

What else are we consulting on?

Our aim is to get the right type of development in the right places to meet the growing needs of local people and businesses while protecting our environment.

To help us do this, the draft Local Plan – Preferred Options has been assessed against a range of social, environmental and economic indicators, called a Sustainability Appraisal, to identify any significant effects. Similarly, a Habitats Regulations Assessment assesses the document for any impacts on European habitat sites such as designated Special Protection Areas and Ramsar sites.

Both these assessments form part of the consultation.

Get involved - visit an exhibition

We are arranging a series of drop-in exhibitions in areas where development is proposed. To see the latest schedule of locations, dates and times, please visit www.chelmsford.gov.uk/preferred-options

Get involved - register and comment NOW

We want to encourage as many people and organisations as possible to have their say on this Local Plan - Preferred Options document; and on the sustainability and habitat assessments.

The consultation runs for 6 weeks from 30 March to 11 May.

We prefer receiving comments online, using our specially designed Consultation Portal. Using the Consultation Portal helps us to record your comments accurately and process them quickly.

Go to www.chelmsford.gov.uk/planningpolicyconsult to:

- Read the consultation documents
- Make your comments
- Sign up for alerts to future consultations

For tips on how to register, or what to do if you are registered but have forgotten your login details, read our User Guide to find out more: www.chelmsford.gov.uk/EasySiteWeb/Gateway.Link.aspx?allid=54663

Next steps

All comments will be considered and used to help us produce the next stage consultation document, the pre-submission version of the draft Local Plan. We plan to consult on this later in 2017.



More information

You can also find more information and documents for downloading, or contact us:

www.chelmsford.gov.uk/preferred-options
E-mail: planning.policy@chelmsford.gov.uk
Tel: 01245 606330

Planning and Housing Policy
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford, CM1 1JE

This publication is available in alternative formats including large print, audio and other languages.



HAVE YOUR SAY ON ...

Chelmsford's new Local Plan. We are consulting on the next stage, the Draft Local Plan - Preferred Options, from 30 March to 11 May. This is your opportunity to get involved with shaping Chelmsford's future.

What is the Local Plan?

The consultation document, called the Local Plan - Preferred Options, identifies the number and locations for houses, jobs and businesses we are planning for, along with other things needed to support growth, such as where children will go to school, where people will work, and how they will get around.

The Local Plan also includes draft planning policies which, when adopted, will be used to determine planning applications. The Proposals Map shows where particular policies apply.

Why have a new Local Plan?

Much of the development outlined in the current Local Development Framework is either complete or already underway. To continue this success, it is important that we have an up to date plan to ensure Chelmsford remains a vibrant and attractive place to live, work and socialise, to meet local development needs until 2036.

How have we got to this stage?

This is the second of three stages of public consultation. Many people and organisations commented on the first Issues and Options consultation in 2015/16, and all the responses have been carefully considered and used to progress the Preferred Options. This led to some changes to the initial proposals including reduced numbers of homes on some sites and more infrastructure like schools.

We have also used a wide range of technical studies covering subjects such as housing, traffic and landscape to help prepare the Plan, and have had meetings with education, transport, health and utilities providers.

The feedback and the evidence base of technical studies can be read on our website: www.chelmsford.gov.uk/new-local-plan



New development: Where and how much?

Development is focused on three growth areas:

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



- 11,287 new homes already being built or with planning permission
- 10,875 new homes on new sites
- 10 Gypsy and Traveller pitches on one site
- 24 Travelling Showpeople plots on four sites

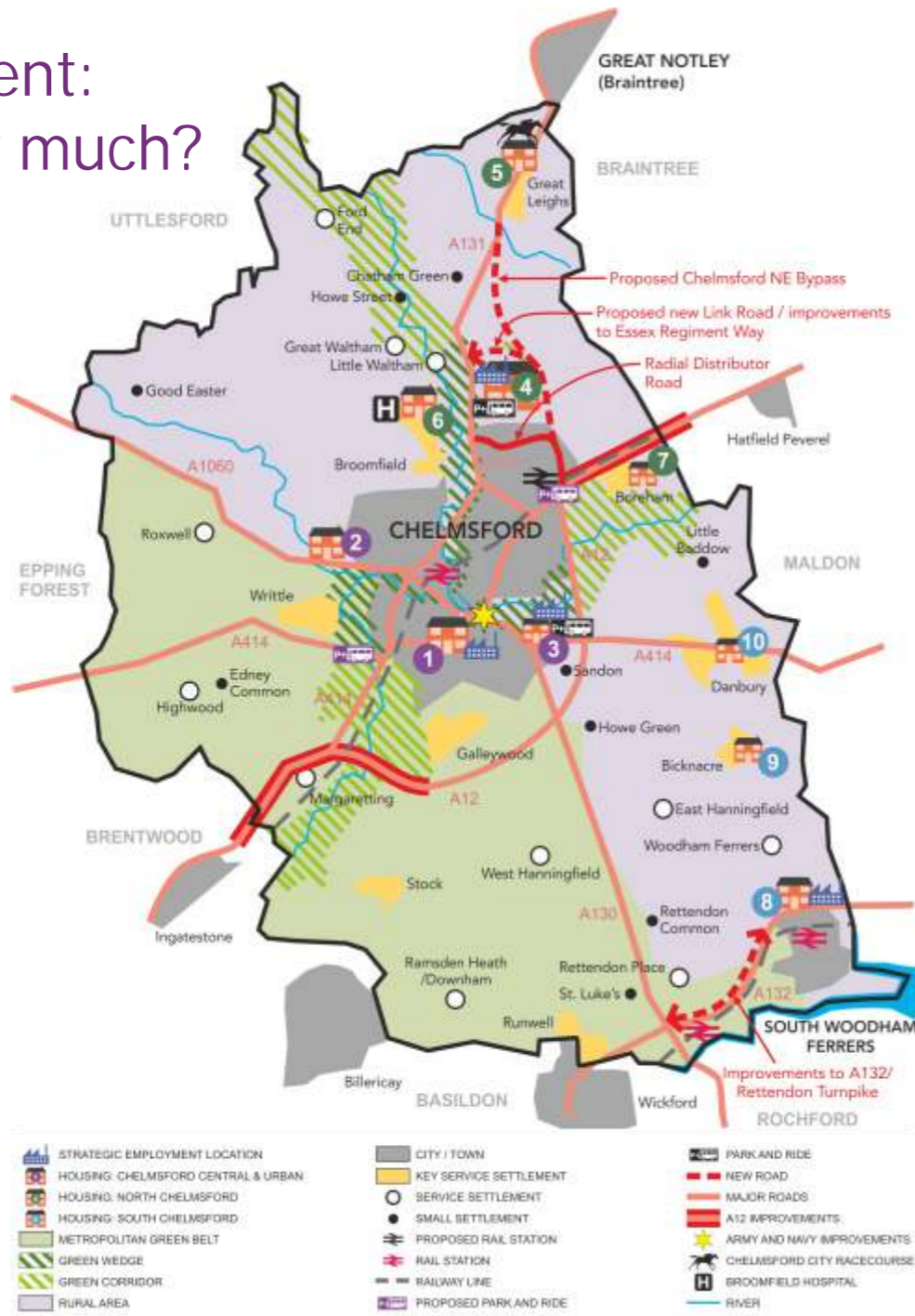
Some existing commitments in previous plans have not yet been built, and are brought forward into the new Local Plan



- 725 new jobs a year to 2036
- 55,000 sqm of business/employment space, with two high-tech business parks



- The Green Belt will be protected from development
- Other valued landscapes including river valleys will also be protected through Green Wedges and Green Corridors
- Protection for heritage assets such as listed buildings, and areas for wildlife and nature conservation



Other things needed to serve new development including:

- Chelmsford North East Bypass
- New link road and improvements to Essex Regiment Way
- Local road improvements including an additional access to Broomfield Hospital
- Beaulieu Park Railway Station
- New and upgraded cycling and walking routes
- Additional/expanded Park and Ride sites
- 11 new schools
- More healthcare facilities
- Neighbourhood centres with shops, community and leisure facilities
- Open space including two new Country Parks

Growth Area 1 Central and Urban Chelmsford

New development will be focused mainly on previously developed – or brownfield – land in the City Centre, to strengthen the City as a major residential, employment and retail centre. There will also be two other locations for development to the west and east of Chelmsford. All the areas will focus on access, cycling and walking in the Green Wedge to connect with the City Centre, and enhanced bus links.

- 1 Brownfield sites in Chelmsford Urban Area
 - 2,000 Homes
 - 4,000sqm Office
 - 11,500sqm Food Retail
 - 2 primary schools
 - 2 special schools
 - 7 nursery schools
- 2 West Chelmsford – Warren Farm (North of Roxwell Road)
 - 800 Homes
 - 5 Travelling Showpeople Plots
 - Primary school and 2 nursery schools
 - Neighbourhood centre
- 3 East Chelmsford - East of Great Baddow / North of Sandon
 - 400 Homes
 - 5,000sqm Office/High Tech Business Parks
 - Country park and visitor centre
 - Vehicle access to Sandford Mill

Existing Commitments:

Lockside, Navigation Road, Peninsula, Wharf Road, Writtle Telephone Exchange, Galleywood Reservoir

 - 588 Homes

Growth Area 2 North Chelmsford

This area will accommodate new large neighbourhoods and employment opportunities. Landscape-led developments will be well-connected through improved road and transport links, with attractive well-designed communities focused around open space, leisure facilities and a new business/science park.

- 4 North East Chelmsford
 - 3,000 Homes
 - 9 Travelling Showpeople Plots
 - 45,000sqm Office/High Tech Business Parks
 - Country park
 - Chelmsford North East Bypass
 - Secondary school
 - 2 primary schools and 4 nursery schools
 - Neighbourhood centre
- 5 Moulsham Hall and North Great Leighs
 - 1,100 Homes
 - 5 Travelling Showpeople Plots
 - Primary school and 2 nursery schools
 - Neighbourhood centre
- 6 North of Broomfield
 - 800 Homes
 - Primary school and nursery school
 - New road access to Broomfield Hospital
 - Neighbourhood centre
- 7 East of Boreham
 - 145 Homes

Existing commitments:

North East Chelmsford Beaulieu and Channels post 2021 delivery, Land South and West of Broomfield Place and Broomfield Primary School, Drakes Lane, Little Waltham

 - 2803 Homes
 - 10 Traveller Pitches

Growth Area 3 South and East Chelmsford

Development will be concentrated to the north of South Woodham Ferrers. Growth here will be well connected to the town, set in attractive landscape, and will help to bring forward improvements to the A132. Smaller development proposals for Bicknacre and Danbury will help to contribute towards existing facilities.

- 8 North of South Woodham Ferrers
 - 1,000 Homes
 - 5 Travelling Showpeople Plots
 - 1,000sqm Flexible Business Space
 - 1,900sqm Food Retail
 - Primary school and 2 nursery schools
 - Neighbourhood centre
 - A132 improvements
- 9 South of Bicknacre
 - 30 Homes
- 10 Danbury
 - 100 Homes - site(s) identified through Neighbourhood Plan

Existing commitments:

St Giles Bicknacre

 - 32 Homes

