HS068

Boreham Parish Council

Parish Office,
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20th October 2026

Annette.FEENEY@chelmsford.gov.uk

ID 966016 – REP NOS: PSQ253149, AS997, AS978, AS980.

Subject: Chelmsford Local Plan Review 2022-2041 – Examination

Dear Annette,

I am writing to confirm that Boreham Parish Council (BPC) wishes to exercise its right to appear and speak at a hearing session. The council will be represented by Cllr Linda Reed at the meetings unless otherwise notified.

BPC will focus on the Location 9 additional sites (9a, 9b and 9c) in Boreham. BPC stands by the points raised in our objection to these sites but wishes to draw the attention of the examiners to two relevant changes since that was submitted. Namely, that:

- the Boreham Neighbourhood plan was adopted by Chelmsford City Council on 3rd August 2026; and
- Plans for an HGV CNG fuelling station on Main Road (B1137) have been granted planning consent.

The increasing levels of traffic through Boreham and particularly impacts on Main Road is the primary basis for our objection to all three sites. We also raise the following additional points in response to Matters Issues and Question (MIQs).

9a – Waltham Road Employment Area

In the MIQs, the examiners ask, with regard to 9a – Waltham Road Employment Area, what is the likely impact of the proposed allocation on "the strategic and local highway network including public transport and active travel.

BPC considers that the assessment of use of active travel is unrealistic and that the majority of site users will drive to the site for at least part of the year and outside of peak travel times. Parts of the proposed active travel route to the west of the site will be impassable during the winter months and the bus services to site are limited. The impact of site traffic on Waltham Road based on the estimated 286 additional jobs and possible HGV movements will be severe. It is very unlikely that all of the created jobs will be filled by Boreham residents. Additional housing proposed for Boreham is all for 'older' people. Therefore, it is reasonable to assume there will be a significant increase in traffic through Boreham.

Another question in MIQs asks "Is the proposed scale of development justified, having regard to any constraints and the provision of necessary infrastructure?"

In our view, the addition of this site at regulation 19 has not been properly justified. This has circumvented proper consultation and scrutiny as required. There is no demonstrated need for this development to meet estimated demand under the Employment Land Review. We also consider the lack of mains sewerage at the site to be a major constraint to the proposed development.

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9b and 9c

We are disappointed to note that the site for 9b has already been cleared of most of the vegetation habitat without, in our view, adequate assessment of the site's biodiversity.

In MIQs, the examiners ask "Would the proposed sites provide a suitable location for older persons housing?"

The sites are on the fringes of Boreham village (outside the defined settlement boundary) and it would require a degree of mobility for an older person to walk from either site to any local shops (with the exception of the butcher), to the church or to the doctors surgery which are all about 0.5 to 0.75 miles from the site. This is particularly an issue if carrying shopping. Therefore, some form of motorised transport would be required. Services for elderly in Boreham, including medical services are also very limited. In our view, this is not a suitable location for older people. Thank you for your consideration.

Yours sincerely,

Lisa Miller
Parish Clerk