

# Local Plan Review Newsletter

NUMBER 3 February 2025

## What is a Local Plan?

Chelmsford's Local Plan shapes future growth and development in the City Council's area. It sets out a positive vision, identifies where and how new development should take place in the future as well as areas and land uses that will be protected.

### Why are we reviewing the adopted Chelmsford Local Plan?

We adopted our current Local Plan in May 2020 and good progress is being made with implementing it. Government requirements mean we must provide more homes, so we need to review the plan at least every five years to ensure that it remains up to date and continues to meet our needs for development growth to 2041. If the Local Plan becomes out of date, the Council could have very little influence over the location of new development and supporting infrastructure such as employment opportunities, new schools, healthcare provision and upgraded transport infrastructure. 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.

### What stage is the review at?

This is the third, and final round of public consultation on the final draft Local Plan before we submit it for examination by a Government-appointed independent Planning Inspector. This is called the Pre-Submission stage. Many people

and organisations commented on the Issues and Options consultation in 2022 and the Preferred Options consultation in 2024. All the comments to the previous consultations have been carefully considered and used to progress the Local Plan alongside updated evidence base, national planning policy, new local priorities, and monitoring data.

In response to the consultation we have made a number of changes. 'You Said We Did' feedback reports and the evidence base of technical studies can be read on our website: [www.chelmsford.gov.uk/lp-review](http://www.chelmsford.gov.uk/lp-review)

The Pre-Submission document sets out the Council's final policies including site specific land allocations for new housing, employment and other uses, as well as areas and places for protection.

This consultation is a bit different to the previous stages. The Government asks you to consider whether the Pre-Submission document is legally compliant and consistent with national policy, known as the 'Tests of Soundness'. There are specific consultation questions based on a suggested model representation form by the Planning Inspector.



# New Development: Where and how much?

The Pre-Submission Local Plan follows the approach in the adopted Local Plan and previous Preferred Options Consultation Document by continuing to focus new housing and employment growth to the most sustainable locations in three Growth Areas. Site allocations in the adopted plan which are not yet built are carried forward in the Pre-Submission plan.

Many of these sites are now coming forward, with masterplans being approved and planning applications decided or in progress and some sites have started building.

To meet additional growth needs to 2041 it is estimated that we need to allocate new sites for around 4,233 new homes, and around 162,646 sqm of new employment floorspace. This is in addition to the new homes in the adopted Local Plan. To accommodate this, we have reviewed the Spatial Strategy and are allocating new development sites and expanding some existing allocations. The Spatial Strategy (Policy S7) shown in the Pre-Submission Local Plan has been informed by the outcomes of the previous consultations and further evidence. **We are not considering growth in the Green Belt.**



## Central and Urban Chelmsford

Continued focus on strengthening the city as a centre for housing, employment and retail. Two existing allocations carried forward to the West and East of Chelmsford maximise cycling and walking opportunities into the City Centre.

### 1 Previously developed sites in Chelmsford Urban Area

- 3,013 homes (of which around 1,140 are on new allocations such as Meadows Shopping Centre and Car Park, Chelmer Waterside and Andrews Place)
- 4,000sqm employment/business space

### 2 West Chelmsford

- 880 homes
- 5 Travelling Showpeople Plots
- Primary school and nursery
- Neighbourhood Centre

### 3a-3d East of Chelmsford

- 3a Manor Farm: 360 homes
- 3b Land North of Maldon Road: 5,000sqm Office/Business Park
- 3c Land South of Maldon Road: 109 homes
- 3d Land North of Maldon Road: 65 homes
- Country Park
- New pedestrian and cycle bridge to Sandford Mill

### 4 Land North of Galleywood Reservoir

- 24 homes

### 5 Land surrounding Telephone Exchange, Ongar Road, Writtle

- 25 homes

## North Chelmsford

North Chelmsford (Chelmsford Garden Community) will continue as a key area for new neighbourhoods and employment opportunities. New smaller allocation at Ford End and extension to two existing employment areas. Existing allocations carried forward at Great Leighs and Broomfield.

### 6 North East Chelmsford (Chelmsford Garden Community)

- 5,569 homes (plus 680 homes post 2041)
- 10 Gypsy and Traveller Pitches
- 56,946sqm Office/Business Park
- Country Park
- Chelmsford North East Bypass
- 4 Neighbourhood Centres
- 1 all-through school
- 3 primary schools with 4 nurseries

### 7a-7c Great Leighs

- 7a Land at Moulsham Hall: 750 homes and 5 Travelling Showpeople Plots
- 7b Land East of London Road: 250 homes
- 7c Land North and South of Banters Lane: 100 homes
- Neighbourhood Centre
- Primary school with nursery

### 8 North of Broomfield

- 512 homes
- Neighbourhood Centre
- Nursery

### 9a Waltham Road Employment Area

- 3,500sqm B2/B8 Use

### 14b Ford End

- 14b Land South of Ford End Primary School: 20 homes

### 15 Little Boyton Hall Farm Rural Employment Area

- 6,000sqm employment/business space

## South and East Chelmsford

Proposals include a new garden community at East Chelmsford (Hammonds Farm), and a strategic employment site. New smaller allocations in Bicknacre and East Hanningfield. Existing allocations carried forward at South Woodham Ferrers, Bicknacre and Danbury.

### 10 North of South Woodham Ferrers

- 1,220 homes
- 5 Travelling Showpeople Plots
- 1,200sqm Business Space
- Neighbourhood Centre
- 2 nurseries and potential primary school

### 11b & 11c Bicknacre

- 11b Land at Kingsgate: 20 homes
- 11c Land West of Barbrook Way: 20 homes

### 12 St Giles, Bicknacre

- 32 homes

### 13 Danbury

- 100 homes

### 16a East Chelmsford Garden Community (Hammonds Farm)

- 3,000 homes to 2041 (plus 1,500 homes post 2041)
- 20 Gypsy and Traveller Pitches
- 13 Travelling Showpeople Plots
- 43,000sqm Business Space
- Country Park
- Neighbourhood Centres
- 1 co-located primary and secondary school
- 2 primary schools and nursery
- 3 nurseries

### 16b Land adjacent to A12 Junction 18

- 43,000sqm Business Space

### 17a & 17b East Hanningfield

- 17a Land North of Abbey Fields: 11 homes
- 17b Land East of Highfield Mead: 20 homes

Highlighted text: New development allocations in the Pre-Submission Local Plan.

## Local Plan policies

We have included new and updated policies in the Pre-Submission Local Plan. Topics include housing, economy, environment, health and wellbeing, travel and transport, heritage, and design. We have not fundamentally changed the general approach in the adopted Local Plan, but have used updated information, previous consultation responses and addressed some of our major challenges including acting on the climate emergency, responding to the housing crisis and strengthening community ties.

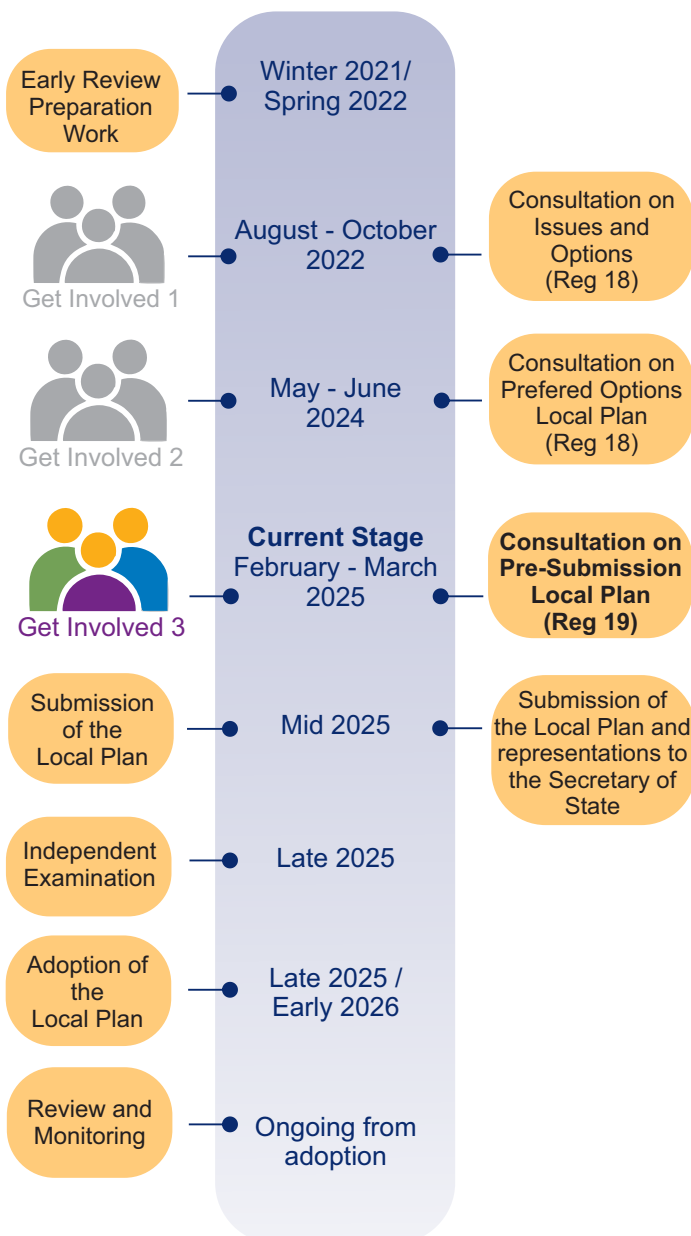
## What is the Integrated Impact Assessment (IIA)?

The IIA identifies the key sustainability issues for the Review of the Local Plan. These feed into a framework against which the proposals have been assessed. It covers the potential environmental, social, economic and health performance of the Local Plan and any reasonable alternatives. The IIA includes:

- Sustainability Appraisal (SA)
- Strategic Environmental Assessment (SEA)
- Habitats Regulations Assessment (HRA)
- Health Impact Assessment (HIA)
- Equality Impact Assessment (EqIA)

We will be consulting on the IIA as part of the Pre-Submission consultation.

## What is the Local Plan timetable?



## Where can I view the consultation documents?

The consultation documents will be available to view and comment on the Council's planning policy consultation portal [www.chelmsford.gov.uk/planningpolicyconsult](http://www.chelmsford.gov.uk/planningpolicyconsult).

We will also be holding in-person exhibitions in the Council Chamber at the Civic Centre, Duke Street. These exhibitions will provide an opportunity for you to find out more and discuss the consultation with a Planning Officer. The exhibitions will be on:

- Thursday 27th February 6pm- 8pm
- Friday 28th February 2pm - 4pm
- Saturday 1st March 10am-12noon

## Consultation dates and how do I respond?

The consultation on the Pre-Submission documents runs for 6 weeks from 10am on Tuesday 4 February 2025 to 4pm on Tuesday 18 March 2025. Comments made before or after these dates cannot be considered.

You can respond:

- Via the Council's consultation portal at [www.chelmsford.gov.uk/planningpolicyconsult](http://www.chelmsford.gov.uk/planningpolicyconsult). This is our preferred way to receive comments
- By email or post using a Pre-Submission Representation Form submitted to [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk), or by post to Spatial Planning Services, Chelmsford City Council, Duke Street, Chelmsford, CM1 1JE

Representation forms are available online at [www.chelmsford.gov.uk/lp-review](http://www.chelmsford.gov.uk/lp-review) or on request.

Full details on how to make your comments are available online at [www.chelmsford.gov.uk/lp-review](http://www.chelmsford.gov.uk/lp-review).

Comments to the 2022 and 2024 consultations are not sent to the Planning Inspector so you will need to make a new representation if you still have relevant comments to make.

### Next Steps

All responses will be submitted to the Planning Inspector, alongside the Pre-Submission Local Plan and evidence base. The Council will produce a summary of the main issues raised in the consultation responses for the Inspector and publish this online.