

Local Plan Review Newsletter

NUMBER 4 November 2025

What is a Local Plan?

Chelmsford City Council's Local Plan sets out a positive vision, addressing how much new development is needed and identifies land for housing, schools, shops and jobs, as well as land uses that will be protected. The current plan was adopted in 2020, and we need to review it at least every five years to ensure it keeps up to date.

What has changed?

In February/March 2025, we consulted on a full Pre-Submission Local Plan to meet our needs for development growth until 2041.

Changes to that plan are needed in light of several factors outside the City Council's control that have affected future housebuilding. These include:

- The Government cancelling the A12 widening scheme
- Three key sites having stalled or been significantly delayed
- Other developers slowing down their build rates
- The Government's increased housing target having to be met through the plan (a change since May 2025)

This means we do not have enough allocated housing sites to meet our housing needs, particularly for the first five years of the plan.

What we are proposing

We have selected the additional sites following detailed testing of site constraints and opportunities in relation to matters like flood risk, heritage, traffic and archaeology. They are located in settlements which are accessible to the local highway network and services and accord with the plan's Spatial Strategy. The schools in these areas can accommodate the additional growth.

Inside this newsletter are a list and a map of the additional site allocations. You can comment on any of the additional site allocations, and also on specific changes we would need to make to other proposed policies to reflect the updated position.

If you made comments to the last consultation in February/ March 2025, you do not need to submit them again. We will not be able to accept any comments on parts of the Pre-Submission Local Plan that have not changed.



Additional and expanded sites

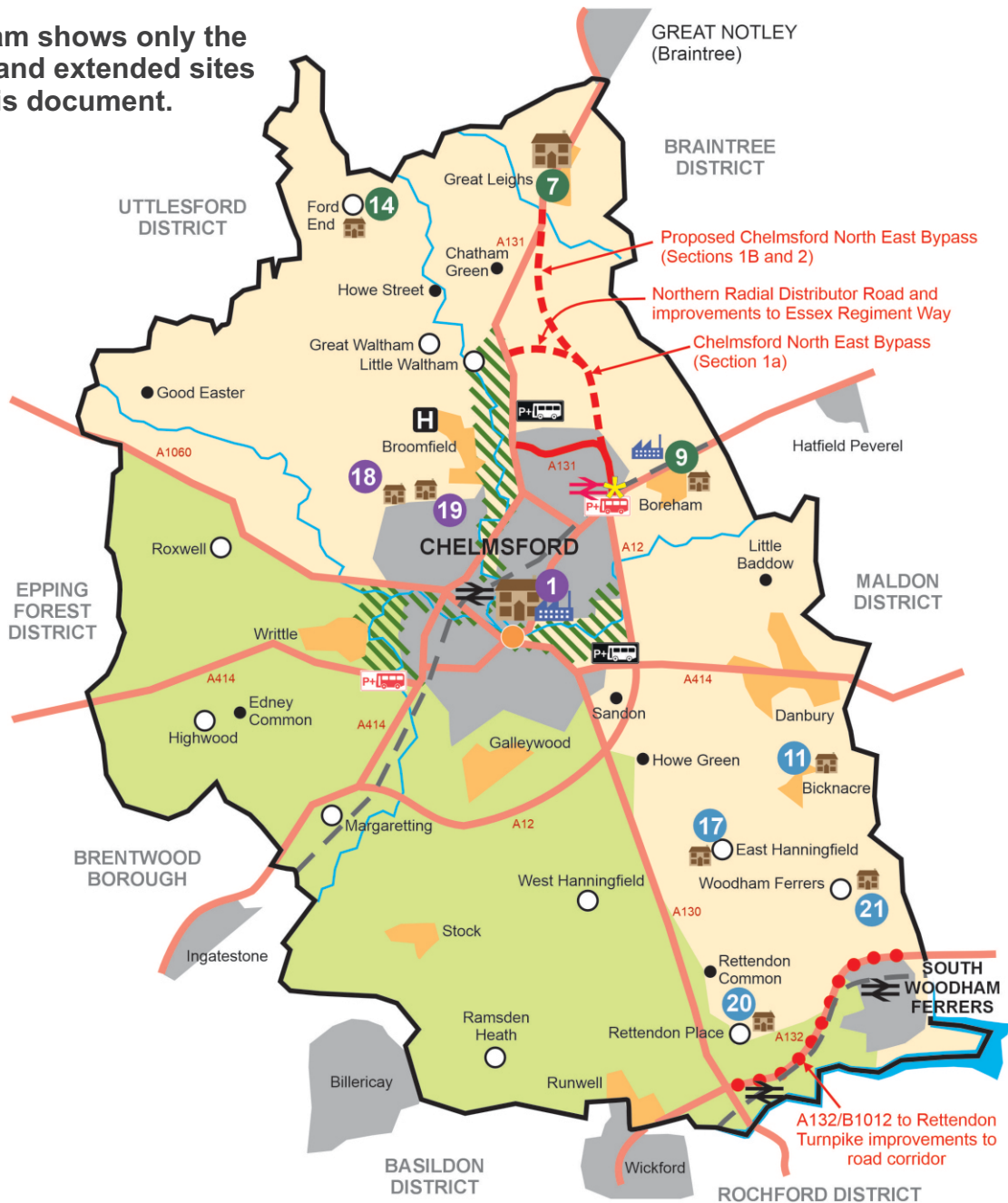
This newsletter is a summary of the Focused Consultation Additional Sites (Regulation 19) Document. Before making your comments, you are advised to read the full document at www.chelmsford.gov.uk/lp-review

We are continuing our approach in the adopted Local Plan and the Pre-Submission Local Plan that we consulted on in February/March 2025 by focusing housing and employment growth to the most sustainable locations in three Growth Areas.

We are proposing to add 11 new housing sites and expand the proposed allocations for three housing sites. This will provide a total of 1,592 additional homes over the plan period to 2041, and help meet the latest housing needs figure of 1,210 new homes a year. We are also proposing to add a further 10,500sqm of employment space to a proposed employment site.

In addition, we will also be consulting on some key consequential changes to Strategic Policy S6 – Housing and Employment Requirements, and Strategic Policy S7 – The Spatial Strategy, along with minor changes to the monitoring framework, trajectories for the delivery of the additional sites, and a small number of Policies Map changes which show the additional sites.

This diagram shows only the additional and extended sites listed in this document.



Central and Urban Chelmsford	North Chelmsford	South and East Chelmsford
<p>1 Chelmsford Urban Area 1dd Land at former Kay Metzeler Premises, Brook Street - 100 homes</p>	<p>7 Great Leighs 7b Land East of London Road - 390 homes (of which 190 for older people) <i>Increase from 250 homes</i></p>	<p>11 Bicknacre 11c Land West of Barbrook Way - 250 homes - Community facility - Early years/childcare nursery <i>Increase from 20 homes</i></p>
<p>18 North West Chelmsford 18a Land North West of Chelmsford (North of Hollow Lane) - 100 homes</p>	<p>9 Boreham 9a Waltham Road Employment Area - 14,000sqm employment for E(g)(iii)/B2/B8 use <i>Increase from 3,500sqm</i></p> <p>9b Land to the East of 118 to 114 Plantation Road - 60 homes for older people</p> <p>9c South of Main Road and Dukes Wood Close - 22 homes for older people</p>	<p>17 East Hanningfield 17c Land South of Rough Hill Complex, The Tye - 115 homes</p> <p>17d Land South and South East of East Hanningfield Village - 150 homes</p> <p>17e Land South of Windmill Farm, Back Lane - 40 homes</p>
<p>19 Land West of Patching Hall Lane 19 Land West of Patching Hall Lane - 200 homes</p>	<p>14 Ford End 14b Land South of Ford End Primary School - 75 homes - A new community/village hall - Parking area for Ford End Primary School staff <i>Increase from 20 homes</i></p>	<p>20 Rettendon Place 20 Land to East and North of Rettendon Place - 350 homes - New early years/childcare nursery - Land for expansion of primary school</p>
		<p>21 Woodham Ferrers 21a Land North of Old Rectory Lodge, Main Road - 15 homes</p> <p>21b Land North of Congregational Church, Main Road - 15 homes</p>

In addition to the above, additional and expanded sites will also be required to provide or make financial contributions towards the following:

- Improvements to the local and strategic road network as required by the Local Highways and Transportation Authority
- Measures to promote and enhance active and sustainable modes of transport
- New or enhanced sport, leisure and recreation facilities
- Primary, secondary, early years education and childcare, as required by the Local Education Authority (apart from sites 9a, 9b and 9c)
- Other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board, and police, ambulance and fire and rescue facilities.

How can I make my comments?

If you made comments to the last consultation in February/March 2025, you do not need to submit them again.

We are consulting for seven weeks. Consultation opens at 10.00am on Thursday 20 November and closes at 4.00pm on Thursday 8 January. We cannot consider comments made before or after these dates.

You can read and make new comments on the consultation documents on the Council's Planning Policy Consultation Portal. You can also sign up for alerts to consultation updates. Visit www.chelmsford.gov.uk/planningpolicyconsult

You can also download a comments form and e-mail it to planning.policy@chelmsford.gov.uk, or post it to Spatial Planning Services, Chelmsford City Council, Duke Street, Chelmsford, CM1 1JE.

We are asking specific questions on whether the Focused Consultation Additional Sites (Regulation 19) Document is legally compliant and consistent with national planning policy, which is what the Government requires at this stage. These are called the 'Tests of Soundness'. Detailed guidance on how to make comments is set out in the Statement of Representations at www.chelmsford.gov.uk/as-sor

The comments form, the consultation documents, exhibition materials, and further guidance can also be found at www.chelmsford.gov.uk/lp-review

We are also holding exhibitions at the Civic Centre where you can find out more from a Planning Officer:

- Thursday 11 December, 6pm - 8pm
- Friday 12 December, 1pm - 3pm
- Saturday 13 December, 10am - 12 noon

Next Steps

We will send all the comments made to this focused consultation, along with all the comments made to the last consultation in February/March 2025, to the Planning Inspector. We will also send the Inspector a summary of the main issues raised and publish it online.

What else are you consulting on?

We have updated our Integrated Impact Assessment (IIA) to consider the additional sites and other policy changes. The IIA assesses sustainability and strategic environmental impacts, Habitats Regulations, and health and equality impacts of our proposals.

We will publish an IIA Addendum covering the updates for consultation, alongside the Focused Consultation Additional Sites (Regulation 19) Document.

What is the Local Plan timetable?

