



ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

15th September 2026

Application 25/01158/OUT

- Within the Officer Report, under "Legal Obligations, *Highways*" add "– Residential Travel Plan"
- The following amendments relate to the Planning Policy Background Information document:

The last sentence of the first paragraph is deleted and replaced with:

"The Local Plan became five years old on 27 May 2025 and is therefore out of date for the purposes of housing requirements. In accordance with Annex A of the NPPF the weight to be attributed to the Local Plan Policies will depend upon their consistency with the national decision-making policies in the NPPF."

Delete "Local Plan Review" paragraph and replace with:

"Chelmsford City Council is currently in the process of reviewing the Chelmsford Local Plan (2013-2036), which was adopted in May 2020. The Council carried out consultation (Regulation 19) on the full Pre-Submission Local Plan in February-March 2025. However, following the conclusion of this consultation, several significant events outside the City Council's control took place which meant that the Council needed to identify additional housing site allocations for inclusion within the review of the Local Plan to improve the 5 year housing land supply position, to ensure that it can be found "sound" at examination. The additional sites comprise 11 new housing sites, three expanded housing sites and one expanded employment site. The Focused Consultation Additional Sites (Regulation 19) Document consultation ran from 20th November 2025 to 8th January 2026.

The Local Plan (2022-2041) was submitted to the Secretary of State on 5th June 2026 and will be the subject of a future Independent Examination with hearing sessions expected to begin in November 2026."

Delete "National Planning Policy Framework" paragraph and replace with:

The National Planning Policy Framework (NPPF) was updated in August 2026. It sets out the Government's policies for plan-making and for making decisions on development proposals in England. It is a material consideration of critical importance in both contexts.

Paragraph 3 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The national decision-making policies in the Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan.

Paragraph 15 states that the purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest. Achieving sustainable development means that the planning system has three overarching objectives in providing for the homes, commercial development, facilities and infrastructure which society needs. These objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across all three):

Annex A states that Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework.