



SD015
Chelmsford Local Plan
Schedule of Adopted
Policies Map Changes
May 2026

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This document sets out the proposed changes to the adopted Chelmsford Local Plan Policies Map (2020) to be made in association with the Chelmsford Local Plan Pre-Submission (Regulation 19) Document (February 2025) (PS LP) and the Chelmsford Local Plan Additional Sites (Regulation 19) Document (November 2025) (ASD).

Changes relate to the legend and to the layers on the adopted Policies Map.

Changes have been listed in two separate tables. Table 1 lists proposed changes to the legend and Table 2 lists proposed changes to the layers. If a layer is not listed, no change has been made. Appendix A after Table 2 lists the layers that remain unchanged.

Table 1. Changes to Legend

Map layer	Type of change from currently adopted Policies Map (2020)	Reason for change
Chelmsford City Centre	Amend	To include new Strategic Policy S17
Area for the former Runwell Hospital Major Developed Site	Amend	To update the layer name
Boundary of Strategic Growth Site Allocations 2, 3a, 6 and 7a	Amend	To include new site allocations SGS3c, GS11b, GS14b, SGS16a and GS17b
New Garden Community for Major	Amend	To include Strategic Growth Site allocation SGS16a

Map layer	Type of change from currently adopted Policies Map (2020)	Reason for change
Housing and Employment Development		
Specialist Residential Accommodation	Amend	To include new housing Growth Site allocations GS9b and GS9c
New Gypsy and Traveller Site	Remove	Layer removed from the legend as site GT1 is built out
New Travelling Show People site	New layer	Added to the legend to include new Travelling Show People site proposed at Strategic Growth Site allocation SGS7a
Proposed Employment Area	Amend	To include Strategic Policies S6, S8 and Strategic Growth Site allocations SGS9a, SGS16a, SGS16b
Proposed Rural Employment Area	New layer	Added to the legend as a new rural employment area is proposed at Strategic Growth Site SGS15
Protected Lane	Amend	To update the policy references (S3 and DM14)
Area for Conservation/Strategic Landscape Enhancement	Amend	To include Strategic Growth Site allocation SGS16a
Proposed Country Park	Amend	To include Strategic Growth Site allocation SGS16a
Land allocated for Future Recreation Use and / or SuDS and/or Biodiversity	Amend	To include site allocations SGS3c, GS11b, SGS16a and GS17b

Map layer	Type of change from currently adopted Policies Map (2020)	Reason for change
Proposed RDR2 Detailed Design within New Garden Community Masterplan Area	Amend	To update the layer name by adding 'Northern' before RDR2
Proposed Link Road	Amend	SPA5 removed from name of layer as the requirement for a link road leading to Sandford Mill (SPA5) has been removed
Proposed Bridge	Amend	<p>To remove reference to Strategic Growth Site allocation SGS10 as a bridge is no longer part of the planning permission for this site</p> <p>To add reference to Strategic Growth Site allocations SGS3a, SGS6, SGS16a, SGS1w where bridges are proposed</p>
Park and Ride Area of Search	Amend	To update the layer name to 'Area considered for additional park and ride facilities'
Retail allocation	Remove	Layer removed as the retail allocation has been built out
Primary Frontage	Remove	Layer removed due to changes to national legislation
Secondary Frontage	Remove	Layer removed due to changes to national legislation

Map layer	Type of change from currently adopted Policies Map (2020)	Reason for change
Retail Frontage of Principal and Local Neighbourhood Centres	Remove	Layer removed due to changes to national legislation, layer replaced with a spatial Local Neighbourhood Centres layer
Local Neighbourhood Centres	New layer	To reflect new layer added in place of the removed Retail Frontage of Principal and Local Neighbourhood Centres layer
Flood Alleviation Scheme	Remove	Layer removed as scheme no longer being taken forward by the Environment Agency
Air Quality Management Area	Remove	Layer removed due to improvements in Air Quality at the two locations these are no longer designated AQMAs
Minerals and Waste Site	Remove	Not necessary to display on the Policies Map. Refer to Essex County Council's Adopted Minerals and Waste Local Plan

Table 2. Changes to layers on Policies Map

Map layer	Type of change from currently adopted Policies Map (2020)	Pre-Submission Local Plan Number (The number/s listed are those affected by the changes.)	Reason for change
Inset	Amend	2, 3, 9, 13, 28	The area covered by some inset maps has changed to accommodate new housing allocations.
Chelmsford and South Woodham Ferrers Urban Areas	Amend	3	To include new housing and employment Strategic Growth Site allocations around Chelmsford Urban Area (SGS18a, SGS19, SGS16a & SGS16b) and to reflect planning permissions and developments on settlement edges
Chelmsford City Centre	Amend	4	To amend boundary in line with the Retail Capacity Study 2023
Defined Settlement Boundary (DSB)	Amend	8, 9, 12, 13, 15, 27, 28, 36	To include site allocations within the DSBs (SGS11c, GS11b, SGS9a, GS9b, GS9c, GS17a, GS17b, SGS17c, SGS17d, GS14b, GS17e, SGS20, GS21a, GS21b) and reflect new planning permissions and developments on settlement edges
Boundary of Strategic Growth Site Allocations 2, 3a, 6 and 7a	Amend	3, 8, 13, 15, 18	To include site allocations SGS3c, GS11b, GS14b, SGS16a and GS17b and TSP site on SGS7a
New Housing Site (S7 and Relevant Growth Site or Strategic Growth Site Policies)	Amend	3, 4, 8, 9, 12, 13, 15, 18, 28, 36, 37	To remove built out sites SGS1c, GS1j, GS1o, GS1u, SGS7d and GS11 To add new site allocations SGS1w, SGS1y, GS1z, GS1aa, GS1bb, SGS1cc, GS11b, GS11c, GS14b, SGS16a, SGS16b, GS17a and GS17b

Map layer	Type of change from currently adopted Policies Map (2020)	Pre-Submission Local Plan Number (The number/s listed are those affected by the changes.)	Reason for change
			<p>To include the site allocation from the Danbury Neighbourhood Plan which was 'made' (adopted) on 20 December 2024</p> <p>To include additional new/expanded/amended housing site allocations SGS1dd, SGS18a, SGS19, GS9b, GS9c, SGS7a, SGS7b, SGS7c, GS14b, SGS11c, SGS17c, SGS17d, GS17e, SGS20, GS21a and GS21b</p>
New Garden Community for Major Housing and Employment Development	Amend	3	To include Strategic Growth Site allocation SGS16a
Specialist Residential Accommodation	Amend	9	To include housing Growth Site allocations GS9b and GS9c
New Gypsy and Traveller Site	Remove	3	Layer removed as site GT1 is built out
New Travelling Showpeople Site	New notation	18	TSP notation added to housing site allocation SGS7a as new Travelling Show People site proposed on this site
Proposed Employment Area	Amend	3, 9	New or expanded notations for Strategic Growth Site allocations SGS9a, SGS16a and SGS16b

Map layer	Type of change from currently adopted Policies Map (2020)	Pre-Submission Local Plan Number (The number/s listed are those affected by the changes.)	Reason for change
Existing Employment Area	Amend	4	Remove Marriages Mill as an Employment Area as it has been allocated as a new housing site (SGS1y) and to reduce the size of the Employment Area at the former Kay Metzeler site as it has been partly allocated for housing (SGS1dd)
Rural Employment Area	Amend	40	To expand the designation for Warner's Farm as buildings adjacent to the site have planning permission for employment uses
Proposed Rural Employment Area	New layer	3	New layer added to include proposed new rural employment area SGS15
Scheduled Monument	Amend	4	To include NHLE 1002177: Moulsham Bridge
Local Nature Reserve	Amend	3, 16	To include Local Nature Reserves Galleywood Common (designated 1993) and John Shannan Playing Field (designated October 2024)
Local Wildlife Site	Amend	1, 2, 3, 4, 5, 8, 9, 10, 12, 14, 16, 18, 19, 20, 22, 23, 24, 25, 26, 32, 33, 34, 35, 37	To make relevant boundary changes to some sites following LOWS evidence base review (November 2024)
Area for Conservation/Strategic Landscape Enhancement	Amend	3	To include Strategic Growth Site allocation SGS16a

Map layer	Type of change from currently adopted Policies Map (2020)	Pre-Submission Local Plan Number (The number/s listed are those affected by the changes.)	Reason for change
Proposed County Park	Amend	3	To include Strategic Growth Site allocation SGS16a
Land allocated for Future Recreation Use and / or SuDS and/or Biodiversity	Amend	3, 8, 13	To include amendment to site allocation SGS3c and new allocations GS11b, SGS16a and GS17b
Open Space	Amend	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37	To include changes made as per the Open Space evidence base review update (December 2024)
Proposed Bridge	Amend	3, 4, 5	<p>To remove the bridge symbol from the following sites:</p> <ul style="list-style-type: none"> • SGS10 - as not part of the planning permission for this site • Central Park (Bell Meadow) - as this has been implemented • CW1c – as requirement for a bridge removed in favour of perimeter walkways <p>To add the bridge symbol to the following sites where new or replacement bridges are proposed: SGS3a, SGS6, SGS16a and from SGS1w to link with CW1a and Kings Head Walk</p>

Map layer	Type of change from currently adopted Policies Map (2020)	Pre-Submission Local Plan Number (The number/s listed are those affected by the changes.)	Reason for change
Existing School, Further / Higher Education Establishment	Amend	15, 28	To extend the notations at Ford End Primary School and Rettendon Primary School due to site allocations GS14b and SGS20
Retail Allocation	Remove	N/A	Layer removed as the retail allocation has been built out (SGS10)
Primary Shopping Area	Amend	3	To include The Vineyards in Gt Baddow as it is proposed to be a Primary Shopping Area
Primary Frontage	Remove	N/A	Layer removed due to changes to national legislation
Secondary Frontage	Remove	N/A	Layers removed due to changes to national legislation
Principal Neighbourhood Centre	Amend	3	To include The Vineyards in Gt Baddow as it is proposed to be designated a Principal Neighbourhood Centre along with the Beaulieu Shopping Parade
Retail Frontage of Principal and Local Neighbourhood Centres	Remove	N/A	Layer removed due to changes to national legislation, layer replaced with a spatial Local Neighbourhood Centres layer
Local Neighbourhood Centres	New Layer	3, 4, 5, 8, 9, 12, 16, 26, 29, 32, 33, 37	New layer added in place of the Retail Frontage of Principal and Local Neighbourhood Centres layer
Special Policy Area	Amend	37	To change the boundary of the Writtle College Special Policy Area to include Titchmarsh Campus and Rural Education and Training Centre.

Map layer	Type of change from currently adopted Policies Map (2020)	Pre-Submission Local Plan Number (The number/s listed are those affected by the changes.)	Reason for change
Flood Zone 2	Amend	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 19, 21, 23, 24, 25, 26, 27, 29, 30, 31, 35, 37, 40	To include latest information from the Environment Agency
Flood Zone 3	Amend	2, 3, 4, 5, 6, 7, 8, 10, 19, 21, 23, 24, 25, 26, 27, 29, 30, 31, 37, 40	To include latest information from the Environment Agency
Flood Alleviation Scheme	Remove	N/A	The scheme is no longer being taken forward by the Environment Agency
Air Quality Management Area	Remove	N/A	Due to improvements in Air Quality at the two locations these are no longer designated
Minerals and Waste Sites	Remove	N/A	Not necessary to display on the Policies Map. Refer to Essex County Council's Adopted Minerals and Waste Local Plan
N/A	New map	N/A – New map	To add a new map number 43 Mineral Safeguarding Areas
N/A	New map	N/A – New map	To add a new map number 44 for 'Made' Neighbourhood Plans at Little Baddow, Writtle, Sandon, South Woodham Ferrers and Danbury
N/A	Amend	N/A – New map	To remove Writtle, Little Baddow, Danbury, Sandon and South Woodham Ferrers from the Designated Neighbourhood Plan Areas map as these areas have 'made' Neighbourhood plans. New informative map created (No 44)

Appendix A - List of layers that have not changed

- Chelmsford City Council Area
- South Woodham Ferrers Town Centre
- Area for the former Runwell Hospital Major Developed Site
- Green Belt
- Special Area of Conservation (SAC)
- Special Protection Area and Ramsar Site
- Marine Conservation Zone
- Site of Special Specific Interest (SSSI)
- Registered Park and Garden of Special Historic Interest
- Essex Wildlife Trust Nature Reserve
- Green Wedge
- Protected Lane
- Conservation Area
- Country Park
- New Railway Station
- Railway Station Access Road
- Radial Distributor Road (RDR1)
- Proposed Northern RDR Detailed Design with new Garden Community Masterplan Area
- Proposed Link Road
- Route Capacity Improvement
- Proposed Cycle Route
- Existing Park and Ride
- Area Considered for Additional Park and Ride Facilities
- Proposed Chelmsford North East Bypass – Detailed Design within Masterplan Area
- Proposed Chelmsford North East Bypass – Safeguarded Corridor
- Route Based Strategy
- Strategic Trunk Route
- Regional Route
- Location for Primary School
- Hazardous Substance Site Safeguarding Zone.



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