

**SD005**



# Chelmsford Local Plan Schedule of Proposed Modifications

June 2026

*Our Planning Strategy 2025 to 2041*

## Schedule of Proposed Modifications to the Local Plan

The following Schedule sets out Chelmsford City Council’s (CCC) proposed modifications to the Local Plan following consideration of the Regulation 19 representations and has been prepared to support the Examination in Public. Any reference to paragraph and page numbers relate to the Pre-Submission (Regulation 19) Local Plan (February 2025) or Focused Consultation Additional Sites (Regulation 19) Document (November 2025). It is likely that further minor corrections will be made to the final version of the plan, including typographical corrections. This document has not been subject to public consultation.

Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
1	Various	None	Paragraphs 5.20 2.29 6.77 6.78 8.161 8.173 9.9 9.11 9.19 9.21 9.23 9.80 9.89 B.2 B.12 B.15 B.16 B.36 B.37	Replace references to ‘Making Places SPD’ or ‘Making Places Supplementary Planning Document’ with ‘Making Places <u>Implementation Guide</u> ’	To ensure the plan is up to date

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2	Various	None	Paragraphs: 8.172 8.173	Replace references to 'Solar Farm SPD' with ' <u>Solar Farm Implementation Guide</u> '	To ensure the plan is up to date
3	Various	Various		Replace references to April 2024 Housing Site Schedule with <u>April 2026 Housing Site Schedule</u>	To ensure the plan is up to date
4	19		Paragraph 1.42	<i>Amend paragraph:</i> The Marine Management Organisation (MMO) adopted its South East (Inshore) Marine Plan in June 2021. <del>It includes land to the south of South Woodham Ferrers.</del> The Marine Plan's jurisdiction overlaps with the Council's responsibilities (which <u>extend to mean low water</u> ). <u>The South East Inshore Marine Plan area ranges from Mean High Water Springs (MHWS) or the tidal limit out to the territorial limit to the south of South Woodham Ferrers.</u> This remit covers both the marine area and tidal rivers, and extends up to MHWS where there is an overlap with terrestrial planning. <u>The Marine and Coastal Access Act requires public authorities to have regard to marine plans when taking any non-enforcement or non-authorisation decision, such as the development of a local plan. The Local Plan has had regard for the South East Inshore Marine Plan during its development. Decisions on land, or in the intertidal area that affect the south east marine plan area will be undertaken in accordance with both the Local Plan and the South East Inshore Marine Plan.</u> As such, the South East (Inshore) Marine Plan, must be considered alongside the Local Plan, to provide a consistent approach for planning on land, and within the inter-tidal and marine environment. It should also be noted that a marine licence may be required for certain activities carried out within the UK marine area.	Respond to PO24-10398
5	11		Paragraph 1.7	<i>Amend paragraph:</i> <del>Once adopted</del> <u>This Local Plan will supersede</u> the previously adopted Local Plan (2013-2036) and its policies. A schedule of these superseded policies is included at Appendix A of this document.	Prepare the document for adoption

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6	12-16		Paragraphs 1.8-1.22, Figure 1	<i>Delete paragraphs and Figure 1.</i>	Prepare the document for adoption
7	16		Paragraph 1.23	<i>Amend paragraph:</i> Local Plans must be consistent with national planning policy to ensure the delivery of sustainable development. This is set out in the National Planning Policy Framework (NPPF). <del>Consistency with the NPPF is one of the tests of soundness considered at the Independent Examination of Local Plans.</del> Alongside the NPPF, the national Planning Practice Guidance (PPG) provides more practical guidance for the implementation of national planning policy. The Local Plan takes account of the provisions of national planning policy and guidance.	Prepare the document for adoption
8	16		Paragraphs 1.24	<i>Delete paragraph.</i>	Prepare the document for adoption
9	16		Paragraph 1.25	<i>Amend paragraph:</i> <del>The <u>An Integrated Impact Assessment (IIA)</u> has assessed the site options and policies set out in this Pre-Submission <u>the</u> Local Plan against a range of social, environmental, economic, health and equality indicators, and helps to identify all the likely significant effects. The IIA advises on ways in which any adverse effects could be avoided, reduced or mitigated or how any positive effects could be maximised.</del>	Prepare the document for adoption
10	16		Paragraph 1.26	<i>Delete paragraph.</i>	Prepare the document for adoption
11	17		Paragraphs 1.27 and 1.28	<i>Delete paragraphs.</i>	Prepare the document for adoption

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12	17		Paragraph 1.29	<i>Amend paragraph:</i> The Council is committed to co-operate with other councils and key organisations on strategic planning issues under the 'Duty to Co-operate'. The Council has complied with the Duty to Co-operate <del>and</del> . <del>This has made sure that issues such as providing land for new homes, employment, infrastructure, and managing flood risk are properly co-ordinated.</del> The Council has led discussions with a number of key partners including other local planning authorities, Essex County Council and National Highways. <del>F</del> urther joint working will continue <u>on the implementation of the Local Plan.</u>	Prepare the document for adoption
13	17		Paragraph 1.30	<i>Delete paragraph.</i>	Prepare the document for adoption
14	17		Paragraph 1.32	<i>Delete paragraph.</i>	Prepare the document for adoption
15	17		Paragraph 1.33	<i>Amend paragraph:</i> All key Evidence Base documents prepared to support this <del>Pre-Submission</del> <u>this Local Plan</u> can be viewed on our website.	Prepare the document for adoption
16	20		Paragraph 1.48	<i>Amend first sentence:</i> Neighbourhood Plans have been 'made' (adopted) for South Woodham Ferrers, Writtle, Little Baddow, Sandon <del>and</del> , Danbury, and Broomfield.	To reflect additional made Neighbourhood Plan
17		14	Paragraph 1.53	<i>Add additional bullet point:</i> <ul style="list-style-type: none"> <li>• <u>Education assessments for early years and childcare, primary and secondary education</u></li> </ul>	Respond to AS-1120 from Essex County Council
18	28		Paragraph 2.21	<i>Amend fifth and sixth sentence:</i> The first phase of the Chelmsford North East Bypass (CNEB) ( <u>Section 1a</u> ) is programmed for delivery in 2026. The <u>complete</u> CNEB has <u>planning permission and</u> a safeguarded corridor and will provide when fully complete a new 4.6km single carriageway bypass from the A12 in the south to the A131 in the north.	To ensure the plan is up to date

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19	29		Figure 8	<i>Amend to:</i> <del>256</del> Conservation Areas.	Reflect the latest position
20	32		Paragraph 2.27	<i>Amend paragraph:</i> Chelmsford is also rich in history, with over 1,000 listed buildings, <del>256</del> Conservation Areas, 19 Scheduled Monuments and 6 Registered Parks and Gardens of Special Interest. Its historic landscape contains many archaeological sites dating back to pre-historic times.	Reflect the latest position
21	32		Figure 11	<i>Amend to:</i> <del>Two</del> <u>Four</u> outstanding grammar schools - King Edward VI Grammar School, <del>and</del> Chelmsford County High School for Girls, <u>Beaulieu Park School and Thriftwood (Special) School</u>	Respond to PS25-185 from Essex County Council
22	37		Table at Paragraph 3.2	<i>Amend Strategic Priority 3:</i> Protecting and enhancing the Natural and Historic Environment, and supporting <u>an</u> increase in biodiversity and ecological networks  <i>Amend Strategic Priority 5:</i> Meeting the needs for new homes	For clarity
23	37		Paragraph 3.6	<i>Amend fifth sentence:</i> In addition, the Essex Local Nature Recovery Strategy <del>will</del> <u>provides</u> priorities and identify areas for nature recovery to help address the ecological emergency and climate change.	Reflect the latest position
24	41		Paragraph 3.32	<i>Amend third sentence:</i> Good design can also help mitigate the impacts of climate change and air pollution, <u>enable people to reduce waste and recycle more</u> , promote healthier lifestyles and build a sense of civic pride. This includes public realm improvements to create attractive places where people want to live, work and visit.	Respond to PS25-186 from Essex County Council
25	41		Paragraph 3.33	<i>Amend paragraph:</i> The Local Plan will further require the use of masterplans for Strategic Growth Sites and encourage design codes where appropriate for strategic scale	For clarity

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				<u>residential developments of 100 or more units and non-residential development in excess of 1,000sqm or more.</u>	
26	41		Paragraph 3.37	<i>Amend first sentence:</i> The Local Plan will seek to ensure that necessary new or upgraded strategic and local infrastructure and facilities are provided alongside the development of new residential communities including education, police, ambulance and fire and rescue, primary, <u>acute, community and mental healthcare</u> provision, recycling facilities <u>and other waste infrastructure</u> , and appropriate drainage, as well as community facilities such as halls and places of worship.	Respond to PS25-187 from Essex County Council; PSQ25-5232 from East of England Ambulance Service NHS Trust
27	42		Paragraph 3.40	<i>Amend fifth sentence:</i> Further work <u>has been</u> <del>is being</del> undertaken to consider the likely traffic impact on local junctions most affected by the allocation sites and the mitigation measures to help to improve the performance at the junctions. <del>The results of this additional modelling work will inform the review of the Local Plan.</del>	Respond to PS25-188 from Essex County Council
28	42		Paragraph 3.42	<i>Amend second sentence:</i> Throughout the Local Plan period the Council will work with stakeholders to help promote gigabit <u>speed</u> broadband communications in all new developments, where it is viable to do so.	Respond to PS25-189 from Essex County Council
29	45		Paragraph 4.2	<i>Amend ninth bullet point:</i> <ul style="list-style-type: none"> <li>provide new and expanded infrastructure, services and facilities to support new development, including the provision of new education, healthcare <del>and</del>, <u>police facilities and fire and rescue facilities</u> and multifunctional green/blue infrastructure</li> </ul>	Consistency and respond to PSQ25-6093 from Essex County Fire & Rescue Service
30	46		Paragraph 4.2	<i>Amend nineteenth bullet point:</i> <ul style="list-style-type: none"> <li>facilitate the provision of gigabit <u>speed</u> broadband (Essex County Council, PS25-190)</li> </ul>	To respond to PS25-190 from Essex County Council
31	49		Paragraph 4.16	<i>Amend last sentence:</i>	For consistency

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				Infrastructure includes <u>but is not limited to</u> roads and other transport facilities, education and healthcare facilities, flood defences, open spaces and cultural and recreational facilities.	
32	53		Strategic Policy S2 Paragraph 5.11	<i>Amend last sentence:</i> Developments should accord with latest technical guidance, or as updated and amended, including The Environment Agency's Approach to Groundwater Protection; The CIRIA C753 SUDS Manual; and Sustainable Drainage Systems: Non-Statutory Technical Standards <u>and have regard to the ECC Sustainable Drainage Systems Design Guide for Essex.</u>	For consistency with changes to DM18
33	54		Strategic Policy S2 Paragraph 5.14	<i>Add additional paragraph after 5.14:</i> <u>Development will deliver necessary mitigation and adaptation benefits through the delivery of Biodiversity Net Gain in accordance with Policy DM16.</u>	Respond to Dandara PSQ25-6294
34	54		Strategic Policy S14	<i>Amend third paragraph:</i> In addition to the above, <del>all new strategic scale residential developments (defined as development for of 100 or more units)</del> will be required to demonstrate <u>through the masterplan process how they the following have been considered the following</u> in their place making objectives:	For clarity
35	55		Strategic Policy S14	<i>Amend first sentence of fourth paragraph:</i> For development of 50 or more dwellings, Use Class C2 (Residential Institutions) and non-residential development <del>in excess of 1,000sqm or more</del> (excluding agricultural buildings) a Health Impact Assessment will be required to assess the likely positive and negative impacts on the health and wellbeing of different groups in the population, particularly those who may be more susceptible to poorer health outcomes, and on existing health services and facilities.	For clarity
36	55		Strategic Policy S14	<i>Delete last sentence of fourth paragraph:</i> <del>Where significant impacts are identified, planning permission will be refused unless measures to meet the health service requirements of the development are mitigated.</del>	For clarity

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37	57		Strategic Policy S14 Paragraph 5.26	<i>Amend third sentence:</i> For development of 50 or more dwellings, <u>Use Class C2 (Residential Institutions)</u> and non-residential development <u>in excess</u> of 1,000 sqm <u>or more</u> (excluding agricultural buildings) which have relatively little impact upon health and wellbeing and health services, a rapid or desktop assessment may be sufficient to satisfy the requirements of this policy	Respond to PS25-196 from Essex County Council
38	58		Strategic Policy S15 Paragraph 5.28	<i>Amend paragraph:</i> Masterplans will be required for Strategic Growth Sites, and they may also be appropriate for constrained or sensitive sites. Masterplans are separate from the planning application process. An approved masterplan must be in place for the relevant site prior to the determination of any planning application, and should set out the development principles and supporting evidence. Some allocated sites have existing masterplans/design/ <u>planning</u> 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. <u>Where identified under the relevant Growth Sites, the Council will require relevant sites to accord with a Planning Brief produced by the Council.</u> The use of planning briefs or design coding may be required for smaller sites to provide a framework for development and clear guidance for design requirements.	Clarity/Consistency with updated Masterplan procedure
39	58		Strategic Policy S15 Paragraph 5.31	<i>Amend second sentence:</i> <u>The two <del>New large Strategic Growth Sites</del> Garden Communities</u> should have long-term place keeping arrangements which involve community engagement and involvement in the management and enhancement of public spaces and community assets so residents are at the heart of the community, alongside developer commitment to creating and maintaining a legacy for future generations.	For clarity
40	59		Strategic Policy S3	<i>Amend second and third sentence:</i> It has many heritage assets which are worthy of protection for their significance and for their contribution to the special character of Chelmsford.	Reflect the latest position

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			Paragraph 5.32	Within Chelmsford's administrative area there are 1,014 <del>3</del> listed buildings. There are also 25 <del>6</del> Conservation Areas, 19 <del>8</del> Scheduled Monuments, and 6 Registered Parks and Gardens all of which are shown on the Policies Map.	
41	60		Strategic Policy S3 Paragraph 5.34	<i>Amend last sentence:</i> 5 Conservation Areas cover the City Centre, 18 <del>7</del> historic village centres, St John's Hospital and John Keene Memorial Homes and are designated for their special character.	Reflect the latest position
42	60		Strategic Policy S3 Paragraph 5.36	<i>Amend third sentence:</i> They also contribute to the local economy through organised events and formal and informal recreation.	Correction
43	60		Strategic Policy S3 Paragraph 5.38	<i>Amend fourth sentence:</i> <del>564</del> <u>786</u> buildings are included on the current Register of Buildings of Local Value, and 12 sites are identified on the Inventory of Design Landscapes of Local Interest prepared by the Essex Gardens Trust. Both the designated and non-designated heritage assets reflect the expansion of Chelmsford as a manufacturing and technology centre in the early twentieth century, when Hoffmann, Marconi, and Crompton were located in the town.	Reflect the latest position
44	61		Strategic Policy S4	<i>Amend second sentence of first paragraph:</i> All projects should have regard to reducing the impacts of climate change and respond to the ecological emergency, delivering multiple benefits in terms of but not <del>exclusive</del> <u>limited</u> to habitats, carbon storage and Natural Flood Management.	For consistency
45	61		Strategic Policy S4	<i>Amend second and third sentence of second paragraph:</i> The garden community developments will be required to deliver 20% Biodiversity Net Gain, <u>subject to site constraints</u> , <del>eOther qualifying new development, unless exempt,</del> will be required to deliver a minimum 10% Biodiversity Net Gain. The needs and potential <del>of</del> <u>for</u> biodiversity will be considered together with those of natural, historic and farming landscapes,	For consistency

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				the promotion of health and wellbeing, sustainable travel, water management including water resources, and climate change adaptation.	
46	61		Strategic Policy S4	<i>Amend fifth paragraph:</i> The Council will ensure that new development maximises opportunities for the preservation, restoration, enhancement, and connection of natural habitats in accordance with the Local Nature Recovery Strategy <u>and the Council's Green Infrastructure Strategic Plan</u> or future replacements. <u>Management, mitigation and compensation measures will be secured through planning conditions/obligations where necessary.</u>	For completeness
47	61		Strategic Policy S4	<i>Move last sentence from third paragraph to a create a new seventh stand-alone paragraph.</i>	For clarity
48	61		Strategic Policy S4	<i>Amend last paragraph:</i> Contributions from qualifying residential developments within the Zones of Influence <u>and any other mitigation measures</u> , as defined in the adopted <u>or subsequent revisions of the</u> Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS), will be secured towards mitigation measures identified in the RAMS.	For consistency  Respond to PSQ25-6243 from Natural England
49	62		Strategic Policy S4 Paragraph 5.44	<i>Amend paragraph:</i> The Environment Act, 2021, brought mandatory Biodiversity Net Gain (BNG) into law. This means that all new developments will, <u>unless exempt</u> , be required to deliver a minimum 10% <del>increase</del> <u>net gain</u> in biodiversity.	For clarity
50	62		Strategic Policy S4 Paragraph 5.45	Amend last sentence: The LNRS <del>will</del> <u>was approved by ECC in June 2025 and sets</u> out in detail a strategy for delivering this mandate, but overall the principle is that there is a need for better connectivity and scale to achieve nature recovery across Essex.	Reflect the latest position/information
51	62		Strategic Policy S4	<i>Amend paragraph:</i>	For consistency.

Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
			Paragraph 5.46	New development should minimise pollution of the natural environment including potential light pollution from glare and spillage on intrinsically dark landscapes and <u>areas of nature conservation</u> .	
52	63		Strategic Policy S4 Paragraph 5.49	<i>Add additional sentence to end of paragraph:</i> <u>New development will be required to have regard to the Essex Green Infrastructure Strategy (2020) and the Essex Green Infrastructure Standards (2022). The Standards provide a set of nine Green Infrastructure principles / standards created to demonstrate what 'good looks like' in designing and delivering Green Infrastructure.</u>	Respond to PS25-200 from Essex County Council
53	64		Strategic Policy S4 Paragraph 5.53	<i>Amend fourth and fifth sentence:</i> Biodiversity net gain requirements must not undermine the existing range of protections, in planning policy and legislation, for irreplaceable habitats, and protected sites <u>and protected species</u> . <del>As part of the planning process a calculation in line with the latest Natural England Biodiversity Metric should be submitted and strict adherence to the mitigation hierarchy should be used to ensure harm is avoided in the first instance, that provision for a minimum 10% measurable net gain in biodiversity is made onsite wherever possible and that offsite compensation with a long term management plan is used as a last resort. Planning applications for new developments, unless exempt, must include the latest DEFRA Biodiversity Metric and must adhere to the</del> <u>mitigation hierarchy to ensure harm is avoided, that provision for a minimum 10% measurable net gain in biodiversity is made onsite wherever possible and that offsite compensation is used as a last resort.</u>	For clarity
54	64		Strategic Policy S4 Paragraph 5.54	<i>Amend first sentence:</i> Residential development <del>proposed within the Local Plan</del> has the potential to result in an increase in recreational disturbance on the Essex Estuaries Special Area of Conservation (SAC) and Crouch and Roach Estuaries Special Protection Areas (SPA).	For clarity
55	64		Strategic Policy S4	<i>Amend last two sentences:</i>	For clarity

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			Paragraph 5.55	Major developments (defined as sites of 10 or more dwellings) may also be required to provide or contribute towards additional recreational mitigation measures to address <u>stand-alone</u> impacts of the proposal as identified in paragraph 8.139 of DM16. This will be informed by a review of the RAMS and SPD which is expected to be complete in <del>late 2026</del> and/or project level HRAs.	
56	65		Strategic Policy S5	<i>Amend first sentence:</i> The Council recognises the important role that community facilities have in existing communities including health, police, <u>fire and rescue</u> , education, social, sports and leisure, parks and green spaces, arts and cultural facilities.	Respond to PSQ25-6097 from Essex County Fire and Rescue Services
57	65		Strategic Policy S5 Paragraph 5.58	<i>Amend first sentence:</i> An important element of sustainable development and creating safe, cohesive, <u>resilient</u> and sustainable communities is the provision and protection of community uses such as schools, health, police, <u>fire and rescue</u> , and recreation, education, community halls, pavilions, scout huts, places of worship and other cultural buildings at locations that are readily accessible.	Respond to PSQ25-6098 from Essex County Fire and Rescue Services
58		61	Strategic Policy S6 Paragraph 3.10	<i>Amend paragraph:</i> 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 <del>1,433,754</del> per year calculated using the Standard Method published in the December 2024 NPPF.	Update the Local Housing Needs Figure as of April 2026
59		62	Strategic Policy S6 Paragraph 3.13	<i>Amend paragraph:</i> Provision is made for a total of <del>24,914</del> <u>24,915</u> <del>23,326</del> new homes in the period 2022 - 2041. When considering existing housing completions ( <del>3,057,650</del> <u>4,837</u> ), existing sites with planning permission ( <del>2,259</del> <u>2,510</u> <del>3,016</del> ), existing Local Plan allocations to 2036 ( <u>11,953</u> <del>11,975</del> <del>867</del> ) and	Updated completions and forecast land supply to reflect the April 2026 Housing Site Schedule

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				Windfall Projection to 2041 ( <del>2,218</del> <del>2,362</del> <del>73</del> ), the residual new Local Plan Allocations for the period to 2041 is <u>5,427</u> <del>5,418</del> <del>4,233</del> new homes.															
60		62	Strategic Policy S6 Paragraph Table 2: Hosing Supply	<p><i>Amend Table 2:</i></p> <table border="1"> <tr> <td>Housing Supply 2022/23 to 2040/41</td> <td>Net new homes</td> </tr> <tr> <td>Completions 2022/23 – 2025<del>43</del>/2654</td> <td><u>3,057</u> <del>2,650</del> <del>1,837</del></td> </tr> <tr> <td>Sites with planning permission (excludes existing Local Plan allocations)</td> <td><u>2,259</u> <del>2,510</del> <del>3,016</del></td> </tr> <tr> <td>Existing Local Plan allocations</td> <td><u>11,953</u> <del>11,975</del><del>867</del></td> </tr> <tr> <td>New Local Plan Review Allocations</td> <td><u>5,427</u> <del>5,418</del> <del>4,233</del></td> </tr> <tr> <td>Windfall allowance (20287-2041)</td> <td><u>2,218</u> <del>2,362</del><del>73</del></td> </tr> <tr> <td><b>TOTAL SUPPLY</b></td> <td><u>24,914</u> <del>24,915</del> <del>23,326</del></td> </tr> </table>	Housing Supply 2022/23 to 2040/41	Net new homes	Completions 2022/23 – 2025 <del>43</del> /2654	<u>3,057</u> <del>2,650</del> <del>1,837</del>	Sites with planning permission (excludes existing Local Plan allocations)	<u>2,259</u> <del>2,510</del> <del>3,016</del>	Existing Local Plan allocations	<u>11,953</u> <del>11,975</del> <del>867</del>	New Local Plan Review Allocations	<u>5,427</u> <del>5,418</del> <del>4,233</del>	Windfall allowance (20287-2041)	<u>2,218</u> <del>2,362</del> <del>73</del>	<b>TOTAL SUPPLY</b>	<u>24,914</u> <del>24,915</del> <del>23,326</del>	Updated completions and forecast land supply to reflect the April 2026 Housing Site Schedule
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61		63	Strategic Policy S6 Paragraph 3.18	<p><i>Amend first sentence:</i></p> <p>The Council will expect to see Gypsy and Traveller Pitches and/or Travelling Showpeople accommodation provided on all suitable <del>large</del> strategic development allocations, the detail of which are set out in separate strategic site policies.</p>	For clarity														
62		65-68	Strategic Policy S7	<p><i>Amend Spatial Strategy – Development Locations and Allocations table:</i></p> <table border="1"> <tr> <td><b>Development allocations to 2041</b></td> <td><b>New Homes</b></td> <td><b>Traveller Pitches</b></td> <td><b>Travelling Showpeople Plots</b></td> <td><b>Net New Employment Floorspace</b></td> </tr> </table>	<b>Development allocations to 2041</b>	<b>New Homes</b>	<b>Traveller Pitches</b>	<b>Travelling Showpeople Plots</b>	<b>Net New Employment Floorspace</b>	Updated to reflect the April 2026 Housing Site Schedule									
<b>Development allocations to 2041</b>	<b>New Homes</b>	<b>Traveller Pitches</b>	<b>Travelling Showpeople Plots</b>	<b>Net New Employment Floorspace</b>															

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				<b>Growth Area 1 – Central Chelmsford and Urban Chelmsford</b>								
				<b>Site/Location</b>								
				1	Previously developed sites in Chelmsford Urban Area	<del>3,013</del> <del>2,772</del> <u>2,782</u>					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	<del>Land North of Galleywood Reservoir</del>	<del>24</del>						
				5	Land surrounding Telephone Exchange, Ongar Road, Writtle	25						
				<u>18</u>	<u>Land North West of Chelmsford (North of Hollow Lane)</u>	<u>100</u>						

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Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed				Reason		
				<u>19</u>	<u>Land West of Patching Hall Lane</u>	<u>200</u>				
				<b>Area Total</b>		<del>4,476</del> <del>4,535</del> <u>4,521</u>		<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)	<del>5,569</del> <del>5,579</del> <u>5,580</u>	10		56,946sqm Office/ Business Park	
				7a	Great Leighs – Land at Moulsham Hall	750		5		
				7b	Great Leighs – Land East of London Road	<del>250</del> <u>390</u>				
				7c	Great Leighs – Land North and South of Banters Lane	<del>400</del> <u>113</u>				
				8	North of Broomfield	512				
				9a	Waltham Road Employment Area				14,000 <del>3,500sqm</del> <u>E(g)(iii)/B2/</u> B8	
				<u>9b</u>	<u>Land to the East of 118 to 124 Plantation Road</u>	<u>60</u>				

Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed				Reason		
					<u>Land North of Orchard Way</u>					
				9c	<u>South of Main Road and Dukes Wood Close</u>	<u>22</u>				
				14b	Land south of Ford End Primary School, Ford End	20 <u>75</u>				
				15	Little Boyton Hall Farm Rural Employment Area					
				<b>Area Total</b>		<del>7,504</del> <del>7,204</del> <u>7,502</u>	<b>10</b>	<b>5</b>	<del>66,446</del> <u>76,946</u> sqm	
				<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				<del>43,000</del> <u>46,605</u> sqm Business Space	
				10	North of South Woodham Ferrers	1,220		5	1,200sqm Business Space	
				11b	Land at Kingsgate	20				
				11c	Land west of Barbrook Way Bicknacre	<del>20</del> <u>250</u>				

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				12	St Giles, Bicknacre	<del>32</del> <u>50</u>				
				13	Danbury	<del>400</del> <u>101</u>				
				17a	Land North of Abbey Fields, East Hanningfield	11				
				17b	Land east of Highfields, East Hanningfield	20				
				<u>17c</u>	<u>Land South of Rough Hill Complex</u>	<u>115</u>				
				<u>17d</u>	<u>Land South and South East of East Hanningfield Village</u>	<u>150</u>				
				<u>17e</u>	<u>Land South Of Windmill Farm Back Lane</u>	<u>40</u>				
				<u>20</u>	<u>Land to East and North of Rettendon Place</u>	<u>350</u>				
				<u>21a</u>	<u>Land North of Old Rectory Lodge, Main Road, Woodham Ferrers</u>	<u>15</u>				
				<u>21b</u>	<u>Land North Of Congregational Church, Main Road, Woodham Ferrers</u>	<u>15</u>				

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Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed					Reason																
				<table border="1"> <tr> <td><b>Area Total</b></td> <td><del>4,443</del> <u>5,357</u></td> <td>20</td> <td>18</td> <td><del>87,200</del> <u>90,805sqm</u></td> </tr> <tr> <td><b>Total Local Plan Allocations</b></td> <td><del>16,100</del> <del>17,393</del> <u>17,380</u></td> <td>30</td> <td>28</td> <td><del>162,646</del> <del>173,146</del> <u>176,751sqm</u></td> </tr> <tr> <td><b>Windfall Allowance 20287-2041</b></td> <td><del>2,373</del> <del>2,362</del> <u>2,218</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>TOTAL</b></td> <td><del>18,473</del> <del>19,755</del> <u>19,598</u></td> <td>30</td> <td>28</td> <td><del>162,646</del> <del>173,146</del> <u>176,751sqm</u></td> </tr> </table>	<b>Area Total</b>	<del>4,443</del> <u>5,357</u>	20	18	<del>87,200</del> <u>90,805sqm</u>	<b>Total Local Plan Allocations</b>	<del>16,100</del> <del>17,393</del> <u>17,380</u>	30	28	<del>162,646</del> <del>173,146</del> <u>176,751sqm</u>	<b>Windfall Allowance 20287-2041</b>	<del>2,373</del> <del>2,362</del> <u>2,218</u>				<b>TOTAL</b>	<del>18,473</del> <del>19,755</del> <u>19,598</u>	30	28	<del>162,646</del> <del>173,146</del> <u>176,751sqm</u>	
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63			Strategic Policy S7	<i>Amend key diagram (Figure 2) to include Additional Sites and remove Growth Site 4:</i>					Updated to reflect the April 2026 Housing Site Schedule, to reflect the additional sites and ensure the plan is up to date																



Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
64		73	Strategic Policy S7 Paragraph 3.39	<i>Amend paragraph:</i> Where identified under the relevant Strategic Growth Site Policies, the Council will expect <u>sites to follow it's a masterplan procedure</u> <del>for each site to be submitted for approval</del> . The masterplans will cover the details of how sites will satisfy the requirements of the respective Site Policies <u>and will need to be submitted to the Council for approval prior to the determination of the planning application for the site.</u> <del>Where identified under the relevant Growth Sites, the Council will require relevant sites to accord with a consider the use of</del> Planning Briefs <u>produced by the Council</u> <del>and Design Codes on other site allocations</del> . Some of the sites have existing masterplans/design <u>/planning</u> 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.	Clarity/Consistency to reflect latest Masterplan procedure
65		75	Strategic Policy S7 Paragraph 3.50	<i>Amend paragraph:</i> In addition, a new strategic employment site for around <u>46,60543,000sqm</u> is proposed at Land adjacent A12 Junction 18 (Location 16b), adjacent to the East Chelmsford Garden Community (Hammonds Farm)	Update to employment floorspace provision as at April 2026
66		76	Strategic Policy S7 Paragraph 3.56	<i>Amend last sentence of paragraph:</i> The Council will expect to see Gypsy and Traveller and Travelling Showpeople accommodation provided on <u>large suitable</u> strategic development allocations.	For clarity
67	81		Strategic Policy S8	<i>Amend second sentence:</i> The Council will encourage links between business and the significant education sector in Chelmsford, in particular the roles of <del>the</del> Anglia Ruskin University as a major economic catalyst for economic growth.	For clarity
68	83		Strategic Policy S8 Paragraph 6.61	<i>Amend paragraph:</i> The Council is seeking to enhance skills and access to new employment by local residents. The Council expects all <del>strategic scale</del> planning applications <del>of</del> <u>for</u> 50 or more homes or employment space providing 2,500sqm (GIA) or more floorspace, to enter into an Employment and Skills Plan to provide	Respond to PS25-206 from Essex County Council  For clarity.

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				employment and skills opportunities to benefit the local community. This may include apprenticeships, work experience, volunteering, careers information and training. This will support the agenda to reduce skills disparities in Chelmsford. In line with the ECC Developers Guide to Infrastructure Contributions (2023), the plan must be <del>shared with and agreed by the LPA and ECC ahead of</del> secured through the S106 agreement/ <u>planning condition</u> , being signed off. <del>The plan should include options such as the direct delivery or skills and employability programmes, school / college engagement and work experience opportunities, or construction or workplace apprenticeship schemes for local residents.</del> Further details will be set out in an updated Planning <u>Obligations Contributions</u> SPD. This will include a requirement to cover the Council's monitoring costs <del>associated with the monitoring of the plans</del> , with reports provided to the Council by developers for inclusion in the Authority Monitoring Report.	
69	83		Strategic Policy S16	<i>Amend paragraph:</i> A) New development must be designed to prioritise and maximise opportunities for active and sustainable transport and movement, through strategic and local sustainable measures <u>to</u> :	For clarity
70	84		Strategic Policy S16	<i>Amend paragraph:</i> B) In addition to the above, all new strategic scale development (defined as development for 100 or more units <del>and or</del> non-residential development <del>in excess of</del> 1,000 sqm <u>or more</u> ) will be required to demonstrate <u>through the masterplan process</u> how <del>they have</del> the following <u>have been</u> considered in their place making objectives:	For clarity and consistency with S14.
71	87		Strategic Policy S9	<i>Amend fifth bullet point under Green Infrastructure and Natural Environment:</i> <ul style="list-style-type: none"> <li>Contributions towards recreation disturbance avoidance and mitigation measures for European designated sites as identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy <u>and any future iterations</u>.</li> </ul>	Respond to PS25-6243 from Natural England

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72	86		Strategic Policy S9	<i>Amend first bullet point under Community Facilities:</i> <ul style="list-style-type: none"> <li><del>Early years, p</del><u>Primary</u>, and secondary, and <del>post-16, early years education and childcare, including SEND provision</del> <u>education provision</u></li> </ul>	Respond to PS25-205 From Essex County Council
73	86		Strategic Policy S9	<i>Amend first bullet under Utilities:</i> <ul style="list-style-type: none"> <li>Utility infrastructure including electricity and gas distribution and supply, water supply, foul drainage and waste water treatment, telecommunications and gigabit <u>speed</u> broadband</li> </ul>	Respond to PS25-205 From Essex County Council
74	89		Strategic Policy S9 Paragraph 6.79	<i>Amend first and second sentence:</i> New development can place additional demands upon existing infrastructure and services including the local and strategic transport network, <u>sewers, healthcare, fire and rescue, police and ambulance services, education facilities, and green infrastructure such as</u> open spaces <del>and education provision</del> . These will be identified by the relevant infrastructure provider for example <u>National Highways</u> , Essex County Council as Highways and Transportation Authority and lead authority for Education, <u>the Environment Agency, utility companies, and NHS England and the Mid and South - Essex Integrated Care Board as healthcare providers, Essex Police as the Police Authority and Essex County Fire &amp; Rescue Service as the Fire Authority, the East of England Ambulance service NHS Trust and Sport England.</u>	Respond to PSQ25 from Essex County Fire and Rescue and PSQ25-6126 from Essex Police and PSQ25-5239 From East of England Ambulance Service NHS Trust and for consistency
75	89		Strategic Policy S9 Paragraph 6.84	<i>Amend last two sentences:</i> Major developments (defined as sites of 10 or more dwellings) may also be required to provide or contribute towards additional recreational mitigation measures to address <u>stand-alone</u> impacts of the proposal as identified in paragraph 8.139 of DM16. This will be informed by a review of the RAMS and SPD which is expected to be complete in <del>late 2026</del> <u>late 2025</u> and/or project level HRAs.	For clarity
76	90		Strategic Policy S9	<i>Amend third sentence:</i> It will relieve crowding at Chelmsford railway station and act as a transport interchange to encourage sustainable travel by bus, cycle, electric vehicles	Respond to PS25-207 from Essex County Council

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			Paragraph 6.90	and on foot to strategic and local housing development, including the new Chelmsford Garden Communities.	
77	91		6.95	<i>Amend last sentence:</i> Section 1a <u>is planned to be delivered by the end of Summer 2026, and works on the Northern Radial Distributor Road are planned to begin delivered by March during Summer 2026.</u>	To reflect the latest position
78	91		Strategic Policy S9 Paragraph 6.98	<i>Amend paragraph:</i> The Army and Navy Sustainable Transport Package <del>was approved by Essex County Council in March 2022.</del> It includes the redesign of the junction in the form of a 'hamburger' roundabout; improved walking and cycling facilities at the junction and on approaches; improved bus priority/bus lanes on Parkway; extension to Essex Yeomanry Way bus lane; and a 350 space expansion of Sandon Park and Ride and 500-spaces at Chelmer Valley Park and Ride. Funding has been agreed in principle through the Government's Major Road Network (MRN) alongside funding from Essex County Council and Chelmsford City Council via CIL.	Respond to PS25-209 from Essex County Council
79	91		Strategic Policy S9 Paragraph 6.99	<i>Amend paragraph:</i> Planning applications <u>(one for the Army and Navy junction and two for each of the Park and Ride expansions) were approved in November 2024 by Essex County Council submitted in early 2024</u> and a Final Business Case is anticipated to be submitted to the Department for Transport in <u>Spring late 2024</u> <del>6</del> , with construction scheduled to start in Spring 2025 <del>7</del> and open to traffic in <u>early 2028</u> <del>9</del> . <u>The sequencing of the construction of the different elements of the package is yet to be agreed.</u>	Respond to PS25-210 from Essex County Council
80	91		Strategic Policy S9 Paragraph 6.100	<i>Amend second sentence:</i> Route-based strategies <del>are have been prepared and delivered by Essex County Council for strategic road corridors, in consultation with local authorities. in Mid Essex of delivery post 2023/24 for the A414 from Chelmsford to Maldon and the A132 at South Woodham Ferrers.</del>	Respond to PS25-211 from Essex County Council

Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
81	93		Strategic Policy S10	<i>Add new paragraph at end of policy:</i> <u>When particular circumstances justify the need for a viability assessment at planning application stage or in circumstances where a formal amendment is sought and the Council is satisfied that a development proposal cannot be fully compliant and remain financially viable, comprehensive review mechanisms will be applied through planning obligation agreements to enable Policy requirements to be met in full if viability improves over time.</u>	Text moved from DM2 to S10 and amended to apply to the negotiation of all planning obligations not just those relating to affordable housing.
82	93		Strategic Policy S10 Paragraph 6.104	<i>Amend paragraph:</i> The new housing, employment and other development proposed in the Local Plan will increase demands on physical infrastructure such as roads and sewers, social infrastructure such as health, <u>fire and rescue, police and ambulance services</u> , and education facilities, and green infrastructure such as open spaces. The Council will work with partners such as <u>National Highways, Essex County Council as the Highways and Transportation Authority, National Highways</u> , and the lead authority for Education, the Environment Agency, utility companies, NHS England and the Mid and South Essex Integrated Care System, <u>Essex Police, Essex County Fire &amp; Rescue Service, the East of England Ambulance service NHS Trust</u> <del>emergency services</del> and Sport England, to bring forward the necessary infrastructure and facilities that are required in order to deliver the Spatial Strategy.	Respond to PSQ25-5239 from East of England Ambulance Service NHS Trust; PSQ25-6127 from Essex Police and PSQ25-6103 from Essex County Fire and Rescue Service and for consistency
83	94		Strategic Policy S10 Paragraph 6.105	<i>Amend paragraph:</i> For the purposes of this policy the widest reasonable definition of infrastructure and infrastructure providers will be applied. The term infrastructure can include 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, bridleways and highways; public transport; drainage, SuDs and flood protection; waste recycling facilities; education and childcare; healthcare; sports, leisure and recreation facilities; community and social facilities; cultural facilities, including	Respond to Essex County Fire and Rescue Service PSQ25-6104 and Essex Police PSQ25-6128

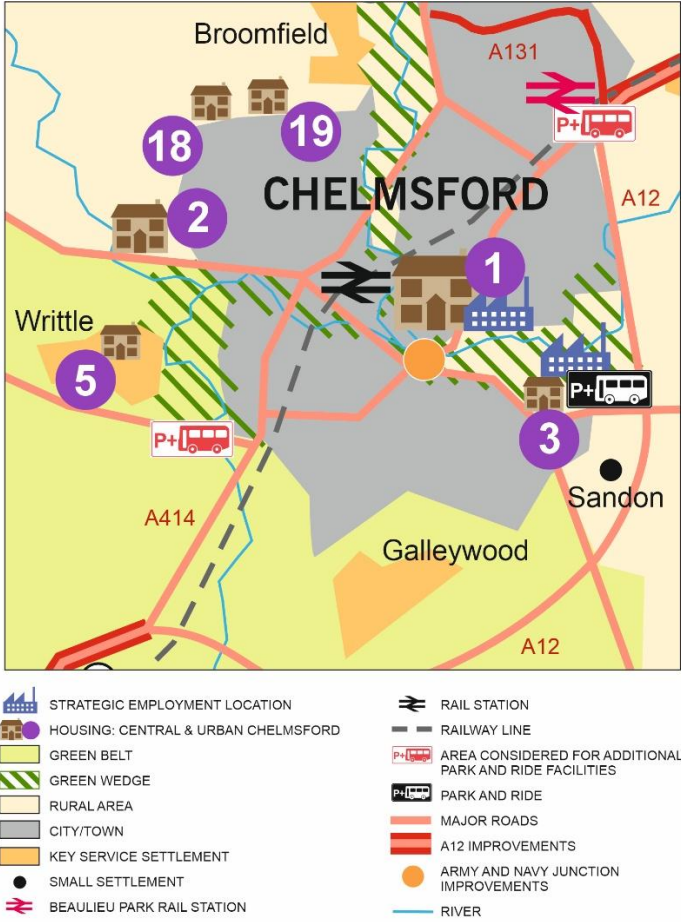
Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
				public art; <del>fire and rescue, police and ambulance-emergency services</del> ; green and blue infrastructure; open space; affordable housing; live/work units and lifetime homes; broadband; and facilities for specific sections of the community such as younger people or the elderly.	
84	94		Strategic Policy S10 Paragraph 6.107	<p><i>Amend paragraph:</i>  <del>In negotiating planning obligations, the Council will require a fully transparent open book viability assessment to demonstrate full mitigation cannot be afforded and that all possible steps have been taken to minimise the residual level of unmitigated impacts. Developers may be required to enter into obligations that provide for appropriate additional mitigation in the event that viability improves prior to completion of the development. When a viability assessment is submitted, the assessment should be on an open book basis and undertaken in line with the Planning Obligations SPD. When the Council is satisfied that a viability assessment is justified, and that a development proposal cannot be fully compliant with Policy requirements and remain financially viable, the Council will require the following:</del></p> <ul style="list-style-type: none"> <li>• <u>An early stage review when an agreed level of progress on implementation is not made within two years of the permission being granted</u></li> <li>• <u>A late stage review which is triggered when 80 per cent of dwellings are occupied</u></li> <li>• <u>Mid term reviews prior to implementation of phases for development proposals of more than 500 dwellings in total.</u></li> </ul>	Text moved from DM2 to S10 and amended to provide more detail on the review mechanism that will apply to all planning obligations not just those relating to affordable housing.
85	97		Strategic Policy S11 Paragraph 6.121	<p><i>Add new second sentence to paragraph:</i>  <u>New development will be required to have regard to the Essex Green Infrastructure Strategy (2020) and the Essex Green Infrastructure Standards (2022). The Standards provide a set of nine Green Infrastructure principles / standards created to demonstrate what ‘good looks like’ in designing and delivering Green Infrastructure.</u></p>	Respond to PS25-214 from Essex County Council

Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
86	100		Strategic Policy S17	<i>Amend first bullet point under Part C. LIVING IN THE CITY CENTRE:</i> <ul style="list-style-type: none"> <li>Ensure the introduction of residential uses into <u>the</u> City Centre in ways that do not harm the wider functions of the area</li> </ul>	Correction
87	108		Paragraph 7.1	<i>Amend first sentence:</i> To implement the Spatial Strategy, new development will be directed to sustainable locations within the three Growth Areas - (1) Central and Urban Chelmsford, (2) North Chelmsford, (3) South and East Chelmsford, and will be supported by necessary infrastructure and facilities including health, <u>fire and rescue, police, ambulance</u> and education, new roads and sewers and green infrastructure, such as open spaces.	Respond to PSQ25-6107 from Essex County Fire and Rescue Service
88	108		Table 3	<i>In first row Strategic Growth Sites, amend Threshold column:</i> <del>Housing</del> <u>Residential</u> and/or mixed use sites for 100 or more new homes; <u>or</u> <u>Employment uses for Use Classes E(g)(i-iii), B2 and B8 of 5,000sqm or more</u>  <i>In second row Growth Sites, amend Threshold column:</i> Residential sites of less than 100 new homes; <u>or</u> <u>Employment uses for Use Classes E(g)(i-iii), B2 and B8 of less than 5,000sqm</u>  <i>Delete third row as follows:</i> <del>Employment Sites – No Threshold – Employment uses for Use Classes E(g)(i-iii), B2 and B8</del>	For clarification of thresholds
89	109		Paragraph 7.7	<i>Amend second sentence:</i> New development will be focused at multiple locations including Chelmsford Urban Area (Location 1), West Chelmsford (Location 2) and East of Chelmsford (Location 3). Together these allocations will deliver around <del>4,476</del> <u>521</u> new homes, five Travelling Showpeople plots and 9,000sqm of new employment floorspace.	To reflect the additional sites and ensure the plan is up to date

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90	109		Paragraph 7.11	<i>Amend paragraph:</i> In addition, smaller development at <u>the</u> <del>two</del> -sustainable Key Service Settlements of <del>Galleywood and Writtle</del> will provide <del>24 homes and 25 homes respectively</del> , alongside opportunities to contribute towards and enhance existing facilities and services of the villages.	To reflect the latest April 2026 HSS
91	110		Figure 16	<i>Replace Growth Area 1 – Central and Urban Chelmsford figure to show additional site allocations and remove Growth Site 4:</i>	To reflect the additional sites and ensure the plan is up to date

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				 <p>The map illustrates the Chelmsford urban area and its surrounding regions. Key features include:         <ul style="list-style-type: none"> <li><b>Urban Core:</b> Chelmsford city/town (grey) with strategic employment locations (blue buildings) and housing (brown houses).</li> <li><b>Green Spaces:</b> Green belt (yellow-green) and green wedges (green with diagonal lines) separating urban areas.</li> <li><b>Infrastructure:</b> Major roads (A12, A131, A414), railway lines, and stations (Beaulieu Park and a central station).</li> <li><b>Settlements:</b> Key service settlements (orange) like Broomfield, Writtle, and Sandon, and smaller settlements (black dots) like Galleywood.</li> <li><b>Transportation:</b> Park and ride facilities (P+ icons) and areas for additional park and ride facilities (red hatched).</li> <li><b>Improvements:</b> A12 improvements (red lines) and Army and Navy Junction improvements (orange circles).</li> </ul> </p>	

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92	112		Strategic Growth Site Policy 1a	<i>Amend fourth bullet point under Historic and natural environment:</i> <ul style="list-style-type: none"> <li>• Provide suitable <del>SuDs</del> and flood risk management and <u>Sustainable Drainage Systems (SuDS)</u></li> </ul>	For consistency
93	115		Strategic Growth Site Policy 1w	<i>Add additional sentence to end of first paragraph:</i> <u>Development proposals will accord with a masterplan approved by the Council to provide:</u>	For consistency
94	115		Strategic Growth Site Policy 1w	<i>Amend first sentence in first bullet point under Amount and type of development:</i> <ul style="list-style-type: none"> <li>• Around <del>757350</del> new homes of a mixed size and type including affordable housing and specialist residential accommodation.</li> </ul>	To reflect latest April 2026 Housing Site Schedule
95	116		Strategic Growth Site Policy 1w	<i>Amend sixth bullet point under Historic and natural environment:</i> <ul style="list-style-type: none"> <li>• Provide suitable <del>SuDs</del> and flood risk management and <u>Sustainable Drainage Systems (SuDS)</u></li> </ul>	For consistency
96	117		Strategic Growth Site Policy 1w Paragraph 7.28	<i>Amend paragraph:</i> The Meadows Shopping Centre and associated Meadows Surface Car Park provide an opportunity to regenerate and diversify the site, as shown on the Policies Map, to provide around <del>757350</del> new homes and reconfigured City Centre offer between <del>202937</del> and <del>203544</del>	To reflect latest April 2026 Housing Site Schedule
97	120		Strategic Growth Site Policy 1b Paragraph 7.41	<i>Amend third sentence:</i> The allocation is for around 185 new homes between <del>20258</del> and <del>202932</del> , along with up to 7,500 sqm non-residential uses comprising extra care/independent living accommodation (around 60 units) and other community facilities to bring significant benefits not only to the site's residents but the wider community.	To reflect latest April 2026 Housing Site Schedule
98	121		Strategic Growth Site Policy 1b	<i>Insert the following text into the first sentence of paragraph 7.46:</i> An evidence based study, <u>informed by CCC's Playing Pitch Strategy</u> , should be provided to show how existing open space and play deficiencies in the	For clarity

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Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
			Paragraph 7.46	locality can be remedied, and how the needs generated by development on site will be accommodated, with the advice of Sport England.	
99	122		Strategic Growth Site Policy 1d	<i>Amend third bullet point under Historic and natural environment:</i> <ul style="list-style-type: none"> <li>• Provide suitable <del>SuDs</del> and flood risk management <u>and Sustainable Drainage Systems (SuDS)</u></li> </ul>	For consistency
100	123		Strategic Growth Site Policy 1d Paragraph 7.52	<i>Amend last sentence:</i> It is well-located for a residential development of around 150 new homes between 2026 <del>32</del> <u>32</u> and 2028 <del>37</del> <u>37</u> .	To reflect latest April 2026 Housing Site Schedule
101	124		Strategic Growth Site Policy 1e	<i>Amend last bullet point under Site infrastructure requirements:</i> <ul style="list-style-type: none"> <li>• 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 <u>and police, ambulance and fire and rescue facilities</u></li> </ul>	For consistency; Respond to PSQ25-6108/6114 from Essex County Fire and Rescue Service; and PSQ25-6129/6130 from Essex Police
102	125		Strategic Growth Site Policy 1e Paragraph 7.62	<i>Amend last sentence:</i> This justifies intensive use of part of the site for City Centre living at a city scale (i.e. taller, higher-density buildings) for around 100 new homes between 2035 <del>30</del> <u>30</u> and 2036 <del>2</del> <u>2</u> , while retaining the majority of public car parking on site.	To reflect latest April 2026 Housing Site Schedule
103	126		Strategic Growth Site Policy 1e Paragraph 7.71	<i>Amend last sentence:</i> Financial contributions will be required to meet infrastructure needs generated by new development, including education, health, <u>police, ambulance, and fire and rescue facilities</u> , transport, access and sports/leisure facilities.	For consistency; Respond to PSQ25-6108/6114 from Essex County Fire and Rescue Service; and

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Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
					PSQ25-6129/6130 from Essex Police
104	127		Strategic Growth Site Policy 1f	<i>Add additional bullet point under Design and layout:</i> <ul style="list-style-type: none"> <li>• <u>Layout shaped by utility easements</u></li> </ul>	Consistency
105	128		Strategic Growth Site Policy 1f Paragraph 7.72	<i>Amend third sentence:</i> Development is expected to be delivered between 2026 <del>30</del> <u>30</u> and 2027 <del>31</del> <u>31</u> .	To reflect latest April 2026 Housing Site Schedule
106	129		Strategic Growth Site Policy 1y	<i>Add additional sentence to end of first paragraph:</i> <u>Development proposals will accord with a masterplan approved by the Council to provide:</u>	Consistency
107	130		Strategic Growth Site Policy 1y	<i>Add additional bullet point under Historic and natural environment:</i> <ul style="list-style-type: none"> <li>• <u>Undertake an Archaeological Assessment</u></li> </ul>	To reflect Evidence base PL009
108	130		Strategic Growth Site Policy 1y Paragraph 7.83	<i>Amend last sentence:</i> As such, it is well located for a residential development of around 100 new homes between 2035 <del>2</del> <u>2</u> and 2036 <del>7</del> <u>7</u> .	To reflect latest April 2026 Housing Site Schedule
109	132		Strategic Growth Site Policy 1cc	<i>Amend first part of Policy:</i> Land at Andrews Place, as shown on the Policies Map, is allocated for residential redevelopment, comprising comprehensive regeneration <del>for 100% affordable housing</del> <u>to ensure no net loss of affordable housing for rent.</u>  Amount and type of development: <ul style="list-style-type: none"> <li>• Around 250 new <del>affordable</del> homes (183<del>1</del><u>1</u> net new <del>affordable</del> homes) of a mixed size and type to include specialist residential accommodation for</li> </ul>	Respond to PSQ25-2974 from CHP

Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
				older people. The final amount of new homes will be confirmed through the planning application process.	
110	133		Strategic Growth Site Policy 1cc Paragraph 7.93	<i>Amend paragraph:</i> The site lies close to the City Centre, and the railway and bus transport hubs. As such it is well located for a residential redevelopment of around 250 new <del>affordable</del> homes (183 <del>1</del> net new units) for delivery between 2026 <del>29</del> -2034 <del>2</del> . The site currently accommodates 69 low density affordable bungalows occupied by older people and is owned and managed by Chelmer Housing Partnership (CHP)	Respond to PSQ25-2974 from CHP and to reflect the April 2026 Housing Site Schedule
111		17	Strategic Growth Site Policy 1dd	<i>Add additional bullet point under Design and layout:</i> <ul style="list-style-type: none"> <li>• <u>Layout shaped by utility easements</u></li> </ul>	Respond to AS-1033 from Anglian Water
112		19	Strategic Growth Site Policy 1dd Paragraph 2.15	<i>Add new paragraph after paragraph 2.15:</i> <u>There are existing surface water sewers within the site boundary. Layout should safeguard suitable access for the maintenance of sewerage infrastructure.</u>	Respond to AS-1033 from Anglian Water
113	135		Growth Site Policy GR1	<i>Amend third bullet point under Historic and natural environment:</i> <ul style="list-style-type: none"> <li>• Provide suitable <del>SuDs</del> and flood risk management and <u>Sustainable Drainage Systems (SuDS)</u></li> </ul>	For consistency
114	139		Growth Site Policy 1k	<i>Amend second sentence in first bullet point:</i> This number is reflected in the 5 year Housing Sites Schedule April 2024 <del>6</del> .	To reflect latest April 2026 Housing Site Schedule
115	141		Growth Site Policy 1m	<i>Amend first bullet point:</i> Around 22 <del>3</del> new homes.	To reflect latest April 2026 Housing Site Schedule
116	142		Growth Site Policy 1q	<i>Amend second sentence in first bullet point:</i> This number is reflected in the 5 year Housing Sites Schedule April 2026 <del>4</del> .	To reflect latest April 2026 Housing Site Schedule

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117	143		Growth Site Policy 1bb	<i>Add additional final bullet point:</i> <ul style="list-style-type: none"> <li><u>Layout to reinstate a built frontage to Glebe Road.</u></li> </ul>	To address Historic England reps PSQ25-5809
118	143		Growth Site Policy 1s	<i>Amend second sentence in first bullet point:</i> This number is reflected in the 5 year Housing Sites Schedule April 202 <u>6</u> <sub>4</sub> .	To reflect latest April 2026 Housing Site Schedule
119	145		Strategic Growth Site Policy 2	<i>Amend third bullet point under Historic and natural environment:</i> <ul style="list-style-type: none"> <li>Provide suitable <del>SuDs</del> and flood risk management and <u>Sustainable Drainage Systems (SuDS)</u></li> </ul>	For consistency
120	146		Strategic Growth Site Policy 2 Paragraph after 7.115	<i>Add paragraph number to paragraph after 7.115 and amend first sentence to read:</i> This site is <u>within the adjacent</u> to Chelmsford Urban Area and in close proximity to a range of services and facilities in the City Centre and Melbourne.  <i>Amend fifth sentence:</i> This number is reflected in the 5 Year Housing Sites Schedule April 202 <u>4</u> <sub>6</sub> .  <i>Amend seventh sentence:</i> Development is expected to be delivered between 202 <u>5</u> <sub>9</sub> and 203 <u>6</u> <sub>4</sub> <sub>1</sub> .	For clarity and consistency  To reflect latest April 2026 Housing Site Schedule
121	147		Strategic Growth Site Policy 2 Paragraph 7.120	<i>Add new sentence to end of paragraph:</i> <u>A safe traffic free environment around school pedestrian entrances must be provided, ensuring access for emergency vehicles only.</u>	Respond to PS25-220 from Essex County Council
122	148		Strategic Growth Site Policy 3a	<i>Amend first sentence:</i> Land to the north of Great Baddow (Manor Farm) <u>within the adjacent</u> to Chelmsford Urban Area as shown on the Policies Map, is allocated for a landscape-led, high quality comprehensively planned new sustainable	For clarity and consistency

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Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
				neighbourhood that maximises opportunities for active and sustainable travel as well as a new Country Park.	
123	149		Strategic Growth Site Policy 3a	<i>Amend sixth bullet point under Historic and natural environment:</i> <ul style="list-style-type: none"> <li>• Provide suitable <del>SuDs</del> and flood risk management <u>and Sustainable Drainage Systems (SuDS)</u></li> </ul>	For consistency
124	150		Strategic Growth Site Policy 3a Paragraph 7.130	<i>Amend second sentence:</i> This number is reflected in the 5 Year Housing Site Schedule April 2025 <del>4</del> .  <i>Amend fourth sentence:</i> This number is reflected in the 5 Year Housing Site Schedule April 2024 <del>6</del> . Development is expected to be delivered between 2025 <del>7</del> and 2035 <del>6</del> .  <i>Amend last sentence:</i> It is one of four development sites East of Chelmsford, <del>adjacent to</del> <u>within the</u> Chelmsford Urban Area and close to local services and facilities in Great Baddow and Sandon.	To reflect latest April 2026 Housing Site Schedule  For clarity and consistency
125	151		Strategic Growth Site Policy 3a Paragraph 7.135	<i>Amend first sentence:</i> Even with onsite provision of the Country Park, the development will have the potential to result in an increase in recreational pressure on Blakes Wood <u>and Lingwood Common SSSI</u> , Danbury Common, <del>and Lingwood Common SSSIs,</del> <u>and Woodham Walter Common SSSI</u> , which are in close proximity to the site.	Correction and to respond to PSQ25-6247 from Natural England
126	153		Strategic Growth Site Policy 3b	<i>Amend fifth bullet point under Historic and natural environment:</i> <ul style="list-style-type: none"> <li>• Provide suitable <del>SuDs</del> and flood risk management <u>and Sustainable Drainage Systems (SuDS)</u></li> </ul>	For consistency
127	155		Strategic Growth Site Policy 3c	<i>Amend fourth bullet point under Historic and natural environment:</i> <ul style="list-style-type: none"> <li>• Provide suitable <del>SuDs</del> and flood risk management <u>and Sustainable Drainage Systems (SuDS)</u></li> </ul>	For consistency
128	156		Strategic Growth Site Policy 3c	<i>Amend first, second and fourth sentence:</i> The site has an approved masterplan (Ref:20/00003/MAS) <del>and a planning application has been submitted for up to 109 new homes (Ref:22/00916/FUL</del>	To reflect latest April 2026 Housing Site Schedule

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Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
			Paragraph 7.161	<del>and 22/0916/OUT</del> ). This number is reflected in the 5 Year Housing Site Schedule April 2024 <del>6</del> . If this proposal is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit. Development is expected to be delivered between 2025 <del>7</del> and 2029 <del>31</del> .	
129	158		Strategic Growth Site Policy 3c Paragraph 7.172	<i>Amend second sentence:</i> The residential developments in East Chelmsford (SGS3a, SGS3c and SGS3d), East Chelmsford Garden Community (SGS16a) and Danbury (SGS13) have the potential to result in an increase in recreational pressure on <u>Blakes Wood &amp; Lingwood Common SSSI</u> , <u>Danbury Common SSSI</u> , and <u>Woodham Walter Common SSSIs</u> , which are in proximity to the site.	Correction and to respond to PSQ25-6248 from Natural England
130	159		Growth Site Policy 3d	<i>Amend sixth bullet point under Historic and natural environment:</i> <ul style="list-style-type: none"> <li>Provide suitable <del>SuDs</del> and flood risk management and <u>Sustainable Drainage Systems (SuDS)</u></li> </ul>	For consistency
131	159		Strategic Growth Site Policy 3d Paragraph 7.176	<i>Amend first, second and fourth sentence:</i> The site has an approved masterplan (Ref:20/00003/MAS) <del>and a planning application has been submitted for up to 65 new homes (Ref:22/00916/FUL and 22/0916/OUT)</del> . This number is reflected in the 5 Year Housing Site Schedule April 2024 <del>6</del> . If this proposal is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit. Development is expected to be delivered between 2025 <del>7</del> and 2029 <del>31</del> .	To reflect latest April 2026 Housing Site Schedule
132	160		Strategic Growth Site Policy 3d Paragraph 7.185	<i>Amend second sentence:</i> The residential developments in East Chelmsford (SGS3a, SGS3c and SGS3d), East Chelmsford Garden Community (SGS16a) and Danbury (SGS13) have the potential to result in an increase in recreational pressure on <u>Blakes Wood &amp; Lingwood Common SSSI</u> , <u>Danbury Common SSSI</u> , and <u>Woodham Walter Common SSSIs</u> , which are in proximity to the site.	Correction and to respond to PSQ25-6248 from Natural England

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133	161		Growth Site Policy 4 & Paragraphs 7.190 – 7.199	<i>Delete Site from Plan as development now complete</i>	To reflect latest April 2026 Housing Site Schedule
134	163		Growth Site Policy 5	<i>Amend last sentence of first paragraph:</i> Development <del>will be expected</del> <u>proposals will accord with a Planning Brief produced by the Council to provide:</u>	Consistency
135	163		Growth Site Policy 5	<i>Amend sixth bullet point under Site development principles:</i> <ul style="list-style-type: none"> <li>• Provide suitable <del>SuDs</del> and flood risk management <u>and Sustainable Drainage Systems (SuDS)</u></li> </ul>	For consistency
136	164		Growth Site Policy 5 Paragraph 7.200	<i>Amend third sentence:</i> It will provide a high-quality residential development of around 25 new homes expected to be delivered between 203 <u>2</u> <del>5</del> and 203 <u>6</u> <del>7</del> .	To reflect latest April 2026 Housing Site Schedule
137		21	Strategic Growth Site Policy 18a Paragraph 2.18	<i>Amend second sentence:</i> Development is expected to be delivered between 202 <u>8</u> <del>9</del> and 203 <u>0</u> <del>1</del> .	To reflect latest April 2026 Housing Site Schedule
138		23	Strategic Growth Site Policy 19	<i>Delete sixth bullet point under Historic and Natural Environment:</i> <ul style="list-style-type: none"> <li>• <del>Undertake a Mineral Resource Assessment.</del></li> </ul>	Respond to AS-1071 from Essex County Council
139	165		Paragraph 7.207	<i>Amend fourth sentence:</i> Development in this Growth Area, in particular in North East Chelmsford, represents a major opportunity to help deliver this infrastructure and create new strategic neighbourhoods and employment opportunities <u>both within the Chelmsford area and the wider area, including London.</u>	To respond to TFL PSQ25-5919

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140	165		Paragraph 7.208	<p><i>Amend paragraph:</i>                      As shown in Figure 17, this growth area will focus new development growth at <del>four</del> <u>multiple</u> locations <u>including</u> North East Chelmsford (Chelmsford Garden Community) (Location 6), Great Leighs (Location 7), North of Broomfield (Location 8) and North West Chelmsford (Little Boyton Hall Farm Rural employment Area). Together these <u>allocations</u> will deliver around <del>7,200</del> <u>7,502</u> new homes and around <del>66,500</del> <u>76,946</u>sqm of new employment floorspace. Provision is also made for 10 Gypsy and Traveller pitches and five Travelling Showpeople plots. These allocations will deliver a substantial number of new homes and employment over the Local Plan period, underpinned by a comprehensive package of new infrastructure including new schools, early years and childcare provision, green infrastructure and neighbourhood centres. The sites at North East Chelmsford (Chelmsford Garden Community) (Location 6) and North of Broomfield (Location 8) will also maximise opportunities for enjoyment of the Green Wedge and use for sustainable travel into the City Centre (cycling and walking).</p>	To reflect the additional sites and ensure the plan is up to date
141	165		Paragraph 7.209	<p><i>Amend paragraph:</i>                      The Council's previously adopted Development Plan Documents focused strategic greenfield growth in North Chelmsford. Further growth of around <del>5,569</del> <u>5,580</u> new homes, and around <del>9ha</del> <u>56,946sqm</u> of dedicated employment land are allocated in North-East Chelmsford (Chelmsford Garden Community) (Location 6) and will be delivered over the Local Plan period. <del>Around 680</del> <u>Some</u> homes will be delivered in the period beyond 2041. This will be a landscape-led development, utilising Garden City principles and well-connected by improved road and public transport links. It will accommodate the most significant amount of new housing and employment growth in the form of attractive well-designed communities, centred around open space/leisure facilities, a new Country Park/Destination Parks and a new Business/Science Park. Provision is made for 10 Gypsy and Traveller pitches.</p>	To reflect the additional sites and ensure the plan is up to date

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Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
142	165		Paragraph 7.210	<i>Amend paragraph:</i> Development at Great Leighs (Location 7) will deliver around <del>4,100</del> <u>1,253</u> new homes and North of Broomfield (Location 8) will deliver around <del>51200</del> new homes, along with supporting infrastructure. These allocations will provide opportunities to contribute towards and enhance existing facilities and services in these villages.	To reflect the additional sites and ensure the plan is up to date
143	166		Paragraph 7.212	<i>Amend paragraph:</i> In addition, new homes are allocated at Ford End <del>on a small sites no larger than one hectare in size</del> (Locations 14b). This Service Settlement has a primary school, village hall and sports facilities making it suitable for <del>limited scale</del> <u>new</u> development. New development will <u>also</u> contribute towards and enhance existing facilities and services of the village.	To reflect the additional sites and ensure the plan is up to date
144	166		Figure 17	<i>Replace Growth Area 2 - North Chelmsford figure to show additional site allocations:</i>	To reflect the additional sites and ensure the plan is up to date

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Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
					
145	167		Strategic Growth Site Policy 6	<p><i>Amend first two sentences first bullet point under Amount and type of development:</i></p> <p><u>Around 5,569<del>80</del></u> new homes of mixed size and type to include affordable housing and specialist residential accommodation in the period to 2041. The</p>	To respond to PSQ25-5574 from Ptarmigan Chelmsford A

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Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
				allocated site is able provide a further <u>minimum 6870</u> new homes in the period beyond 2041.	Limited and to reflect latest April 20262026Housing Site Schedule
146	168		Strategic Growth Site Policy 6	<p><i>Amend fifth bullet point under Movement and Access:</i></p> <ul style="list-style-type: none"> <li>Provide safe and convenient pedestrian, cycle and where appropriate bridleway connections within the site and to the wider area including the Chelmer North Green Wedge, existing development in Chelmsford Garden Community, Beaulieu Park Rail Station and associated employment area, new Country Park and Destination Parks, <u>the Park and Ride</u> and development east of the Chelmsford North East Bypass</li> </ul> <p><i>Amend eighth bullet point under Movement and Access:</i></p> <ul style="list-style-type: none"> <li>Measures to enable travel by active and sustainable modes and that offer travel choice for people by non-car modes including a network of mobility hubs to enable a 60% share for active and sustainable transport modes <u>from trips originating within the development.</u></li> </ul>	<p>For completeness and to respond to PSQ25-5574 Ptarmigan Chelmsford A Limited</p> <p>For clarification and to respond to PSQ25-6339/6354 from Chelmsford Garden Community Consortium PSQ25-6362 from Vistry Group</p>
147	168		Strategic Growth Site Policy 6	<p><i>Amend fifth bullet point under Historic and natural environment:</i></p> <ul style="list-style-type: none"> <li>Provide suitable <del>SuDs</del> and flood risk management <u>and Sustainable Drainage Systems (SuDS)</u></li> </ul> <p><i>Amend ninth bullet point under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li>Provide a minimum of 20% biodiversity net gain above the ecological baseline, or in accordance with the DFD, <u>capped at what can be practically delivered onsite.</u></li> </ul>	For consistency to respond to PS25-256 from Wates and Hammonds Farm Ltd
148	169		Strategic Growth Site Policy 6	<i>Amend third bullet point under Site Infrastructure Requirements:</i>	For consistency with the approved planning

Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
				<ul style="list-style-type: none"> <li>Four new 56 place stand-alone early years and childcare nurseries (Use Class E(f)) <del>on 0.13 hectares of suitable land allocated for education and childcare use delivered within the village centres</del></li> </ul>	applications for Zones 1 and 3
149	169		Strategic Growth Site Policy 6	<p><i>Add new fourth bullet point under Site Infrastructure Requirements:</i></p> <ul style="list-style-type: none"> <li><u>Financial contributions to primary, secondary, early years education and childcare, including SEND education as required by the Local Education Authority</u></li> </ul>	Respond to PS25-233 from Essex County Council
150	170		Strategic Growth Site Policy 6	<p><i>Amend third bullet point under Stewardship:</i></p> <ul style="list-style-type: none"> <li>A Stewardship Strategy to be provided as part of the site specific agreement to include a) a robust governance strategy of the chosen stewardship vehicle, b) a <del>full</del> <u>Draft</u> Business Plan for the chosen stewardship vehicle and c) arrangements for maintenance, management and monitoring of public spaces and community assets</li> </ul>	For consistency to respond to PS25-266 from Wates and Hammonds Farm Ltd
151	171		Strategic Growth Site Policy 6 Paragraph 7.214	<p><i>Amend second sentence:</i></p> <p>5,57680 of the new homes will be delivered in the period to 2041.</p>	To reflect latest April 2026 Housing Site Schedule
152	171		Strategic Growth Site Policy 6 Paragraph 7.215 & 7.216	<p><i>Amend second sentence:</i></p> <p>6,250 homes is reflected in the 5 Year Housing Site Schedule April 202<u>6</u>.</p> <p><i>Amend last sentence:</i></p> <p>The Garden Community is expected to be delivered between 2025<u>7</u> and 2044.</p>	To reflect latest April 2026 Housing Site Schedule
153	174		Strategic Growth Site Policy 6 Paragraph 7.229	<p><i>Amend first sentence:</i></p> <p>Site-wide travel plan(s) will be expected to incorporate strategic measures which reduce the need to travel and encourage people to make sustainable travel choices, and demonstrate a 60% modal share for active and sustainable transport from trips originating within the development.</p>	For clarification and to respond to PSQ25-6339/6354 from Chelmsford Garden Community

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					Consortium PSQ25-6362 from Vistry Group)
154	177		Strategic Growth Site Policy 7a	<i>Amend seventh bullet point under Historic and Natural environment:</i> <ul style="list-style-type: none"> <li>• Provide suitable <del>SuDs</del> and flood risk management <u>and Sustainable Drainage Systems (SuDS)</u></li> </ul>	For consistency
155	178		Strategic Growth Site Policy 7a	<i>Add additional bullet point under Design and layout:</i> <ul style="list-style-type: none"> <li>• <u>Ensure there is no impact on the operational or capability of safeguarded defence assets</u></li> </ul>	Respond to PSQ25-6408 from The Defence Infrastructure Organisation
156	178		Strategic Growth Site Policy 7a Paragraph 7.252	<i>Amend first sentence and add new second sentence:</i> This site is to the west of Great Leighs and is expected to be delivered between 2026 <del>7</del> and 2035 <del>7</del> . The site has an approved masterplan (Ref:20/00002/MAS) and planning applications have been submitted for up to <u>750</u> new homes (Ref:23/01583/OUT and 23/01583/FUL). <u>These numbers are reflected in the 5 Year Housing Sites Schedule April 2026.</u>  <i>Delete third and fourth sentence:</i> <del>Owing to the timing of the submission of these applications this number is not yet reflected in the policy. The site capacity will be updated in the final version of the Plan.</del>	To reflect latest April 2026 Housing Site Schedule For consistency with 7b
157	179		Strategic Growth Site Policy 7a Paragraph 7.255	<i>Add new sentence to end of paragraph:</i> <u>A safe traffic free environment around school pedestrian entrances must be provided, ensuring access for emergency vehicles only.</u>	Respond to PS25-225 from Essex County Council

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158	179		Strategic Growth Site Policy 7a Paragraph 7.256	<p><i>Amend first and second sentence:</i> Great Leighs primary school is full <u>in most year groups</u>, <del>and this is likely to remain the case in most year groups</del>. The scale of development in this location will <u>likely</u> require a new primary school with co-located early years and childcare provision.</p> <p><i>Amend sixth and seventh sentence:</i> The City Council together with Braintree District Council and Essex County Council (as Local Education Authority) <u>will have</u> 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 <del>could</del> provide secondary place capacity for this site allocation.</p>	<p>Respond to PS25-224 from Essex County Council</p> <p>Consequential amendment following response to AS-1073 from Essex County Council</p>
159	180		Strategic Growth Site Policy 7a Paragraph 7.262	<p><i>Insert new paragraph after 7.262:</i> <u>The site lies within the Eastern 2 WAM (Wide Area Multilateration) Network safeguarding zone where a MOD statutory consultation is required as part of any planning application. Technical assets that facilitate air traffic management, primarily radar, navigation, and communications systems are safeguarded to limit the impact of development on their capability and operation. The height, massing and materials used to finish a development may all be factors in assessing the impact of a given scheme. The development should be designed to ensure that it has no impact on the operation or capability of defence sites or assets.</u></p>	Respond to PSQ25-6408 from The Defence Infrastructure Organisation
160	180		Strategic Growth Site Policy 7a Paragraph 7.265	<p><i>Amend last sentence:</i> Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions, <u>subject to the necessary environmental permitting processes.</u></p>	Respond to PSQ25-6403 from Anglian Water

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Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
161	181		Strategic Growth Site Policy 7b	<i>Amend sixth bullet point under Historic and Natural environment:</i> <ul style="list-style-type: none"> <li>• Provide suitable <del>SuDs</del> and flood risk management and <u>Sustainable Drainage Systems (SuDS)</u></li> </ul>	For consistency
162		28	Strategic Growth Site Policy 7b Paragraph 2.44	<i>Amend eighth and ninth sentence:</i> The City Council together with Braintree District Council and Essex County Council (as Local Education Authority) <u>will</u> 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 <del>could</del> provide secondary place capacity for this site allocation.	Respond to AS-1073 from Essex County Council
163	184		Strategic Growth Site Policy 7b Paragraph 7.280	<i>Amend last sentence:</i> Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions, <u>subject to the necessary environmental permitting processes.</u>	Respond to PSQ25-6404 from Anglian Water
164		26	Strategic Growth Site Policy 7b Paragraph 2.41	<i>Amend fifth sentence:</i> Development is expected to be delivered from <del>2027</del> <u>28</u> onwards	To reflect latest April 2026 Housing Site Schedule
165	184		Strategic Growth Site Policy 7c	<i>Amend first bullet point under Amount and type of development and add new second sentence:</i> <ul style="list-style-type: none"> <li>• Around <del>1005</del> new homes of mixed size and type to include affordable housing. These numbers are reflected in the 5 Year Housing Sites Schedule April <del>2025</del><u>26</u>.</li> </ul>	To reflect latest April 2026 Housing Site Schedule For consistency with 7b

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166	185		Strategic Growth Site Policy 7c	<i>Amend sixth bullet point under Historic and Natural Environment:</i> <ul style="list-style-type: none"> <li>• Provide suitable <del>SuDs</del> and flood risk management <u>and Sustainable Drainage Systems (SuDS)</u></li> </ul>	For consistency
167	186		Strategic Growth Site Policy 7c Paragraph 7.281	<i>Amend first sentence:</i> This allocation will provide a high quality sustainable extension to Great Leighs for around <del>1005</del> homes expected to be delivered between <del>2025</del> and <del>2028</del> <u>30</u> .	To reflect latest April 2026 Housing Site Schedule
168	186		Strategic Growth Site Policy 7c Paragraph 7.285	<i>Amend second sentence:</i> The scale of development proposed across Strategic Growth Location 7 will <u>likely</u> require a new <del>two-form entry</del> primary school with co-located 56 place early years and childcare nursery.  <i>Amend eighth and ninth sentence:</i> The City Council together with Braintree District Council and Essex County Council (as Local Education Authority) <del>will have</del> 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 <del>could</del> provide secondary place capacity for this site allocation.	Respond to PS25-225 from Essex County Council  Consequential amendment following response to AS-1073 from Essex County Council
169	187		Strategic Growth Site Policy 7c Paragraph 7.294	<i>Amend last sentence:</i> Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions, <u>subject to the necessary environmental permitting processes.</u>	Respond to PSQ25-6405 from Anglian Water
170	188		Strategic Growth Site Policy 8	<i>Amend sixth bullet point under Historic and Natural Environment:</i> <ul style="list-style-type: none"> <li>• Provide suitable <del>SuDs</del> and flood risk management <u>and Sustainable Drainage Systems (SuDS)</u></li> </ul>	For consistency

Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
171	189		Strategic Growth Site Policy 8 Paragraph 7.295	<p><i>Amend second sentence:</i> The site has an approved masterplan (Ref:20/0001/MAS) for around 450 new homes and <del>outline</del> has planning permission <del>submitted</del> for 512 new homes (Ref:20/02064/OUT).</p> <p><i>Amend third sentence:</i> This number is reflected in the 5 Year Housing Site Schedule April 2024<u>6</u>.</p> <p><i>Amend fifth sentence:</i> Development is expected to be delivered between 2025<u>7</u> and 2035<u>7</u>.</p>	To reflect latest April 2026 Housing Site Schedule
172	189		Strategic Growth Site Policy 8 Paragraph 7.298	<p><i>Amend paragraph:</i> <del>There is an emerging Neighbourhood Plan being prepared in Broomfield which it is envisaged will help shape this site allocation. However, it is considered that the development quantum and extent should be allocated through the Local Plan as a strategic site delivering a significant new neighbourhood. The site straddles the parish boundary shared between Broomfield and Little Waltham. Although the development quantum and extent of the allocation is set out in the Local Plan, the 'made' (adopted) Neighbourhood Plan in Broomfield could help to shape this site allocation. Broomfield Parish Council will also receive 25% of the CIL receipt for this development (and any other) in its area. when the Broomfield Neighbourhood Plan is made (approved). Otherwise the rate will be 15%.</del></p>	To reflect additional made Neighbourhood Plan
173		29	Strategic Growth Site Policy 9a	<p><i>Amend bullet point under Amount and type of development:</i></p> <ul style="list-style-type: none"> <li>• Around 14,000sqm (net) new Use Class E(g)(iii), B2 and/or B8 floorspace along with other appropriate ancillary employment generating uses.</li> </ul>	For consistency
174		30	Strategic Growth Site Policy 9a	<p><i>Add additional bullet point under Design and Layout:</i></p> <ul style="list-style-type: none"> <li>• <u>Ensure there is no impact on the operational or capability of safeguarded defence assets</u></li> </ul>	Respond to AS-1047 from The Defence Infrastructure Organisation

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175		31	Strategic Growth Site Policy 9a	<i>Insert new paragraph after 2.63:</i> <u>The site lies within the Eastern 2 WAM (Wide Area Multilateration) Network safeguarding zone where a MOD statutory consultation is required as part of any planning application. Technical assets that facilitate air traffic management, primarily radar, navigation, and communications systems are safeguarded to limit the impact of development on their capability and operation. The height, massing and materials used to finish a development may all be factors in assessing the impact of a given scheme. The development should be designed to ensure that it has no impact on the operation or capability of defence sites or assets.</u>	Respond to AS-1047 from The Defence Infrastructure Organisation
176		33	Growth Site Policy 9b	<i>Add additional bullet point under Design and layout:</i> <ul style="list-style-type: none"> <li><u>Layout shaped by utility easements</u></li> </ul>	Respond to AS-1094 from Anglian Water
177		34	Growth Site Policy 9b Paragraph 2.83	<i>Add new paragraph after paragraph 2.83:</i> <u>There is a rising main (pressurised sewer) within the site boundary. Layout should safeguard suitable access for the maintenance of sewerage infrastructure.</u>	Respond to AS-1094 from Anglian Water
178		35	Growth Site Policy 9c	<i>Add additional bullet under Historic and Natural Environment:</i> <ul style="list-style-type: none"> <li><u>Undertake a Waste Infrastructure Impact Assessment</u></li> </ul>	Respond to AS-1078 from Essex County Council
179		35	Growth Site Policy 9c	<i>Add additional bullet point under Design and Layout:</i> <ul style="list-style-type: none"> <li><u>Layout shaped by utility easements</u></li> </ul>	Respond to AS-1095 from Anglian Water
180		35	Growth Site Policy 9c Paragraph 2.97	<i>Amend paragraph:</i> An <del>small</del> area of the site lies within a Mineral Consultation Area <u>and a Waste Consultation Area</u> . The developer will be required to undertake a Mineral Infrastructure Impact Assessment <u>and a Waste Infrastructure Impact Assessment</u> . <del>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</del>	Respond to AS-1078 from Essex County Council

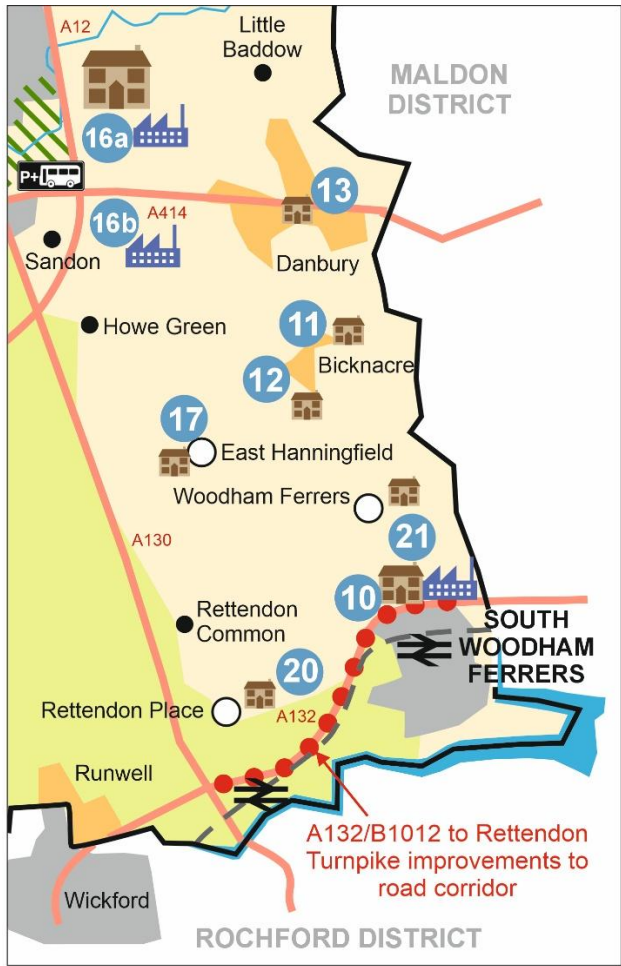
Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
				<u>metal recycling business operates on the site, a Waste Infrastructure Impact Assessment should also be undertaken.</u>	
181		35	Growth Site Policy 9c Paragraph 2.97	<i>Add new paragraph after paragraph 2.97:</i> <u>There is a rising main (pressurised sewer) within the site boundary. Layout should safeguard suitable access for the maintenance of sewerage infrastructure.</u>	Responds to AS-1095 from Anglian Water
182		39	Growth Site Policy 14b Paragraph 2.104	<i>Amend first sentence:</i> Land south of Ford End Primary School <u>is located on adjacent to</u> the southeastern <u>edge</u> of the <u>Defined S</u> ettlement of Ford End.	For clarity and consistency
183		39	Strategic Growth Site Policy 14b Paragraph 2.104	<i>Amend second sentence:</i> The site is expected to deliver around 75 new homes between 2029 and 2034 <u>0</u>	To reflect latest April 2026 Housing Site Schedule
184		40	Growth Site Policy 14b Paragraph 2.110	<i>Amend second sentence:</i> There is limited parking <del>and drop-off at the primary school and future access arrangements into the development site could exacerbate this issue.</del>  <i>Amend fifth sentence:</i> The Essex <u>Part 1 Parking Guidance Standards for Schools</u> provides details of the relevant requirements for such parking.	Respond to PS25-229 from Essex County Council  Respond to AS-1081 from Essex County Council
185	196		Strategic Growth Site Policy 15	<i>Amend second bullet point under Historic and Natural Environment:</i> <ul style="list-style-type: none"> <li>• Provide suitable <del>SuDs</del> and flood risk management <u>and Sustainable Drainage Systems (SuDS)</u></li> </ul>	For consistency
186	198		Paragraph 7.342	<i>Amend last sentence:</i> The development will make an important contribution to the delivery of employment land and jobs in the City Council's area <u>and the wider area, including London,</u> over the Local Plan period.	Respond to PSQ25-5922 from TfL

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187	198		Paragraph 7.340	<p><i>Amend paragraph:</i>            This Growth Area (see Figure 18) will deliver a high quality and comprehensively planned new Garden Community to the East of Chelmsford at Hammonds Farm (Location 16a). Alongside this will be further employment space at Land adjacent to A12 at Junction 18 (Location 16b) and a sustainable extensions to the existing town at South Woodham Ferrers (Location 10) <u>and the existing villages of East Hanningfield (Location 17) and Rettendon Place (Location 20) and Woodham Ferrers (Location 21).</u> This <u>includes</u> <del>d</del>Development is also proposed on small sites around Bicknacre, <u>Woodham Ferrers</u> and East Hanningfield. Overall this Growth Area will deliver over 4,400 <u>5,357</u> new homes, <del>87,200</del><u>90,805</u>sqm of new employment floorspace, 18 Travelling Showpeople plots and 20 Gypsy and Traveller pitches.</p>	To reflect the additional sites and ensure the plan is up to date
188	198		Paragraph 7.341	<p><i>Amend paragraph:</i>            A new Garden Community to the East of Chelmsford based on Garden City Principles will be provided at Hammonds Farm. This development, east of the A12 and north of the A414 will create a sustainable new neighbourhood of 3,000 new homes and 43,000sqm of new employment floorspace to be delivered in the Local Plan period. This will be a comprehensively planned, landscape-led development centred around distinctive neighbourhoods supported by transport, new schools and early years and childcare provision, health care, utility services and multifunctional green infrastructure together with retail, community, employment and leisure uses. Provision is also made for 20 Gypsy and Traveller pitches and <del>48</del> <u>13</u> Travelling Showpeople plots. 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.</p>	To reflect the additional sites and ensure the plan is up to date
189	198		Paragraph 7.344	<p><i>Amend paragraph:</i>            The Growth Area will also deliver a sustainable new development for the existing town of South Woodham Ferrers which has a good range of services</p>	To reflect the additional sites and

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				and facilities, and at the Key Service Settlements of Danbury and Bicknacre, both of which have a good level of services including primary schools, early years and childcare provision, convenience shopping facilities and primary healthcare facilities. It will also deliver sustainable new development on <del>small</del> <u>sites in the Service Settlements of East Hanningfield and Woodham Ferrers</u> which <del>has</del> <u>have</u> a primary school, <del>employment site</del> and community facilities making <del>it them</del> suitable for limited scale development.	ensure the plan is up to date
190	198		Paragraph 7.346	<i>Amend paragraph:</i> <del>Two s</del> <u>Sites in Bicknacre (Locations 11b and 11c), and both sites in East Hanningfield (Locations 17a and 17b) and Woodham Ferrers (Locations 21a and 21b)</u> will be provided on small sites no larger than one hectare in size. Location <del>42</del> <u>13</u> will deliver around 101 <u>0</u> new homes within Danbury through the <del>emerging</del> <u>'made'</u> Danbury Neighbourhood Plan. Developments in these areas will provide opportunities to contribute towards and enhance existing facilities and services of the villages.	To reflect the additional sites and ensure the plan is up to date
191	199		Figure 18	<i>Replace Growth Area 3 - South and East Chelmsford figure to show additional site allocations:</i>	To reflect the additional sites and ensure the plan is up to date



- |                                  |                               |
|----------------------------------|-------------------------------|
| STRATEGIC EMPLOYMENT LOCATION    | SMALL SETTLEMENT              |
| HOUSING: SOUTH & EAST CHELMSFORD | RAIL STATION                  |
| GREEN BELT                       | RAILWAY LINE                  |
| GREEN WEDGE                      | PARK AND RIDE                 |
| RURAL AREA                       | IMPROVEMENTS TO ROAD CORRIDOR |
| CITY/TOWN                        | MAJOR ROADS                   |
| KEY SERVICE SETTLEMENT           | RIVER                         |
| SERVICE SETTLEMENT               |                               |

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192	201		Strategic Growth Site Policy 16a	<p><i>Amend second bullet point and move to the top of Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li>• Prepare a detailed Heritage Impact Assessment <u>to inform the sites masterplanning and placemaking</u></li> </ul>	Respond to Historic England PSQ25-5810
193	201		Strategic Growth Site Policy 16a	<p><i>Amend fifth bullet point under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li>• Preserve and where appropriate enhance the listed buildings and <u>associated-structures and their settings of Hammonds Farmhouse, and the settings of including</u> Cuton, Stonhams and Little Baddow Locks, <del>Hammonds Farmhouse</del>, Phillows Farmhouse, The Congregational Chapel and Manse, Yew Tree Cottage, St Mary's Church, Little Baddow Hall, Boreham House, Generals, Water Hall, St Johns the Baptist Church Danbury, Little Graces, and Great Graces group of listed buildings. The Hammonds, Phillows and Rumbolds farmsteads which are within the site (the latter farmhouse being a non-designated heritage asset) should be provided with appropriate <u>open space and</u> landscape buffers within the site to protect their settings</li> </ul>	Respond to PS25-254 from Wates and Hammonds Farm Ltd and Historic England PSQ25-5810
194	202		Strategic Growth Site Policy 16a	<p><i>Add new sixth bullet point under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li>• <u>Provide appropriate landscaping at the northern end of the site, to reinforce the setting of the Grade I listed Church of St Mary the Virgin and the Grade II listed Little Baddow Hall, and help mitigate visual impacts of new development.</u></li> </ul>	Respond to Historic England PSQ25-5810
195	202		Strategic Growth Site Policy 16a	<p><i>Amend tenth bullet point under Historic and Natural Environment:</i></p> <ul style="list-style-type: none"> <li>• The area to the east of Sandon Brook notated on the Policies Map for Future Recreation/SuDS/Biodiversity should focus on informal recreation, natural and semi natural green infrastructure uses rather than formal sports recreation requiring <u>built development</u>, floodlighting or significant servicing</li> </ul>	Respond to Historic England PSQ25-5810

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196	202		Strategic Growth Site Policy 16a	<i>Amend twelfth bullet point under Historic and Natural Environment:</i> Conserve and enhance biodiversity and avoid adverse effects on the River Chelmer, and Old Hare Wood local wildlife sites, Waterhall Meadows Essex Wildlife Trust Nature Reserve, and Long Spring Wood and Hall Wood ancient woodlands, and <u>Blakes Wood &amp; Lingwood Common SSSI</u> , Danbury Common <u>SSSI</u> , and <u>Woodham Walter Common SSSI</u>	Correction and to respond to PSQ25-6253 from Natural England
197	202		Strategic Growth Site Policy 16a	<i>Amend fourteenth bullet point under Historic and natural environment:</i> Provide suitable <del>SuDs</del> and flood risk management and <u>Sustainable Drainage Systems (SuDS)</u>	For consistency
198	202		Strategic Growth Site Policy 16a	<i>Amend eighteenth bullet point under Historic and Natural Environment to read:</i> <ul style="list-style-type: none"> <li>Undertake an Archaeological Assessment <u>to inform a conservation/mitigation strategy to be developed for significant archaeological heritage assets</u> and <del>conserve existing archaeological features</del></li> </ul>	Respond to PS25-254 from Wates and Hammonds Farm Ltd
199	202		Strategic Growth Site Policy 16a	<i>Amend twentieth bullet point under Historic and Natural Environment to read:</i> <ul style="list-style-type: none"> <li>Provide a minimum of 20% biodiversity net gain above the ecological baseline in accordance with Policy DM16, <u>capped at what can be practically delivered onsite</u></li> </ul>	Respond to PS25-256 from Wates and Hammonds Farm Ltd
200	203		Strategic Growth Site Policy 16a	<i>Add new fourth bullet point under Site Infrastructure Requirements:</i> <ul style="list-style-type: none"> <li><u>Financial contributions to primary, secondary, early years education and childcare, including SEND education as required by the Local Education Authority</u></li> </ul>	Respond to PS25-233 from Essex County Council
201	204		Strategic Growth Site Policy 16a	<i>Amend third bullet point under Stewardship:</i> <ul style="list-style-type: none"> <li>A Stewardship Strategy to be provided as part of the planning application process to include a) a robust governance strategy of the chosen stewardship vehicle, b) a <del>full</del>-<u>Draft</u> Business Plan for the chosen stewardship vehicle and c) arrangements for maintenance, management and monitoring of public spaces and community assets.</li> </ul>	Respond to PS25-266 from Wates and Hammonds Farm Ltd

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202	205		Strategic Growth Site Policy 16a Paragraph 7.354	<i>Amend first sentence:</i> The site allocation is to be planned comprehensively in accordance with a masterplan approved by the City Council <u>prior to the determination of any planning application.</u>	Respond to PS25-269 from Wates and Hammonds Farm Ltd
203	205		Strategic Growth Site Policy 16a Paragraph 7.360	<i>Amend third sentence:</i> The development should provide a mix of type and range of sizes of Use Class E(g)(i)-(iii), <u>B2 and/or B8</u> 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.	Clarity
204	206		Strategic Growth Site Policy 16a Paragraph 7.362	<i>Add additional sentence to end of paragraph:</i> <u>A safe traffic free environment around school pedestrian entrances must be provided, ensuring access for emergency vehicles only.</u>	Respond to PS25-231 from Essex County Council
205	207		Strategic Growth Site Policy 16a Paragraph 7.367	<i>Amend paragraph:</i> The development will also be required to provide an appropriate Bus Based Rapid Transit. This should be a direct, frequent bus service that will connect the new development with the City Centre and Chelmsford and Beaulieu Park Rail Stations. It is critical for enabling local, frequent travel without reliance on the private car. The masterplan should <u>demonstrate a choice of suitable</u> <del>provide a choice of unimpeded</del> route corridors within the developed area, able to carry rapid transit bus services and enable convenient connections between residential areas, employment areas, Beaulieu Park Rail Station and Chelmsford City Centre. Essex County Council will work with the developers to determine <del>a preferred route corridor</del> <u>routes</u> through the development that <u>prioritise buses</u> to serve residents and key locations.	Respond to PS25-251 from Wates and Hammonds Farm Ltd
206	207		Strategic Growth Site Policy 16a	<i>Amend paragraph:</i> The site will provide a high quality development in a landscaped setting which works in sympathy with the local landscape and heritage assets. This should	Respond to Historic England PSQ25-5810

Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
			Paragraph 7.368	be informed by landscape and heritage evidence, including the <u>Council's Heritage Impact Assessment for the site, the 2017 Landscape Sensitivity and Capacity Assessment and the Historic Environment Characterisation Project. A detailed Heritage Impact Assessment shall be prepared, which should inform positive placemaking and the Masterplan for the site.</u> The development must promote the highest standards of design and provide high quality and inclusively designed buildings and public and private spaces planned around a coherent framework of routes, blocks and spaces.	
207	208		Strategic Growth Site Policy 16a Paragraph 7.370	<p><i>Add new fourth sentence:</i>  <u>Heritage impacts shall be avoided or minimised through the masterplan strategy, informed by the detailed heritage assessment, remaining harms shall be mitigated where possible, with the remaining harm weighed up in accordance with policies DM13, DM14 and DM15.</u></p> <p><i>Add new text after sixth sentence:</i>  <u>To reinforce the setting of the Church of St Mary the Virgin and Little Baddow Hall, appropriate landscaping will be required at the northern end of the site, to help mitigate visual impacts of new development.</u></p> <p><i>Amend seventh sentence:</i>  Historic lanes and Graces Walk avenue are important features in this context, which should be retained and enhanced. <u>The Policies Map notates proposed linear landscape corridors each side of Grace's Walk and Hurrells Protected Lane (Conservation/Strategic Landscape Enhancement). Notwithstanding this notation the approved masterplan will identify the precise width of these corridors and in the case of Grace's Walk the minimum width and of the landscaped corridor should be 80m with a minimum width of 108m between buildings.</u></p>	<p>Respond to PS25-254 from Wates and Hammonds Farm Ltd</p> <p>Respond to Historic England PSQ25-5810</p>

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208	208		Strategic Growth Site Policy 16a Paragraph 7.371	<i>Amend first sentence:</i> Being a large <u>area</u> <del>strategic allocation</del> , the wider site includes an area of flood risk. As shown on the Policies Map, development will only be located in areas at least risk of flooding.	Clarity
209	208		Strategic Growth Site Policy 16a Paragraph 7.372	<i>Amend last sentence:</i> The masterplan process will establish the detailed preservation and enhancement principles for this site <u>which shall include the provision for the recommendations within the council's heritage impact assessment.</u>	Respond to Historic England PSQ25-5810
210	208		Strategic Growth Site Policy 16a Paragraphs 7.371 and 7.372	<i>Swap order of paragraphs 7.371 and 7.372 so that it is clear that the requirement in current Paragraph 7.372 relates more clearly to Paragraph 7.370.</i>	Respond to PS25-254 from Wates and Hammonds Farm Ltd
211	209		Strategic Growth Site Policy 16a Paragraph 7.375	<i>Amend sixth sentence:</i> Given the scale of the Garden Communities, the opportunity exists for these developments to achieve 20% biodiversity net gain subject to site constraints <u>and to be capped at what can be practically delivered onsite.</u>	Respond to PS25-256 from Wates and Hammonds Farm Ltd
212	209		Strategic Growth Site Policy 16a Paragraph 7.376	<i>Amend first sentence:</i> The development will be required to provide appropriate habitat mitigation and creation, and appropriate buffers to avoid adverse impact on the adjacent local wildlife sites River Chelmer and Old Hare Wood, Waterhall Meadows Essex Wildlife Trust Nature Reserve, the ancient woodlands of Long Spring Wood and Hall Wood, and <u>Blakes Wood &amp; Lingwood Common SSSI</u> , Danbury Common <u>SSSI</u> , and <u>Woodham Walter Common SSSI</u> , which lie within or immediately adjacent to the site.	Correction and to respond to PSQ25-6253 from Natural England

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213	209		Strategic Growth Site Policy 16a Paragraph 7.377	<i>Add additional sentence to end of paragraph:</i> <u>The provision of this quantum of greenspace would simultaneously provide recreational mitigation for potential impacts on the Essex Coast international designations, if required as identified in paragraph 8.139 of DM16.</u>	Respond to PS25-257 from Wates and Hammonds Farm Ltd
214	210		Strategic Growth Site Policy 16a Paragraph 7.384	<i>Amend paragraph:</i> The site <del>may</del> contains archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation. <del>Of particular interest, land to the north of Rumbolds Farm, Hammonds Road contains a significant number and configuration of crop marks requiring further investigation. Other significant archaeological remains and their settings should also be identified and protected. Therefore, a future planning application should be supported by the results of a comprehensive</del> <u>The archaeological evaluation should includeing expansion of existing appropriate trial trenchings. Archaeological remains identified through this process should be treated appropriately according to their level of significance and in line with Policy DM15. Once completed this evaluation will inform part of the informative evidence base on which to define the location of development parcels and open space within the masterplan.</u>	Respond to PS25-258 from Wates and Hammonds Farm Ltd
215	211		Strategic Growth Site Policy 16b	<i>Amend policy title:</i> STRATEGIC GROWTH SITE <u>POLICY</u> 16b – LAND ADJACENT TO A12 JUNCTION 18 EMPLOYMENT AREA	Correction
216	211		Strategic Growth Site Policy 16b	<i>Amend first bullet point under Amount and type of development:</i> <ul style="list-style-type: none"> <li>• Around <del>46,60543,000</del>sqm (net) for a mix of employment Use Classes E(g)(i-iii), B2 and <u>/ or</u> B8 along with other appropriate ancillary employment generating uses</li> </ul>	Respond to Pigeon (Sandon) Ltd PS25-238 and to reflect approved planning application

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217	211		Strategic Growth Site Policy 16b	<i>Include new fifth bullet point under Historic and natural environment:</i> <ul style="list-style-type: none"> <li>• <u>Undertake and Archaeological Assessment</u></li> </ul>	Respond to Pigeon (Sandon) Ltd PS25-238 and to reflect approved planning application
218	211		Strategic Growth Site Policy 16b	<i>Amend ninth bullet point under Historic and natural environment:</i> <ul style="list-style-type: none"> <li>• Provide suitable <del>SuDs</del> and flood risk management and <u>Sustainable Drainage Systems (SuDS)</u></li> </ul>	For consistency
219	212		Strategic Growth Site Policy 16b	<i>Amend last bullet point under Site infrastructure requirements:</i> <ul style="list-style-type: none"> <li>• <u>Appropriate Flood Risk management infrastructure Assessment</u></li> </ul>	Respond to Environment Agency PSQ25-6290
220	212		Strategic Growth Site Policy 16b Paragraph 7.386	<i>Amend first sentence and add new second sentence:</i> This site allocation will provide a strategic development of around 43,000sqm of mixed employment floorspace in Use Classes E(g)(i-iii), B2 and / or B8. <u>The site has outline planning permission for up to 46,605sqm of mixed employment, logistics, storage and distribution uses (use classes E(g)(iii), B2, B8) supporting associated development, infrastructure and landscaping (Ref: 24/01768/OUT). If this permission is not implemented and a new proposal comes forward, the site capacity will be considered on its individual merit.</u>	To reflect approved planning application
221	212		Strategic Growth Site Policy 16b Paragraph 7.387	<i>Amend paragraph:</i> The development of the site will be subject of a masterplan agreed with the Council prior to the determination of a <u>detailed planning application. A conceptual masterplan has been approved as part of outline planning permission (Ref: 24/01768/OUT).</u>	To reflect approved planning application
222	214		Strategic Growth Site Policy 16b Paragraph 7.400	<i>Add new fourth sentence and amend last sentence:</i> <u>Open space requirements have been secured by a Section 106 agreement as part of the approved outline planning permission (Ref: 24/01768/OUT). If this permission is not implemented and a new proposal comes forward</u> <del>r</del> <u>Requirements for on-site sport, leisure and recreation facilities for employees</u>	To reflect approved planning application

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				will be informed by the latest Chelmsford Open Space, Sports and Recreational Facilities Study and Sports Facilities Strategy at the time of <u>any new application</u> .	
223	214		Strategic Growth Site Policy 16b Paragraph 7.401	<i>Amend paragraph:</i> Part of the site is located within Flood Zone 2 and 3 and as such a flood risk assessment will be required and <u>the necessary flood risk management measures and</u> SuDs provided in accordance with Policy DM18.	Respond to Environment Agency PSQ25-629
224	214		Strategic Growth Site Policy 16b Paragraph 7.404	<i>Amend paragraph:</i> The site is located in the Parish of Sandon where a Neighbourhood Plan has been made (adopted). Development proposals should have regard to the Sandon Neighbourhood Plan. <del>This Parish will receive 25% of the CIL receipt for this development.</del>	Factual correction as uses are zero rated from CIL
225	215		Strategic Growth Site Policy 10	<i>Amend twelfth bullet point under Site infrastructure requirements, and move to second bullet point position:</i> <ul style="list-style-type: none"> <li>Financial contributions to <u>primary, secondary, early years education and childcare, including SEND education</u> as required by the Local Education Authority</li> </ul>	Respond to PS25-227 from Essex County Council
226	217		Strategic Growth Site Policy 10 Paragraph 7.405	<i>Amend second sentence:</i> The site has <del>resolution to grant</del> planning permission <del>subject to a S106 Agreement</del> for 1,220 new homes across two parcels (Ref: <del>21/01961/OUT and 22/00311/OUT</del> ) <u>and an application (21/01961/FUL) for along with</u> a neighbourhood centre, around 1,200sqm of business floorspace, primary school and early years provision, and five Travelling Showpeople's plots.  <i>Amend third sentence:</i> This number is reflected in the 5 year Housing Sites Schedule April 2024 <u>6</u> .  <i>Amend fifth sentence:</i> Development is expected to be delivered between 2026 <u>8</u> and 2035 <u>7</u> .	To reflect latest April 2026 Housing Site Schedule

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227	220		Growth Site Policy 11b	<i>Add additional sentence to end of first paragraph of policy:</i> <u>Development proposals will accord with a Planning Brief produced by the Council to provide:</u>	Consistency
228	220		Growth Site Policy 11b	<i>Add additional bullet point under Design and layout:</i> <ul style="list-style-type: none"> <li>• <u>Ensure there is no impact on the operational or capability of safeguarded defence assets.</u></li> </ul>	Respond to PSQ25-6410 from The Defence Infrastructure Organisation
229	221		Growth Site Policy 11b Paragraph 7.428	<i>Amend first and second sentences:</i> Land at Kingsgate, Bicknacre Road <u>within and partially adjacent</u> to the Defined Settlement of Bicknacre. Development is expected to be delivered from <del>202308/203429</del> <u>onwards</u> .	For clarity and consistency To reflect latest April 2026 Housing Site Schedule
230	221		Growth Site Policy 11b Paragraph 7.430	<i>Insert new paragraph after 7.430:</i> <u>The site lies within the Eastern 2 WAM (Wide Area Multilateration) Network safeguarding zone where a MOD statutory consultation is required as part of any planning application. Technical assets that facilitate air traffic management, primarily radar, navigation, and communications systems are safeguarded to limit the impact of development on their capability and operation. The height, massing and materials used to finish a development may all be factors in assessing the impact of a given scheme. The development should be designed to ensure that it has no impact on the operation or capability of defence sites or assets.</u>	Respond to PSQ25-6410 from The Defence Infrastructure Organisation
231	221		Growth Site Policy 11b Paragraph 7.432	<i>Add new sentence to end of paragraph:</i> <u>Developers will work closely with relevant local stakeholders, such as Natural England and the SSSI site managers (National Trust and Essex Wildlife Trust) to assess recreational pressure and provide the necessary mitigation measures for SSSIs.</u>	For consistency with amended policy GS11c

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232	221		Growth Site Policy 11b Paragraph 7.433	<i>Amend paragraph:</i> Land to the west of the site is allocated for future <u>recreation/SUDs/biodiversity</u> to serve the site, as shown on the Policies Map.	Respond to PS25-180 from Kingsbury
233		41	Growth Site Policy 11c	<i>Add new bullet point under Design and Layout:</i> <ul style="list-style-type: none"> <li><u>Layout shaped by utility easements</u></li> </ul>	Respond to AS-1097 from Anglian Water
234		43	Growth Site Policy 11c Paragraph 2.125	<i>Add additional sentence to end of paragraph:</i> <u>Developers will work closely with relevant local stakeholders, such as Natural England and the SSSI site managers (National Trust and Essex Wildlife Trust) to assess recreational pressure and provide the necessary mitigation measures for SSSIs.</u>	For consistency with amended policy GS11b
235		43	Growth Site Policy 11c Paragraph 2.125	<i>Add new paragraph after paragraph 2.125:</i> <u>There is a surface water sewer within the site boundary. Layout should safeguard suitable access for the maintenance of sewerage infrastructure.</u>	Respond to AS-1097 from Anglian Water
236	223		Growth Site Policy 12	<i>Amend first bullet point under Amount and type of development:</i> Around <del>3250</del> <u>new</u> units for specialist residential accommodation (SRA) that responds positively to the local context.	To reflect latest April 2026 Housing Site Schedule
237	223		Growth Site Policy 12 Paragraph 7.439	<i>Amend second sentence:</i> Development is expected to be delivered from <del>2029/30/2031</del> onwards.	To reflect latest April 2026 Housing Site Schedule
238	224		Strategic Growth Site Policy 13	<i>Amend first sentence of Policy:</i> An allocation of around <del>1010</del> <u>new</u> homes to be accommodated within or adjoining the Defined Settlement Boundary of Danbury.	To reflect latest April 2026 Housing Site Schedule

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				<i>Amend first sentence of first bullet point under Amount and type of development:</i> In total around 101 <del>0</del> new homes of mixed size and type including affordable housing.	
239	225		Strategic Growth Site Policy 13 Paragraph 7.445	<i>Amend second sentence:</i> These include a cluster of protected Sites of Special Scientific Interest (SSSI) which are Danbury Common, Blake's Wood and Lingwood Common, and Woodham Walter Common.	Correction and to respond to PSQ25-6258 from Natural England
240	225		Strategic Growth Site Policy 13 Paragraph 7.449	<i>Amend paragraph:</i> Taking the above constraints and opportunities into account, the Spatial Strategy makes provision for an allocation of around 101 <del>0</del> homes in total, with site selection through the 'made' Danbury Neighbourhood Plan, expected to be delivered <u>between 2027 and 2030</u> during the Local Plan period. <del>Owing to the timing of the Danbury Neighbourhood Plan being 'made', the site allocations in the Neighbourhood Plan are not yet reflected in the April 2024 Housing Site Schedule. This will be updated in the final version of the plan. Danbury Parish Council will also receive 25% of the CIL receipt for all new qualifying developments in its area.</del>	To reflect latest April 2026 Housing Site Schedule
241	224		Strategic Growth Site Policy 13	<i>Insert additional heading and bullet point under Site design principles:</i>  <u>Design and Layout:</u> <ul style="list-style-type: none"> <li>• <u>Ensure there is no impact on the operational or capability of safeguarded defence assets</u></li> </ul>	Respond to PSQ25-6411 from The Defence Infrastructure Organisation
242	224		Strategic Growth Site Policy 13 Paragraph 7.441	<i>Insert new paragraph after 7.441:</i> <u>The site lies within the Eastern 2 WAM (Wide Area Multilateration) Network safeguarding zone where a MOD statutory consultation is required as part of any planning application. Technical assets that facilitate air traffic management, primarily radar, navigation, and communications systems are</u>	Respond to AS-1047 from The Defence Infrastructure Organisation

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				<u>safeguarded to limit the impact of development on their capability and operation. The height, massing and materials used to finish a development may all be factors in assessing the impact of a given scheme. The development should be designed to ensure that it has no impact on the operation or capability of defence sites or assets.</u>	
243	226		Growth Site Policy 17a	<i>Add additional sentence to end of first paragraph of policy:</i> <u>Development proposals will accord with a Planning Brief produced by the Council to provide:</u>	Consistency
244	227		Growth Site Policy 17a Paragraph 7.450	<i>Amend first and second sentence:</i> Land north of Abbey Fields is <del>partially within and partially adjacent to</del> <u>located on the northern edge of the Defined Settlement of East Hanningfield.</u> Development is expected to be delivered from 2029/ <del>30</del> /2030 <del>4</del> onwards.	For clarity and consistency To reflect latest April 2026 Housing Site Schedule
245	227		Growth Site Policy 17b	<i>Add additional sentence to end of first paragraph of policy:</i> <u>Development proposals will accord with a Planning Brief produced by the Council to provide:</u>	Consistency
246	228		Growth Site Policy 17b Paragraph 7.456	<i>Amend second sentence:</i> Development is expected to be delivered from 2029/ <del>30</del> /2030 <del>4</del> onwards.	To reflect latest April 2026 Housing Site Schedule
247		44	Strategic Growth Site Policy 17c	<i>Amend fourth bullet point under Historic and Natural Environment:</i> <ul style="list-style-type: none"> <li>Provide a robust <u>open</u> landscape buffer to the site boundary east of Willis Farm</li> </ul> <i>Amend first bullet point under Design and layout:</i> <ul style="list-style-type: none"> <li>Character, scale and layout to have regard and respond to the site's surrounding context, including limiting development <u>density and height</u> to two storeys on the western edge</li> </ul>	Respond to AS-128 from Historic England

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248		46	Strategic Growth Site Policy 17c Paragraph 2.137	<i>Amend second sentence:</i> 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 <u>an open landscape buffer of around 20m to the site boundary east of Willis Farm, and limiting <u>density and</u> development scale to two storeys on the western edge of the site.</u>	Respond to AS-128 from Historic England
249		47	Strategic Growth Site Policy 17d	<i>Add additional bullet point under Design and Layout:</i> <ul style="list-style-type: none"> <li><u>Layout shaped by utility easements</u></li> </ul>	Respond to AS-1100 from Anglian Water
250		47	Strategic Growth Site Policy 17d Paragraph 2.151	<i>Add new sentence to the end of paragraph:</i> <u>There is a rising main (pressurised sewer) within the site boundary. Layout should safeguard suitable access for the maintenance of sewerage infrastructure.</u>	Respond to AS-1100 from Anglian Water
251		51	Strategic Growth Site Policy 17e Paragraph 2.156	<i>Amend first sentence:</i> Development is expected to be delivered between 2027 <del>8</del> and 2028 <del>9</del>	To reflect latest April 2026 Housing Site Schedule
252		52	Strategic Growth Site Policy 20	<i>Add additional bullet point under Design and Layout:</i> <ul style="list-style-type: none"> <li><u>Layout shaped by utility easements</u></li> </ul>	Respond to AS-1102 from Anglian Water
253		52	Strategic Growth Site Policy 20 Paragraph 2.179	<i>Add new sentence to the end of paragraph:</i> <u>There are gravity sewers and a surface water sewer and discharge point within the site boundary. Layout should safeguard suitable access for the maintenance of sewerage infrastructure.</u>	Respond to AS-1102 from Anglian Water

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254		55	Growth Site Policy 21a	<i>Add additional bullet point under Design and Layout:</i> <ul style="list-style-type: none"> <li><u>Layout shaped by utility easements</u></li> </ul>	Respond to AS-1103 from Anglian Water
255		55	Growth Site Policy 21a Paragraph 2.187	<i>Add new sentence to the end of paragraph:</i> <u>There is a surface water sewer within the site boundary. Layout should safeguard suitable access for the maintenance of sewerage infrastructure.</u>	Respond to AS-1103 from Anglian Water
256	232		Policy SPA5	<i>Amend last sentence of policy:</i> New development proposals to the south of Sandford Mill will allow the provision of a new vehicular access to <del>Maldon Road (A414)</del> <u>road to the Country Park with a new pedestrian and cycle bridge connecting the Country Park to Sandford Mill.</u>	Respond to PS25-261 from Hopkins Homes Ltd and consistency with SGS3a
257	232		Policy SPA5 Paragraph 7.480	<i>Amend paragraph:</i> Vehicular access is achieved from Chelmsford via Brook End Road. There is an opportunity for this access to <u>Sandford Mill to be improved. A Nnew vehicular access to Maldon Road (A414) road is proposed into the adjacent country park from development to the south. It is intended for most visitors to Sandford Mill to park in the country park car park south of the Navigation and access Sandford Mill via a new pedestrian and cycle bridge connections are proposed between the new development proposals to the south and Sandford Mill.</u> There is also an opportunity to promote more sustainable modes of transport to Sandford Mill, such as use of the Chelmer and Blackwater Navigation to link to the City Centre. Additional moorings may also be appropriate in order to increase access to the waterways.	Respond to PS25-261 from Hopkins Homes Ltd And for consistency with SGS3a
258	233		Policy SPA6	<i>Amend last sentence of policy:</i> The SPA masterplan should include proposals to maintain National Cycle Route 1 which runs through the <u>Special Policy Area allocation site.</u>	Respond to PSQ25-6214 from ARU
259	240		Policy DM2	<i>Remove fourth paragraph of section A) of the policy:</i> <del>When particular circumstances justify the need for a viability assessment at planning application stage or in circumstances where a formal amendment is</del>	Text amended and moved to Policy S10 so that it applies

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				<del>sought, and the Council is satisfied that a development proposal cannot be fully compliant and remain financially viable, comprehensive review mechanisms will be applied through planning obligation agreements to schemes that do not meet, in full, the requirements of Policy DM2 A in order to ensure that affordable housing contributions are improved if viability improves over time.</del>	equally to all planning obligations
260	244		Policy DM2 Paragraphs 8.35 and 8.36	<i>Delete paragraphs 8.35 and 8.36.</i>	Text amended and moved to Policy S10 so that it applies equally to all planning obligations
261	247		Policy DM3 Paragraph 8.50	<i>Amend third sentence:</i> New Gypsy and Traveller and Travelling Showpeople sites are not <u>normally</u> considered appropriate within the Green Belt or Green Wedge and would also be judged against the appropriate policies within the Local Plan for these areas.	Respond to PSQ25-6357
262	254		Policy DM6	<i>Amend part Aii:</i> ii provision of appropriate facilities for outdoor sport, outdoor recreation, <u>and cemeteries and burial grounds and allotments</u> as long as it preserves the openness of the Green Belt <u>and does not conflict with the purposes of including land within it;</u>	To accord with the December 2023 NPPF
263	256		Policy DM6 Paragraph 8.84	<i>Amend first sentence:</i> <u>When assessing proposals for replacement buildings the applicant must demonstrate that the original building is lawful.</u> <del>may not be inappropriate development but, amongst other matters, the original building must be lawful.</del> <i>Move the following text into a new paragraph after 8.84:</i> For the purposes of replacement dwellings, original means as built on 1 April 1974, or if built after this date, as originally built. The current district was	For clarity

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				formed on 1 April 1974 from the Borough of Chelmsford, and most of the Chelmsford Rural District.	
264	258		Policy DM7 Paragraph 8.89	<i>Amend first sentence:</i> Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes and the benefits of which override the impact of the designation such as sewage or water connections, power sources, waste water recycling/treatment sites, electricity substations, <u>fire and rescue, police and ambulance</u> <del>emergency services</del> or telecommunications including on-site and off-site reinforcements to existing networks.	For consistency
265	258		Policy DM7 Paragraph 8.92	<i>Amend paragraph:</i> The Council supports, in principle, the provision of new buildings for community use including educational facilities that can demonstrate a requirement for a Green Wedge location. This is likely to be due to the location of the community or facility in which it serves. These types of buildings will only be permitted where they are required to serve the immediate local community; <del>it</del> <u>it</u> is not intended for “regional centre” type facilities <u>which serve a broader geographical area than a local facility often with more specialised services/facilities</u> to be located in the Green Wedge.	For clarity and to respond to PS25-218 from Chelmsford City Football Club
266	259		Policy DM8	<i>Amend part A) viii:</i> viii an isolated dwelling which is of exceptional design quality <u>in that it is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area; or</u>	For clarity
267	260		Policy DM8 Paragraph 8.100	<i>Amend first sentence:</i> Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes and the benefits of which override any adverse impacts on the intrinsic character and beauty of the countryside such as sewage or water connections, power sources, waste	For consistency

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				water recycling/treatment sites, electricity substations, <u>fire and rescue, police and ambulance emergency services</u> or telecommunications, including on-site and off-site reinforcements to existing networks.	
268	262		Policy DM8 Paragraph 8.107	<i>Delete paragraph 8.107</i>	Included in policy for clarity
269			Policy DM11	<p><i>Amend policy:</i></p> <p><u>A) Planning permission will be granted for extensions or alterations to existing buildings where they are in keeping with their context and surroundings.</u></p> <p><del>B A) Green Belt</del>  <del>Planning permission will be granted for extensions or alterations to existing buildings</del> <u>In addition to compliance with Part A of this Policy, planning permission will be granted for extensions or alterations to existing buildings</u> where the building is located within the Green Belt and the extension or alteration would not:</p> <p>i result in disproportionate additions over and above the size and scale of the original building; and</p> <p>ii <del>be out of keeping with its context and surroundings</del> or result in any other harm.</p> <p><u>C B) Green Wedge</u>  <del>Planning permission will be granted for extensions or alterations to existing buildings</del> <u>In addition to compliance with Part A of this Policy, planning permission will be granted for extensions or alterations to existing buildings</u> where the building is located within the Green Wedge and the extension or alteration would not:</p> <p>i be disproportionate in size and scale in relation to the existing building; and</p> <p>ii <del>be out of keeping with its context and surroundings</del> or result in any other unacceptable harm; and</p> <p>iii conflict with the purposes of the Green Wedge designation.</p> <p><del>D C) Rural Area</del></p>	Following appeal decision

Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
				<p><del>Planning permission will be granted for extensions or alterations to existing buildings</del> <u>In addition to compliance with Part A of this Policy, planning permission will be granted for extensions or alterations to existing buildings</u> where the building is located within the Rural Area and the extension or alteration would not:</p> <p><del>i be out of keeping with its context and surroundings and does not result in any other unacceptable harm; and</del></p> <p>ii adversely impact on the identified intrinsic character and beauty of the Rural Area.</p>	
270	274		Policy DM16	<p><i>Amend Part D) Biodiversity and Geodiversity in Development:</i></p> <p>Development proposals <del>should</del><u>must</u>:</p> <p>ii Incorporate measures and features into the design of <u>new development, including</u> buildings, extensions or renovations to increase biodiversity; and</p> <p>iv Unless exempt, must provide a minimum 10% biodiversity net gain (20% on Chelmsford Garden Community and East Chelmsford Garden Community, <u>subject to site constraints</u>, above the <del>existing</del> ecological baseline value of the site, or subsequent government standard, to be calculated and reported in accordance with local and national best practice guidance prevailing at the time of the application, and <u>for significant on-site enhancements or off-site gains</u>, to be secured for a minimum of 30 years after completion <u>of the development</u>.</p> <p>Applications for engineering and other operations, and change of use, in order to create biodiversity sites in appropriate locations, including sites associated with the Local Nature Recovery Strategy, will be supported.</p>	For clarity
271	274		Policy DM16	<p><i>Amend last two sentences:</i></p> <p>Major developments (defined as sites of 10 or more dwellings) may also be required to provide or contribute towards additional recreational mitigation</p>	For clarity and to update the text

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			Paragraph 8.140	measures to address <u>stand-alone</u> impacts of the proposal as identified in paragraph 8.139 of DM16. This will be informed by a review of the RAMS and SPD which is expected to be complete in late 2026 <del>5</del> and/or project level HRAs.	
272	274		Policy DM16 Paragraph 8.141	<i>Amend paragraph:</i> For development effecting Nationally Designated Sites, proposals will need to take account of the Chelmsford Green Infrastructure Strategic Plan, <u>the</u> Local Nature Recovery Strategy (LNRS), and the Essex Green Infrastructure Strategy <u>and Standards</u> .	Respond to PS25-235 from Essex County Council
273	274		Policy DM16 Paragraph 8.143	<i>Amend first sentence:</i> The design of a development will be expected to incorporate beneficial biodiversity features, such as <del>swift boxes, bat or bird boxes,</del> <u>swift, bat and bee bricks, swift boxes, bat or bird boxes,</u> green roofs <u>and walls</u> , passageways to prevent access to roadways, wildlife kerbs, and gaps in bases of garden fences to facilitate the movement of native wildlife or the creation and connection of wildlife corridors through landscaping or other means.	Respond to PSQ25-3055 from Swifts Local Network: Swifts & Planning Group
274	274		Policy DM16 Paragraph 8.144	<i>Amend third sentence:</i> The development proposal should be informed by the results of the checklist, any relevant survey and apply the mitigation hierarchy and have regard to the Council's Green Infrastructure Strategic Plan and the Essex Green Infrastructure Strategy <u>and Standards</u> .	Respond to PS25-236 from Essex County Council
275	275		Policy DM16 Paragraph 8.145	<i>Add new sentence at end of paragraph:</i> <u>The 20% target for the Garden Communities is capped at what is reasonably practical and deliverable onsite. Any shortfall in on-site units over and above the mandatory 10% net gain will not be required to be met through off-site units or statutory credits.</u>	Respond to PS22-331 from Wates Developments and Hammonds Estates LLP
276	275		Policy DM16	<i>Amend first two sentences:</i> Planning applications must be supported by a <u>draft</u> Biodiversity Net Gain Plan and supporting reports with information to demonstrate how a minimum of	Respond to PS22-331 from Wates Developments and

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			Paragraph 8.147	<p>10% biodiversity net gain (or 20% for sites SGS6 and SGS16a) will be achieved, implemented, managed and maintained. These <del>should</del> <u>must</u> be carried out by suitably qualified professionals and use the most up-to-date Department of Environment, Farming and Rural Affairs (DEFRA) Biodiversity Metric Calculators, in order for the level of biodiversity value before and after a development takes place to be clearly measured.</p> <p><i>Move and amend third sentence onwards to a separate paragraph:</i>  All development proposals, including those for biodiversity enhancements, will be required to demonstrate the application of the mitigation hierarchy to ensure harm is avoided in the first instance. Loss or damage to irreplaceable habitats cannot be offset to achieve a net gain. <del>Public open space requirements or the provision of SANGs are separate to biodiversity net gain and will not be considered as an alternative to or a replacement for net gain provisions. Where possible, the provision of both on site should be segregated to ensure the quality of the habitat for wildlife is maximised.</del>  <u>Mitigation measures for protected sites (including SANG) can count towards BNG requirements as long as at least 10% of the biodiversity units come from additional activities other than mitigation and compensation. SANG provision must also demonstrate how through appropriate design and implementation that suitable habitats will be achieved to secure a genuine biodiversity uplift beyond Natural England's minimum SANG standards. Any additional features provided for BNG purposes should not conflict, and ideally complement, with the principal purpose of the SANG.</u></p>	Hammonds Estates LLP
277	275		Policy DM16 Paragraph 8.148	<p><i>Amend paragraph:</i>  <del>The Biodiversity Net Gain Plan must include a costed long term management and maintenance plan to include enough funding to last for a minimum period of 30 years after completion of the development.</del> However, the Council will aim, where possible, to secure biodiversity net gain for the life-time of the development. <u>A habitat management and monitoring plan (HMMP) will be</u></p>	For clarity and ensure policy is up to date

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				<u>required where there are significant on-site enhancements or where net gain is to be delivered off-site. The HMMP must demonstrate how the land will be managed for a minimum period of 30 years from the completion of the development. The Council would encourage, where possible, securing biodiversity net gain for the life-time of the development.</u> This is in recognition of the climate and ecological emergency and of the wider long-term benefits that biodiversity net gain provides on improving health and well-being of local communities and improving the natural environment of the Council's administrative area.	
278	276		Policy DM16 Paragraph 8.150	<i>Amend paragraph:</i> <u>Final Biodiversity Net Gain Plans proposals, and where necessary, Habitat Management and Monitoring Plans, will be secured by condition and/or legal agreement. This will include a requirement to cover the Council's costs associated with the long-term monitoring of the biodiversity net gain proposals, with reports provided to the Council by developers for inclusion in the Authority Monitoring Report and BNG reporting</u>	For clarity and ensure policy is up to date
279	276		Policy DM16 Paragraph 8.151	<i>Amend paragraph:</i> Further information on the implementation of biodiversity net gain will be set out in a Biodiversity Net Gain Planning Advice Note. Ahead of this the Council will refer to the latest national best practice guidance including <u>DEFRA guidance, Natural England guidance, 'Biodiversity Net Gain – Good Practice principles for development, a practical guide' (CIEEM, CIRIA, IEMA, 2019) and British Standard BS42020 'Biodiversity-Code of Practice for Planning and Development', or subsequent revisions.</u>	For clarity and ensure policy is up to date
280	276		Policy DM17	<i>Amend policy:</i> A) Protected Trees and Woodland Planning permission will be granted for development proposals that do not result in unacceptable harm to the health, <u>and do not result in an unacceptable future relationship,</u> of a preserved tree, trees in a Conservation Area or Registered Park and Garden, preserved woodlands or ancient woodlands. Consideration will also be given to the	For completeness

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				<p>impact of a development on aged or veteran trees found outside ancient woodlands, both now and in the future.</p> <p>Development proposals that have the potential to affect preserved trees, trees in a Conservation Area or Registered Park and Garden, preserved woodlands or ancient woodlands must set out measures to secure their protection.</p> <p>In exceptional circumstances there may be overriding public benefits arising from the development that could justify the removal of a preserved tree or trees. In such circumstances, a replacement tree, or trees, shall be provided of a size and type suitable for its location. <u>In exceptional circumstances, and where there are overriding site constraints, financial contributions may be utilised to fund off-site tree planting.</u></p> <p><b>B) Other Landscape Features</b>            Planning permission will be granted for development proposals that do not result in unacceptable harm, <u>and do not result in an unacceptable future relationship,</u> to natural landscape features that are important to the character and appearance of the area. Harm or loss of these features will not be permitted unless a landscape strategy, which would compensate for the loss or harm, is secured or where there are overriding public benefits arising from the development.</p> <p><b>C) New Trees</b>            Three new trees per net new dwelling are required to be planted for all new housing development.</p> <p>All new strategic scale employment and infrastructure development (defined as development <del>in excess of 1,000sqm or 0.4 hectare</del> more) will be required to plant a significant number of new trees as part of landscaping requirements.</p>	

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281	278		Policy DM18	<i>Amend part B iv:</i> provide wider sustainability <del>benefits</del> measures to the community, <u>such as water quality, biodiversity and amenity</u> , that mitigate flood risk.	To respond to PS25-143 from the Vistry Group and for clarity.
282	279		Policy DM18 Paragraph 8.163	<i>Add new first sentence:</i> <u>“Flood risk” is a combination of the probability and the potential consequences of flooding.</u>	To respond to PS25-143 from the Vistry Group
283	279		Policy DM18 Paragraph 8.167	<i>Amend paragraph:</i> SuDS can help make space for water to accommodate climate change as well as delivering other benefits. They <u>shall be designed, constructed, maintained and operated following a natural approach to managing water. This should mimic natural drainage, manage surface runoff at or close to the surface and as close to its source as practicable. This approach should also control the flow of runoff and provide a range of additional benefits such as</u> <del>can also promote</del> <u>community amenity, biodiversity and habitat improvements. By following this natural approach, surface water shall be utilised as a resource on site with multiple benefits to the environment and society, helping to combat climate change, meet future water needs and protect receiving waters and their associated ecology.</u> Relevant developments should consider Countryside Stewardship schemes to help prevent soil loss and to reduce runoff from agricultural land. Where development is located within a Critical Drainage Area (CDA) it may have the potential to impact on the CDA in respect of surface water flooding. Such sites are likely to require an individually designed mitigation scheme to address this issue. <u>Developments should accord with the Environment Agency's Approach to Groundwater Protection; The CIRIA C753 SUDS Manual; and Sustainable Drainage Systems: Non-Statutory Technical Standards and have regard to the ECC Sustainable Drainage Systems Guide for Essex.</u>	Respond to PS25-237 from Essex County Council and Environment Agency PSQ25-6265

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284	279		Policy DM18 Paragraph 8.168	<i>Add new sentence to end of paragraph:</i> <u>Development proposals should have regard to Anglian Water's Surface Water Risk Management Guidance.</u>	Respond to Anglian Water AS-1033, AS-1090, AS-1091, AS-1093, AS-1094, AS-1095
285	279		Policy DM19	<i>Amend part iii:</i> iii can demonstrate no <u>significant harm</u> <del>adverse effect</del> on the natural environment including designated sites; and	Respond to PSQ25-5740 from Infrabee
286	280		Policy DM19 Paragraph 8.173	<i>Amend paragraph:</i> The Council's Solar Farm Development SPD provides further detailed guidance on major solar farm development proposals <del>and the</del> <del>The Council's</del> Making Places SPD provides further planning advice for smaller building mounted solar energy systems. <u>The Environment Agency's 'Closed loop ground source heating and cooling systems: when you need a permit' and 'Open loop heat pump systems: apply to install one' may also be useful sources of information.</u>	Respond to PSQ25-6273 from the Environment Agency
287	280		Policy DM20	<i>Amend part i:</i> there is access to adequate <u>existing or proposed</u> public transport, cycling and walking links for the benefit of non-car users; and	Respond to PS25-221 from Chelmsford City Football Club PS25-221
288	280		Policy DM20	<i>Delete part vi.</i>  <i>Insert a new penultimate paragraph:</i> <u>New buildings and extensions should be flexible in design and sited to maximise the potential for the shared use of a facility.</u>	For clarity and to respond to PS25-342 from Vistry Group

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289	281		Policy DM20 Paragraph 8.178	<i>Amend last sentence:</i> Proposals should also be flexible in design and sited to maximise the potential for the shared use of a facility <u>to support sustainability</u> .	For clarity and to respond to PS25-342 from Vistry Group
290	284		Policy DM22 Paragraph 8.190	<i>Amend paragraph:</i> Essex County Council (ECC) as Education Authority has the responsibility for early years and school place planning. Through this process ECC identifies the need for early years and school places and identifies surpluses or deficits through a 10 Year Plan for School Places <u>on an annual basis</u> <del>currently covering the period 2020-2029</del> . Whether the change of use or redevelopment of independent schools would be considered surplus to educational requirements will be considered on a case by case basis. <u>The redevelopment of school sites should not be precluded in the event that provision could be enhanced or the area better served by consolidating assets and reinvesting capital receipts.</u>	Respond to PS25-240 from Essex County Council
291	286		Policy DM23	<i>Insert new paragraph at end of Part A Responding to Context:</i> <u>Where relevant, new residential development must be in accordance with the standards set out in Appendix B, unless it can be fully demonstrated that the specific site circumstances require a different design approach resulting in a departure from standard.</u>  <i>Delete Part B) vii.</i>  <i>Insert new paragraph at end of policy:</i> <u>In addition to the above, new buildings must minimise the use of natural resources in accordance with Policy DM25.</u>	For clarity
292	287		Policy DM23 Paragraph 9.8	<i>Amend third sentence:</i> Monolithic or <u>uncharacteristically</u> uniform buildings will not be permitted.	For clarity

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293	287		Policy DM23 Paragraph 9.9	<i>Amend paragraph:</i> <u>All new residential developments in Chelmsford including conversions, apartments, maisonettes, houses, Houses in Multiple Occupation (HMO's) or extensions, will be required to comply with the development standards within Appendix B, unless it can be fully demonstrated that the specific site circumstances require a different design approach resulting in a departure from standard.</u> Applicants should have regard to the Council's Making Places SPD, the Essex Design Guide, and, where appropriate, Neighbourhood Development Plans for detailed design guidance.	For clarity
294	287		Policy DM24	<i>Amend ninth bullet point:</i> <ul style="list-style-type: none"> <li>Provide streets and spaces that are overlooked, <u>safe and secure,</u> active and <u>which</u> promote inclusive access</li> </ul>	Respond to PSQ25-2676 from Essex Police
295	288		Policy DM24 Paragraph 9.10	<i>Amend second sentence:</i> Major development is defined as sites over 1 hectare, 10 or more dwellings or <del>more than 1,000sqm</del> <u>or more</u> of floorspace.	Clarity
296	289		Policy DM24 Paragraph 9.16	<i>Amend second sentence:</i> <del>Larger d</del> Development proposals <u>for</u> (50 or more dwellings, Use Class C2 (Residential Institutions) or <del>more than 1,000sqm</del> <u>or more</u> of non-residential development) will be required to demonstrate how new development would make a positive contribution to the health and wellbeing of different groups in the population, particularly those who may be more susceptible to poorer health outcomes, through submission of a Health Impact Assessment.	Clarity
297	289		Policy DM24 Paragraph 9.17	<i>Amend paragraph:</i> The Council encourages developments to take account of all users, and is committed to enhancing safety for girls and women in new development. Where major development proposals are providing or improving <del>parks and public realm and green spaces,</del> <u>regard should be had to design advice and resources provided</u>	Respond to PSQ25-2651 from Essex Police –Designing Out Crime Office

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				<p><del>by including</del> Make Space for Girls (<a href="http://www.makespaceforgirls.co.uk">www.makespaceforgirls.co.uk</a>); <u>Home Office Strategy of reducing 'Violence Against Women and Girls'</u> (<a href="https://assets.publishing.service.gov.uk/media/6194d05bd3bf7f054f43e011/Tackling_Violence_Against_Women_and_Girls_Strategy_-_July_2021.pdf">https://assets.publishing.service.gov.uk/media/6194d05bd3bf7f054f43e011/Tackling_Violence_Against_Women_and_Girls_Strategy_-_July_2021.pdf</a>), and Green Flag Award 'Safer Parks' guidance (<a href="https://www.greenflagaward.org/resources/safer-parks-for-women-and-girls/safer-parks-improving-access-for-women-and-girls-summary/">https://www.greenflagaward.org/resources/safer-parks-for-women-and-girls/safer-parks-improving-access-for-women-and-girls-summary/</a>).</p>	
298	289		Policy DM24 Paragraph 9.19	<p><i>Amend paragraph:</i>            All new residential development will be required to comply with the development standards within Appendix B, <u>unless it can be fully demonstrated that the specific site circumstances require a different design approach resulting in a departure from standard.</u> Applicants should have regard to the Council's Making Places SPD and, where appropriate, Neighbourhood Development Plans, for detailed design guidance.</p>	For clarity
299	290		Policy DM25	<p><i>Amend first paragraph in policy:</i>            The Council will expect <del>all new buildings</del> <u>development proposals</u> to incorporate sustainable design features to reduce carbon dioxide and nitrogen dioxide emissions, and the use of natural resources, as follows:</p> <p><i>Amend Part A) Water efficiency:</i>            A) Water efficiency            All new dwellings, <u>including changes of use</u>, are required to:</p> <p><i>Amend second bullet point in Part A) Water efficiency:</i></p> <ul style="list-style-type: none"> <li>• Provide <u>rainwater harvesting on site, and integrated water management techniques where appropriate</u>, <del>including use of specific roof pitch</del>, to optimise rainwater harvesting on site to minimise overall water consumption and maximise its reuse.</li> </ul>	For clarity

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				<p><i>Amend second paragraph in Part B) Electric Vehicle charging point infrastructure:</i></p> <ul style="list-style-type: none"> <li>Proposals for <del>N</del><u>new</u> buildings, <u>extensions or changes of use</u> shall provide convenient access to Electric Vehicle (EV) charging point infrastructure as follows:</li> </ul>	
300	291		Policy DM25 Paragraph 9.22	<p><i>Amend paragraph:</i></p> <p>The Council <del>will encourage</del> <u>requires developers</u> <del>all major development to incorporate integrated water management techniques in schemes to reduce water stress and to ensure the sustainable use of water.</del> This may include site or development-wide rainwater recovery systems, <del>including or</del> the use of specific roof pitch within a development to optimise rainwater harvesting.</p>	For clarity
301	291		Policy DM25 Paragraph 9.23	<p><i>Amend paragraph:</i></p> <p>A rainwater collection and re-use system can contribute towards a reduction in non-potable (non-drinkable) water consumption, and is required for all new residential development due to wider considerations of water scarcity and to ensure the sustainable use of water. Recovered water can be used for tasks such as flushing toilets, washing laundry and watering gardens and plants. Site layouts will need to make the necessary space available to accommodate rainwater collection/reuse systems. <u>Developers should also refer to Policy DM18 in relation to integrated water management techniques.</u> Further guidance will be set out in the updated Making Places SPD.</p>	Respond to PSG25-6395 from Anglian Water
302	292		Policy DM31	<p><i>Amend policy:</i></p> <p><u>POLICY DM31 – OPERATIONAL ENERGY AND CARBON (NET ZERO) IN HOMES AND BUILDINGS CARBON DEVELOPMENT (IN OPERATION)</u></p> <p>A) New build development (residential and non-residential) All new buildings must be designed and built to be Net Zero <u>Energy and Carbon</u> <del>and Net Zero Energy</del> in operation. They must be ultra-low energy buildings, fossil fuel free, and generate renewable energy on-site to at least match predicted annual energy use.</p>	To reflect changes to the Essex wide policy following Uttlesford Examination and updates to latest available information

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				<p>All new buildings (1 dwelling and above for residential; 100m<sup>2</sup> floorspace and above for non-residential) are required to comply with Requirements 1 to 5 as set out below:</p> <p>Requirement 1: Space heating demand limits                      i Residential buildings (apart from <u>1 storey</u> bungalows) and non-residential buildings must achieve a space heating demand of 15 kWh/m<sup>2</sup> GIA (gross internal floor area)/year or less                      ii Bungalows must achieve a space heating demand of 20 kWh/m<sup>2</sup> GIA/year or less.</p> <p>Requirement 2: Fossil fuel free                      i No new buildings shall be connected to the gas grid; and                      ii Fossil fuels must not be used on-site to provide space heating, domestic hot water or cooking.</p> <p>Requirement 3: Energy Use Intensity (EUI) limits                      i Residential buildings (Use Class C3 and C4) must achieve an Energy Use Intensity (EUI) of no more than 35 kWh/m<sup>2</sup> GIA/year                      ii <u>On larger sites in exceptional circumstances this may be met on each individual phase as a site-wide residential average (weighted by floor area) provided that no single dwelling has an EUI greater than 45 kWh/m<sup>2</sup> GIA/yr.</u>                      iii The following non-residential buildings must achieve an Energy Use Intensity (EUI) of no more than the following (where technically feasible) by building type or nearest equivalent:                     <ul style="list-style-type: none"> <li>• Offices 70 kWh/m<sup>2</sup> GIA/year</li> <li>• Schools - 65 kWh/m<sup>2</sup> GIA/year</li> <li>• Light Industrial 35 kWh/m<sup>2</sup> GIA/year</li> </ul> </p>	

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				<p><del>iv</del> For other residential and non-residential buildings, that are not covered by (i) and (iii) above, applicants should report their energy use intensity but are not required to comply with a certain limit.</p> <p>Requirement 4: On-site renewable energy generation  Renewable energy must be generated on-site for all new developments by <del>whichever of the following results in the greater amount of roof top solar PV energy (electricity) generation: and the</del>  i The amount of energy generated in a year should match or exceed the predicted annual energy use of the building, i.e. renewable energy generation (kWh/m<sup>2</sup>/year) = or &gt; predicted annual energy use (kWh/m<sup>2</sup>/year)*; <del>or</del>  ii <del>The amount of energy generated in a year is:</del></p> <ul style="list-style-type: none"> <li><del>• at least 80 kWh/m<sup>2</sup> building footprint per year* for all building types;</del></li> <li><del>and</del></li> <li><del>• at least 120 kWh/m<sup>2</sup> building footprint per year* for industrial buildings.</del></li> </ul> <p>*For development proposals where it is demonstrated to the satisfaction of the Local Planning Authority that meeting Requirement 4 is not technically feasible then renewable energy generation on-site should be maximised and the residual amount of renewable energy generation (equivalent to the shortfall in meeting the annual energy use of the building in kWh/year) must be offset by a financial contribution (to cover the administration, purchasing and installation of a solar PV renewable energy (electricity) system elsewhere in the plan area or County, which is able to generate a similar amount of energy) and be paid into the Council's offset fund.  The offset price is set at <u>£1.82</u> <del>4.35</del> per kWh or the most recent updated version <u>published on the Essex Design Guide<sup>1</sup></u> and the contribution shall be calculated at the time of planning application determination.</p>	

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				<p>Requirement 5: As-built performance confirmation and in-use monitoring                      i All developments must submit as-built performance information at completion and prior to occupation; and                      ii In-use energy monitoring is required on a minimum of 10% of dwellings for development proposals of 100 dwellings or more, for the first 5 years of operation.</p> <p>Alternative routes to meeting policy requirements                      Proposals that are built and certified to the Passivhaus Classic or higher Passivhaus standard are deemed to have met Requirements 1 and 3. Requirements 2, 4 and 5 must also be met to achieve policy compliance.  <u>Minor residential development proposals (less than 10 dwellings) that are designed and built to the fabric and systems specifications (the 'minimum standards approach') set out in Table 7 (or successor) are deemed to have met Requirements 1 and 3. Requirements 2, 4 and 5a must also be met to achieve policy compliance.</u></p> <p>B) Extensions and Conversions                      Applications for residential extensions and conversions affecting existing buildings (but excluding Listed Buildings) are encouraged to meet the minimum standards approach fabric specifications set out in Table 7 and maximise renewable energy generation technology where practical and feasible.</p> <p><sup>1</sup> <del><a href="https://www.essexdesignguide.co.uk/climate-change/essex-net-zero-evidence/">https://www.essexdesignguide.co.uk/climate-change/essex-net-zero-evidence/</a></del> <a href="https://www.essexdesignguide.co.uk/media/3171/essex-energy-offsetting-tariff-report-sept-2025.pdf">https://www.essexdesignguide.co.uk/media/3171/essex-energy-offsetting-tariff-report-sept-2025.pdf</a></p>	

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303	294		Policy DM31 Paragraph 9.29	<i>Amend paragraph:</i> To meet the Requirements 1- 5, developments will need to be designed in a way that prioritises a fabric first approach to building design and embeds the energy hierarchy. This means improving building fabric and energy efficiency to ensure energy demand is minimised, and then installing renewable energy generation capacity to meet or exceed demand where possible, followed by offsetting residual energy (if required) as a last resort.	To reflect changes to the Essex wide policy following Uttlesford Examination and updates to latest available information
304	294		Policy DM31 Paragraph 9.30	<i>Amend paragraph:</i> Designing new development to be net zero carbon <u>and net zero energy</u> in operation needs to be addressed at both building level and site level and at the earliest possible stage so that factors such as the orientation, built form, building fabric, site layout and landscaping measures can be taken into account to minimise energy demand. These factors also influence the renewable energy generation potential of a site and through good design, can help make a development more resilient to a changing climate, for example, through using landscaping measures and green/blue infrastructure to mitigate potential overheating risk to the comfort and well-being of occupants. It is important <u>when that designing homes and buildings to meet their own operational energy needs on average over a year (hence achieving for 'net zero'), that this is done in a holistic manner at an early stage of the design process, and in a way that considers wider sustainability objectives and issues.</u> Report 2: Essex Net Zero Policy – Summary of Policy, Evidence and Validation Requirements (July 2023, <u>updated September 2025</u> ) contains a 1 page high level design guide for a terrace block and low rise apartment block. Also the Essex Design Guide ( <a href="#">EDG</a> ) contains practical advice on <a href="#">good solar design</a> which focuses on balancing the needs of daylighting, useful solar gain and mitigating overheating risk. To support delivery, the <a href="#">Essex Net Zero Specifications Guide</a> provides technical information and outline 'packaged solutions' which meet the policy requirements.	To reflect changes to the Essex wide policy following Uttlesford Examination and updates to latest available information

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305	294		Policy DM31 Paragraph 9.31	<i>Amend paragraph:</i> The space heating demand is the amount of heat energy needed to heat a home or building over a year and is expressed in kWh/m <sup>2</sup> /year. <del>The # is a measure</del> <u>expresses of the building's elements annual thermal efficiency, so how effectively they are resisting heat transfer of the building elements.</u> <del>Various</del> <u>All</u> design and specification decisions affect space heating demand including building form and orientation, insulation, air-tightness, windows and doors and the type of ventilation system. <u>The Essex Net Zero Specifications Guidance provides more information.</u>	To reflect changes to the Essex wide policy following Uttlesford Examination and updates to latest available information
306	294		Policy DM31 Paragraph 9.32	<i>Amend paragraph:</i> Reducing space heating demand to the target levels identified is necessary to achieve a net zero <u>energy and</u> carbon (in operation) building and aligns with recommendations from the Climate Change Committee, Royal Institute of British Architects (RIBA), Low Energy Transformation Initiative (LETI) and the UK Green Building Council (UKGBC). It is also beneficial to residents and building users as it directly reduces energy costs.	To reflect changes to the Essex wide policy following Uttlesford Examination and updates to latest available information
307	294		Policy DM31 Paragraph 9.35	<i>Amend paragraph:</i> New buildings must not burn fossil fuels for heating, hot water and cooking if Essex, and the UK, is to stay within carbon budgets <u>and successfully transition to a low carbon society.</u> Alternatives are available. For example, heat pumps can provide both space heating (and cooling) and hot water and can serve individual homes or communal heating systems. They use renewable heat sources such as air, ground or water. The key benefit of heat pumps is their efficiency. Efficiencies vary but are typically around 250-400% for an Air Source Heat Pump. Direct electric heating systems are less efficient, typically 100%, and are therefore more expensive to run. Solar thermal panels, which turn solar energy into heat can help with space and water heating too.	To reflect changes to the Essex wide policy following Uttlesford Examination and updates to latest available information

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308	295		Policy DM31 Paragraph 9.40	<i>Amend paragraph:</i> The EUI target set in the policy for dwellings is based on modelling undertaken in the technical evidence base (Report 1: Essex Net Zero Policy – Technical Evidence Base, July 2023, <u>updated September 2025</u> ) and includes both regulated and unregulated energy uses. For clarity, the EUI target set out in 3i) applies to residential uses which include: dwellinghouses, flats, self-contained residential units (C3) and houses of multiple occupation (C4).	To reflect latest available information
309	295		Policy DM31 Paragraph 9.41	<i>Amend paragraph:</i> For non-residential buildings, the EUI's for the uses listed (office, school and light industrial) are based on gross internal floor areas (GIA) and include regulated and unregulated energy loads. Buildings which represent these generic typologies have been modelled in the evidence (Report 1: Essex Net Zero Policy – Technical Evidence Base, July 2023, <u>updated September 2025</u> ) and appropriate EUIs limits identified.	To reflect latest available information
310	296		Policy DM31 Paragraph 9.45	<i>Amend paragraph:</i> Evidence (Report 1: Essex Net Zero Policy – Technical Evidence Base (July 2023, <u>updated September 2025</u> ) shows that it is technically feasible for a building to generate sufficient renewable energy to match or exceed its predicted annual total energy use and thereby achieve an operational energy balance on-site ( <u>'net zero energy'</u> ). For clarity, the predicted annual total energy consumption of a building includes both regulated and unregulated energy uses, but excludes energy used for electric vehicle charging.	To reflect changes to the Essex wide policy following Uttlesford Examination and updates to latest available information
311	296		Policy DM31 Paragraph 9.46	<i>Amend paragraph:</i> The policy <del>sets out two routes for calculating the renewable energy provision required from a development to be policy compliant. Route i) requires renewable energy generation to at least match the predicted annual energy use of a building. Route ii) sets a minimum amount of renewable energy generation to be achieved in a year based on the building footprint (thereby ensuring that opportunities are taken for rooftop solar PV on large buildings</del>	To reflect changes to the Essex wide policy following Uttlesford Examination and updates to latest available information

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				<del>e.g. warehouses). Whichever calculation results in the greater amount of solar PV renewable electricity generation is the route that must be achieved.</del>	
312	296		Policy DM31 Paragraph 9.47	<i>Amend paragraph:</i> The Report 1: Essex Net Zero Policy – Technical Evidence Base July 2023, <u>updated September 2025</u> sets out some worked examples, and guidance on roof design and orientation is provided in Appendix 2 of that report, which will help applicants maximise renewable energy generation. The renewable energy generation output should be calculated following the Microgeneration Certification Scheme (MCS) guidance method including the impact of shading.	To reflect latest available information
313	296		Policy DM31 Paragraph 9.48	<i>Amend paragraph:</i> Matching or exceeding predicted total annual energy use on site with renewable energy generation achieves an on-site energy balance and hence a net zero <u>energy and carbon</u> development in operation from the outset. As well as helping progress towards climate targets, there are other benefits for ensuring new build development maximises renewable energy generation. For example, it would generate ‘free’ electricity close to its point of use and help deliver significant energy cost savings for residents and building users. It would also aid the transition to a more sustainable energy system by contributing to the significant increase in renewable energy generation required between now and 2050 in the UK and make efficient use of land and resources.	To reflect latest available information
314	296		Policy DM31 Paragraph 9.50	<i>Amend paragraph:</i> For the offset mechanism to be triggered, the applicant must justify and demonstrate, to the satisfaction of the Local Planning Authority (LPA), why it is not technically possible for the development to achieve policy compliance with Requirement 4. To do this, applicants should refer to, and meet, the minimum information requirements for policy compliance set out in Report 2: Essex Net Zero Policy – Policy Summary, Evidence and Validation Requirements (July 2023, <u>updated September 2025</u> ). The information will be	To reflect latest available information

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				critically reviewed by the LPA, particularly as evidence shows that it is technically possible to achieve all the policy requirements and at a reasonable cost in most development typologies. It is generally only high rise blocks of flats that would likely need to use the offsetting mechanism.	
315	297		Policy DM31 Paragraph 9.51	<i>Amend paragraph:</i> If the offsetting mechanism is justifiably triggered by non-compliance with Requirement 4, then the development proposal must still meet the other Policy requirements 1, 2, 3 and 5, and maximise on-site renewable energy generation. <u>By considering solar PV at the very earliest of design stages, it is possible to optimise roof shape and orientation to maximise output. How well a roof space is designed and utilised for PV can be expressed in kWh of energy generated per m<sup>2</sup> of building footprint. The Solar Design Guide (Sept 2022) on the Essex Design Guide provides further advice on how to maximise solar PV on buildings.</u>	To reflect changes to the Essex wide policy following Uttlesford Examination and updates to latest available information
316	297		Policy DM31 Paragraph 9.52	<i>Amend paragraph:</i> The offset mechanism is expressed as a renewable energy offset and the price is set in £/kWh, which will be reviewed at least every 3 years and updated for Essex. The price (as of <del>September 2025</del> <u>July 2023</u> ) is set at <del>£1.82</del> <u>£1.35</u> per kWh ( <del>published in the Report 1: Essex Net Zero Policy – Technical Evidence Base, July 2023</del> ) and has been calculated using a robust methodology based on the cost of providing roof top solar PV in Essex and incorporating an allowance for maintenance and administration. The calculation of the contribution required will be made at the point a planning application is determined using the most up to date offset price (£/kWh) for Essex ( <u>and published on the Essex Design Guide<sup>3</sup></u> ).  <sup>3</sup> <a href="https://www.essexdesignguide.co.uk/climate-change/essex-energy-carbon-evidence/">https://www.essexdesignguide.co.uk/climate-change/essex-energy-carbon-evidence/</a>	To reflect latest available information

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317	297		Policy DM31 Paragraph 9.55	<p><i>Amend paragraph:</i>  Further information on how the offsetting mechanism will operate <del>is</del> <u>will be</u> available in the Renewable Energy Offsetting Framework<sup>4</sup> <del>document that is in preparation and will be published on the Essex Design Guide<sup>6</sup> Net Zero Implementation page (EDG).</del> Current proposals are for a countywide funding mechanism to be administered by ECC. The Offset tariff will be <u>secured through a planning obligation collected as a single payment (via a direct payment / Section 106 / Unilateral Undertaking).</u> It is initially envisaged that the payments will be used to provide roof top solar PV on public amenity facilities (to be determined). Spending of the offset fund is preferred to be within reasonable distance of the original development, and within the plan area as the development. However, pooling may be necessary to enable installation of sufficient scale schemes.</p> <p><sup>4</sup><del><a href="https://www.essexdesignguide.co.uk/media/3122/renewable-energy-offsetting-framework-version-11-april-2025-final.pdf">https://www.essexdesignguide.co.uk/media/3122/renewable-energy-offsetting-framework-version-11-april-2025-final.pdf</a></del>  <a href="https://www.essexdesignguide.co.uk/media/3230/renewable-energy-offsetting-framework-v12-dec-2025-final.pdf">https://www.essexdesignguide.co.uk/media/3230/renewable-energy-offsetting-framework-v12-dec-2025-final.pdf</a></p> <p><sup>5</sup><del><a href="https://www.essexdesignguide.co.uk/climate-change/essex-net-zero-implementation/">https://www.essexdesignguide.co.uk/climate-change/essex-net-zero-implementation/</a></del> Available on the implementation resource page:  <a href="https://www.essexdesignguide.co.uk/climate-change/essex-policy-implementation/">https://www.essexdesignguide.co.uk/climate-change/essex-policy-implementation/</a></p>	To reflect changes to the Essex wide policy following Uttlesford Examination and updates to latest available information
318	297		Policy DM31 Paragraph 9.57	<p><i>Amend paragraph:</i>  In order for the Net Zero <u>Energy and</u> Carbon buildings policy to be effective, it is important that new buildings deliver their intended performance.</p>	To reflect latest available information
319	298		Policy DM31 Paragraph 9.59	<p><i>Amend paragraph:</i>  The information that must be submitted at completion stage of a development (prior to occupation) to demonstrate to the satisfaction of the LPA that the building / development has been built to the approved design and energy standards, is set out in Report 2: Essex Net Zero Policy – Policy Summary,</p>	To reflect latest available information

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				Evidence and Validation Requirements (July 2023, <u>updated September 2025</u> ) and includes the indicators listed in the table below:	
320	298		Policy DM31 Table 6	<i>Amend text in row 3:</i> Confirm renewable energy installation <ul style="list-style-type: none"> <li>• Installed solar PV (kW<sub>p</sub>)</li> </ul>	To correct omission
321	299		Policy DM31 Paragraph 9.63	<i>Amend paragraph:</i> Policy compliance will need to be demonstrated through the submission of an appropriate energy assessment, which for major development proposals should be in the form of an Energy Strategy and for minor development proposals the applicable <u>Essex Energy Reporting Spreadsheet</u> <del>'net zero spreadsheet'</del> (which is <del>will be</del> available to download from EDG <sup>6</sup> ). Minimum information requirements and checklists for Major and Minor development proposals at each stage of the planning process are set out in Report 2: Essex Net Zero Policy – Policy Summary, Evidence and Validation Requirements (July 2023 <u>updated September 2025</u> ), <del>along with the template spreadsheet.</del>  <sup>6</sup> <del><a href="https://www.essexdesignguide.co.uk/climate-change/essex-net-zero-implementation/">https://www.essexdesignguide.co.uk/climate-change/essex-net-zero-implementation/</a></del> <a href="https://www.essexdesignguide.co.uk/climate-change/essex-policy-implementation/">https://www.essexdesignguide.co.uk/climate-change/essex-policy-implementation/</a>	To reflect latest available information
322	299		Policy DM31 Paragraph 9.65	<i>Amend paragraph:</i> To support the transition of small / medium developers who may have not yet invested in predictive energy modelling software, the Essex Energy Tool <sup>7</sup> ( <del>SAP Conversion</del> ) has been developed as an interim measure. This tool can accommodate the outputs of the Building Regulations compliance software (known as SAP – Standard Assessment Procedure) and turn them into an appropriate format to indicate whether compliance with the policy	To reflect latest available information

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				requirements has been achieved. It <del>is</del> <u>will be</u> available to download from the Essex Design Guide (EDG).  <sup>7</sup> <a href="https://www.passivhaustrust.org.uk/what_is_passivhaus.php">https://www.passivhaustrust.org.uk/what_is_passivhaus.php</a>	
323	299		Policy DM31 Paragraph 9.66	<i>Amend paragraph:</i> With regards minor development proposals, applicants may use predictive energy modelling, or the Essex Energy Tool as outlined above, or follow a ‘minimum standards approach’ which sets out the specifications that the development must be designed and built to. These fabric and systems specifications are presented in <del>Table 7 below Appendix C of Report 2: Essex Net Zero Policy – Summary of Policy, evidence and validation requirements (July 2023).</del> By following this approach (i.e. without an energy model), minor applications do not have to report the space heating demand, energy use intensity and offset contribution, but they do need to re-confirm on completion the specifications that the development has been built to and the solar PV system installed.	To reflect latest available information
324	301		Policy DM31 Table 7	<i>Replace Table 7:</i>	To reflect latest available information

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				<table border="1"> <thead> <tr> <th></th> <th><u>Residential Developments</u></th> <th><u>Block of Flats – Low Rise</u></th> <th><u>Detached, Semi-Detached and Terraced Houses</u></th> <th><u>Bungalow</u></th> </tr> </thead> <tbody> <tr> <td><u>Fabric</u></td> <td><u>Floor U-Value</u></td> <td><u>≤ 0.10</u></td> <td><u>≤ 0.10</u></td> <td><u>≤ 0.10</u></td> </tr> <tr> <td></td> <td><u>External Wall U-Value</u></td> <td><u>≤ 0.14</u></td> <td><u>≤ 0.13</u></td> <td><u>≤ 0.12</u></td> </tr> <tr> <td></td> <td><u>Roof U-Value</u></td> <td><u>≤ 0.11</u></td> <td><u>≤ 0.11</u></td> <td><u>≤ 0.10</u></td> </tr> <tr> <td></td> <td><u>Windows U-Value</u></td> <td><u>≤ 0.90</u></td> <td><u>≤ 0.90</u></td> <td><u>≤ 0.90</u></td> </tr> <tr> <td></td> <td><u>Windows G-Value*</u></td> <td><u>0.45 - 0.55</u></td> <td><u>0.45 - 0.55</u></td> <td><u>0.45 - 0.55</u></td> </tr> <tr> <td></td> <td><u>External Doors** U-Value</u></td> <td><u>≤ 1.2</u></td> <td><u>≤ 1.2</u></td> <td><u>≤ 1.2</u></td> </tr> <tr> <td></td> <td><u>Thermal bridging (W/m<sup>2</sup>K)</u></td> <td><u>≤ 0.04</u></td> <td><u>≤ 0.04</u></td> <td><u>≤ 0.04</u></td> </tr> <tr> <td></td> <td><u>Air Permeability</u></td> <td><u>≤ 1m<sup>3</sup>/m<sup>2</sup>h @ 50 pascals</u></td> <td><u>≤ 1m<sup>3</sup>/m<sup>2</sup>h @ 50 pascals</u></td> <td><u>≤ 1m<sup>3</sup>/m<sup>2</sup>h @ 50 pascals</u></td> </tr> <tr> <td><u>System</u></td> <td><u>Ventilation System (VS)</u></td> <td><u>Mechanical Ventilation with Heat Recovery</u></td> <td><u>Mechanical Ventilation with Heat Recovery</u></td> <td><u>Mechanical Ventilation with Heat Recovery</u></td> </tr> <tr> <td></td> <td><u>VS Heat Recovery Efficiency</u></td> <td><u>≥ 90%</u></td> <td><u>≥ 90%</u></td> <td><u>≥ 90%</u></td> </tr> <tr> <td></td> <td><u>VS Specific Fan Power (W/l/s)</u></td> <td><u>≤ 0.85</u></td> <td><u>≤ 0.85</u></td> <td><u>≤ 0.85</u></td> </tr> <tr> <td></td> <td><u>Space Heating System (SHS)</u></td> <td><u>Heat Pump</u></td> <td><u>Heat Pump</u></td> <td><u>Heat Pump</u></td> </tr> <tr> <td></td> <td><u>SHS Flow Temperature</u></td> <td><u>≤ 45°C</u></td> <td><u>≤ 45°C</u></td> <td><u>≤ 45°C</u></td> </tr> <tr> <td></td> <td><u>Domestic Hot water system</u></td> <td><u>Heat Pump</u></td> <td><u>Heat Pump</u></td> <td><u>Heat Pump</u></td> </tr> <tr> <td></td> <td><u>Lighting Efficacy (lm/W)</u></td> <td><u>≥ 95</u></td> <td><u>≥ 95</u></td> <td><u>≥ 95</u></td> </tr> </tbody> </table> <p><u>*The specified G-value range (0.45–0.55) allows for design flexibility to account for variations in window specifications, façade orientation, and shading strategies. **External door refers to a door that leads directly to the outside, not to an unheated internal corridor</u></p>		<u>Residential Developments</u>	<u>Block of Flats – Low Rise</u>	<u>Detached, Semi-Detached and Terraced Houses</u>	<u>Bungalow</u>	<u>Fabric</u>	<u>Floor U-Value</u>	<u>≤ 0.10</u>	<u>≤ 0.10</u>	<u>≤ 0.10</u>		<u>External Wall U-Value</u>	<u>≤ 0.14</u>	<u>≤ 0.13</u>	<u>≤ 0.12</u>		<u>Roof U-Value</u>	<u>≤ 0.11</u>	<u>≤ 0.11</u>	<u>≤ 0.10</u>		<u>Windows U-Value</u>	<u>≤ 0.90</u>	<u>≤ 0.90</u>	<u>≤ 0.90</u>		<u>Windows G-Value*</u>	<u>0.45 - 0.55</u>	<u>0.45 - 0.55</u>	<u>0.45 - 0.55</u>		<u>External Doors** U-Value</u>	<u>≤ 1.2</u>	<u>≤ 1.2</u>	<u>≤ 1.2</u>		<u>Thermal bridging (W/m<sup>2</sup>K)</u>	<u>≤ 0.04</u>	<u>≤ 0.04</u>	<u>≤ 0.04</u>		<u>Air Permeability</u>	<u>≤ 1m<sup>3</sup>/m<sup>2</sup>h @ 50 pascals</u>	<u>≤ 1m<sup>3</sup>/m<sup>2</sup>h @ 50 pascals</u>	<u>≤ 1m<sup>3</sup>/m<sup>2</sup>h @ 50 pascals</u>	<u>System</u>	<u>Ventilation System (VS)</u>	<u>Mechanical Ventilation with Heat Recovery</u>	<u>Mechanical Ventilation with Heat Recovery</u>	<u>Mechanical Ventilation with Heat Recovery</u>		<u>VS Heat Recovery Efficiency</u>	<u>≥ 90%</u>	<u>≥ 90%</u>	<u>≥ 90%</u>		<u>VS Specific Fan Power (W/l/s)</u>	<u>≤ 0.85</u>	<u>≤ 0.85</u>	<u>≤ 0.85</u>		<u>Space Heating System (SHS)</u>	<u>Heat Pump</u>	<u>Heat Pump</u>	<u>Heat Pump</u>		<u>SHS Flow Temperature</u>	<u>≤ 45°C</u>	<u>≤ 45°C</u>	<u>≤ 45°C</u>		<u>Domestic Hot water system</u>	<u>Heat Pump</u>	<u>Heat Pump</u>	<u>Heat Pump</u>		<u>Lighting Efficacy (lm/W)</u>	<u>≥ 95</u>	<u>≥ 95</u>	<u>≥ 95</u>	
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				<u>Source: Essex Net Zero Policy Study (Report 2) – Policy Summary, Evidence &amp; Validation Requirements (July 2023, updated September 2025)</u>	
325	301		Policy DM31 Paragraph 9.74	<i>Amend paragraph:</i> To support the implementation of this policy in Greater Essex, ECC will publish via the Essex Design Guide (EDG) a <del>‘Net Zero (in operation) Implementation and Monitoring Guidance Guide’</del> which will include simple proformas and templates for applicants to use when submitting their energy information. The guidance will help ensure that meeting the requirements of the policy is demonstrated efficiently, effectively and consistently. The Climate and Planning Unit at ECC is available as a consultee to provide support with implementing the policy. Arrangements for monitoring compliance of permissions granted will also be published, to give confidence that new homes and other buildings are built to the standards granted consent.	To reflect latest available information
326	302		Policy DM31 Paragraph 9.77	<i>Insert additional paragraph after paragraph 9.77:</i> <u>It is important to take a design-led approach to the consideration of overheating risks, including evaluating the impact of different building materials and features around a building, such as green infrastructure. The Good Homes Alliance have produced a useful tool and guidance<sup>10</sup> to help design teams to identify and mitigate overheating risks at an early stage.</u>  <sup>10</sup> <a href="https://goodhomes.org.uk/overheating-in-new-homes">https://goodhomes.org.uk/overheating-in-new-homes</a>	To reflect changes to the Essex wide policy following Uttlesford Examination and updates to latest available information
327	302		Policy DM26	<i>Delete Part B) of the policy.</i>  <i>Amend Part C) of the policy:</i> <u>B C) All large houses in multiple occupation (accommodating 7 or more people) shall:</u> i Achieve sufficient communal garden space; and	Clarity

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				<p>ii Provide cycle storage for one cycle per bedroom, within the plot of the building in which the property is located; and</p> <p>iii Provide appropriate and well-designed recycling and waste storage within the plot of the building in which the property is located, or a communal store where the development relates to more than one property; and</p> <p>iv Provide off-street parking at a ratio of one space per bedroom unless the site is located within the City Centre in a sustainable location.</p> <p>The above must be in accordance with the relevant development standards within the Local Plan, <u>including Appendix B.</u></p>	
328	303		Policy DM26 Paragraph 9.80	<p><i>Amend paragraph:</i></p> <p>This policy is intended to provide developers with a checklist of requirements for new dwellings. All new dwellings (including flats, <u>conversions, apartments, maisonettes, houses, Houses in Multiple Occupation (HMO's) or extensions</u>) will be required to comply with the development standards within Appendix B, <u>unless it can be fully demonstrated that the specific site circumstances require a different design approach resulting in a departure from standard.</u> Consideration should be given to the detailed guidance contained within the Council's Making Places SPD <u>and, where appropriate, Neighbourhood Development Plans, for detailed design guidance.</u></p>	Clarity
329	307		Policy DM30 Paragraph 9.97	<p><i>Delete last sentence of paragraph.</i></p> <p><i>Add new paragraph after paragraph 9.97:</i></p> <p><u>Developments should accord with latest technical guidance, or as updated and amended, including 'The Land Contamination Technical Guidance' and the Environment Agency's 'Land Contamination Risk Management' (LCRM) guidance.</u></p>	Respond to PSQ25-6269 from the Environment Agency

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330		79	Monitoring Framework Strategic Policy S7	<p><i>Amend Targets:</i></p> <p><b><u>Growth Area 1:</u></b> Net new homes – <u>4,521</u> <del>4,535</del> <del>4,476</del></p> <p><b><u>Growth Area 2:</u></b> Net new homes – <u>7,502</u> <del>7,201</del> <del>7,504</del></p> <p><b><u>Growth Area 3:</u></b> Mixed employment sqm – <u>90,805</u> <del>87,200</del></p> <p><b><u>Growth Areas 1 – 3:</u></b> Windfall Allowance 2028<del>7</del>-2041 – <u>2,218</u> <del>2,362</del> <del>2,373</del></p>	To reflect Policy changes
331	319		Monitoring Framework Strategic Policy S14	<p><i>Amend Key Indicators:</i> Number of Health Impact Assessments on development for 50 or more dwellings, <u>Use Class C2 (Residential Institutions) and non-residential development in excess of 1,000sqm<sup>2</sup> or more (excluding agricultural buildings)</u></p> <p><i>Amend Trigger for action:</i> Health Impact Assessment is not submitted on one or more development for 50 or more dwellings, <u>Use Class C2 (Residential Institutions) and non-residential development in excess of 1,000sqm<sup>2</sup> or more (excluding agricultural buildings)</u></p>	To reflect Policy changes
332	322		Monitoring Framework Policy DM2	<p><i>Amend Local Plan Policy:</i> Policy DM2 – Affordable Housing and <del>Rural</del>-Exception Sites</p>	Correction

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334	330		Monitoring Framework Policy DM16	<p><i>Amend Key Indicators:</i> Number of development proposals that include a biodiversity net gain above the existing ecological baseline value of the site <del>over a minimum 30 years after completion</del></p> <p><i>Amend Target:</i> Unless exempt, all the development proposals should provide a minimum 10% biodiversity net gain (20% on Chelmsford Garden Community and East Chelmsford Garden Community) above the existing ecological baseline of the site <del>over a minimum 30 years after completion</del></p> <p><i>Amend Trigger for action:</i> (1) 20% of development proposals are not achieving the target biodiversity net gain above the existing ecological baseline value of the site <del>over a minimum 30 years after completion</del></p>	Correction
335	331		Monitoring Framework Policy DM17	<p><i>Amend Key Indicators:</i> Number of <del>new trees per net new dwellings</del> <u>that comply with three new trees</u></p> <p><i>Amend Target:</i> <del>Three new trees per net new dwellings</del> <u>that comply with three new trees</u></p>	Correction
336	331		Monitoring Framework Policy DM17	<p><i>Amend Key Indicators:</i> Number of net new trees per net new strategic scale employment and infrastructure development <del>in excess of 1,000sqm or 0.1 hectares</del> <u>more</u></p>	To reflect Policy changes
337	349		Map 3	<p><i>Area for Conservation/Strategic Landscape Enhancement to snap to New Garden Community for Major Housing and Employment Development.</i></p> <p><i>New Garden Community for Major Housing and Employment Development and Urban Area Boundary to snap to Boundary of Site Allocation 16a.</i></p> <p><i>See Annex A</i></p>	To ensure the plans are accurate and there is no 'white land' between notations

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338	349		Map 3	<i>Boundary of Site Allocation 16a added around 1 and 2 Phillow's Farm Cottages.</i>  <i>See Annex A</i>	The area is not part of the site allocation
339	349		Map 3	<i>Boundary of Site Allocation 16a added around Rumbolds House</i>  <i>Area of New Garden Community for Major Housing and Employment Development added to west of Rumbolds House</i>  <i>See Annex A</i>	The area is not part of the site allocation, but the road should be included within the allocation
340	349 377		Map 3 Map 31	<i>Remove LoWS notation from Sandon Pit.</i>  <i>See Annex A</i>	Site is not yet a formal LoWS only 'provisional'
341	350		Map 4	<i>Open space notation added back onto part of site 1b.</i>  <i>See Annex A</i>	Previous omission
342	362		Map 16	<i>Remove Growth Site 4 as built out.</i>  <i>See Annex A</i>	To reflect April 2026 HSS
343	368		Map 22	<i>Add North Hill Conservation Area, Little Baddow.</i>  <i>See Annex A</i>	New Conservation Area
344	383		Map 37	<i>Remove the Scheduled Monument symbol for the barn at Writtle College.</i>  <i>See Annex A</i>	The scheduling was recently removed, but it remains a listing building
345	390		Map 44	<i>Add Broomfield Neighbourhood Plan area to map and list of 'Made' neighbourhood plan areas.</i>  <i>See Annex A</i>	Neighbourhood Plan is now 'made'

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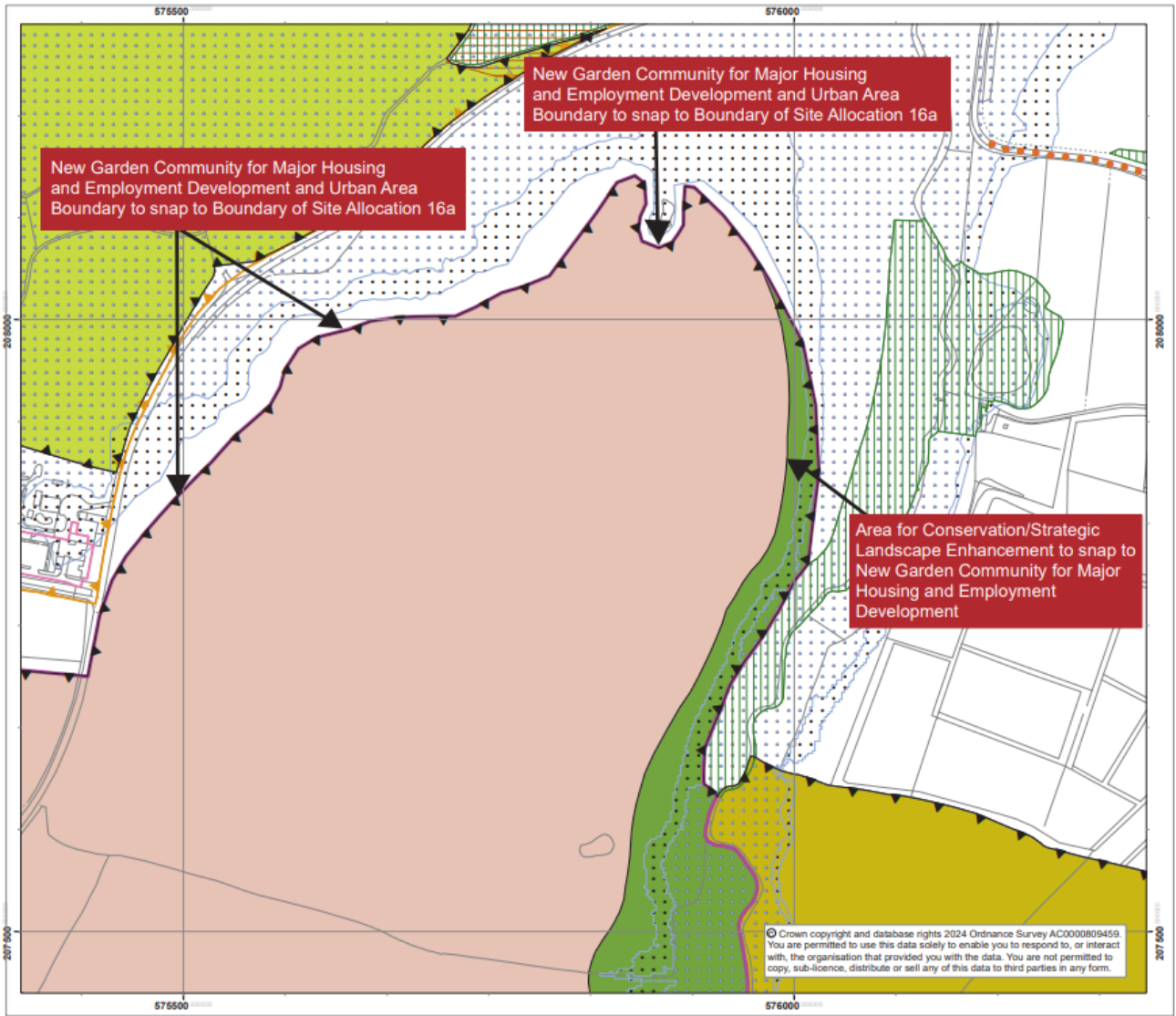
Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
346	391		Map of Designated Neighbourhood Plan Areas	<i>Remove Broomfield Neighbourhood Plan area from map and list of designated neighbourhood plan areas.</i>  <i>See Annex A</i>	Neighbourhood Plan is now 'made'
347	393		Appendix A Paragraph A.1	<i>See amendments to Table 10 Schedule of Superseded Policies in Annex B below.</i>	Modification to policy title
348	403		Appendix A Paragraph A.2	<i>See amendments to the Site Status table in Annex C below.</i>	New proposals and modification to site policy title
349	407		Appendix B paragraph B.32	<i>Amend last sentence:</i> For details, refer to DM17 Trees, Woodland and Landscape Features and the Council's <del>Tree Planning Advice Note</del> <u>Planning Obligations SPD</u> on the Council's website.	Correction
350	414		Appendix C Development Trajectories	<i>Amend to reflect April 2026 Housing Sites Schedule.</i>	
351	426		Appendix C Development Trajectories	<i>Amend heading:</i> Review of Local Plan - Gypsy & Travellers Pitches Trajectory 2022 - 2041	Correction
352	432		Appendix D Glossary	<i>Amend Growth Sites definition:</i> Growth Sites - <del>Smaller sites to accommodate less than 100 houses.</del> <u>Residential sites of less than 100 new homes; or</u> <u>Employment uses for Use Classes E(g)(i-iii), B2 and B8 7.3 of less than 5,000sqm. These include smaller previously developed sites, or other small sites.</u>	Inconsistent with Draft Submission LP

**Key to changes:** Proposed new text with underline    ~~Proposed deleted text with strikethrough~~    *Explanation change in italics*

Ref	Page No in PS LP	Page No in AS LP	Policy / Paragraph etc.	Modification Proposed	Reason
353	432		Appendix D Glossary	<i>Amend Infrastructure definition:</i> 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, cultural facilities, including public art, <u>green and blue infrastructure</u> , open space, affordable housing, live/work units and lifetime homes, broadband and facilities for specific sections of the community such as youth or the elderly.	For completeness
354	433		Appendix D Glossary	<i>Delete Large Scale Sites definition.</i>	Inconsistent with Local Plan
355	434		Appendix D Glossary	<i>Add Mobility Hub definition:</i> <u>Mobility Hub - Safe and connected places that facilitate convenient access to public, shared and active travel modes. Public travel modes refer to the local bus and rail services, whilst shared modes refer to micro-mobility solutions such as e-scooters, bike share facilities, cargo bike hire, and car clubs, and finally active travel modes refer to walking, cycling, and wheeling.</u>	For completeness
356	436		Appendix D Glossary	<i>Amend Strategic Growth Sites definition:</i> Strategic Growth Sites - <del>Large sites to accommodate 100 or more houses.</del> <u>Residential and/or mixed use sites for 100 or more new homes; or Employment uses for Use Classes E(g)(i-iii), B2 and B8 7.3 of 5,000sqm or more. These include both previously developed and greenfield sites.</u>	For clarity

## Annex A Proposed Modifications to Policies Map

MOD Ref: 357



**Chelmsford Local Plan**  
Pre-Submission (Regulation 19)  
February 2025 - Draft Changes to the adopted Policies Map

**3 Chelmsford Urban Area**

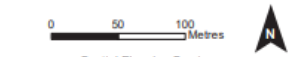
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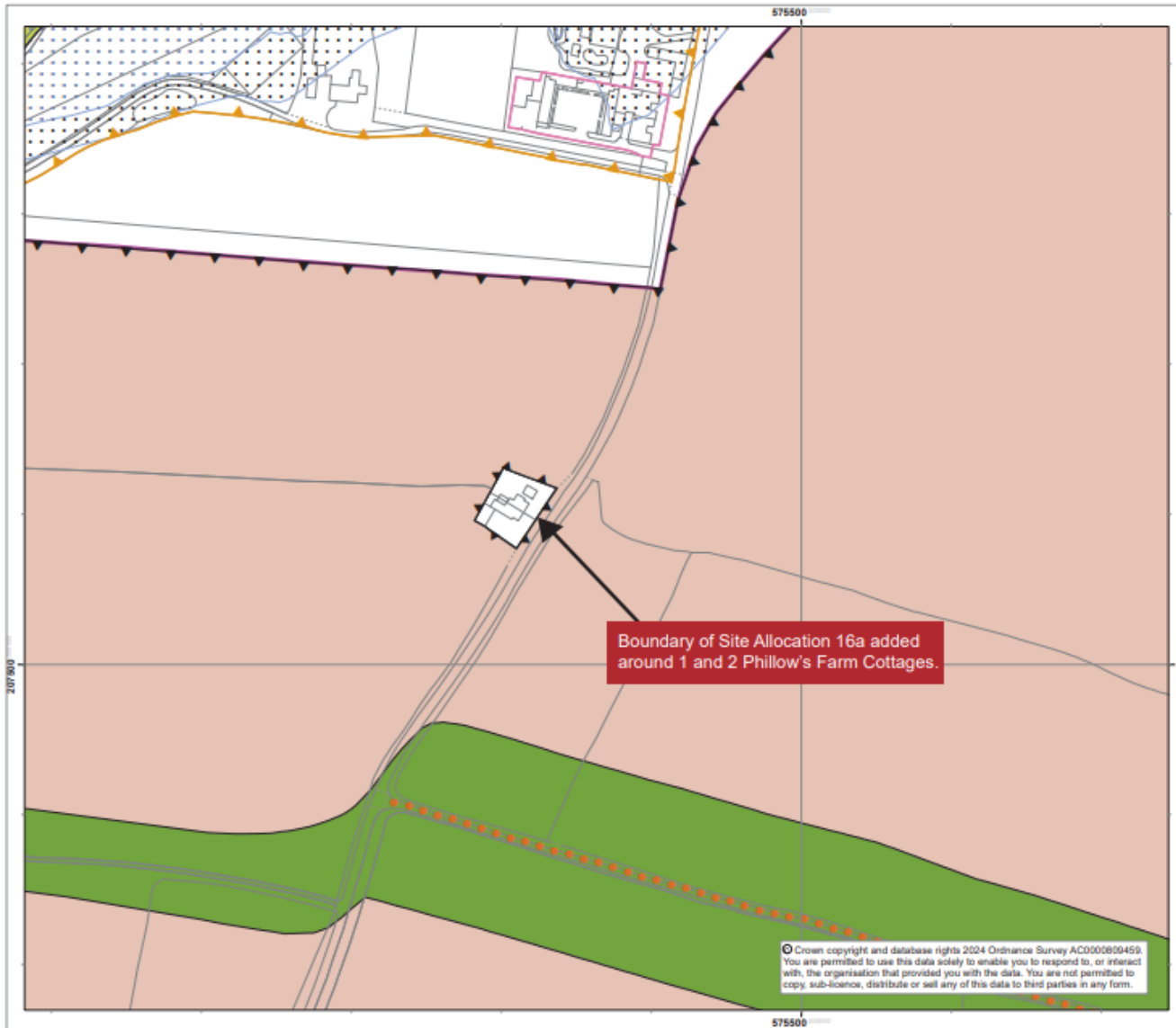
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## Chelmsford Local Plan

Pre-Submission (Regulation 19)  
February 2025 - Draft Changes  
to the adopted Policies Map

3

### Chelmsford Urban Area

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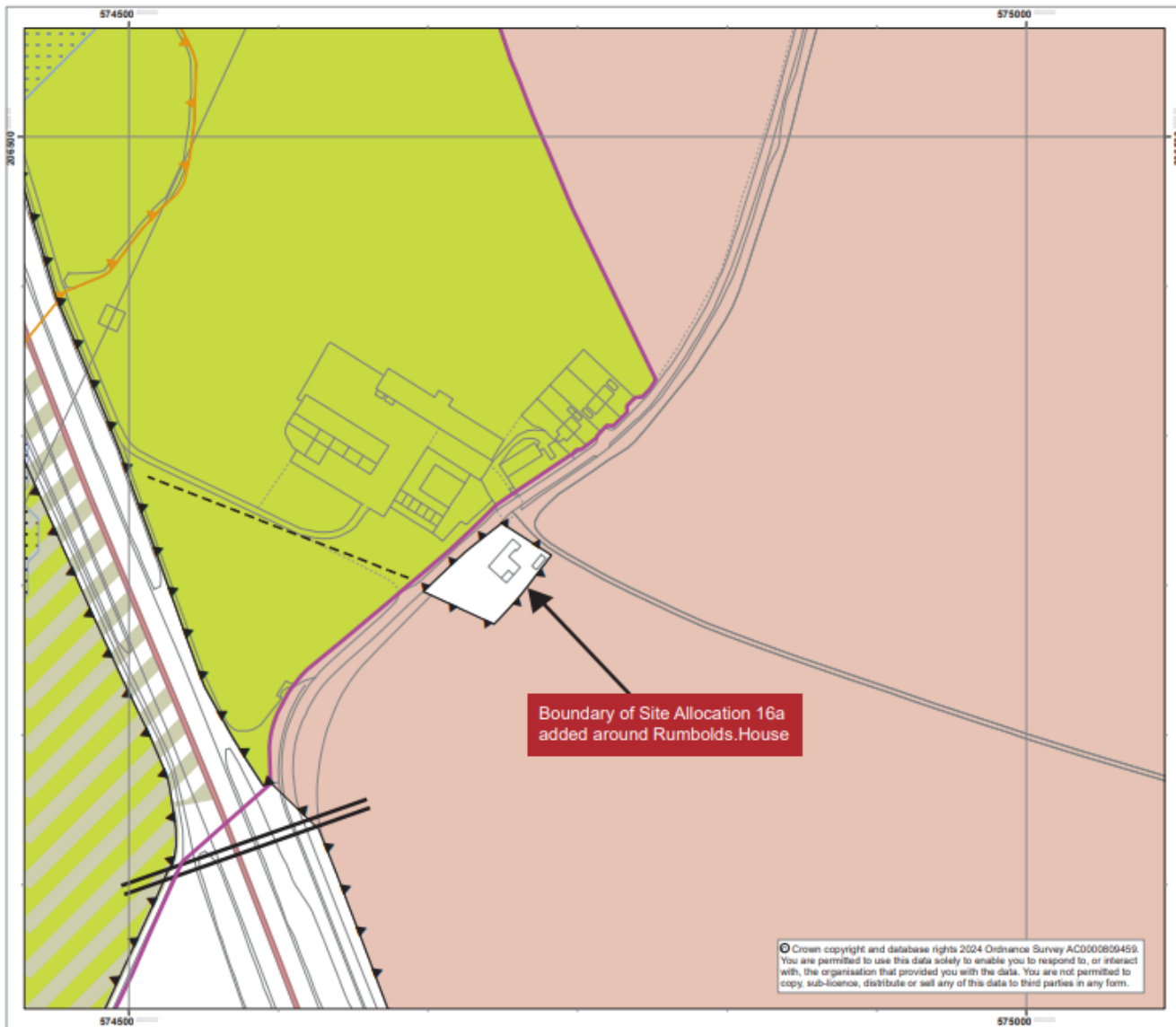
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**3 Chelmsford Urban Area**

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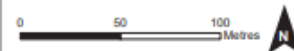
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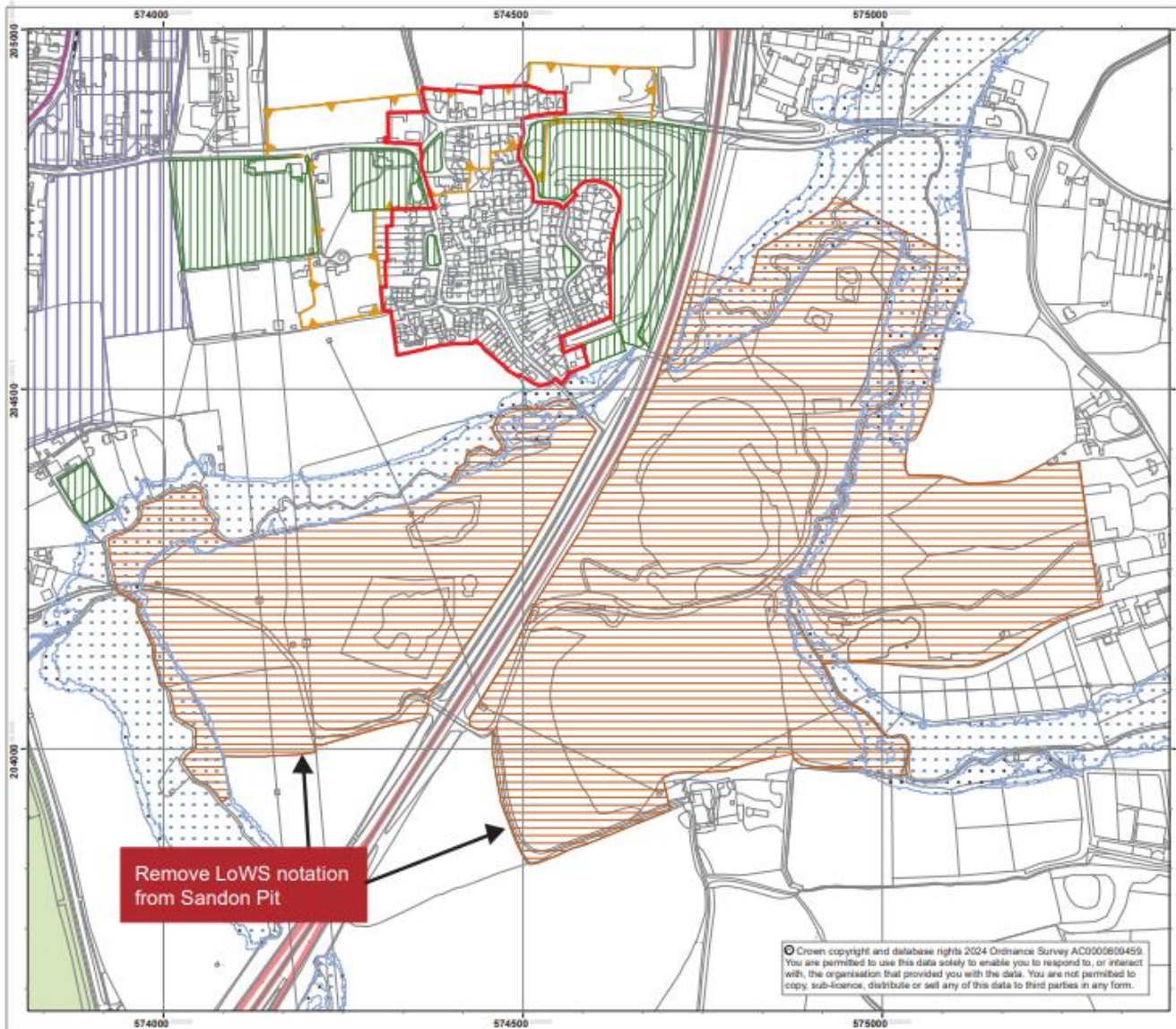
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<b>3</b>	<b>Chelmsford Urban Area</b>
<b>31</b>	<b>Sandon</b>

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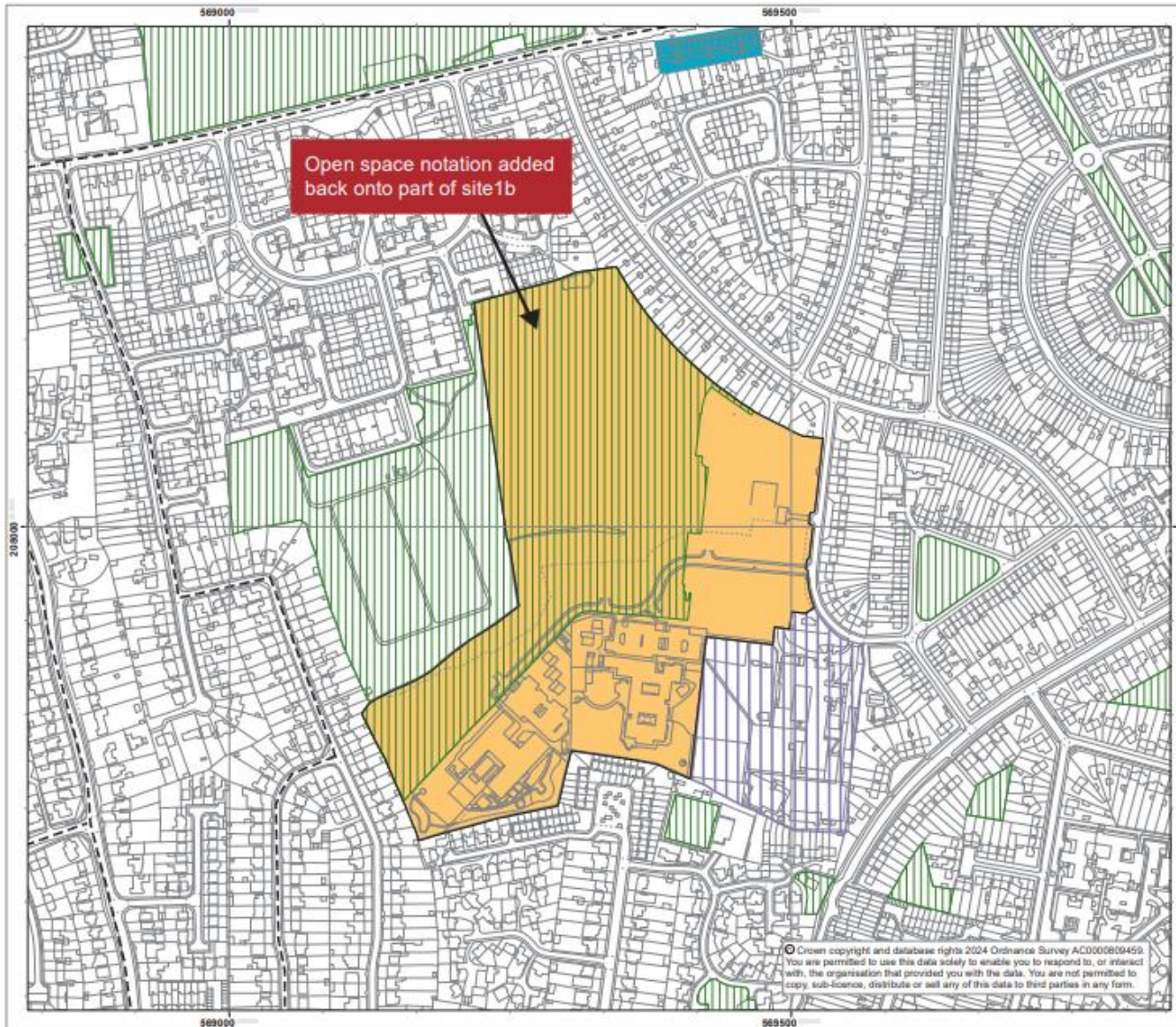
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## Chelmsford Local Plan

Pre-Submission (Regulation 19)  
February 2025 - Draft Changes  
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4

### Chelmsford City Centre

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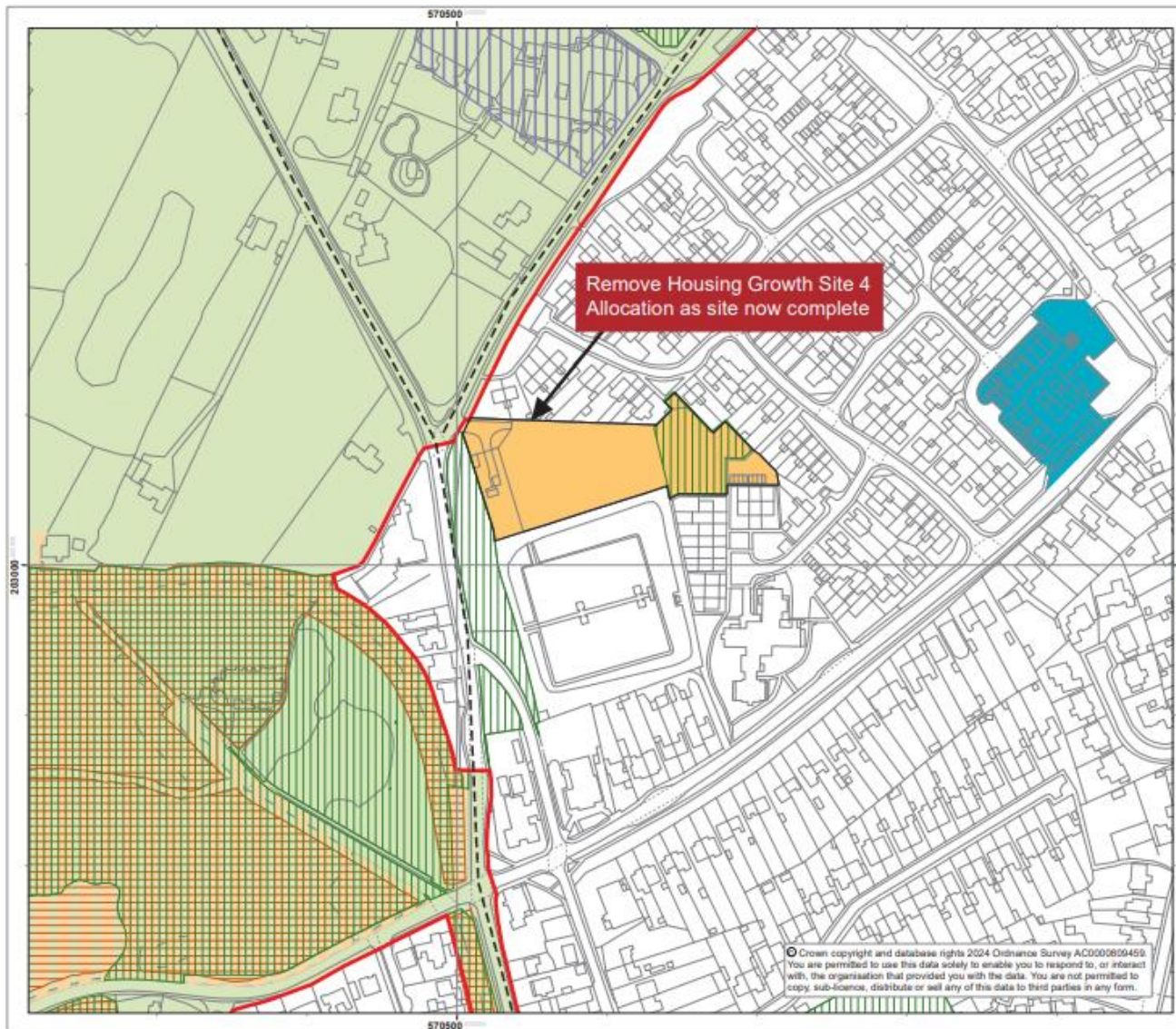
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## Chelmsford Local Plan

Pre-Submission (Regulation 19)  
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### 16 Galleywood

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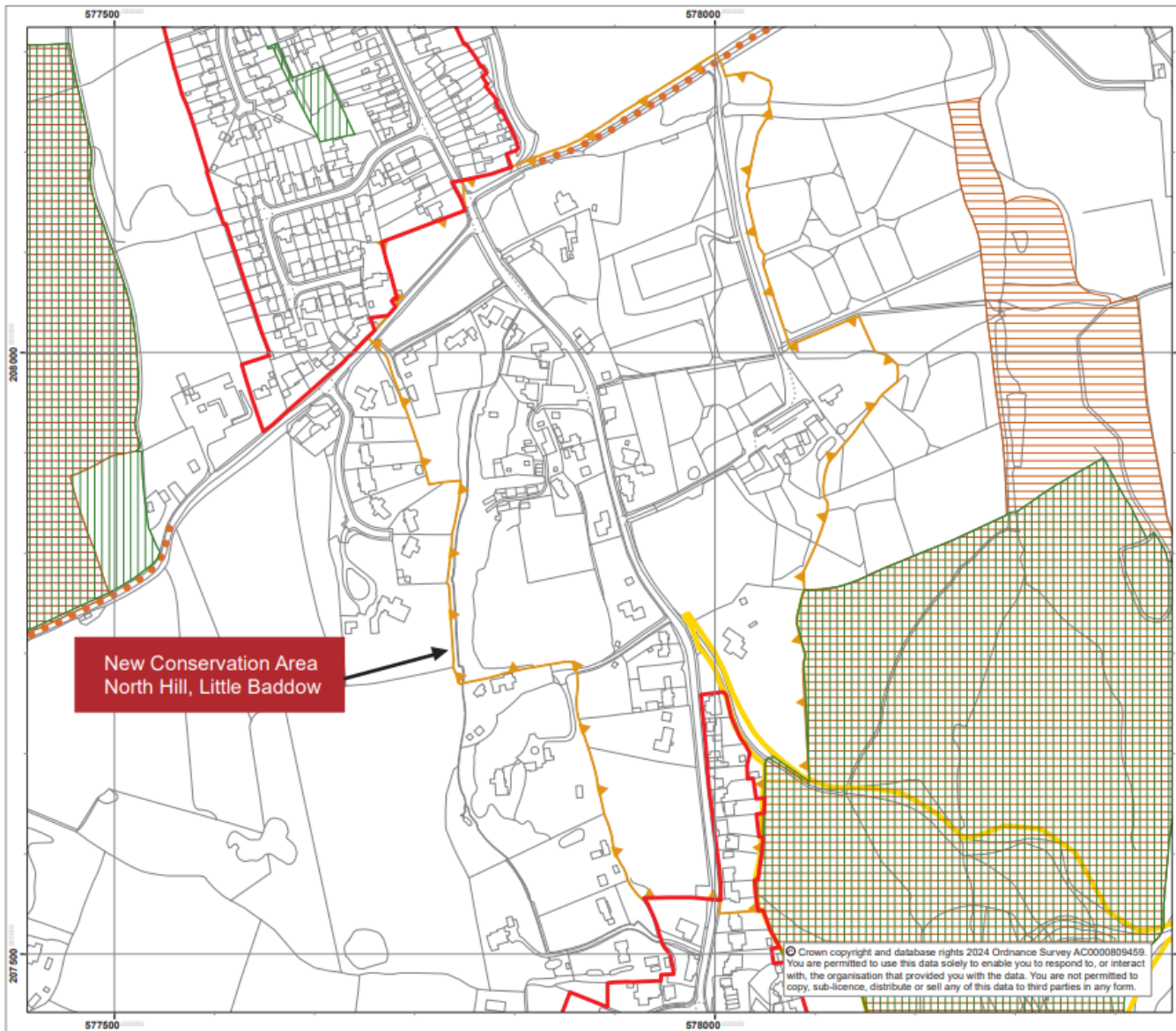
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## Chelmsford Local Plan

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### 22 Little Baddow

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0 50 100 Metres



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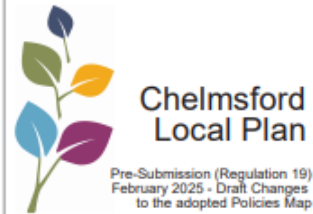
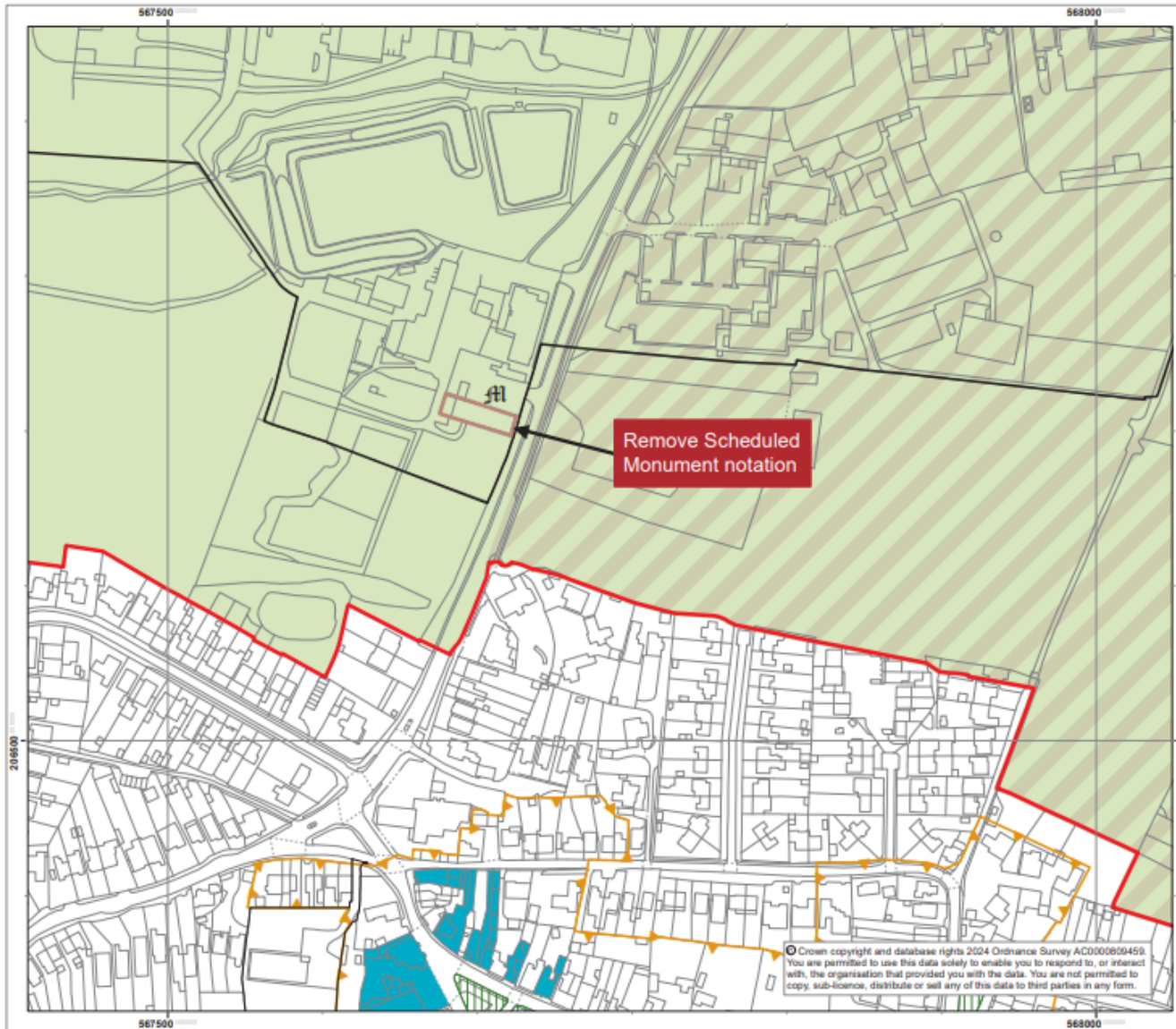
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**37** **Writtle**

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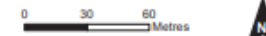
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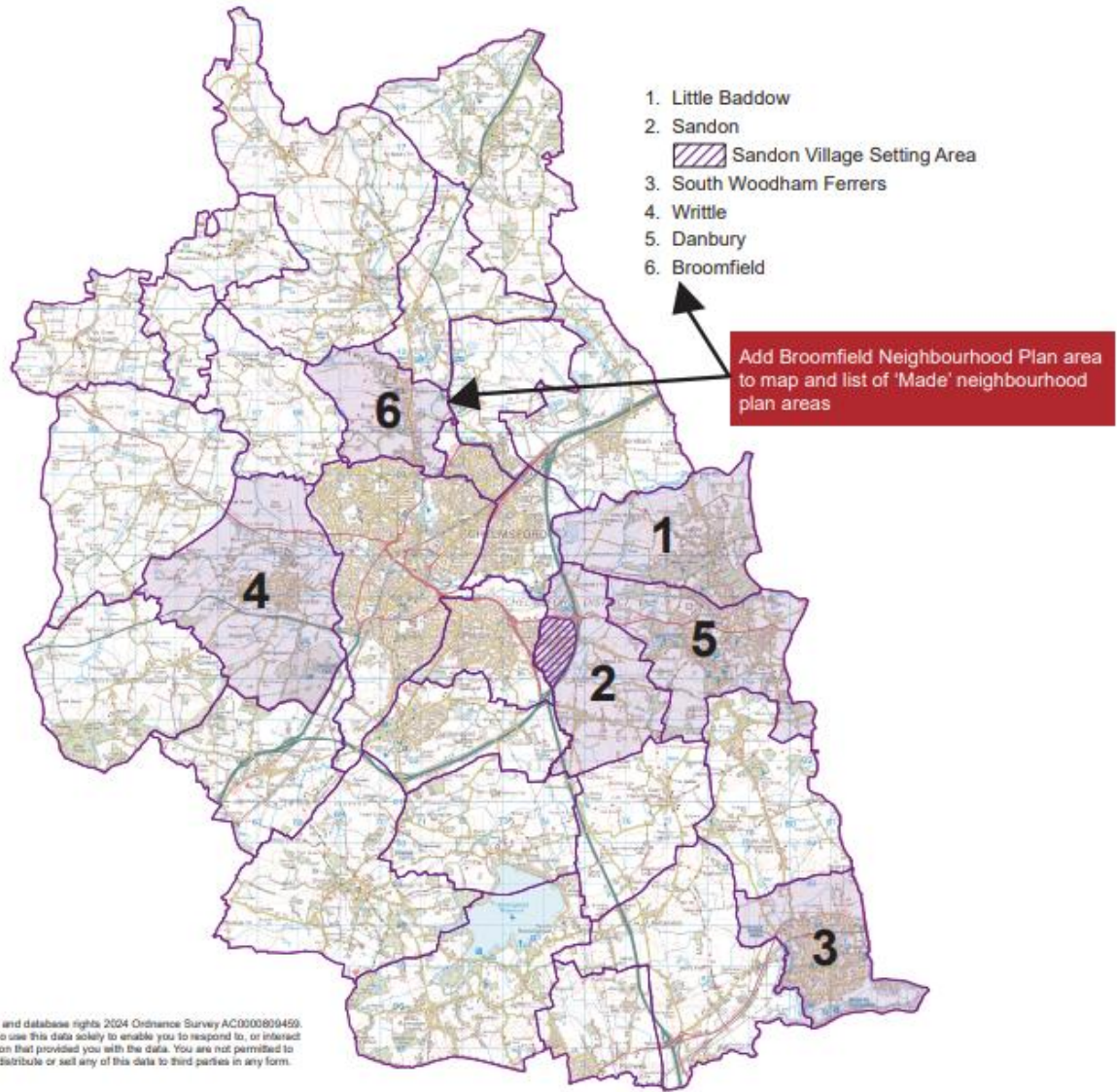
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**44** Made (Adopted) Neighbourhood Plan Areas

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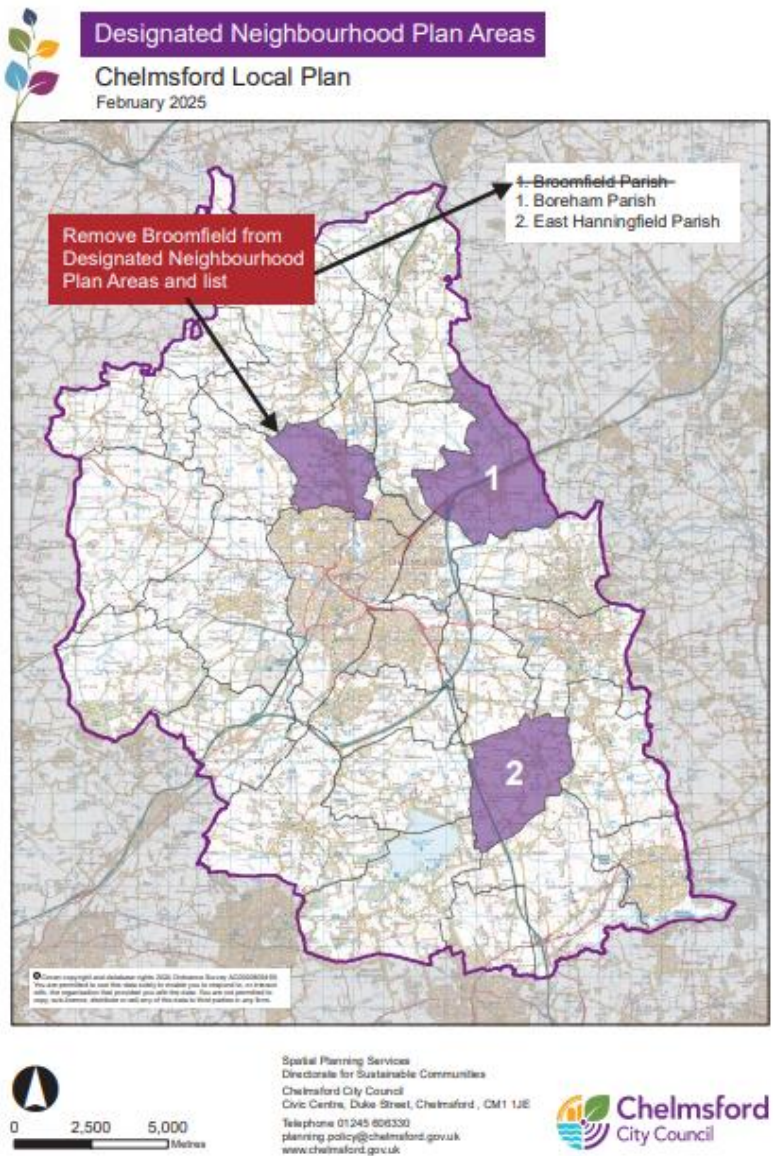
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**Annex B Proposed Modification to Appendix A of the Pre-Submission (Regulation 19) Local Plan – Table 10**

<b>Superseded Chelmsford Local Plan Policies</b>	<b>New Local Plan Policies</b>
DM31 NET ZERO CARBON DEVELOPMENT (IN OPERATION)	DM31 <u>OPERATIONAL ENERGY AND CARBON (NET ZERO) IN HOMES AND BUILDINGS DEVELOPMENT (IN OPERATION)</u>

**Annex C Proposed Modifications to Appendix A of the Pre-Submission (Regulation 19) Local Plan – Site status table**

<b>SITE STATUS</b>	<b>SITE NUMBER AND NAME</b>
ALLOCATED IN ADOPTED LOCAL PLAN	<del>4 LAND NORTH OF GALLEYWOOD RESERVOIR</del>
NEW PROPOSAL	<u>1dd - LAND AT FORMER KAY-METZELER PREMISES, BROOK STREET</u>
NEW PROPOSAL	<u>18a – LAND NORTH WEST OF CHELMSFORD (NORTH OF HOLLOW LANE)</u>
NEW PROPOSAL	<u>19 – LAND WEST OF PATCHING HALL LANE</u>
MODIFIED SITE POLICY TITLE	9A WALTHAM ROAD EMPLOYMENT AREA, <u>BOREHAM</u>
NEW PROPOSAL	<u>9b – LAND TO THE EAST OF 118 TO 124 PLANTATION ROAD, BOREHAM</u>
NEW PROPOSAL	<u>9c – SOUTH OF MAIN ROAD AND DUKES WOOD CLOSE, BOREHAM</u>
NEW PROPOSAL	<u>17c – LAND SOUTH OF ROUGH HILL COMPLEX, THE TYE, EAST HANNINGFIELD</u>

**Key to changes:** Proposed new text with underline    ~~Proposed deleted text with strikethrough~~    *Explanation change in italics*

NEW PROPOSAL	<u>17d – LAND SOUTH AND SOUTH EAST OF EAST HANNINGFIELD VILLAGE</u>
NEW PROPOSAL	<u>17e – LAND SOUTH OF WINDMILL FARM, BACK LANE, EAST HANNINGFIELD</u>
NEW PROPOSAL	<u>20 – LAND TO EAST AND NORTH OF RETTENDON PLACE</u>
NEW PROPOSAL	<u>21a – LAND NORTH OF OLD RECTORY LODGE, MAIN ROAD, WOODHAM FERRERS</u>
NEW PROPOSAL	<u>21a – LAND NORTH OF OLD RECTORY LODGE, MAIN ROAD, WOODHAM FERRERS</u>



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