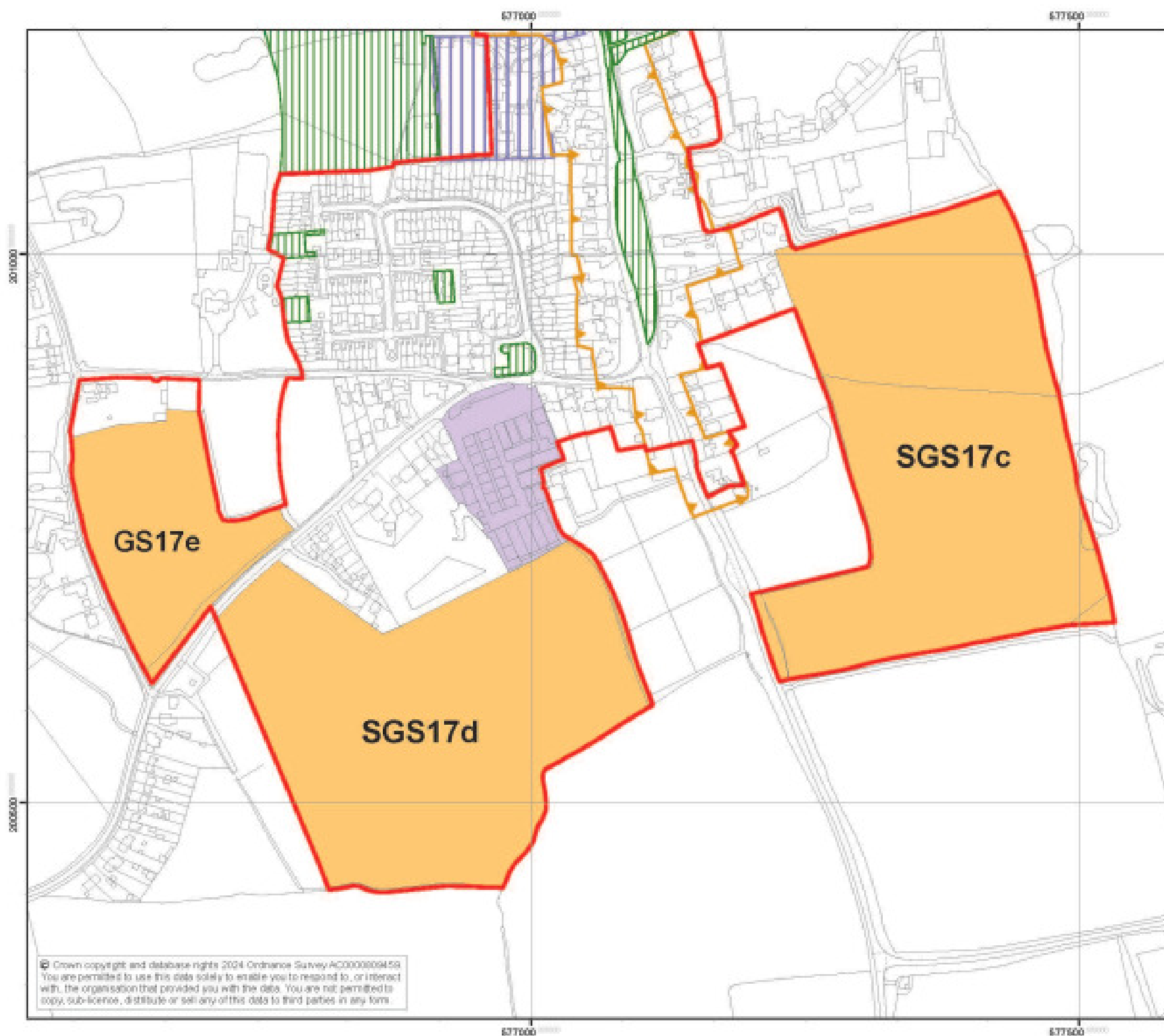
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Map : SGS17c, SGS17d and GS17e



**SGS17c  
SGS17d  
GS17e**

**East  
Hanningfield**

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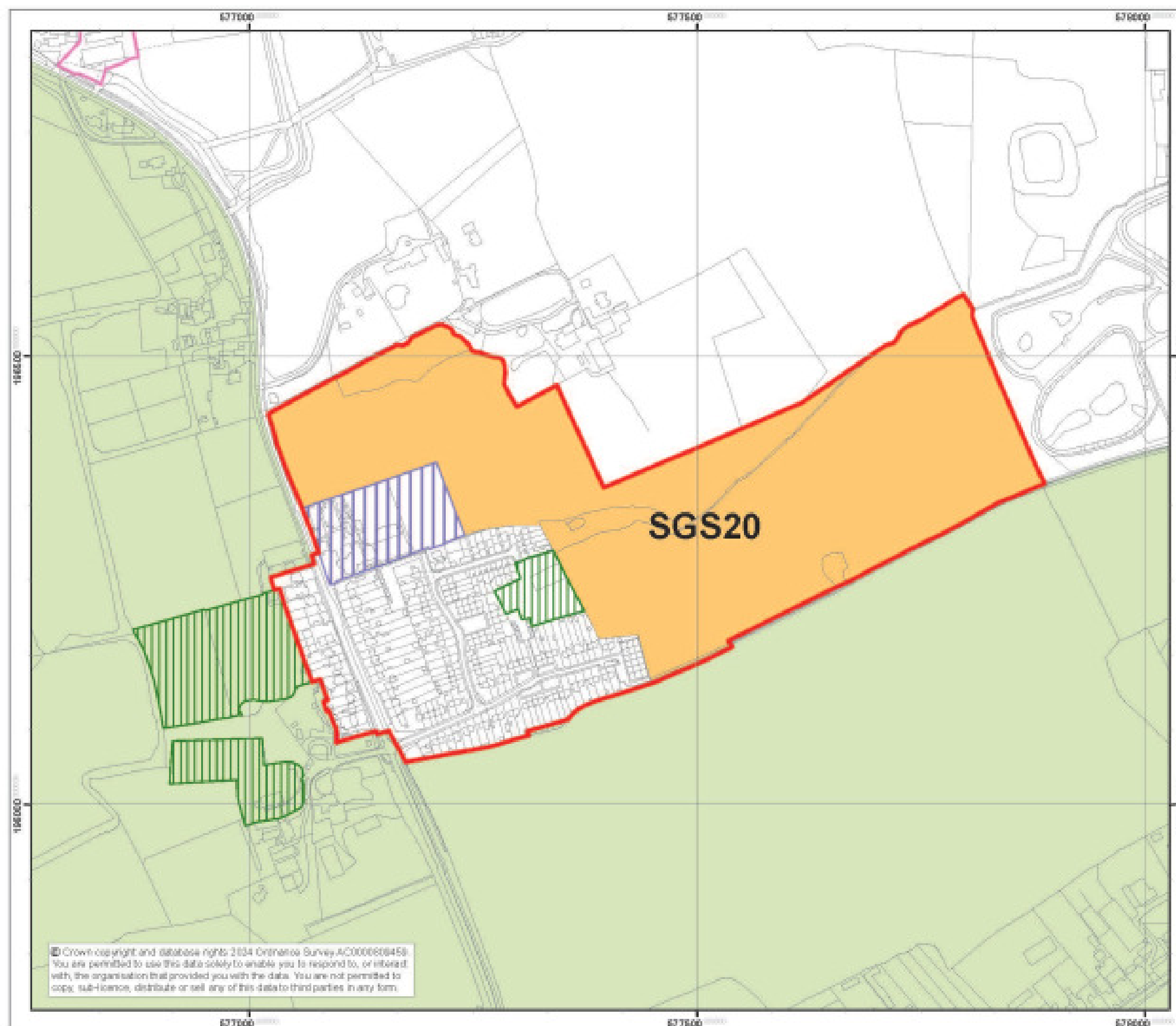
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Map : SGS20



### SGS20 Rettendon Place

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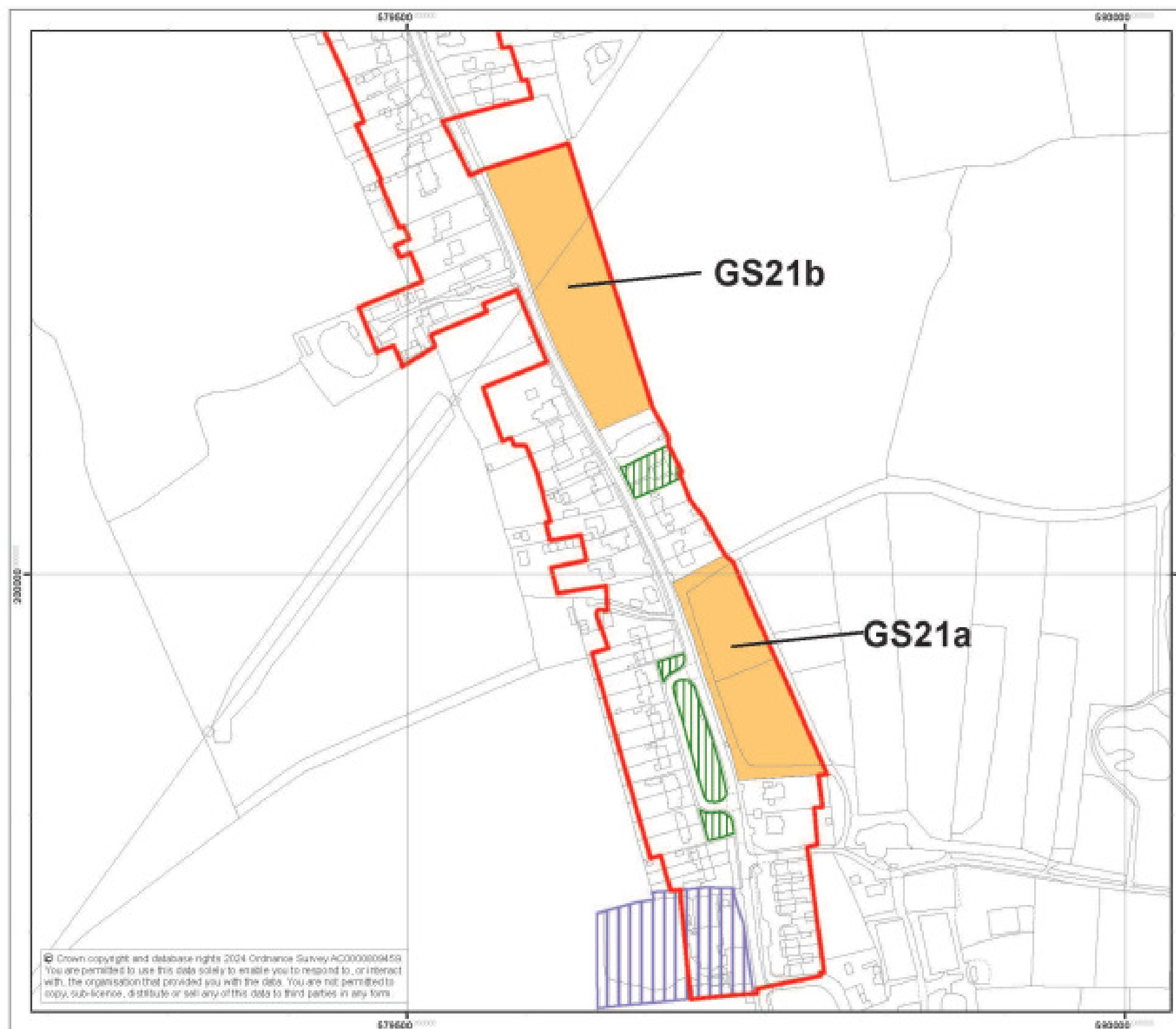
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Map : GS21a and GS21b



## Chelmsford Local Plan

Additional Sites (Regulation 19)  
Consultation Document November 2025 -  
Additional Site Map

GS21a  
GS21b

### Woodham Ferrers

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0 50 100 Metres

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### Development Trajectory

**4.1** You can comment on the [Additional Sites Housing Site Schedule](#). For the expanded sites, only the additional dwellings are shown on the Additional Housing Sites Development Trajectory, with the balance already included in the August 2025 Housing Site Schedule.

**4.2** You cannot comment on the Development Trajectories in the Pre-Submission Local Plan, as these were consulted on previously. All responses made to the previous Pre-Submission consultation will also be submitted for examination.



Additional Sites Housing Site Schedule

|                                                                   |            |                         |                          |                |                  | Year 1 25/26 |            | Year 2 26/27 |            | Year 3 27/28 |            | Year 4 28/29 |            | Year 5 29/30 |            | Year 6 2030/31 |            | Years 2031/32 - 2035/36 |     | Years 2036/37 - 2040/41 |  | Post 2041 |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------|------------|-------------------------|--------------------------|----------------|------------------|--------------|------------|--------------|------------|--------------|------------|--------------|------------|--------------|------------|----------------|------------|-------------------------|-----|-------------------------|--|-----------|--|--|--|--|--|--|--|--|--|--|
| Site Address                                                      | Allocation | SHELAA/UCS Reference    | Estimated Total Capacity | No of which AH | Small Site (Y/N) | Market       | Affordable | Market       | Affordable | Market       | Affordable | Market       | Affordable | Market       | Affordable | Market         | Affordable |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
|                                                                   |            |                         |                          |                |                  |              |            |              |            |              |            |              |            |              |            |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| Local Plan Sites                                                  |            |                         |                          |                |                  |              |            |              |            |              |            |              |            |              |            |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| Growth Area 1 - Central and Urban Chelmsford                      |            |                         |                          |                |                  |              |            |              |            |              |            |              |            |              |            |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| Land at Former Kay-Metzeler Premises, Brook Street                | SGS1dd     | 21SHELAA18              | 100                      | 35             | Y                |              |            |              |            |              |            | 33           | 17         | 32           | 18         |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| Land North West of Chelmsford (North of Hollow Lane)              | SGS18a     | CFS182/18SLAA9          | 100                      | 35             | N                |              |            |              |            |              |            | 33           | 17         | 32           | 18         |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| Land West of Patching Hall Lane                                   | SGS19      | 21SHELAA100             | 200                      | 70             | N                |              |            |              |            |              |            | 33           | 17         | 32           | 18         | 32             | 18         | 50                      |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| SUBTOTAL                                                          |            |                         |                          |                |                  | 0            | 0          | 0            | 0          | 0            | 0          | 99           | 51         | 96           | 54         | 32             | 18         | 50                      | 0   | 0                       |  |           |  |  |  |  |  |  |  |  |  |  |
| Growth Area 2 - North Chelmsford                                  |            |                         |                          |                |                  |              |            |              |            |              |            |              |            |              |            |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| Great Leighs - Land East of London Road                           | SGS7b      | 21SHEELA70              | 140                      | 49             | N                |              |            |              |            | 26           | 14         | 33           | 17         | 32           | 18         |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| Land to the East of 118 to 124 Plantation Road, Boreham           | GS9b       | 21SHELAA78 / 21SHELAA64 | 60                       | 21             | N                |              |            |              |            |              |            | 20           | 10         | 19           | 11         |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| South of Main Road and Dukes Wood Close, Boreham                  | GS9c       |                         | 22                       | 8              | Y                |              |            |              |            |              |            | 14           | 8          |              |            |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| Land south of Ford End Primary School                             | SGS14b     | CFS216                  | 55                       | 20             | N                |              |            |              |            |              |            |              |            | 35           | 20         |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| SUBTOTAL                                                          |            |                         |                          |                |                  | 0            | 0          | 0            | 0          | 26           | 14         | 67           | 35         | 86           | 49         | 0              | 0          | 0                       | 0   | 0                       |  |           |  |  |  |  |  |  |  |  |  |  |
| Growth Area 3 - South and East Chelmsford                         |            |                         |                          |                |                  |              |            |              |            |              |            |              |            |              |            |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| Land west of Barbrook Way, Bicknacre                              | SGS11c     | CFS158                  | 230                      | 81             | N                |              |            |              |            | 26           | 14         | 26           | 14         | 26           | 14         | 26             | 14         | 70                      |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| Land South of Rough Hill Complex, The Tye, East Hanningfield      | SGS17c     | 15SLAA48                | 115                      | 41             | N                |              |            |              |            |              |            | 33           | 17         | 32           | 18         | 9              | 6          |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| Land South and South East of East Hanningfield Village            | SGS17d     | CFS130                  | 150                      | 53             | N                |              |            |              |            |              |            | 33           | 17         | 32           | 18         | 32             | 18         |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| Land South of Windmill Farm, Back Lane, East Hanningfield         | GS17e      | 17SLAA7                 | 40                       | 14             | N                |              |            |              |            | 26           | 14         |              |            |              |            |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| Land to East and North of Rettendon Place                         | SGS20      | 15SLAA40 / CFS232       | 350                      | 123            | N                |              |            |              |            |              |            | 33           | 17         | 32           | 18         | 48             | 27         | 175                     |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| Land North of Old Rectory Lodge, Main Road, South Woodham Ferrers | GS21a      | 24SHELAA9               | 15                       | 6              | Y                |              |            |              |            | 9            | 6          |              |            |              |            |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| Land North of Congregational Church, Main Road, Woodham Ferrers   | GS21b      | 24SHELAA10              | 15                       | 6              | N                |              |            |              |            | 9            | 6          |              |            |              |            |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| SUBTOTAL                                                          |            |                         |                          |                |                  | 0            | 0          | 0            | 0          | 70           | 40         | 125          | 65         | 122          | 68         | 115            | 65         | 245                     | 0   | 0                       |  |           |  |  |  |  |  |  |  |  |  |  |
|                                                                   |            |                         |                          |                |                  |              |            |              |            |              |            |              |            |              |            |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| Windfall Allowance                                                |            |                         |                          |                |                  |              |            |              |            |              |            | 149          |            | 131          |            | 192            |            | 915                     | 975 |                         |  |           |  |  |  |  |  |  |  |  |  |  |
| TOTAL                                                             |            |                         |                          |                |                  | 0            | 0          | 0            | 0          | 96           | 54         | 440          | 151        | 435          | 171        | 339            | 83         | 1210                    | 975 | 0                       |  |           |  |  |  |  |  |  |  |  |  |  |
|                                                                   |            |                         |                          |                |                  | 0            |            | 0            |            | 150          |            | 591          |            | 606          |            | 422            |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
|                                                                   |            |                         |                          |                |                  | 1347         |            |              |            |              |            |              |            |              |            |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |
|                                                                   |            |                         |                          |                |                  | 376          |            |              |            |              |            |              |            |              |            |                |            |                         |     |                         |  |           |  |  |  |  |  |  |  |  |  |  |



## A - Glossary

**Active Travel** - Making journeys in physically active ways - like walking, wheeling (using a wheelchair or mobility aid), cycling, or scooting.

**Affordable Housing** - Includes social rented, affordable rented and intermediate housing which is provided to specific eligible households whose housing needs are not met by the market housing on offer.

**Brownfield Land** - Land which is or has been previously developed e.g. a redundant factory, as opposed to greenfield land which has never been developed.

**Chelmsford Urban Area** - The main built-up part of Chelmsford, including the areas of Great Baddow and Springfield.

**Communities** - A group of people living in the same place or having a particular characteristic in common.

**Community Infrastructure Levy (CIL)** - A payment that is made to the Council by developers when development commences. The payment is used to fund infrastructure that is needed to serve development in the area. This can include new transport schemes, community facilities, schools, and green spaces.

**Conservation Areas** - Areas designated by the Council for their special architectural and historic interest.

**Defined Settlement Boundaries (DSB)** - These show the extent of villages across Chelmsford. They are a recognised policy tool used to contain a settlement and protect it from unplanned extension into the countryside. Within a settlement boundary, the principle of development is usually more acceptable, whereas development is more strictly controlled in the countryside outside the settlement boundary.

**Deliverability** - Factors and issues which affect the ability of development proposals to proceed as planned.

**Designated Heritage Asset** - A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development Consent Order** - a legal mechanism that grants permission for Nationally Significant Infrastructure Projects, such as major energy, water transport, and waste developments.

**Employment Land Review (ELR)** - Prepared to update the Council's understanding of the future needs for employment land across the City Council's administrative area, so that future Local Plan policies can be responsive to market change, key growth sectors and where appropriate ensure that employment land and premises are protected as appropriate.

**Evidence Base** - A range of information to help the preparation of the Local Plan. These include background studies, research, surveys and feedback documents.

**First Homes** - A specific type of discounted market sale housing which national planning policy states should account for a minimum 25% of affordable housing secured through planning obligations.



**Five-Year Housing Land Supply**- Ensuring that enough homes are provided and identify enough land to maintain a steady supply of housing over the plan period. This is commonly called maintaining a Five-Year Housing Land Supply.

**Garden Community/Garden City Principles**- Sites based around high standards of design and multifunctional green infrastructure, walkable neighbourhoods, integrated and sustainable transport systems with local employment, shopping and recreation facilities and delivered through a partnership approach, involving the local community and with a clear vision. The Garden City principles are an indivisible and interlocking framework for delivery, and include:

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.
- Community ownership of land and long-term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable.
- A wide range of local jobs in the Garden City within easy commuting distance of homes.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

The TCPA has produced an extensive set of policy and practical resources on Garden Cities, which can be found at [www.tcpa.org.uk/areas-of-work/garden-cities-and-new-towns/](http://www.tcpa.org.uk/areas-of-work/garden-cities-and-new-towns/)

**Green Belt** - A national planning policy designation to stop the uncontrolled growth of large cities and towns. The Green Belt can include both greenfield and brownfield sites in areas with both good and poor landscape value.

**Green Infrastructure (GI)** - A network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. GI includes parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens.

**Greenfield Sites** - Land that has not been previously developed. In the main, greenfield sites are outside existing built-up areas, but areas such as open spaces and residential gardens in built-up areas are considered greenfield regardless of where they are located.

**Green Wedge** - Land that the Council has designated as being important for nature conservation, recreation and access and can be either within or outside of the Green Belt. It follows the river valleys of River Can, Chelmer and Wid.

**Growth Sites** - Smaller sites to accommodate less than 100 houses.

**Habitat Regulations Assessment (HRA)**- An assessment as to whether the new Local Plan will adversely affect any designated European Habitat sites. This is incorporated in the Integrated Impact Assessment.

**Health Impact Assessment (HIA)**- Used to evaluate the potential health impacts of a plan, policy or new development, to maximise the positive impacts and minimise negative impacts to the physical and mental health of the local community.

**Heritage Asset** - A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

**Infrastructure** - Any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or wellbeing including (but not exclusively): footways, cycleways and highways, public transport, drainage, SuDs and flood protection, waste recycling facilities, education and childcare, healthcare, police, ambulance and fire & rescue facilities, sports, leisure and recreation facilities, community and social facilities live/work units and lifetime homes, broadband and facilities for specific sections of the community such as youth or the elderly.

**Infrastructure Delivery Plan (IDP)**- Part of the evidence base for the Local Plan. It assesses the infrastructure capacity and needs of Chelmsford and provides an overview of the way infrastructure is planned and the agencies involved in its delivery. It also looks at costs and likely funding mechanisms for infrastructure. It forms the basis for assessing contributions that would be sought to meet the needs of new development.

**Integrated Impact Assessment (IIA)**- A combined assessment of the sustainability, habitats, health and equality performance of the review plan.

**Key Service Settlements** - A group of larger settlements which provide a range of key services such as primary school, local employment opportunities, convenience shopping facilities, community facilities and good links by public transport to key destinations.

**Landscape Character Assessment**- Describes the main types of landscape in an area and gives advice about the management and planning of the landscape.

**Listed Building** - A building is listed, on the National Heritage List for England, when it is of special architectural or historic interest considered to be of national importance and therefore worth protecting.

**Local Development Scheme (LDS)**- A project plan and timetable for the preparation of the Local Development Framework or Local Plan. It can be updated and amended as necessary by the City Council.

**Local Plan** - A comprehensive document outlining the long-term vision for Chelmsford, identifying locations for delivering housing and other strategic development needs such as employment, retail, leisure, community and transport development.

**Local Wildlife Sites (LOWS)**- conservation designation identifying the most important wildlife habitats in the County.

**Market Housing** - Includes private rented housing and sale where prices are set in the open market.

**Masterplans** - set a vision and implementation strategy for a development. They may include the scale and layout of development, mix of uses, transport and green infrastructure.

**Mineral Consultation Area** – these are defined to ensure that the Mineral Planning Authority is aware of and involved in the determination of development proposals which may impact upon identified minerals resources to ensure that the resources are not unnecessarily sterilised.

**Mineral Safeguarding Area** - An area of land overlying or in the immediate vicinity of a mineral resource that is defined on a map and is recognised through policy as an area that needs consideration if a non-mineral development is submitted for determination.

**Modal Shift** - A modal shift (or modal share) is the movement from use of the private car to more active and sustainable modes of travel.

**National Planning Policy Framework (NPPF)** - Sets out the Government's national planning requirements, policies and objectives. It replaces much of the national advice previously contained within Planning Policy Statements, Planning Policy Guidance and Circulars. The NPPF is a material consideration in the preparation of Local Development Documents and when considering planning applications.

**National Planning Practice Guidance (PPG)** - Additional Government planning policy guidance containing over 40 categories including Local Plans, Neighbourhood Planning and Duty to Co-operate.

**Non-Designated Heritage Asset**- Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not statutorily recognised (i.e. they are not listed, not within a Conservation Area and not part of a Scheduled Monument).

**Policies Map** - An Ordnance Survey based map showing where policies and designations within the Local Plan apply.

**Public Realm** - Any publicly-owned streets, pathways, rights of way, parks, publicly accessible open spaces and any public and civic building and facilities. The quality of our public realm is vital if we are to be successful in creating environments that people want to live, work and study in.

**Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)** - A strategy and partnership in Essex which sets out a long-term strategic approach to lessen the impact of local housing development on protected birds along the Essex coast.

**Scheduled Monument** - A historic building or site of national importance and registered on the National Heritage List for England.

**Sequential and Exception Tests**- The Sequential Test compares a proposed site with other available sites. Its aim is to steer new development to areas with the lowest risk of flooding. The Exception Test is designed to allow appropriate and safe development to proceed in scenarios where the Sequential Test has been passed, i.e. where it has been shown that suitable sites at lower risk of flooding are not available.

**Service Settlements** - A category of settlements which have more limited services than Key Service Settlements. They typically have primary schools, but do not have the range of other services and facilities that are found at the Key Service Settlement.



**Site Brief** - provides guidance on how development can be carried out in accordance with policies and requirements of the Local Plan including density, parking, dwelling mix and open space.

**South Woodham Ferrers Urban Area**- The main built-up part of South Woodham Ferrers.

**Spatial Strategy** - It sets out the amount and location of new development, and how places will change and be shaped throughout the Plan period and beyond.

**Standard Method** - The national standard method uses a formula that incorporates a baseline of local housing stock which is then adjusted upwards to reflect local affordability to identify the minimum number of homes expected to be planned for.

**Strategic Flood Risk Assessment (SFRA)**- Provides an overview of flood risk from all sources within a defined area and provides general guidance on flood risk and issues associated with flooding for the area being studied.

**Strategic Growth Sites** - Large sites to accommodate 100 or more houses.

**Strategic Housing and Employment Land Availability Assessment (SHELAA)** - A technical assessment of sites, land and buildings that may have the potential for future development (housing, employment, community etc.). The SHELAA does not allocate new development as this is a matter for the City Council to decide through the Local Plan and/or through the planning application process.

**Sustainability Appraisal/Strategic Environmental Assessment (SEA)** - Assessment of the social, economic, and environmental impacts of the policies and proposals contained within a development plan document. This is contained with the Integrated Impact Assessment.

**Sustainable Development** - Commonly defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Sustainable Drainage Systems (SuDS)**- A natural approach to managing drainage by slowing down and reducing the quantity of surface water runoff from a developed area to manage downstream flood risk and reducing the risk of the runoff causing flooding.

**Sustainable Transport/Travel**- Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

**Transitional Arrangements** - The National Planning Policy Framework (NPPF) published on 12 December 2024 sets out a new plan-making process. It also provides transitional arrangements for Councils that are well advanced with plan preparation under the previous system. The content and timetable of the Pre-Submission Local Plan can comply with these transitional arrangements. Therefore, the review of Chelmsford's Local Plan is proceeding using the transitional arrangements.

**Use Classes** - The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Planning permission is generally required to change from one use class to another, although there are some exceptions.

**Windfall Sites** - Sites not specifically identified in the Local Plan.

## B - Table of previous Pre-Submission (Regulation 19) Local Plan paragraph numbers

**B.1** The table below includes a schedule of paragraph, Figure, Table and Map reference numbers from the previous Local Plan Pre-Submission Local Plan consultation document and the corresponding paragraph, Figure, Table and Map reference numbers in this document. This relates to the following policies and parts of the Plan only:

- Strategic Policy S6 - Housing and Employment Requirements
- Strategic Policy S7 - The Spatial Strategy
- Draft Policies Map.

| Local Plan Pre-Submission (Regulation 19) consultation document paragraph, Figure, Table or Map number | Local Plan Focused Consultation Additional Sites (Regulation 19) paragraph, Figure, Table or Map number |
|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>Strategic Policy S6 - Housing and Employment Requirements</b>                                       |                                                                                                         |
| 6.2                                                                                                    | 3.6                                                                                                     |
| 6.3                                                                                                    | 3.7                                                                                                     |
| 6.4                                                                                                    | 3.8                                                                                                     |
| 6.5                                                                                                    | 3.9                                                                                                     |
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| 6.7                                                                                                    | 3.11                                                                                                    |
| 6.8                                                                                                    | 3.12                                                                                                    |
| 6.9                                                                                                    | 3.13                                                                                                    |
| Table 1 : Housing supply                                                                               | Table 3 : Housing supply                                                                                |
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| 6.18                                                                                                   | 3.22                                                                                                    |
| 6.19                                                                                                   | 3.23                                                                                                    |
| 6.20                                                                                                   | N/A                                                                                                     |
| <b>Strategic Policy S7 - The Spatial Strategy</b>                                                      |                                                                                                         |
| Figure 14 : Key Diagram                                                                                | Figure 2 : Key Diagram                                                                                  |
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| 6.22                                                                                                   | 3.25                                                                                                    |
| 6.23                                                                                                   | 3.26                                                                                                    |



## B - Table of previous Pre-Submission (Regulation 19) Local Plan paragraph numbers

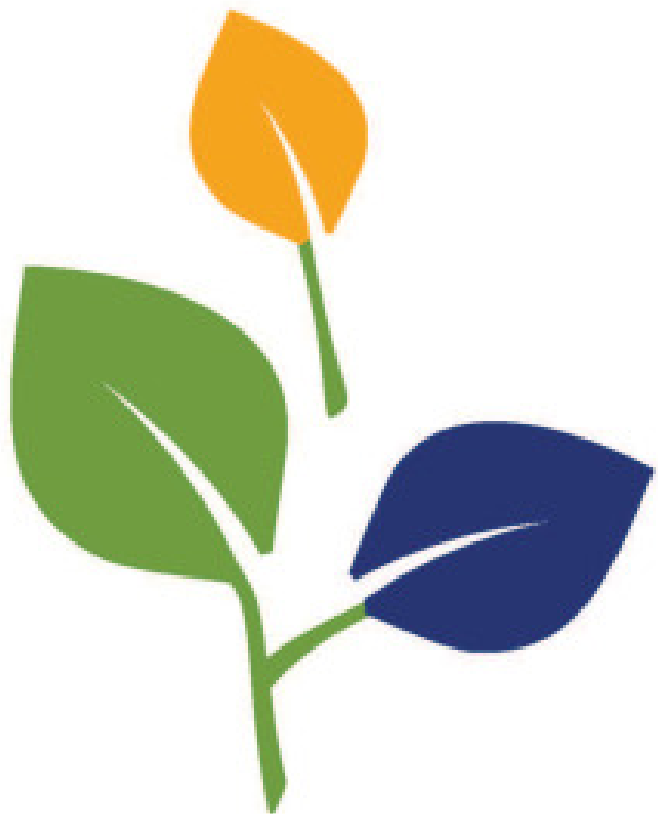
| <b>Local Plan Pre-Submission (Regulation 19) consultation document paragraph, Figure, Table or Map number</b> | <b>Local Plan Focused Consultation Additional Sites (Regulation 19) paragraph, Figure, Table or Map number</b> |
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## B - Table of previous Pre-Submission (Regulation 19) Local Plan paragraph numbers

| Local Plan Pre-Submission (Regulation 19) consultation document paragraph, Figure, Table or Map number | Local Plan Focused Consultation Additional Sites (Regulation 19) paragraph, Figure, Table or Map number |
|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>Draft Policies Map</b>                                                                              |                                                                                                         |
| Map 4 : Chelmsford City Centre                                                                         | Map : SGS1dd - Former Kay-Metzeler premises, Chelmsford                                                 |
| Map 3 : Chelmsford Urban Area                                                                          | Map : SGS18a - Land North West of Chelmsford                                                            |
| Map 3 : Chelmsford Urban Area                                                                          | Map : SGS19 - Land West of Patching Hall Lane, Chelmsford                                               |
| Map 18 : Great Leighs                                                                                  | Map SGS7b - Great Leighs                                                                                |
| Map 9 : Boreham and Map 3 : Chelmsford Urban Area                                                      | Map SGS9a - Waltham Road Employment Area, Boreham                                                       |
| Map 9 : Boreham                                                                                        | Map : GS9b and GS9c - Boreham                                                                           |
| Map 15 : Ford End                                                                                      | Map : GS14b - Ford End                                                                                  |
| Map 8 : Bicknacre                                                                                      | Map : SGS11c - Bicknacre                                                                                |
| Map 13 : East Hanningfield and Map 2 : Chelmsford South                                                | Map SGS17c, SGS17d, GS17e - East Hanningfield                                                           |
| Map 28 : Rettendon Place and Map 2 : Chelmsford South                                                  | Map : SGS20 - Rettendon Place                                                                           |
| Map 36 : Woodham Ferrers                                                                               | Map : GS21a and GS21b - Woodham Ferrers                                                                 |





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Document published by  
Spatial Planning Services  
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