

Chelmsford Local Plan
Evidence Base Document
Rural Employment Areas
Technical Note - Update
June 2018



Rural Employment Areas Technical Note – June 2018 Update

1. Introduction

This update sets out changes to the Rural Employment Areas Technical Note published in January 2018. The changes have been identified by the City Council following consideration of representations to the Pre-Submission Local Plan, to provide clarity and updated information. This update should be read alongside the full January 2018 Technical Note.

2. Changes to the Technical Note

Change 1 – Table 2, Item 13, Whitbreads Business Centre, Page 7 of the Technical Note

Amend Description to:

This site contains a number of farm buildings converted into high quality B1 office use and is a centre for the Essex Young Farmers (EYF), (06/00456/FUL). To the rear of the offices is a newly built cartlodge (16/00450/FUL) used for storage (B8) by EYF and an education visitors centre (D1), (12/01429/FUL). These two buildings and the surrounding car park are also included as the buildings fall within accepted use classes, are prominent buildings and are not separated from the rest of the centre by any solid, continuous physical barrier. The dominant use class is B1.

Explanation:

The two buildings were originally excluded in the Technical Note, January 2018, as they were considered to be on the periphery of the site. However, following further consideration and a review of Pre-Submission representations PS1879 and PS1880, it is considered that the large new cartlodge reduces the gap between these two buildings and the rest of the employment area so are visually and physically part of the wider employment area. The use classes are accepted as dominant and ancillary uses for Rural Employment Areas in accordance with the Rural Employment Area Selection Criteria (Table 1 of the Technical Note).

The City Council suggest a modification to the Pre-Submission Local Plan Policies Map to reflect the enlarged employment area boundary. This is set out in the Pre-Submission Local Plan Schedule of Additional Changes (SD 002).

Change 2 - Paragraph 5.3, Page 8 of the Technical Note

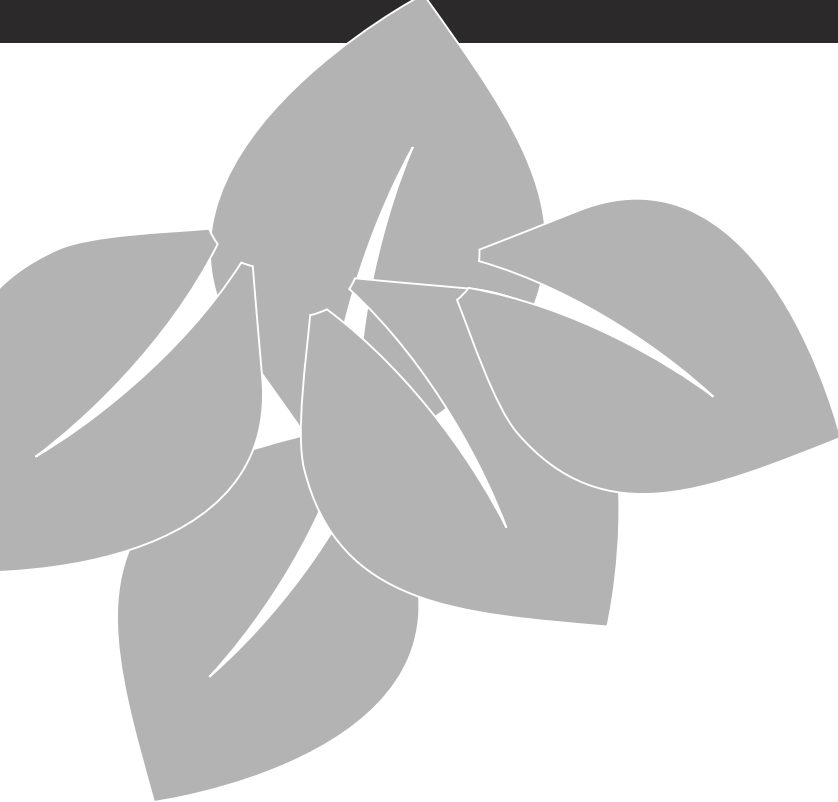
Replace bullet point list within the following table to clarify which Policies Map each Rural Employment Area is designated:

Table 3. List of Rural Employment Areas and mapping references

	Rural Employment Area	Proposed Submission Local Plan Map Number
1	Ash Tree Farm, Bishop Stortford Road	1 Chelmsford Urban Area
2	Bolding Hatch Farm Business Centre, Bishop Stortford Road	36 Bolding Hatch
3	Boyton Hall Farm, Boyton Hall Lane	1 Chelmsford Urban Area
4	Land adjacent Bumpstead's Cottage, Margaretting Road	1 Chelmsford Urban Area
5	Little Boyton Hall Farm, Boyton Hall Lane	1 Chelmsford Urban Area
6	Oaklands Farm Estate, Goatsmoor Lane	40 Oaklands
7	Old Park Farm Business Centre, Main Road (also referred to as Whitbreads Business Centres)	37 Old Park Farm
8	Phillows Farm, Hammonds Road	1 Chelmsford Urban Area
9	Reeds Farm, Cow Watering Lane	35 Writtle
10	Runwell Hall Farm, Hoe Lane	31 St Luke's Park
11	Warner's Farm, Main Road	38 Warner's Farm
12	The Warren Estate, Lordship Road	35 Writtle
13	Whitbreads Business Centre, Whitbreads Farm Lane	9 Chatham Green
14	White House Farm, Main Road	31 St Luke's Park
15	Windsor Trading Estate and Windsor Road	24 Ramsden Heath
16	Woodlands, South Hanningfield Road	39 Woodlands

Change 3 - Table 3 Discounted Sites, Page 4 of the Technical Note

Replace the number of Table 3 to Table 4 following the insertion of a new table above.



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