



PS003

Chelmsford Local Plan
**Focused Consultation
Additional Sites
(Regulation 19)
Policies Map Position
Statement**

October 2025

Our Planning Strategy 2022 to 2041

Focused Consultation Additional Sites (Regulation 19) Policies Map Position Statement

This document sets out the changes to the Pre-Submission (Regulation 19) Local Plan Draft Policies Map (February 2025) to reflect the Focused Consultation - Additional Sites (Regulation 19) Document (November 2025).

The Policy Map changes arising from the Pre-Submission (Regulation 19) Local Plan and Focused Consultation - Additional Sites (Regulation 19) Document will be incorporated together in a single Policies Map Position Statement for submission.

The Pre-Submission (Regulation 19) Local Plan Policies Map Position Statement is available at [ps001-pre-submission-policies-map-position-statement-february-2025.pdf](#).

More information on the preparation of the Local Plan and the Submission stage can be found on [our website](#).

Map layer	Change from Draft Policies Map (February 2025)	Reason for change	Additional Sites Document Plan Inset Reference (November 2025)	Adopted Policies Map Number
Legend	Amend	To include references to GS9b and GS9c under Specialist Residential Accommodation	N/A	N/A
Chelmsford City Council Area	No change	N/A	N/A	N/A
Inset	No change	N/A	N/A	N/A
Chelmsford and South Woodham Ferrers Urban Areas	Amend	Boundary amended to include two new housing site allocations around the Urban Area to the north (Newlands Spring area) and north-west (Patching	- SGS18a Land North West of Chelmsford - SGS19 Land West of Patching Hall Lane, Chelmsford	3

Map layer	Change from Draft Policies Map (February 2025)	Reason for change	Additional Sites Document Plan Inset Reference (November 2025)	Adopted Policies Map Number
		Hall Lane/Scot's Green area).		
Chelmsford City Centre	No change	N/A	N/A	N/A
South Woodham Ferrers Town Centre	No change	N/A	N/A	N/A
Defined Settlement Boundary (DSB)	Amend	Six DSBs amended to include new/expanded housing site allocations within the DSB.	• GS9b GS9c Boreham • GS14b Ford End • SGS11c Bicknacre • SGS17c SGS17d GS17e East Hanningfield • SGS20 Rettendon Place • GS21a GS21b Woodham Ferrers	9, 15, 8, 13, 28, 36
Area for the former Runwell Hospital Major Developed Site	No change	N/A	N/A	N/A
Boundary of Strategic Growth Site Allocations 2, 3a, 6 and 7a	Amend	Amended boundary of GS14b	GS14b Ford End	15
New Housing Site (S7 and Relevant Growth Site or Strategic Growth Site Policies)+	Amend	Amended to include additional new/expanded housing site allocations	• SGS1dd Former Kay Matzeler Premises • SGS18a Land North West of Chelmsford	3, 4, 8, 9, 13, 15, 18, 28, 36

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			• SGS19 Land West of Patching Hall Lane, Chelmsford • GS9b GS9c Boreham • SGS7b Great Leighs • GS14b Ford End • SGS11c Bicknacre • SGS17c SGS17d GS17e East Hanningfield • SGS20 Rettendon Place • GS21a GS21b Woodham Ferrers	
New Garden Community for Major Housing and Employment Development	No change	N/A	N/A	N/A
Specialist Residential Accommodation	Amend	Amended to add the notation to two new housing sites	GS9b GS9c Boreham	9
New Travelling Showpeople Site	No change	N/A	N/A	N/A
Proposed Employment Area	Amend	Amended to expand the notation for one expanded employment area	SGS9a Waltham Road Employment Area Boreham	9

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Existing Employment Area	No change	N/A	N/A	N/A
Rural Employment Area	No change	N/A	N/A	N/A
Proposed Rural Employment Area	No change	N/A	N/A	N/A
Green Belt	No change	N/A	N/A	N/A
Special Area of Conservation (SAC)	No change	N/A	N/A	N/A
Special Protection Area and Ramsar Site	No change	N/A	N/A	N/A
Marine Conservation Zone	No change	N/A	N/A	N/A
Site of Special Specific Interest (SSSI)	No change	N/A	N/A	N/A
Schedule Monument	No change	N/A	N/A	N/A
Registered Park and Garden of Special Historic Interest	No change	N/A	N/A	N/A
Local Nature Reserve	No change	N/A	N/A	N/A
Local Wildlife Site	No change	N/A	N/A	N/A
Essex Wildlife Trust Nature Reserve	No change	N/A	N/A	N/A
Green Wedge	No change	N/A	N/A	N/A
Protected Lane	No change	N/A	N/A	N/A
Conservation Area	No change	N/A	N/A	N/A
Area for Conservation/Strategic	No change	N/A	N/A	N/A

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Landscape Enhancement				
Country Park	No change	N/A	N/A	N/A
Proposed County Park	No change	N/A	N/A	N/A
Land allocated for Future Recreation Use and / or SuDS and/or Biodiversity	No change	N/A	N/A	N/A
Open Space	No change	N/A	N/A	N/A
New Railway Station	No change	N/A	N/A	N/A
Railway Station Access Road	No change	N/A	N/A	N/A
Radial Distributor Road (RDR1)	No change	N/A	N/A	N/A
Proposed RDR2 Detailed Design within New Garden Community Masterplan Area	No change	N/A	N/A	N/A
Proposed Link Road	No change	N/A	N/A	N/A
Route Capacity Improvement	No change	N/A	N/A	N/A
Proposed Cycle Route	No change	N/A	N/A	N/A
Proposed Bridge	No change	N/A	N/A	N/A
Existing Park and Ride	No change	N/A	N/A	N/A
Park and Ride Area of Search	No change	N/A	N/A	N/A
Proposed Chelmsford North East Bypass –	No change	N/A	N/A	N/A

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Detailed Design within Masterplan Area				
Proposed Chelmsford North East Bypass – Safeguarded Corridor	No change	N/A	N/A	N/A
Route Based Strategy	No change	N/A	N/A	N/A
Strategic Trunk Route	No change	N/A	N/A	N/A
Strategic Non-Trunk Route	No change	N/A	N/A	N/A
Regional Route	No change	N/A	N/A	N/A
Location for Primary School	No change	N/A	N/A	N/A
Existing School, Further / Higher Education Establishment	Amend	Amend to extend area for Rettendon Primary School	SGS20 Rettendon Place	28
Primary Shopping Area	No change	N/A	N/A	N/A
Principal Neighbourhood Centre	No change	N/A	N/A	N/A
Local Neighbourhood Centres	No change	N/A	N/A	N/A
Special Policy Area	No change	N/A	N/A	N/A
Hazardous Substance Site Safeguarding Zone	No change	N/A	N/A	N/A

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Flood Zone 2	Amend	Amended on two plans to use latest information from the Environment Agency	• SGS9a Waltham Road Employment Area Boreham • GS9b GS9c Boreham	3, 9
Flood Zone 3	Amend	Amended on two plans to use latest information from the Environment Agency	• SGS9a Waltham Road Employment Area Boreham • GS9b GS9c Boreham	3, 9



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