HS006-2 Matter 6

Chelmsford Local Plan

Examination Hearing Statement – Growth Area 2

November/December 2026



Chelmsford Local Plan

Introduction

1. This hearing statement sets out the Council's response in relation to the Inspector's Matters, Issues and Questions.

2. All the evidence base documents referred to in this statement are listed at the end of the Hearing Statement, with their evidence base or examination document reference numbers as applicable.

3. Any relevant proposed modifications are included in a table at the end of each question.

Matter 6 – Growth Area 2 – North Chelmsford	
Location 6 - North East Chelmsford (Chelmsford Garden Community) Strategic Growth Site Policy 6	
Q6.3	**What is the current planning status of the site (eg masterplans, permissions, completions)? Have there been any changes since the Plan was submitted for examination and if so, are any modifications needed?**

CCC Response to Q6.3

4. The current planning status for the site is set out below (where a planning application is submitted the housing/employment numbers included in the table are as per the planning application/s for the site).

Site	**Relevant Masterplan**	**Relevant Planning Application/s**	**Housing / employment numbers**	**Completions on site to date**
Zone 1	22/00001/MAS Approved 19 December 2022 **(PL046-L)**	22/01950/OUT 22/01950/FUL Resolution to agree a 2-month period from the expiry of the agreed resolution (minute PL-2 to 15 December 2026) to extend the period for	1,500 homes 39,400sqm (Innovation Hub) 2,500sqm (Channels Employment Hub) Further employment space is created by the Class E	0

Site	Relevant Masterplan	Relevant Planning Application/s	Housing / employment numbers	Completions on site to date
		completion of the Planning Framework Agreement, CIL Reinvestment Funding Agreement and the s106 Agreements - 6 October 2026	uses within the Great Belsteads Village Centre See para 7.39 of the Zone 1 Planning Committee Report **(PL046-C)** for the full breakdown of uses.	
Zone 2	22/00001/MAS Approved 19 December 2022 **(PL046-L)**	23/01751/OUT Resolution to grant planning permission in accordance with the terms of the recommendation 30 June 2026	3,500 homes (of which 670 are expected to be delivered post 2041) 16,000sqm (Willow Hill Employment Hub) Further employment space is created by the Class E uses within the Park Farm, Willow Hill and Hawthorn Village Centres. Hawthorn Village Centre is expected to be delivered post 2041.	0

Site	Relevant Masterplan	Relevant Planning Application/s	Housing / employment numbers	Completions on site to date
			See para 7.47 of the Zone 2 Planning Committee Report **(PL046-D)** for the full breakdown of uses.	
Zone 3	22/00001/MAS Approved 19 December 2022 **(PL046-L)**	23/00124/OUT 23/00124/FUL Resolution to agree a 2-month period from the expiry of the agreed resolution (minute PL-2 to 15 December 2026) to extend the period for completion of the Planning Framework Agreement, CIL Reinvestment Funding Agreement and the s106 Agreements - 6 October 2026	1,250 homes	0

14. Of the completions in the table above 0 homes have been completed since the Plan was Submitted.

15. The hybrid applications for Zone 1 (22/01950/OUT & 22/01950/FUL) and Zone 3 (23/00124/OUT & 23/00124/FUL) of the Chelmsford Garden Community were considered at Planning Committee on 6th October 2026, where members resolved to agree a 2-month period from the expiry of the agreed resolution (minute PL-2 to 15th December 2026) to extend the period for completion of the Planning Framework

Agreement (site wide overarching legal agreement for the Chelmsford Garden Community), the CIL Reinvestment Funding Agreement and the s106 Agreements – see Zone 1 Outline Planning Committee Report - 06.10.26 **(PL046-E)** Zone 1 Full Planning Committee Report - 06.10.26 **(PL046-F)** Zone 3 Outline Planning Committee Report - 06.10.26 **(PL046-G)** and Zone 3 Full Planning Committee Report - 06.10.26 **(PL046-H).**

16. The Planning Framework Agreement has been substantively agreed and a draft was published online on 7th September 2026 (**PL046-A** refers). Significant progress has been made on the s106 Agreements for both the Zones 1 and 3 applications on 8th September 2026. Final drafting matters are in the process of being addressed. The CIL Funding Agreement was published on 2nd October 2026 and final matters are being resolved with Essex County Council who are party to the agreement.

17. The outline application for Zone 2 (23/01751/OUT) was considered at Planning Committee on 30th June 2026, where members resolved to grant planning permission in accordance with the terms of the recommendation; see Zone 2 Planning Committee Report - 30.06.26 **(PL046-I)**. Work on the s106 Agreement will commence once the Zones 1 and 3 s106 Agreements have been completed since there are several obligations and schedules which apply to all three legal agreements.

Q6.4	**For the housing sites, what is the basis for the proposed capacity?**

CCC Response to Q6.4

18. The Stage 1 Masterplan provides for a Garden Community of around 5,500 new dwellings and the infrastructure required to support the development; this is set out within the Infrastructure Delivery Plan and referenced in the Development Framework Document as set out in the Chelmsford Policy Board Report - December 2022 **(PL046-B).**

19. The agreed scoping reports for each of the outline planning applications had an overall envelope of up to 6,500 dwellings; this was because it was necessary for the Environmental Impact Assessments for each outline planning application to consider a maximum scenario to ensure the impact of development was robustly assessed.

20. The Development Framework Document **(PL046-L)** (page 13) further acknowledged that the final development capacity of the site, as well as the trigger for the delivery of each infrastructure item, would be established by the Stage 2 Masterplan OPA's (referenced above).

21. The quantum of housing provision was addressed in the report to Chelmsford Policy Board in relation to the Stage 1 Masterplan – see para 3.11 of Chelmsford Policy Board Report - December 2022 (**PL045-B**) and the reports to Planning Committee;

see here in respect of Zone 1: paras 7.132-7.134 of the Zone 1 - Planning Committee Report - 15.12.25 **(PL046-J)** Zone 3: paras 7.137-7.139 of the Zone 3 - Planning Committee Report - 15.12.25 **(PL046-K)** and here in respect of Zone 2: paras 7.154-7.155 of the Zone 2 - Planning Committee Report - 30.06.26 **(PL046-I)**

22. The capacity for the site has been informed by the approved Masterplan for the Chelmsford Garden Community. The more detailed planning applications listed above under Q6.3 for this site have then set out the more detailed capacity for each relevant zone through use of land budgets and parameter plans.

Q6.5	**For the sites which include non-residential uses, what is the basis for the scale and type/mix of employment and other uses proposed? Is it justified?**

CCC Response to Q6.5

23. The Employment Land Review 2023 **(ECON002)** (and Focused Update 2024**(ECON003)**) and the Retail Capacity Study Update 2023 **(ECON001)** have informed the amount and type of employment and retail floorspace required within the Plan period.

24. The report to Chelmsford Policy Board on the Stage 1 Masterplan noted that the policy allocated 45,000sqm of high-quality office/business park employment floorspace, with the prospect for an Innovation Park, which could potentially attract leading businesses in the Research and Development and High Technology Sectors. The North-East Chelmsford Garden Community Employment Study demonstrated capacity for approximately 57,000sqm of dedicated employment floorspace within the three proposed employment hubs. The DFD acknowledged that the final quantum and location of employment floorspace would be established by the Stage 2 Masterplan outline planning applications.

25. The employment hubs have been located to respond to two key gateway and high-profile locations adjacent to the existing / future strategic road network (the Innovation Hub – Zone 1 and Willow Hill Employment Area – Zone 2). Smaller scale flexible employment space, ideally suited to co-working and small businesses is proposed at the existing Channels Complex within Zone 1.

26. The strategic employment areas within the Chelmsford Garden Community are to be supported by four village centres incorporating provision for additional neighbourhood scale employment opportunities.

27. The size of the main food retail unit within each village centre is capped at 500sqm, The size of the main unit for convenience food shopping at 500sqm is justified as it is considered an appropriate industry standard which would not lead to an adverse impact on the City Centre and is consistent across the Plan.

28. The Chelmsford Retail Capacity Study 2023 **(ECON001)**, pdf page 81 – 82, found that retail (convenience and comparison) and leisure developments of less than the default national threshold of 2,500sqm could have an impact on existing centres outside Designated Centres and recommends that a 500sqm gross threshold should apply across the whole of the Council's administrative area (for retail proposals outside of designated Primary Shopping Areas and for leisure proposals outside of City/Town Centre boundaries).

29. Proposals over 500sqm would be required to undertake an impact assessment in accordance with Strategic Policy S12 in **(SD001)** Pre-Submission (Regulation 19) Local Plan Consultation Document, page 98 (pdf page 99) in line with the requirements of paragraph 94 of the NPPF 2023.

30. All other retail units contained within the village centres and delivered pursuant to Class E (a), Class E (b) and Class E (c) are not permitted to exceed 180sqm gross external area, unless otherwise agreed in writing with the local planning authority with no amalgamation of retail units within the village centres to ensure the centres offer a rich range of facilities and services to meet the community's day-to-day needs, realise the objective of delivering a 15 minute walkable neighbourhood, fostering the creation of a healthy community and becoming the community anchors for the development.

31. A fundamental tenet of a Garden Community is the establishment of strong cultural, recreational, and shopping facilities in vibrant, sociable neighbourhoods which importantly are walkable. The development is underpinned by an extensive range of health and social infrastructure following the concept known as the Power of 10+ (providing people with ten or more reasons to visit a place) ensuring the village centres become community anchors. Each village centre would accommodate a community centre with space reserved for library provision at Park Farm (Zone 2) and Great Belsteads (Zone 1) and an allowance for space for adult social learning space.

32. The Council has worked in collaboration with Essex County Council (ECC), the lead authority for Education, to ensure sufficient education places (including Early Years and Childcare) arising from new development are provided over the Plan period. The education assessments **(INF007 and INF008)** have been carried out in accordance with ECC's Developers' Guide to Infrastructure Contributions (Revised 2024) **(INF015)** and the education requirements included with the relevant site policies under `*Site Infrastructure Requirements'*.

33. The area of land that ECC requires for schools is based on the relevant Department for Education Building Bulletins (i.e. BB103 within the 2024 Guide). In line with its aspiration to increase educational achievement and enhance skills, ECC always seeks site areas towards the top end of the recommended range. Government also encourages 'extended schools' that include other community services and, clearly, larger sites are required if joint use of school facilities is to be considered. In order to produce a school with manageable year groups, ECC may require slightly more land than is indicated by a straightforward calculation of pupils from a development. The

following figures are a guide to likely requirements in terms of land and are reflected in the site policy requirements for education.

Type of Education	Size	Land Area (ha)	Reference
Early Years and Childcare stand-alone facility	56 place	0.13 ha	Table 1
Primary School*	2FE (420 places) co-located with commensurate early years and childcare)	2.1 ha	Table 5
	3FE (630 places) co-located with commensurate early years and childcare)	2.4 ha	DfE Building Bulletin BB103
Secondary**	8FE (1,200 places)	10.1 ha	Table 6

* The Department for Education guidance document 'Securing developer contributions for education (August 2023)' states that all new primary schools are expected to be co-located with Early Years and Childcare provision, preferably of two forms of entry.

**Land for 6th form provision may be required alongside secondary school sites. On that basis, the figures above include land for 6th form provision.

34. The specification and delivery of the standalone nurseries (which are not co-located with a primary school but to be delivered within the village centres) is set out within the Site Wide Education Strategy – see here: Site Wide Education Strategy - July 2025.pdf , which will be appended to the Planning Framework Agreement **(PL046-A)** for the Chelmsford Garden Community and the detail replicated within the site specific s106 Agreements.

35. The scale and type/mix of employment and the other uses proposed within the village centres are therefore justified.

Q6.6	**Are the development requirements clear, and are any further safeguards or mitigation measures necessary to achieve an acceptable form of development?**

CCC Response to Q6.6

36. It is the Council's position that the development requirements for all three sites are clear and consistent with the approach across the Plan. The requirements for each site are clearly set out in the main body of the policy, with supporting Reasoned

Justification text to further expand on any further guidance on how these requirements should be met.

37. The Plan should be read as a whole and other policies assist in the detail of how some of these development requirements should be considered. For example, all site policies note that the infrastructure required within the site policy is in addition to the relevant requirements of Strategic Policy S9, and that financial contributions will be sought in accordance with Strategic Policy S10.

38. The development requirements are clear, and there are no further safeguards or mitigation measures necessary to achieve an acceptable form of development on this site.

39. The Chelmsford Graden Community Infrastructure Delivery Plan **(PostS003)**, which forms part of the Stage 1 Masterplan sets out the framework for infrastructure delivery, when this needs to be delivered, by whom and at what cost; ensuring a co-ordination of key infrastructure between all parties, that all items of infrastructure are accounted for and that all outline planning applications deliver their fair apportioned share.

40. The nature of the requirements for mitigation necessitates a s106 Agreement for each of the application; these are being advanced with the consortium. The heads of terms are fully detailed in the committee reports referenced above; see **PL046-J and PL046-K** in respect of Zones 1 & 3 Planning Committee (15 December 2025) and **PL046-I** in respect of Zone 2 Zone 2 Planning Committee Report - 30.06.26.

Q6.7	**What is the expected timescale and rate of development for the housing sites and is this realistic?**

CCC Response to Q6.7

41. The expected timescale and rate of development is set out in the Housing Site Schedule at Appendix C of the Plan. Sites have been updated with relevant modifications to reflect the latest April 2026 Five Year Housing Site Schedule **(LDS012),** which covers the entire Plan period.

42. The Five Year Housing Land Supply Methodology (April 2026) **(LDS011)** sets out sets out how the Council calculates its five-year housing land supply, but paragraphs 4.1 to 4.15 (page 3-5 of the pdf) set out the combination of methods used by the Council to determine the annual Housing Site Schedule, namely:
    - Regular site visits
    - Information received by Development Managements Planning Officers
    - Building Control weekly reports
    - CIL commencement monthly reports
    - Annual confirmation of delivery rates with developers
    - Monitoring completed developments.

43. The Council monitors the delivery of the Chelmsford Garden Community and publishes annually the completions for this site on its website. The latest published April 2026 data is included as **LDS010.**

44. For these reasons the expected timescale and rate of development for the site is justified and realistic.

Q6.8	**Are any modifications to the site policy needed for soundness?**

CCC Response to Q6.8

45. It is the Council's position that some modifications are required to the site policy for soundness. **MOD Ref 145, 146, 147, 148, 149, 150, 151, 152 and 153** are included on pages 39 to 41 (pdf pages 40 to 42) in the Council's Schedule of Proposed Modifications **(SD005)** and reflect the latest position on the site in respect of the current planning applications and have been agreed with the Development Consortium in a Statement of Common Ground **(SOCG051).**

46. The Council considers that Strategic Growth Site Policy 6 is sound subject to the proposed modifications **MOD Ref 145, 146, 147, 148, 149, 150, 151, 152 and 153** which are required to ensure the site policy is effective.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
145	167		Strategic Growth Site Policy 6	*Amend first two sentences first bullet point under Amount and type of development:* Around 5,5~~69~~80 new homes of mixed size and type to include affordable housing and specialist residential accommodation in the period to 2041. The allocated site is able provide a further minimum 6~~8~~70 new homes in the period beyond 2041.	To reflect the latest position in the planning applications and ensure the Plan is effective
146	168		Strategic Growth Site Policy 6	*Amend fifth bullet point under Movement and Access:* Provide safe and convenient pedestrian, cycle and where	To ensure the Plan is effective

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
				appropriate bridleway connections within the site and to the wider area including the Chelmer North Green Wedge, existing development in Chelmsford Garden Community, Beaulieu Park Rail Station and associated employment area, new Country Park and Destination Parks, the Park and Ride and development east of the Chelmsford North East Bypass *Amend eighth bullet point under Movement and Access:* Measures to enable travel by active and sustainable modes and that offer travel choice for people by non-car modes including a network of mobility hubs to enable a 60% share for active and sustainable transport modes from trips originating within the development.	
147	168		Strategic Growth Site Policy 6	*Amend ninth bullet point under Historic and Natural Environment:* Provide a minimum of 20% biodiversity net gain above the ecological baseline, or in accordance with the DFD, capped at what can be practically delivered onsite.	To ensure the Plan is effective
148	169		Strategic Growth Site Policy 6	*Amend third bullet point under Site Infrastructure Requirements:* Four new 56 place stand-alone early years and childcare nurseries (Use Class E(f)) ~~on 0.13 hectares of suitable land allocated for~~	To reflect the latest position in the planning applications and ensure the Plan is effective

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
				~~education and childcare use~~ delivered within the village centres.	
149	169		Strategic Growth Site Policy 6	*Add new fourth bullet point under Site Infrastructure Requirements:* Financial contributions to primary, secondary, early years education and childcare, including SEND education as required by the Local Education Authority.	To reflect the latest position in the planning applications and ensure the Plan is effective
150	170		Strategic Growth Site Policy 6	*Amend third bullet point under Stewardship:* • A Stewardship Strategy to be provided as part of the site specific agreement to include a) a robust governance strategy of the chosen stewardship vehicle, b) a ~~full~~ Draft Business Plan for the chosen stewardship vehicle and c) arrangements for maintenance, management and monitoring of public spaces and community assets	To ensure the Plan is effective
151	171		Strategic Growth Site Policy 6 Paragraph 7.214	*Amend second sentence:* 5,5~~76~~80 of the new homes will be delivered in the period to 2041.	To reflect the latest position in the planning applications and ensure the Plan is effective
152	171		Strategic Growth Site Policy 6 Paragraph 7.215 & 7.216	*Amend second sentence:* 6,250 homes is reflected in the 5 Year Housing Site Schedule April 202~~5~~6. *Amend last sentence:* The Garden Community is expected to be delivered between 202~~5~~7 and 2044.	To reflect the latest position in the planning applications and ensure the Plan is effective

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
153	174		Strategic Growth Site Policy 6 Paragraph 7.229	*Amend first sentence:* Site-wide travel plan(s) will be expected to incorporate strategic measures which reduce the need to travel and encourage people to make sustainable travel choices, and demonstrate a 60% modal share for active and sustainable transport from trips originating within the development.	To ensure the Plan is effective

Qa	**What is the current planning status of the site, including progress with masterplans and required infrastructure delivery?**

CCC Response to Qa

47. The Council's response above to Q6.3 for this site covers the full planning status of the site and progress with the Masterplan.

48. Chelmsford Garden Community Infrastructure Delivery Plan December 2025 **(PostS003)** sets out the infrastructure requirements (including relevant financial contributions) of Chelmsford Garden Community and apportions it across the three Outline Planning Application zones (OPAs). Not only does the IDP apportion costs but it also includes, where possible, estimated delivery trigger assumptions as well as the delivery method to ensure coordination of key infrastructure between all parties and the delivery of a comprehensive and cohesive development. It ultimately ensures that all elements of infrastructure at Chelmsford Garden Community are accounted for and that all OPAs are delivering their fair and apportioned share. This document has been key in the preparation of site-specific Section 106 Legal Agreements (S106) and has acted as a "check-list" to what should and should not be included for each site.

Qb	**What is the basis for the increase in capacity from around 3,000 homes and 45,000sqm of new office/business floorspace in the adopted plan, to around 5,569 new homes and around 9 hectares of employment land in the submitted plan?**

CCC Response to Qb

49. The capacity for the site has been informed by the approved Masterplan for the Chelmsford Garden Community. The reasons for this increase is set out in full is addressed above in the responses to Q6.4 and Q6.5 and are justified.

Qc	**What is the basis for the required Gypsy and Traveller site for 10 serviced pitches?**

CCC Response to Qc

50. The requirement for the overall number of Gypsy and Traveller pitches is set out in the Gypsy and Traveller Accommodation Assessment in 2024 **(AH003).** The Council has included the requirement for 10 serviced pitches on this site as it is a suitable large strategic site to accommodate such development.

51. The site is the largest Strategic Site in the Plan so it is appropriate for it to meet a proportion of the overall Gypsy and Traveller needs in order to achieve a mixed and balanced new community.

52. The Zone 2 outline planning application (23/01751/OUT) proposes the inclusion of a 10 pitch Gypsy and Traveller site in response to the identified pressing need for further plots as detailed within the Gypsy and Traveller Accommodation Assessment 2024.

53. The Council contends that the inclusion of the 10 serviced pitches on this site is sound.

Qd	**What evidence has been used to assess the impact of development at the capacity now proposed on the following:** • **Rural landscape character, agricultural land and heritage assets** • **Biodiversity and green infrastructure,** • **Other infrastructure including education, health, utilities and recreation;** • **Flood risk and prevention** • **Air quality, light and noise pollution**

CCC Response to Qd

54. A series of strategies and studies were developed by the Council in collaboration with Essex County Council and the consortium of developers. CCC also commissioned external consultants to provide independent specialist advice to inform the DFD and supporting documents in relation to energy and sustainability, sustainable transport, masterplanning and stewardship in addition to infrastructure planning/viability and legal support.

55. The Stage 1 Masterplan has been supported by a range of technical evidence-based interrelated documents intended to ensure design quality, delivery and long-term stewardship are addressed in a seamless, consistent and comprehensive manner across the Garden Community.

56. The applications have been supported by Environmental Statements which encompass the following:

- **Landscape and Visual Impact Assessments** – to assess the baseline landscape character and to identify the key characteristics of the sites detailing how these would be enhanced and conserved.

- **Green Infrastructure Strategies** have been provided detailing the overarching vision for the approach towards the development and management of all Green Infrastructure elements within the applications; these include climate change adaptation, biodiversity, open space and sports provision, play provision and productive landscapes.

- **A Sports Strategy** detailing the formal sports provision to be provided within each application, which have been the subject of extensive discussion and scrutiny by the Council's Parks & Leisure Service teams and Sport England.

- **A Site Wide Biodiversity Net Gain Strategy** has been agreed and will be appended to the Planning Framework Agreement; this details how the 20% target would be delivered across the Chelmsford Garden Community. The outline applications have each been supported by a zone wide biodiversity net gain plan to

detail how the 10% target for that zone would be achieved and when the net gain would be delivered.

- **Heritage Assessments**, the DFD required that the masterplans for each outline planning application build upon the guiding framework principles set out at page 78 of the document, to ensure that the area's heritage is embedded within the Garden Community. Detailed Historic Setting Assessments were undertaken for each of the key heritage assets, both designated and non-designated, within and surrounding the site, where the development has the potential to cause harm.

- **A network of sustainable drainage measures** is proposed across the Chelmsford Garden Community to build in resilience to climate change. The approach is intended to be multi-functional providing landscape, biodiversity and health and wellbeing benefits to residents through their dual role as an amenity space and drainage resource. The DFD required each outline planning application to be accompanied by a Surface Water Drainage Strategy and a Framework SuDS Maintenance Plan.

- **A Site Wide Employment Strategy** was prepared as part of the Stage 1 Masterplan setting out how the three outline planning applications for the Chelmsford Garden Community would combine to deliver the development. Zone specific employment strategies have then been prepared as part of the outline applications.

- **A Site Wide Healthcare Provision Note** has supported all three outline planning applications detailing the approach to primary healthcare provision across the Chelmsford Garden Community.

- **A Site Wide Education Strategy** has been agreed and will be appended to the Planning Framework Agreement. The document outlines the way education provision would be delivered within the Garden Community, the timing of delivery and confirms the agreed financial contributions.

- **Utilities Appraisal Reports** and series of technical studies accompany the planning applications. The studies identify the geological characteristics of the site, potential sources of contamination, consider the potential noise and vibration effects during the enabling and construction phases including from road traffic noise and following completion of the development, the potential for both the construction works and the operational development to result in air quality effects and assess the impacts of lighting both on residential receptors and ecology including local bat populations.

57. The EIA process has been undertaken in a rigorous manner and mitigation to remove, or reduce environmental impacts is proposed and will be secured through the zone specific s106 Agreements and/or through planning conditions.

Qe	**What mitigation measures are necessary to ensure the development is acceptable, and is that clearly set out?**

CCC Response to Qe

58. As set out above in response to Q6.6 for this site, the requirements for the site are clearly set out in the main body of the policy, with supporting Reasoned Justification text to further expand on any further guidance on how these requirements should be met and the necessary mitigation to ensure the development is acceptable.

59. The Planning Framework Agreement (PFA) **(PL046-A)** forms the overarching legal agreement for the entire Garden Community to ensure comprehensive development across the three separate landownerships. The agreement provides the legal framework for the site specific s106 Agreements for the individual outline planning applications.

60. The Infrastructure Delivery Plan **(PostS003)** sets out the framework for infrastructure delivery, when this needs to be delivered, by whom and at what cost.

61. Collectively, these documents together with the Development Framework Document form the Stage 1 Masterplan Framework.

62. The nature of the requirements for mitigation necessitates a s106 Agreement for each of the application; these are being advanced with the consortium. The heads of terms are fully detailed in the committee reports referenced above; see **PL046-J and PL046-K** in respect of Zones 1 & 3 Planning Committee (15 December 2025) and **PL046-I** in respect of Zone 2 Planning Committee (30 June 2026).

Qf	**Has it been satisfactorily demonstrated that the allocation can be delivered without causing severe impacts on the strategic and local highway network? Is further work needed, and if so how and when will this be carried out?**

CCC Response to Qf

63. A sustainable Garden Community cannot be predicated on the use of the car. A key concept advanced through the masterplan is the 15 minute walkable neighbourhood; by carefully positioning village centres and developing a strong network of new pedestrian and cycle routes within the Garden Community, residents should be able to access a range of services and facilities by walking and cycling.

64. The development is underpinned by a modal share target of at least 60% of all trips originating within the development to be by non-car means upon completion of the scheme. Active modes of travel represent the majority mode of travel for trips within

the Garden Community; these account for walking, including wheelchair and mobility scooter use, cycling including e-bikes, tricycles and adapted bikes and other user propelled micro-mobility options. The target is to be realised through a comprehensive network of inter-connected, direct and secure network of new pedestrian and cycle routes within the Garden Community and which provide routes to key destinations outside of the development including the city centre, Broomfield Hospital, Anglia Ruskin University and Beaulieu Park Railway Station.

65. The provision of an integrated, well connected high quality new and expanded bus service forms a key objective of the Development Framework Document (DFD) **PL046-L** and is a critical component in delivering a sustainable Garden Community, which discourages use of the private car.

66. An integral part of achieving the modal share target and active mode target is the Parking Standards, these are set out at page 74 of **PL046-L** and were the subject of extensive discussion with the consortium and Essex County Council.

67. The Garden Community proposes an ambitious modal share target of 60% of all trips within the Garden Community being by non-car and active modes of travel. The developers are fully committed to the target, however, to ensure appropriate protections, a contingency fund, known as the Monitor and Manage Fund is proposed to allow for a scenario where site wide monitoring shows that targets are not being met.

68. The applications have all been supported by comprehensive Transport Statements and technical notes. The modelling work undertaken is fully addressed within the Movement sections of each committee report and has been reviewed by Essex County Council who have raised no objections subject to recommended conditions and obligations and detailed within the committee reports. National Highways were also consulted on all the Stage 2 Masterplan applications and have removed their holding objection subject to obligations within the Planning Framework Agreement.

69. A series of improvement and alteration works are required to Essex Regiment Way, the main strategic route to the west of the site, to facilitate access into the site and prevent congestion and queuing on the existing highway network.

70. A new radial distributor road, the Northern Radial Distributor Road, would be constructed, and this would provide access to Zones 2 and 3 and connection Section 1a of the Chelmsford North-East Bypass (CNEB) with Essex Regiment Way. Improvements to the existing bridge over the (CNEB) to convert it into a new multi modal bridge would also be proposed.

71. A scheme of proportionate mitigation works has been developed for the Boreham Interchange (Junction 19) in the absence of the A12 DCO (widening) scheme (see response to Qg below).

72. It has therefore been satisfactorily demonstrated that the allocation can be delivered without causing severe impacts on the strategic and local highway network and the site is sound in this respect.

Qg	**Has funding for the Beaulieu Access Package been secured? What are the timescales for its delivery, and how does this fit in with the proposed development trajectory for SGS6?**

CCC Response to Qg

73. Since the Council's Response to the Inspectors Initial Questions **(CC01)** the funding for the Beaulieu Access Package, including contributions from the North Chelmsford Garden Community developer consortium (£8m), ECC (£8m), National Highways (£8m) and Homes England (£14m) has progressed. In the case of the Homes England contribution a Material Amendment to the Grant Determination Agreement for the existing Chelmsford Housing Infrastructure Fund (HIF) award has been agreed. Confirmation of funding for the package from Essex County Council was agreed on 31 July 2026 (**PostS002** refers), and formal agreement from National Highways for their £8m contribution was received on 16th July 2026, as set out in an updated Statement of Common Ground **(SOCG033-A)** between National Highways, Essex County Council and Chelmsford City Council, which includes the letter from National Highways attached at Appendix B.

74. As set out in the Council's response to Q4.13 of Matter 4, Issue 2, the timescales for the delivery of the Beaulieu Access Package are set out in paragraph 3.44, page 95 (pdf page 12) of **(PostS002)** 05.08.26 ECC Cabinet 31 July 2026 - Beaulieu Access Package (Agenda and Minutes), and replicated below:

Milestone	Date
Design development	Underway
Acceptance of third-party funding	End July 2026
Junction 19 tender period	Apr 27 – Jul 27
Governance and contract award	Aug 27 – Nov 27
Junction 19 advanced works	Apr 27 – Dec 27
Junction 19 main works	Jan 28 – Apr 29
Roundabout 5 tender period	Oct 27 – Jan 28
Governance and contract award	Mar 28 – May 28
Roundabout 5 advance works	Feb 28 – Sep 28
Roundabout 5 main works	Oct 28 – Oct 30

75. There are restrictions on occupations relating only to the completion of the Junction 19 scheme - 875 dwellings within Zone 2. The draft Planning Framework Agreement for Strategic Growth Site 6 (Chelmsford Graden Community), which is the overarching legal agreement for the entire site was published on the Council's website on 7th September 2026 **(PL046-A)** refers to a HIF Infrastructure Timetable on page 11 (pdf page 14), which requires:

> a) Practical Completion of Chelmsford North-East Bypass Section 1a by 31st March 2027
> b) Practical Completion of the Junction 19 Scheme by 31st December 2028 and
> c) Practical Completion of the Roundabout 5 Scheme in accordance with the programme notified in writing by the County Council pursuant to Clause 19 of the PFA.

76. The timescale for the delivery of Zone 2 of the Chelmsford Garden Community is set out in **(LDS012)** Five Year Housing Site Schedule (April 2026), Page 8, row 284. This shows 383 dwellings due to be completed by April 2031 (year 5). While this shows expected build completions rather than occupations within this zone, as it is well within the 875 restriction of occupations it's safe to say there should be no impact on the projected timescales for the delivery of the Chelmsford Graden Community.

77. In conclusion the Beaulieu Access Package has been secured and the timescales for its delivery aligns with the timescale for the delivery of the Chelmsford Garden Community.

Qh	**What is the basis for the requirement to enable a 60% share in active and sustainable travel? Is that realistic? What would be the implications of not achieving the 60% share?**

CCC Response to Qh

78. As set out in response to Qf above, a sustainable Garden Community cannot be predicated on the use of the car. A key concept advanced through the masterplan is the 15 minute walkable neighbourhood; by carefully positioning village centres and developing a strong network of new pedestrian and cycle routes within the Garden Community, residents should be able to access a range of services and facilities by walking and cycling.

79. The development is underpinned by a modal share target of at least 60% of all trips originating within the development to be by non-car means upon completion of the scheme. Active modes of travel represent the majority mode of travel for trips within the Garden Community; these account for walking, including wheelchair and mobility scooter use, cycling including e-bikes, tricycles and adapted bikes and other user propelled micro-mobility options. The target is to be realised through a comprehensive network of inter-connected, direct and secure network of new pedestrian and cycle

routes within the Garden Community and which provide routes to key destinations outside of the development including the city centre, Broomfield Hospital, Anglia Ruskin University and Beaulieu Park Railway Station.

80. The provision of an integrated, well connected high quality new and expanded bus service forms a key objective of the Development Framework Document (DFD) **(PL046-L)** and is a critical component in delivering a sustainable Garden Community, which discourages use of the private car.

81. An integral part of achieving the modal share target and active mode target is the Parking Standards, these are set out at page 74 of the DFD **(PL046-L)** and were the subject of extensive discussion with the consortium and Essex County Council.

82. The Garden Community proposes an ambitious modal share target of 60% of all trips within the Garden Community being by non-car and active modes of travel. The developers are fully committed to the target, however, to ensure appropriate protections, a contingency fund, known as the Monitor and Manage Fund is proposed to allow for a scenario where site wide monitoring shows that targets are not being met.

83. The Monitor and Manage Strategy sets out six stages within the development for the monitoring of the delivery of the modal share targets. The cost of the monitoring is included in the Infrastructure Delivery Plan as IDP Item C6. Following a review at each stage, monies could be called upon as required. The Transport Review Group, as set out in the Planning Framework Agreement, will review if the targets were being met at each stage, and determine if money is to be drawn down to deliver mitigation measures. The Strategy notes the expectation, that in the first instance, the fund will be used to reinforce Travel Plan measures and then used, as necessary, to deliver sustainable and active travel schemes, to assist in meeting the modal share targets. The Strategy delivers a list of sustainable / active travel schemes, which could potentially be implemented, however, it is noted and accepted, that the list is illustrative and that the Transport Review Group would ultimately be responsible for agreeing the appropriate interventions, for example, it might elect to direct funds to an alternative active travel scheme.

84. The Monitor and Manage Fund is a contingency fund and to be drawn upon, where the modal share targets are not being met at each stage.

85. Setting aside the monies in the Monitor and Manage Fund, an additional sum of £3.5 million is identified in the IDP (Item C48). The County Council, in consultation with the Transport Review Group would be responsible for determining if, and when, this money would be called upon and agreeing what traffic management measures it could be spent on.

86. The requirement to enable a 60% share in active and sustainable travel is therefore considered to be sound as it is realistic and there is a contingency in place should it not be achieved**.**

Qi	**Are the other infrastructure requirements set out in the policy (including education provision, community facilities, open space etc) justified and proportionate for the scale of development proposed? Can they be viably provided?**

CCC Response to Qi

87. As set out in response to Qe above, the Planning Framework Agreement forms the overarching legal agreement for the entire Garden Community to ensure comprehensive development across the three separate landownerships. The agreement provides the legal framework for the site specific s106 Agreements for the individual outline planning applications.

88. The Chelmsford Garden Community Infrastructure Delivery Plan **(PostS003)** sets out the framework for infrastructure delivery, when this needs to be delivered, by whom and at what cost.

89. Collectively, these documents together with the Development Framework Document form the Stage 1 Masterplan Framework.

90. The nature of the requirements for mitigation necessitates a s106 Agreement for each of the application; these are being advanced with the consortium. The heads of terms are fully detailed in the committee reports referenced above; see (**PL046-J and PL046-K)** in respect of Zones 1 & 3 Planning Committee (15 December 2025) and **(PL046-I)** in respect of Zone 2 Planning Committee (30 June 2026).

91. The viability reports were appended to each of the committee reports – see Appendix 4 of the Zone 1 Planning Committee Report - 15.12.25 **(PL046-J),** Appendix 6 of the Zone 2 Planning Committee Report - 30.06.26 **(PL046-I)** and Appendix 4 of the Zone 3 Planning Committee Report - 15.12.25 **(PL046-K).**

92. It is considered that the infrastructure requirements set out in the policy are sound as they are justified and proportionate for the scale of development propose and can be viably provided.

Qj	**Is the proposed delivery trajectory realistic, having regard to identified transportation and other infrastructure requirements?**

CCC Response to Qj

93. The Infrastructure Delivery Plan sets out the framework for infrastructure delivery, when this needs to be delivered, by whom and at what cost. The document seeks to ensure the co-ordination of key infrastructure between all parties, that all items are

accounted for and delivered when required and that all outline planning applications deliver their fair apportioned share.

94. The precise triggers for delivery of each item of infrastructure have been / are being quantified having specific regard to the IDP, each application's indicative phasing programme and the anticipated housing trajectory to ensure that transportation improvements/works and other items of infrastructure are delivered when they need to be.

Qk	**Are modifications needed to the policy to ensure an acceptable form of development?**

CCC Response to Qk

95. Modifications required to the site for soundness reasons are set out in response to Q6.8 for this site above, and repeated here for completeness.

96. It is the Council's position that some modifications are required to the site policy for soundness. **MOD Ref 145, 146, 147, 148, 149, 150, 151, 152 and 153** are included on pages 39 to 41 (pdf pages 40 to 42) in the Council's Schedule of Proposed Modifications **(SD005)** and reflect the latest position on the site in respect of the current planning applications and have been agreed with the Development Consortium in a Statement of Common Ground **(SOCG051).**

97. The Council considers that Strategic Growth Site Policy 6 is subject to the proposed modifications **MOD Ref 145, 146, 147, 148, 149, 150, 151, 152 and 153** which are required to ensure the site policy is effective.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
145	167		Strategic Growth Site Policy 6	*Amend first two sentences first bullet point under Amount and type of development:* Around 5,5~~69~~80 new homes of mixed size and type to include affordable housing and specialist residential accommodation in the period to 2041. The allocated site is able provide a further minimum 6~~8~~70 new homes in the period beyond 2041.	To reflect the latest position in the planning applications and ensure the Plan is effective

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
146	168		Strategic Growth Site Policy 6	*Amend fifth bullet point under Movement and Access:* Provide safe and convenient pedestrian, cycle and where appropriate bridleway connections within the site and to the wider area including the Chelmer North Green Wedge, existing development in Chelmsford Garden Community, Beaulieu Park Rail Station and associated employment area, new Country Park and Destination Parks, the Park and Ride and development east of the Chelmsford North East Bypass *Amend eighth bullet point under Movement and Access:* Measures to enable travel by active and sustainable modes and that offer travel choice for people by non-car modes including a network of mobility hubs to enable a 60% share for active and sustainable transport modes from trips originating within the development.	To ensure the Plan is effective
147	168		Strategic Growth Site Policy 6	*Amend ninth bullet point under Historic and Natural Environment:* Provide a minimum of 20% biodiversity net gain above the ecological baseline, or in accordance with the DFD, capped at what can be practically delivered onsite.	To ensure the Plan is effective
148	169		Strategic Growth Site Policy 6	*Amend third bullet point under Site Infrastructure Requirements:*	To reflect the latest position in

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
				Four new 56 place stand-alone early years and childcare nurseries (Use Class E(f)) ~~on 0.13 hectares of suitable land allocated for education and childcare use~~ delivered within the village centres.	the planning applications and ensure the Plan is effective
149	169		Strategic Growth Site Policy 6	*Add new fourth bullet point under Site Infrastructure Requirements:* Financial contributions to primary, secondary, early years education and childcare, including SEND education as required by the Local Education Authority.	To reflect the latest position in the planning applications and ensure the Plan is effective
150	170		Strategic Growth Site Policy 6	*Amend third bullet point under Stewardship:* • A Stewardship Strategy to be provided as part of the site specific agreement to include a) a robust governance strategy of the chosen stewardship vehicle, b) a ~~full~~ Draft Business Plan for the chosen stewardship vehicle and c) arrangements for maintenance, management and monitoring of public spaces and community assets	To ensure the Plan is effective
151	171		Strategic Growth Site Policy 6 Paragraph 7.214	*Amend second sentence:* 5,5~~76~~80 of the new homes will be delivered in the period to 2041.	To reflect the latest position in the planning applications and ensure the Plan is effective
152	171		Strategic Growth Site Policy 6	*Amend second sentence:* 6,250 homes is reflected in the 5 Year Housing Site Schedule April 202~~5~~6.	To reflect the latest position in the planning applications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
			Paragraph 7.215 & 7.216	*Amend last sentence:* The Garden Community is expected to be delivered between 202~~5~~7 and 2044.	and ensure the Plan is effective
153	174		Strategic Growth Site Policy 6 Paragraph 7.229	*Amend first sentence:* Site-wide travel plan(s) will be expected to incorporate strategic measures which reduce the need to travel and encourage people to make sustainable travel choices, and demonstrate a 60% modal share for active and sustainable transport from trips originating within the development.	To ensure the Plan is effective

Growth Area 2 – North Chelmsford	
Location 7 – Great Leighs - Strategic Growth Site Policies 7a - 7c	
Q6.3	**What is the current planning status of the site (eg masterplans, permissions, completions)? Have there been any changes since the Plan was submitted for examination and if so, are any modifications needed?**

CCC Response to Q6.3

98. This location comprises 3 sites, the current planning status for each is set out below (where a planning application is submitted/approved the housing numbers included in the table are as per the planning applications for the site):

Site	Relevant Masterplan	Relevant Planning Application/s	Housing numbers	Completions on site to date
7a	Great Leighs Masterplan approved 28/02/2023 **(PL044)**	23/01583/FUL and 23/01583/OUT Resolution to grant planning permission 04/03/2025. Section 106 discussions ongoing	750	0
7a - TSP	Great Leighs Masterplan approved 28/02/2023 **(PL044)**	21/02475/FUL Resolution to grant planning permission 16/04/2025. Section 106 discussions ongoing	5 travelling showperson plots and siting of 10 static and touring caravans	0
7b – Northern Section	Great Leighs Masterplan approved 28/02/2023 **(PL044)**	21/02490/OUT Resolution to grant planning permission 04/02/2025. Section 106 discussions ongoing	190 SRA	0
7b – South Section	Great Leighs Masterplan	No application to cover	60 SRA	0

Site	Relevant Masterplan	Relevant Planning Application/s	Housing numbers	Completions on site to date
	approved 28/02/2023 **(PL044)**	remaining 60 units		
7b – Land East of London Road	Great Leighs Masterplan approved 28/02/2023 **(PL044)**	No application	140	0
7c - Land North and South of Banters Lane	Great Leighs Masterplan approved 28/02/2023 **(PL044)**	24/00695/FUL Resolution to grant planning permission 17/06/2025 Section 106 is expected to move to engrossment stage imminently.	105	0
7c - Land Adjacent The Gables Banters Lane	Great Leighs Masterplan approved 28/02/2023 **(PL044)**	23/01637/FUL Approved 12/02/2026	8	0

99. There have been no changes to the sites planning status since the Plan was Submitted for Examination.

Q6.4	**For the housing sites, what is the basis for the proposed capacity?**

CCC Response to Q6.4

100. The capacity for the sites within location 7 have been informed by the approved Masterplan for Great Leighs. The more detailed planning applications listed above have then set out the more detailed capacity for each relevant site.

101. The two remaining sections of Site 7b listed above, where there is not yet a planning application, have been informed by internal design work.

102. The proposed capacity for this location is therefore considered to be sound, based on an approved Masterplan and more detailed planning applications for this location.

Q6.5	**For the sites which include non-residential uses, what is the basis for the scale and type/mix of employment and other uses proposed? Is it justified?**

CCC Response to Q6.5

103. The only site within Location 7 which includes non-residential uses is site 7a.

104. Site 7a the requirement to provide a neighbourhood centre which will need to make provision for community and health care, and a main unit for convenience food shopping not exceeding 500sqm gross floorspace.

105. The size of a main unit for convenience food shopping is justified as it is considered an appropriate industry standard which would not lead to an adverse impact on the City Centre and is consistent across the Plan. The Chelmsford Retail Capacity Study 2023 **(ECON001)**, pdf page 81 – 82, found that retail (convenience and comparison) and leisure developments of less than the default national threshold of 2,500sqm could have an impact on existing centres outside Designated Centres and recommends that a 500sqm gross threshold should apply across the whole of the Council's administrative area (for retail proposals outside of designated Primary Shopping Areas and for leisure proposals outside of City/Town Centre boundaries).

106. Proposals over 500sqm would be required to undertake an impact assessment in accordance with Strategic Policy S12 in **(SD001)** Pre-Submission (Regulation 19) Local Plan Consultation Document, page 98 (pdf page 99) in line with the requirements of paragraph 94 of the 2023 NPPF.

107. The Council has worked in collaboration with Essex County Council (ECC), the lead authority for Education, to ensure sufficient education places (including Early Years and Childcare) arising from new development are provided over the Plan period. The education assessments (**INF007 and INF008**) have been carried out in accordance with ECC's Developers' Guide to Infrastructure Contributions (Revised 2024) **(INF015)** and the education requirements included with the relevant site policies under '*Site Infrastructure Requirements'*.

108. The area of land that ECC requires for schools is based on the relevant Department for Education Building Bulletins (ie BB103 within the 2024 Guide). In line with its aspiration to increase educational achievement and enhance skills, ECC always seeks site areas towards the top end of the recommended range. Government also encourages 'extended schools' that include other community services and, clearly, larger sites are required if joint use of school facilities is to be considered. In order to produce a school with manageable year groups, ECC may require slightly more land

than is indicated by a straightforward calculation of pupils from a development. The following figures are a guide to likely requirements in terms of land and are reflected in the site policy requirements for education.

Type of Education	Size	Land Area (ha)	Reference
Primary School*	2FE (420 places) co-located with commensurate early years and childcare)	2.1 ha	Table 5

* The Department for Education guidance document 'Securing developer contributions for education (August 2023)' states that all new primary schools are expected to be co-located with Early Years and Childcare provision, preferably of two forms of entry.

109. For the reasons set out above the scale and type/mix of other uses within Site 7a is therefore considered to be sound, justified by proportionate evidence and supported by an approved Masterplan and more detailed planning applications.

Q6.6	**Are the development requirements clear, and are any further safeguards or mitigation measures necessary to achieve an acceptable form of development?**

CCC Response to Q6.6

110. It is the Council's position that the development requirements for all three sites are clear and consistent with the approach across the Local Plan. The requirements for each site are clearly set out in the main body of the policy, with supporting Reasoned Justification text to further expand on any further guidance on how these requirements should be met.

111. The Local Plan should be read as a whole and other policies assist in the detail of how some of these development requirements should be considered. For example, all site policies note that the infrastructure required within the site policy is in addition to the relevant requirements of Strategic Policy S9, and that financial contributions will be sought in accordance with Strategic Policy S10.

112. Modifications **(MOD Ref 155 and 159)** on page 42 and 43 (pdf pages 43 and 44) in **(SD005)** Schedule of Proposed Modifications are required to Site 7a to ensure Ministry of Defence systems are safeguarded and to limit the impact of development on their capability and operation. More detail on this is set out below in response to Qq.

113. Modifications **(MOD Ref 157)** on page 42 (pdf page 43) in **(SD005)** Schedule of Proposed Modifications is required to ensure the environment around the school at Site 7a is suitably designed for the safety of pupils and to ensure appropriate emergency vehicle access.

114. Modifications **(MOD Ref 160, 163 and 169)** on page 43, 44 and 45 (pdf pages 44, 45 and 46) in **(SD005)** Schedule of Proposed Modifications are required to Sites 7a, 7b and 7c to ensure that the necessary environmental permitting processes are in place for any improvements to the existing Great Leighs water Recycling Centre.

115. The Council considers that Strategic Growth Site Policies 7a, 7b and 7c are sound, subject to the proposed modifications **MOD Ref 155, 157, 159, 160, 163 and 169** which are required to ensure the site policy is effective.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
155	178		Strategic Growth Site Policy 7a	*Add additional bullet point under Design and layout:* • Ensure there is no impact on the operational or capability of safeguarded defence assets	To ensure the Plan is effective
159	180		Strategic Growth Site Policy 7a Paragraph 7.262	*Insert new paragraph after 7.262:* The site lies within the Eastern 2 WAM (Wide Area Multilateration) Network safeguarding zone where a MOD statutory consultation is required as part of any planning application. Technical assets that facilitate air traffic management, primarily radar, navigation, and communications systems are safeguarded to limit the impact of development on their capability and operation. The height, massing and materials used to finish a development may all be factors in assessing the impact of a given scheme. The development should be designed to ensure that it has	To ensure the Plan is effective

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
				no impact on the operation or capability of defence sites or assets.	
157	179		Strategic Growth Site Policy 7a Paragraph 7.255	*Add new sentence to end of paragraph:* A safe traffic free environment around school pedestrian entrances must be provided, ensuring access for emergency vehicles only.	To ensure the Plan is effective
160	180		Strategic Growth Site Policy 7a Paragraph 7.265	*Amend last sentence:* Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions, subject to the necessary environmental permitting processes.	To ensure the Plan is effective
163	184		Strategic Growth Site Policy 7b Paragraph 7.280	*Amend last sentence:* Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions, subject to the necessary environmental permitting processes.	To ensure the Plan is effective
169	187		Strategic Growth Site Policy 7c Paragraph 7.294	*Amend last sentence:* Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions, subject to the necessary environmental permitting processes.	To ensure the Plan is effective

Q6.7	**What is the expected timescale and rate of development for the housing sites and is this realistic?**

CCC Response to Q6.7

116. The expected timescale and rate of development is set out in the Housing Site Schedule at Appendix C of the Plan. Sites have been updated with relevant modifications to reflect the latest April 2026 Five Year Housing Site Schedule **(LDS012),** which covers the entire Plan period.

117. The Five Year Housing Land Supply Methodology (April 2026) **(LDS011)** sets out sets out how the Council calculates its five-year housing land supply, but paragraphs 4.1 to 4.15 (page 3-5 of the pdf) set out the combination of methods used by the Council to determine the annual Housing Site Schedule, namely:
    - Regular site visits
    - Information received by Development Managements Planning Officers
    - Building Control weekly reports
    - CIL commencement monthly reports
    - Annual confirmation of delivery rates with developers
    - Monitoring completed developments.

118. For Strategic Growth Site 7a, this is an allocated site in the adopted Local Plan that has been the subject of extensive discussions and negotiations. The planning application has a resolution to grant planning permission and the Section 106 agreement for up to 750 homes as per application 22/01582/OUT is very close to completion. There have also been pre-application discussions on detailed REM applications relating to Parcel A (300 homes) and Parcel B (312 homes). The complexity of large sites such as this are in the outline planning permissions because they set the framework for future phases of staged delivery. The delivery programme was agreed with the developer's agent in March 2026.

119. For Strategic Growth Site 7b, this is also an allocated site in the adopted Local Plan that has the benefit of a resolution to grant planning permission. Discussions on the s106 agreement have advanced and the Council’s own monitoring information shows short timescales for determining REM applications. Given the typology of this development and its specialist nature the build out rate per annum is likely to be higher than currently forecast. Flatted specialist residential accommodation for older people in other locations within the administrative area have completed within 12 months.

120. For Strategic Growth Site 7c, this is also an allocated site in the adopted Local Plan that has the benefit of a resolution to grant planning permission for 105 dwellings, 24/00695/FUL refers. This was resolved on 17/06/2025. The Section 106 is expected to move to engrossment stage imminently and delivery expected within the timeframes set out.

121. A smaller portion of Strategic Growth Site 7c also has the benefit of planning permission 23/01637/FUL which was approved on 12/02/2026. There is no reason to suggest a site of this size will not come forward in the timescale as suggested in the Plan.

122. For these reasons the expected timescale and rate of development for the site is justified and realistic.

Q6.8	**Are any modifications to the site policy needed for soundness?**

CCC Response to Q6.8

123. It is the Council's position that with the proposed modifications listed in the table below and set out in **(SD005)** Schedule of Proposed Modifications **(MOD Ref 155, 159, 157, 160, 163, 169, AMEND 165, and AMEND 167)** the site policies for Strategic Growth Site 7a, 7b and 7c are sound. The reasons for these are set out further in response to other questions within this Hearing Statement for these sites.

124. Other proposed additional modifications to the site are set out in **(SD005)** Schedule of Proposed Modifications but these do not go to matters of soundness.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
155	178		Strategic Growth Site Policy 7a	*Add additional bullet point under Design and layout:* • Ensure there is no impact on the operational or capability of safeguarded defence assets	To ensure the Plan is effective
159	180		Strategic Growth Site Policy 7a Paragraph 7.262	*Insert new paragraph after 7.262:* The site lies within the Eastern 2 WAM (Wide Area Multilateration) Network safeguarding zone where a MOD statutory consultation is required as part of any planning application. Technical assets that facilitate air traffic management, primarily radar, navigation, and communications systems are	To ensure the Plan is effective

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
				safeguarded to limit the impact of development on their capability and operation. The height, massing and materials used to finish a development may all be factors in assessing the impact of a given scheme. The development should be designed to ensure that it has no impact on the operation or capability of defence sites or assets.	
157	179		Strategic Growth Site Policy 7a Paragraph 7.255	*Add new sentence to end of paragraph:* A safe traffic free environment around school pedestrian entrances must be provided, ensuring access for emergency vehicles only.	To ensure the Plan is effective
160	180		Strategic Growth Site Policy 7a Paragraph 7.265	*Amend last sentence:* Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions, subject to the necessary environmental permitting processes.	To ensure the Plan is effective
163	184		Strategic Growth Site Policy 7b Paragraph 7.280	*Amend last sentence:* Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions, subject to the necessary environmental permitting processes.	To ensure the Plan is effective

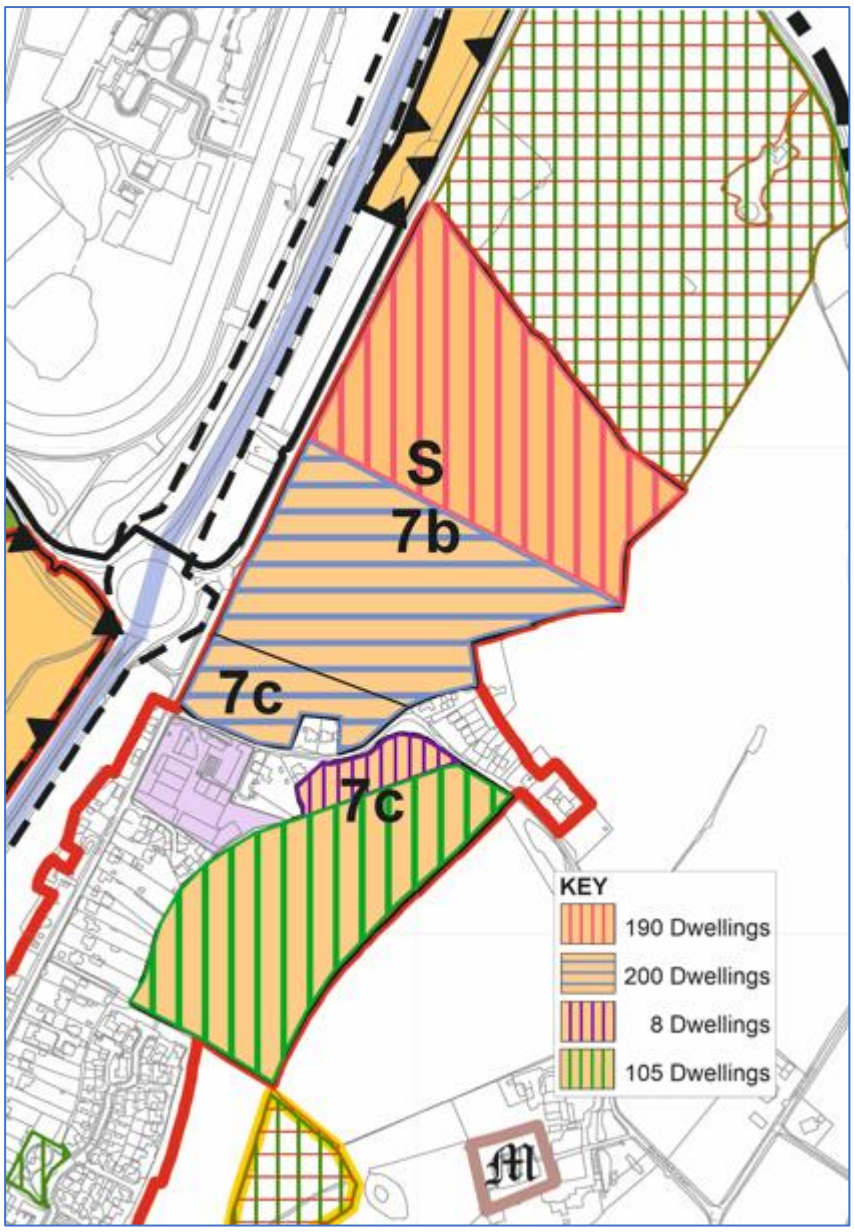
Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
169	187		Strategic Growth Site Policy 7c Paragraph 7.294	*Amend last sentence:* Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions, subject to the necessary environmental permitting processes.	To ensure the Plan is effective
AMEND Ref 165	184		Strategic Growth Site Policy 7c	*Amend first bullet point under Amount and type of development and add new second sentence:* • Around 10~~0~~13 new homes of mixed size and type to include affordable housing. These numbers are reflected in the 5 Year Housing Sites Schedule April 202~~5~~6.	To reflect latest April 2026 Housing Site Schedule
AMEND Ref 167	186		Strategic Growth Site Policy 7c Paragraph 7.281	*Amend first sentence:* This allocation will provide a high quality sustainable extension to Great Leighs for around 1~~00~~13 homes expected to be delivered between 202~~5~~7 and 20~~28~~30.	To reflect latest April 2026 Housing Site Schedule

QI	**For site 7b, what is the basis for the proposed increase in overall capacity, and the reduction in the requirement for older persons housing on site 7b (reduced from 250 to 190)?**

CCC Response to QI

125. To assist in the changes which have been made to Strategic Growth Site 7b a table and diagram showing the changes to this site and Strategic Growth Site 7b and 7c is produced below:

Old site	Adopted Local Pan allocation numbers	New Site	Additional numbers	New numbers
SGS7b	190	SGS7b – Banters Field (north section)	0	190
SGS7b	60	SGS7b – Banters Field (south section of original 7b and north section of what was SGS7c)	140	200
TOTAL	**250**		**140**	**390**
SGS7c – Southern most part of SCS7c	100	SGS7c – Southern most part of SCS7c	5	105
SGS7c – Land adjacent the Gables, Banters Lane (middle section 7c)		SGS7c – Land adjacent the Gables, Banters Lane (middle section 7c)	8	8
SGS7c – Parcel north side of Banters Lane		SGS7b – Parcel north side of Banters Lane	See above	Merged with 7b
TOTAL	**100**		**13**	**113**



126. This table and diagram show how some of the land which previously formed Strategic Growth Site 7c in the Adopted Local Plan is now proposed to be included within with Strategic Growth Site 7b.

127. The northern section of Strategic Growth Site 7b includes a planning application for 190 units forming an integrated retirement community (21/02490/OUT refers) with a resolution to grant, subject to the S106.

128. The southern section of Strategic Growth Site 7b can, in the Council's view accommodate the remaining 60 specialist residential previously allocated, with the addition of a further 140 C3 units (190 SRA+60 SRA+140 C3 = 390 across the total site 7b). The uplift figure is based on proving layouts for the remainder of the land in

7b. There is therefore no loss in the number of across this site, with 250 specialist residential units being achieved.

129. The proposed capacity for this site is therefore considered to be sound, with no loss of specialist residential units.

Qm	**What should the site capacity be for site 7c? What is the reason for the proposed increase in site density, and what would be the impact for the site layout and provision of on site infrastructure?**

CCC Response to Qm

130. Site 7c should have a housing capacity of 113 as set out in Strategic Policy S7 of **(SD002)** Focused Additional Sites (Regulation 19) Document (pdf page 66). This is based on the following planning applications for this site:
    - Application 23/01637/FUL – Approved 12/02/2026 (8 dwellings)
    - Application 24/00695/FUL – Resolution to grant planning permission 17/06/2025 (105 dwellings). Section 106 is expected to move to engrossment stage imminently.

131. The increase in density is simply to reflect the latest planning applications for the site, as set out above. The above schemes are policy compliant and achieve a satisfactory site layout. On-site infrastructure includes play area, SuDS basin, enhancement of Public Right of Way and pedestrian and cycle connections to safely and conveniently connect to sites 7a and 7b. This level of infrastructure on site is consistent with the approved masterplan.

132. It is however noted that **MOD Ref 165 and 167** on page 44 and 45 (pdf page 45 and 46) of **(SD005)** Schedule of Proposed Modifications has not been updated to reflect this latest figure and should be updated to reflect the overall site figure of 113, in accordance with the suggest modification set out in the table below.

133. The Council considers that Strategic Growth Site Policy 7c is sound, the amendment to modifications **MOD Ref 165 and 167** are required to ensure Strategic Growth Site Policy 7c reflects, and is consistent with, the latest April 2026 Five Year Housing Site Schedule **(LDS012).**

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
AMEND Ref 165	184		Strategic Growth Site Policy 7c	*Amend first bullet point under Amount and type of development and add new second sentence:* • Around 10~~0~~13 new homes of mixed size and type to include affordable housing. These numbers are reflected in the 5 Year Housing Sites Schedule April 202~~5~~6.	To reflect latest April 2026 Housing Site Schedule
AMEND Ref 167	186	-	Strategic Growth Site Policy 7c Paragraph 7.281	*Amend first sentence:* This allocation will provide a high quality sustainable extension to Great Leighs for around 1~~00~~13 homes expected to be delivered between 202~~5~~7 and 202~~8~~30.	To reflect latest April 2026 Housing Site Schedule

Qn	**How will the three sites be developed in a comprehensive manner, to ensure that necessary infrastructure is provided?**

CCC Response to Qn

134. The Local Plan requires Strategic Growth Sites to be delivered in accordance with an approved Masterplan, as set out in Strategic Policy S7 **(SD002)** Focused Additional Sites (Regulation 19) Document, pdf page 69. A Masterplan **(PL044)** was approved for the three Great Leighs sites on 28 February 2023. This covers all the land within the three sites in Location 7 to ensure they are planned and developed in a comprehensive manner.

135. The larger site specific infrastructure (school, neighbourhood centre) is delivered by site 7a. Sites 7b and 7c are required to mitigate their own impacts in terms of highway works, for example, and they are able to come forward individually. They are also able to contribute to larger site specific infrastructure on 7a where appropriate. For instance, dwelling proposals seeking education contributions towards the school, which has been the case for site 7c. The planning application for this site (24/00695/FUL) has a resolution to grant planning permission subject to the completion of a legal agreement, and the agreed heads of terms with the applicant seeks to secure a contribution towards the school land at 7a and provide financial

contributions towards education. It would be inappropriate to secure contributions to education from specialist residential accommodation as such development does not give rise to additional educational needs.

136. There is a requirement in each of the three site policies for this location, for development proposals to accord with a masterplan approved by the Council. All subsequent planning applications therefore need to follow the parameters and requirements as set out in the masterplan approved for Great Leighs.

137. Furthermore, as set out in Strategic Policy S9 (para 6.111, pdf page 94 of **SD001** Pre-Submission (Regulation 19) Local Plan Consultation Document) the Chelmsford City Council Infrastructure Delivery Plan (IDP) **(INF012)** informs the Local Plan and identifies the main items of infrastructure needed to support the planned development on all sites. The IDP is a 'living' document, where assessments of costs, funding, delivery, indexation and phasing will continue to be updated, in conjunction with further work being undertaken with site promotors, Essex County Council and funding partners. This ongoing review ensures the best and most up-to-date information is available to inform the more detailed planning application processes for each site.

138. All site policies include reference in their Reasoned Justification to the fact that the infrastructure required for sites is in addition to relevant requirements of Strategic Policy S9, and that financial contributions will be sought in accordance with Strategic Policy S10. Collectively these policies, alongside the IDP and site specific policy requirements ensure the necessary infrastructure is provided.

139. With the above mechanisms in place the development across the three sites will be developed in a comprehensive manner and will ensure the necessary infrastructure is provided to support the developments.

Qo	**What education requirements would arise from the proposed development at Great Leighs, and how would they be secured and delivered across the three sites? Are any changes needed to the Location 7 policies regarding education provision?**

CCC Response to Qo

140. As set out in response to Q6.5 above this location generates the need for one 2FE (420 places) co-located with commensurate early years and childcare) primary school. This will be delivered on site 7a with necessary contributions from site 7c and the non-specialist residential element of site 7b.

141. The education land is defined as 1.97 hectares of land within the outline planning application 23/01583/OUT and full application 23/01583/FUL (site 7a applications).

142. Site 7c has a resolution to grant planning permission (24/00695/FUL) and the draft S106 is in the latter stages. The agreed heads of terms with the applicant secure education contributions for education land, early years and childcare, primary education, secondary school education and secondary school transport. Similar contributions would be sought from the non-specialist residential part of site 7b.

143. As education provision can change over time minor changes are suggested to ensure the Plan reflects the most up to date position regarding education. As such the modifications (**MOD Ref 158, 162 and 168** on page 43 – 45 (pdf page 44 – 46)) in **(SD005)** Schedule of Proposed Modifications as set out in the table below are suggested to Strategic Growth Sites 7a, 7b, and 7c.

144. The Council considers that Strategic Growth Site Policies 7a, 7b and 7c are sound, the proposed modifications **MOD Ref 158, 162 and 168** are required to ensure the site policies reflect the latest position in terms of education requirements.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
158	179		Strategic Growth Site Policy 7a Paragraph 7.256	*Amend first and second sentence:* Great Leighs primary school is full <u>in most year groups</u>~~, and this is likely to remain the case in most year groups~~. The scale of development in this location will <u>likely</u> require a new primary school with co-located early years and childcare provision. *Amend sixth and seventh sentence:* The City Council together with Braintree District Council and Essex County Council (as Local Education Authority) <u>will</u> ~~have~~ jointly consider~~ed~~ the potential implications arising from both Chelmsford's and Braintree's emerging Local Plans, and the provision of secondary school provision. Proposals for the future expansion of Notley High	To reflect the latest position

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
				School in Braintree could ~~can~~ provide secondary place capacity for this site allocation.	
162		28	Strategic Growth Site Policy 7b Paragraph 2.44	*Amend eighth and ninth sentence:* The City Council together with Braintree District Council and Essex County Council (as Local Education Authority) will ~~have~~ jointly consider~~ed~~ the potential implications arising from both Chelmsford's and Braintree's emerging Local Plans, and the provision of secondary school provision. Proposals for the future expansion of Notley High School in Braintree could ~~can~~ provide secondary place capacity for this site allocation	To reflect the latest position
168	186		Strategic Growth Site Policy 7c Paragraph 7.285	*Amend first and second sentence:* The scale of development proposed across Strategic Growth Location 7 in this location will likely require a new ~~two-form entry~~ primary school with co-located 56 place early years and childcare provision. *Amend eight and ninth sentence:* The City Council together with Braintree District Council and Essex County Council (as Local Education Authority) will ~~have~~ jointly consider~~ed~~ the potential implications arising from both Chelmsford's and Braintree's emerging Local Plans, and the provision of secondary school provision. Proposals for the future	To reflect the latest position

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
				expansion of Notley High School in Braintree could ~~can~~ provide secondary place capacity for this site allocation.	

Qp	**What are the implications of required capacity improvements at Great Leighs Water Recycling Centre for delivery of the three sites? Are they capable of being installed within the necessary timescales?**

CCC Response to Qp

145. As set As set out in full in response to Matter 10, Q10.12, Chapter 5 of the Chelmsford Council Water Cycle Study Stage 2 – Detailed Water Cycle Study (WCS) **(CC003, February 2024, pages 74 to 105)** contains an assessment of the capacity of the existing wastewater infrastructure (piped network and water recycling centres (WRCs) to accommodate the increase in foul flows as a result of the population increase due to the planned proposed developments within the Council's administrative area.

146. Section 5.8 of the Stage 2 WCS **(CC003, pages 91 - 104)** sets out details of the Water Recycling Centre Capacity Assessment undertaken as part of the Stage 2 Study. Table 5.9 and Figure 5-6 **(CC003, pages 93 – 96)** confirm that the growth proposed within the Great Leighs WRC catchment will exceed the current DWF (Dry Weather Flow) consents by 2041.

147. An Addendum to the Stage 2 WCS **(CC017, October 2025)** was produced which updates the Water Recycling Centre and Sewerage Network Capacity Assessment to consider the impact of 15 potential additional site allocations. Some of these sites are contained within the Great Leighs catchment WRC. The Assessment Results are set out in Section 3.3 of the Addendum **(CC017, pages 27 to 39)**.

148. Section 3.4 of the Addendum Stage 2 WCS **(CC017, pages 39 - 42)** sets out AWS's comments on the updated Assessment. The key points in relation to the Great Leighs WRC are summarised below:

Great Leighs WRC *– The available DWF permit headroom at Great Leighs WRC is limited. Great Leighs WRC is identified, through the WCS, as having capacity constraints when accounting for future growth in the Local Plan. This WRC does not have an identified growth scheme in the AMP8 period (2025-2030). However, the emerging Drainage and Wastewater Management Plan for 2030-2055 will set out how AWS will manage and develop its drainage and sewerage networks and assets including actions proposed to build in sufficient capacity for meeting current and future*

demand such as population growth and climate change. This means that known planned development will be considered as part of the process. The next DWMP will inform the investment required for Great Leighs WRC, which will need to be included in the next Price Review process (PR29) covering the period 2030-2035.
For Great Leighs WRC, the Addendum Stage 2 WCS recommends that in view of the notable constraints pre-occupancy conditions will be required as a minimum, as part of the Local Plan policy and planning permissions so that no new dwellings can be connected until a future scheme has been delivered at Great Leighs WRC. ***(CC017, page 40 - 42)****.*

149. However, following on from the comments from Anglian Water in **CC017**, the Council's Statement of Common Ground with the Environment Agency (**SOCG018, page 8, pdf page 9**) reaches an agreed resolution, that the relevant developers should discuss the timing of occupancy with AWS prior to the submission of a planning application and submit with the planning application details of those discussions including agreement to the phasing of development.

150. The Statement of Common Ground with Anglian Water (**SOCG019, page 6**) covers issues surrounding this location and support requirements for developments in this location to demonstrate sufficient capacity for wastewater treatment and disposal to serve the sites, noting on **page 8 SOCG019**, that there is some initial capacity to accommodate growth at the WRC in the short term.

151. As part of the on-going planning applications for this location Anglian Water's consultation responses for site 7c to planning applications 23/01637/FUL (dated 6 March 2025) and 24/00695/FUL (dated 12 June 2025) specified that when assessing the receiving water recycling centre's dry weather flow headroom they take the latest DWF figures, as verified by the Environment Agency and add to this. Based on the above assessments Anglian Water specified that Great Leighs Water Recycling Centre is within acceptable parameters and can accommodate the flows from the proposed growth for these planning applications.

152. Sites 7a and part of site 7b already have a resolution to grant planning consent and are in the adopted Local Plan where, as set out in the consultation with Anglian Water in the Addendum Stage 2 WCS **(CC017, pages 39 – 42),** the Great Leighs WRC has capacity constraints when accounting for the full 'future' growth in the Local Plan, which is the additionality at this location as part of this review of the Local Plan. The additionality in this location for sites 7a and 7b is 140 additional dwellings at site 7b.

153. Completions are anticipated from site 7b in year 27/28. It may be the case that at the time of consideration of any further planning applications there is still some limited headroom at the WRC which can accommodate this growth.

154. There is no inconsistency between these conclusions for sites. Anglian Water's responses to individual planning applications represent a point-in-time assessment of available DWF headroom taking account of relevant committed development, whereas the WCS **(CC017)** considers the cumulative implications of planned Local Plan growth

over the plan period, based on the average DWF. It is therefore appropriate to consider the full implications of these sites through their relevant planning applications and through the application of Policy S4 which, subject to the suggested modifications set out in Matter 10 (Q10.12), make allowances for additional capacity to be found.

155. Therefore, the site policies for this location, in combination with the requirements of Strategic Policy S4 make allowances for additional capacity to be found, which could include improvements to the existing Great Leighs WRC by Anglian Water, but may also be through on-site wastewater treatment systems solutions, subject to the necessary environmental permitting processes. This allows for the site developers to put in place any on-site wastewater treatment system solutions in absence of Anglian Water's upgrades coming forward in time.

156. The Council considers that Site Policies 7a, 7b and 7c are sound. **MOD Ref 160 and 169 (SD005)** are required to paragraphs 7.265 and 7.294 to ensure the polices are effective.

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
160	180		Strategic Growth Site Policy 7a Paragraph 7.265	*Amend last sentence:* Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions., <u>subject to the necessary environmental permitting processes</u>.	Respond to PSQ25-6403 from Anglian Water
169	187		Strategic Growth Site Policy 7c Paragraph 7.294	*Amend last sentence:* Additional capacity could include improvements to the existing Great Leighs WRC and/or on-site wastewater treatment systems solutions., <u>subject to the necessary environmental permitting processes</u>.	Respond to PSQ25-6403 from Anglian Water

Qq	Are changes to policy wording required to ensure that development does not impact defence operations or assets?

CCC Response to Qq

157. It is the Council's position that changes are required to Strategic Growth Site 7a policy and Reasoned Justification, to ensure there is no impact on the operational or capability of safeguarded defence assets, as this site lies within the Eastern 2 WAM (Wide Area Multilateration) Network safeguarding zone where a Ministry of Defence statutory consultation is required as part of any planning application.

158. As such modifications **(MOD Ref 155 and 159)** on page 42 and 43 (pdf pages 43 and 44) in **(SD005)** Schedule of Proposed Modifications as set out in the table below are suggested to Strategic Growth Sites 7a. **MOD Ref 155** has been agreed as part of a Statement of Common Ground with the Ministry of Defence **(SOCG036)** and **MOD Ref 159** sets out the reason to this additional policy requirement in the Reasoned Justification for the site policy.

159. The Council considers that Strategic Growth Site Policy 7a is sound, subject to the proposed modifications **MOD Ref 155 and 159** which are required to ensure the site policy is effective.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
155	178		Strategic Growth Site Policy 7a	*Add additional bullet point under Design and layout:* • Ensure there is no impact on the operational or capability of safeguarded defence assets	To ensure the Plan is effective
159	180		Strategic Growth Site Policy 7a Paragraph 7.262	*Insert new paragraph after 7.262:* The site lies within the Eastern 2 WAM (Wide Area Multilateration) Network safeguarding zone where a MOD statutory consultation is required as part of any planning application. Technical assets that facilitate air traffic	To ensure the Plan is effective

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
				management, primarily radar, navigation, and communications systems are safeguarded to limit the impact of development on their capability and operation. The height, massing and materials used to finish a development may all be factors in assessing the impact of a given scheme. The development should be designed to ensure that it has no impact on the operation or capability of defence sites or assets.	

Growth Area 2 – North Chelmsford	
Location 8 – North of Broomfield – Strategic Growth Site Policy 8	
Q6.3	**What is the current planning status of the site (eg masterplans, permissions, completions)? Have there been any changes since the Plan was submitted for examination and if so, are any modifications needed?**

CCC Response to Q6.3

160. This site is promoted by a single developer, Bloor Homes Limited. A masterplan was approved in September 2020 (REF: 20/0001/MAS) **(PL045)** for around 450 new homes.

161. The current planning status for this site is summarised in the table set out below:

Site	Relevant Masterplan	Relevant Planning Application/s	Housing numbers	Completions on site to date
Strategic Growth Site Policy 8	Broomfield Masterplan **(PL045)** approved 8 September 2020	20/02064/OUT approved 31 July 2025, 26/00164/REM for primary access road approved 9 October 2026,	512	0

162. The site has outline planning permission (20/02064/OUT) for up to 512 dwellings including affordable housing and custom build homes (Class C3), a local centre (Use Classes E, F.1 and F.2), formal and informal open space and associated infrastructure. All matters were reserved expect access. This number is reflected in the 5 Year Housing Site Schedule April 2026 **(LDS012, page 8)**. **MOD Ref 171** clarifies the planning status of this site.

163. An application for reserved matters relating to appearance, landscaping, layout and scale for the primary access road was submitted in February 2026 (26/00164/REM) and approved on 9 October 2026. An application for reserved matters relating to scale, layout, appearance and landscaping for 251 dwellings is pending validation. This is the first phase of the residential portion of the site.

164. There have been no changes to the site's planning status since the Plan was Submitted for Examination.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
171	189		Strategic Growth Site Policy 8 Paragraph 7.295	Amend second sentence: The site has an approved masterplan (Ref:20/0001/MAS) for around 450 new homes and ~~outline~~ has planning permission ~~submitted~~ for 512 new homes (Ref:20/02064/OUT).	To reflect latest April 2026 Housing Site Schedule

Q6.4	**For the housing sites, what is the basis for the proposed capacity?**

CCC Response to Q6.4

165. The capacity for the site has been informed by the approved Masterplan for Strategic Growth Site 8 (REF: 20/0001/MAS). Pre-application discussions have been held with the future applicants who have submitted proposed layouts. The principle of 512 dwellings has also been found acceptable under approved outline application 20/02064/OUT. The reserved matters planning applications listed above have then started to set out the more detailed capacity for the site.

Q6.5	**For the sites which include non-residential uses, what is the basis for the scale and type/mix of employment and other uses proposed? Is it justified?**

CCC Response to Q6.5

166. As stated in paragraph 7.299 of the Pre-Submission (Regulation 19) Document **(SD001, page 190, pdf page 190),** given the scale of the development, a wide range of new community services and facilities including a new nursery, open spaces, recreation facilities and neighbourhood centre (including a safeguarded area for a new healthcare facility) are required. These services and facilities should be of an appropriate scale to serve the new communities and located where they will be easily accessible by walking, cycling and public transport to the majority of residents in the

development and the wider area. The neighbourhood centre will need to make provision for community and health care. The health care facility should be an area safeguarded of sufficient size to mitigate the impact of the development proposed on this site and be sustainable as a practice.

167. The area of land that ECC requires for schools is based on the relevant Department for Education Building Bulletins (i.e. BB103 within the 2024 Guide). The following figure is a guide to likely requirements in terms of land area required for the nursery. It is reflected in the site policy requirements for education and childcare use.

Type of Education	**Size**	**Land Area (ha)**	**Reference**
Early Years and Childcare stand-alone facility	56 place	0.13 ha	Table 1

Q6.6	**Are the development requirements clear, and are any further safeguards or mitigation measures necessary to achieve an acceptable form of development?**

CCC Response to Q6.6

168. It is the Council's position that the development requirements for this site are clear and consistent with the approach across the Plan. The requirements are clearly set out in the main body of the policy, with supporting Reasoned Justification text to further expand on any further guidance on how these requirements should be met.

169. The Plan should be read as a whole and other policies assist in the detail of how some of these development requirements should be considered. For example, all site policies note that the infrastructure required within the site policy is in addition to the relevant requirements of Strategic Policy S9 of **SD001** (page 88, pdf page 88), and that financial contributions will be sought in accordance with Strategic Policy S10 of **SD001** (page 93, pdf page 93).

170. The development requirements are clear, and there are no further safeguards or mitigation measures necessary to achieve an acceptable form of development on this site.

Q6.7	**What is the expected timescale and rate of development for the housing sites and is this realistic?**

CCC Response to Q6.7

171. The expected timescale and rate of development is set out in the Housing Site Schedule at Appendix C of the Plan.

172. The proposed modification **MOD Ref 189** set out in **(SD005)** Schedule of Proposed Modifications, pdf page 47, is proposed to reflect latest April 2026 Housing Site Schedule (**LDS012)** but does not go to matters of soundness.

173. The Five Year Housing Land Supply Methodology (April 2026) **(LDS011)** sets out how the Council calculates its five-year housing land supply, but paragraphs 4.1 to 4.15 (page 3-5 of the pdf) set out the combination of methods used by the Council to determine the annual Housing Site Schedule, namely:
    - Regular site visits
    - Information received by Development Management Planning Officers
    - Building Control weekly reports
    - CIL commencement monthly reports
    - Annual confirmation of delivery rates with developers
    - Monitoring completed developments.

174. This is an allocated site that benefits from an outline planning permission for up to 512 residential dwellings granted on the 31/07/25. Applications for detailed design for the site access and main spine road (26/00164/REM) and access, scale, layout, appearance and landscaping (26/00578/REM) are under consideration. The Council's own monitoring information supports short timescales for determining REM applications on phased development ranging from an average of 3 to 7 months. The delivery programme was agreed with the developer in March 2026. Nevertheless, the Council accepts that the site could be reprofiled to reflect slightly later first completions.

175. For these reasons the expected timescale and rate of development for the site is justified and realistic.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
171	189		Strategic Growth Site Policy 8 Paragraph 7.295	*Amend third sentence:* This number is reflected in the 5 Year Housing Site Schedule April 2024<u>6</u>.	To reflect latest April 2026 Housing Site Schedule

Q6.8	**Are any modifications to the site policy needed for soundness?**

CCC Response to Q6.8

176. There are no modifications required to the site policy for soundness.

177. Other proposed additional modifications to the site are set out in **(SD005)** Schedule of Proposed Modifications are listed above but these do not go to matters of soundness.

Growth Area 2 – North Chelmsford	
Location 9 – Boreham	
Strategic Growth Site Policy 9a - Waltham Road Employment Area	
Q6.3	**What is the current planning status of the site (eg masterplans, permissions, completions)? Have there been any changes since the Plan was submitted for examination and if so, are any modifications needed?**

CCC Response to Q6.3

178. The current planning status for this site is set out below:

Relevant Masterplan	Relevant Planning Application/s	Employment Floorspace (sqm)	Completed Employment Floorspace (sqm)
No Masterplan	No application	0	0

179. There have been no changes to the sites planning status since the Plan was Submitted for Examination.

Q6.4	**For the housing sites, what is the basis for the proposed capacity?**

CCC Response to Q6.4

180. Not applicable.

Q6.5	**For the sites which include non-residential uses, what is the basis for the scale and type/mix of employment and other uses proposed? Is it justified?**

CCC Response to Q6.5

181. SGS9a is allocated area for 14,000sqm of net new Use Class E(g)(iii), B2 and B8 floorspace along with other appropriate ancillary employment generating uses.

182. The site allocation will expand an existing well-established employment area and make an important contribution to meeting the need for 173,146 sqm of new employment floorspace over the plan period as set out in Strategic Policy S6 – Housing and Employment Requirements and Strategic Policy S7 - The Spatial Strategy **(SD002, page 60)**.

183. The allocation was expanded from around 3,500 sqm in the Pre-Submission Plan **(SD001, page 191)** to around 14,000 sqm in the Additional Sites Plan **(SD002, page 29)**. The larger development quantum reflects a larger site allocation area, promoted through the Strategic Housing and Employment Land Availability Assessment (SHELAA).

184. The proposed scale and type/mix of employment will meet employment floorspace needs identified in the Employment Land Review Focused Review 2024 **(ECON003)**. The mix of E(g)(iii), B2 and B8 Uses will provide flexibility to respond to future market conditions over the plan period in line with Policy S8 **(SD001, page 81)**.

185. E(g)(iii) Uses were added to the employment mix in the Additional Sites Plan **(SD002, page 29)** and reflects that these uses can be carried out in a residential area without detriment to its amenity. A modification is also proposed to amend the development requirements to allow B2 and/or B8 Use Classes (rather than B2 and B8) to enable a broader range of businesses to be accommodated on the site. In addition, the inclusion of other appropriate ancillary employment generating uses will ensure that the site continue to meet the changing needs of occupiers and market demand.

186. It is the Council's position that overall, the scale and type/mix for the site allocation is justified given the important contribution it will make towards meeting employment requirements over the plan period and the Plan evidence base.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
173		29	Strategic Growth Site Policy 9a	*Amend bullet point under Amount and type of development:* *• Around 14,000sqm (net) new Use Class E(g)(iii), B2 and/or B8 floorspace along with other appropriate ancillary employment generating uses.*	To ensure the Plan is effective and consistent

Q6.6	**Are the development requirements clear, and are any further safeguards or mitigation measures necessary to achieve an acceptable form of development?**

CCC Response to Q6.6

187. It is the Council's position that the development requirements are clear and consistent with the approach across the Plan, subject to the three modifications proposed below.

188. The requirements for the site are clearly set out in the main body of the policy, with supporting Reasoned Justification text to further expand on any further guidance on how these requirements should be met.

189. The Local Plan should be read as a whole and other policies assist in the detail of how some of these development requirements should be considered. For example, all site policies note that the infrastructure required within the site policy is in addition to the relevant requirements of **SD001** at Strategic Policy S9 – Infrastructure Requirements (page 86 (PDF page 86)), and that financial contributions will be sought in accordance with Strategic Policy S10 – Securing Infrastructure and Impact Mitigation (page 93 (PDF page 93)). In addition, Policy DM16 - Protection and Promotion of Ecology, Nature and Biodiversity **(SD001)** (page 272) will require the development to provide 10% BNG and Policy DM29 – Protection of Living and Working Environments **(SD001)** (page 305) will ensure that the development will not result in adverse impact on the amenities of occupiers of adjacent or nearby residential properties.

190. In relation to further safeguards, the Council proposes the following modifications to the policy and reasoned justification to ensure the policy is effective. Modification Ref 173 is required to allow B2 and/or B8 Use Classes to provide flexibility to respond to varying economic circumstances and market demand over the plan period. Modifications 174 and 175 are required to ensure Ministry of Defence systems are safeguarded and to limit the impact of development on their capability and operation.

191. The Council considers that Strategic Growth Site Policy 9a is sound, subject to the proposed modifications MOD Ref 173 – 175.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
173		29	Strategic Growth Site Policy 9a	*Amend bullet point under Amount and type of development:* *• Around 14,000sqm (net) new Use Class E(g)(iii), B2 and/or B8 floorspace along with other appropriate ancillary employment generating uses.*	To ensure the Plan is effective and consistent
174		29	Strategic Growth Site Policy 9a	*Add additional bullet point under Design and Layout:* • Ensure there is no impact on the operational or capability of safeguarded defence assets	To ensure the Plan is effective
175		30	Strategic Growth Site Policy 9a Paragraph 2.63	*Insert new paragraph after 2.63:* The site lies within the Eastern 2 WAM (Wide Area Multilateration) Network safeguarding zone where a MOD statutory consultation is required as part of any planning application. Technical assets that facilitate air traffic management, primarily radar, navigation, and communications systems are safeguarded to limit the impact of development on their capability and operation. The height, massing and materials used to finish a development may all be factors in assessing the impact of a given scheme. The development should be designed to ensure that it has no impact on the operation or capability of defence sites or assets.	To ensure the Plan is effective

Q6.7	**What is the expected timescale and rate of development for the housing sites and is this realistic?**

CCC Response to Q6.7

192. Not applicable.

Q6.8	**Are any modifications to the site policy needed for soundness?**

CCC Response to Q6.8

193. It is the Council's position that with the proposed modifications listed in the table below and set out in **(SD005)** Schedule of Proposed Modifications the site policy for Strategic Growth Site 9a is sound. The reasons for these are set out further in response to question 6.6 within this Hearing Statement.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
173		29	Strategic Growth Site Policy 9a	*Amend bullet point under Amount and type of development:* *• Around 14,000sqm (net) new Use Class E(g)(iii), B2 and/or B8 floorspace along with other appropriate ancillary employment generating uses.*	To ensure the Plan is effective and consistent
174		29	Strategic Growth Site Policy 9a	*Add additional bullet point under Design and Layout:* • Ensure there is no impact on the operational or capability of safeguarded defence assets	To ensure the Plan is effective
175		30	Strategic Growth Site Policy 9a Paragraph 2.63	*Insert new paragraph after 2.63:* The site lies within the Eastern 2 WAM (Wide Area Multilateration) Network safeguarding zone where a MOD statutory consultation is required as part of any	To ensure the Plan is effective

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
				planning application. Technical assets that facilitate air traffic management, primarily radar, navigation, and communications systems are safeguarded to limit the impact of development on their capability and operation. The height, massing and materials used to finish a development may all be factors in assessing the impact of a given scheme. The development should be designed to ensure that it has no impact on the operation or capability of defence sites or assets.	

Qr	**What is the likely impact of the proposed allocation on the following factors:** **• The strategic and local highway network including public transport and active travel** **• Agricultural land quality, landscape character and heritage assets** **• Biodiversity** **• Flood risk** **• Air quality, noise and light pollution** **• Utilities**

CCC Response to Qr

194. The likely impact of the proposed allocation on a wide range of factors has been assessed through the evidence base**.**

Strategic and local highway network including public transport and active travel

195. Transport evidence base modelling **(T006-A and T007)** undertaken for the latter stages of Plan development considers the cumulative impact of development and mitigation on the strategic road network across the City of Chelmsford. This is aligned with guidance on 'Transport evidence bases in plan making and decision taking', published by MHCLG. (https://www.gov.uk/guidance/transport-evidence-bases-in-plan-making-and-decision-taking)

196. Whilst the transport evidence base does not assess the specific impact of the proposed allocation or identify site-specific mitigation for smaller sites, the quantum of trip generation at SGS9a is expected to have a low impact on the road network at a strategic level. The local road network will be expected to be assessed in more detail by site promoters as part of a planning application. Measures to mitigate highway impact at a local level will then need to be agreed with ECC as the highway authority (and National Highways, where relevant).

Agricultural land quality

197. The site allocation is currently a greenfield site, so development will result in the loss of agricultural land. In line with Strategic Policy S4, the Plan seeks to minimise the loss of the best and most versatile agricultural land **(SD001, page 61)**. However, to meet future development needs it is inevitable that some agricultural land will be lost. The proposed allocation will also make an important contribution towards meeting identified needs for new employment floorspace over the plan period. The allocation is supported by the Additional Sites Integrated Impact Assessment which identifies significant positive effects in relation to economy, skills and employment **(SD009, Appendix C, page 18)**. Overall, it is considered that the loss of agricultural land to accommodate the proposed development is justified when balanced against the need for new employment land and the sustainability benefits of the site.

198. Natural England's Agricultural Land Classification has been used to assess the quality of agricultural land in the Council area. This is set out at paragraph 3.27 of the Additional Sites Document **(SD002)** (page 71). Most agricultural land lost as a result of new development will be Grade 3. This will lead to a loss of approximately 922 hectares of Grade 3 agricultural land and approximately 264 hectares of Grade 2 land. This equates to around 2.6% of the total Grade 2 land and around 4.5% of the total Grade 3 land in Chelmsford's administrative area.

Landscape character

199. The Landscape Sensitivity and Capacity Study (Preferred Options New Sites) 2024 **(PL004-E, page 141)** and Additional Sites - Landscape Sensitivity and Capacity Study October 2025 **(PL013, page 38)** assess the likely impacts of the proposed site allocation on the landscape. These conclude that the site has a low overall landscape sensitivity and low value with a high landscape capacity to accommodate low rise employment development. This is given the site's relationship with existing employment development and the degree of visual enclosure provided by vegetation. Guidelines are included, for example, to retain and strengthen existing boundary hedgerows with new hedgerow and tree planting and to implement green buffers to minimise impact on views from isolated residential properties. Overall, it is considered that these impacts that can be appropriately mitigated through requirements in the site allocation policy and wider policies of the Plan.

Heritage assets

200. Heritage assets have been assessed through a series of Heritage Impact Assessments to support all site allocations. The relevant Heritage Assessment is the Additional Sites Heritage Assessments October 2025 **(PL014, paragraphs 6.4-6.10, page 14)**, which identifies Chantry Farm as a non-designated heritage asset c.300m northeast of the allocation site which may be minimally impacted by the development. The principles for heritage assets and their settings were used to inform the heritage requirements for the site policy.

Biodiversity

201. The site allocation policy in combination with wider policies in the Plan will ensure that any negative biodiversity impacts on the nearby local wildlife site, Boreham Road Gravel Pits are assessed and, where appropriate, mitigated. In addition, they are expected to increase biodiversity across the site. For example, site policy requirements for the natural environment will ensure the development provide a landscape buffer on site boundaries and retains and enhances existing natural landscaping, trees and hedgerows. DM16 - Protection and Promotion of Ecology, Nature and Biodiversity **(SD001)** (page 272) will ensure the development provides a minimum 10% biodiversity net gain above the ecological baseline value of the site and that the design of new buildings consider measures to increase biodiversity. Furthermore, Policy DM17 – Trees, Woodland and Landscape Features **(SD001)** (page 276) will support biodiversity on the site by requiring the development to plant a significant number of new trees as part of landscaping requirements. Overall, it is considered that the site allocation policy and wider policies of the Plan will increase the biodiversity of the site. The is also supported by the Additional Sites Integrated Impact Assessment. Although this identifies negative effects from the site allocation in relation to biodiversity given its proximity to the Boreham Road Gravel Pits local wildlife site, it concludes that the mitigation measures provided in the site policy are appropriate **(SD009, Appendix C, page 18)**.

Flood Risk

202. The site is in Flood Zone 1. A small section of the site (1%) is at risk of surface water flooding, but overall risk of flooding from all sources, now and into the future, is low. With sound site planning, and taking a sequential approach to risk, it is feasible to ensure that the employment land uses, are safe by locating development towards lowest risk and away from surface water flooding. Flood risk will not be worsened elsewhere. This is set out in the Additional Sites Sequential and Exception Test 2025 **(CC019, pages 12-13, pdf pages 13-14)**.

Air Quality

203. Air quality impacts were assessed though two air quality impact assessments, for the Pre-Submission Local Plan **(CC014)** and the Additional Sites Document **(CC016)**. **CC014** concludes that the impact of the Local Plan in 2041 can be considered

negligible for all pollutants (page 36 (PDF page 36)); **CC016** concludes similarly that the impact of the Local Plan, including the additional sites, is considered to be negligible (page 15 (PDF page 15)). This is supported by the Additional Sites Integrated Impact Assessment which concludes that the site allocation will have a neutral effect on air quality **(SD009, Appendix C, page 18)**.

Utilities

204. The likely impact of the Local Plan on utilities including water supply, sewerage, provision of energy and broadband is assessed through the Infrastructure Delivery Plan (IDP) **(INF012).** This evidence base report does not identify any utility capacity constraints that would hinder delivery of the proposed site allocation.

205. With regards to water supply, Essex & Suffolk Water is not under a statutory obligation to provide water for non-domestic developments, so applications will be assessed individually. To facilitate this process, early engagement with Essex & Suffolk Water is requested (paragraph 6.3). This is set out in the statement of common ground **(SOCG041)** (page 6, PDF page 7)). In addition, no objection to the site allocation has been raised by Essex & Suffolk Water **(SOCG041).**

206. In respect to sewerage, Water Cycle Study Addendum **(CC017)** concludes that Chelmsford Water Recycling Centre (WRC) has sufficient capacity to accommodate planned growth on this site (Table 3-5, page 28 (PDF page 28)). In addition, no objection to the site allocation has been raised by Anglian Water **(SOCG019).**

207. In relation to energy, **INF012** reports that all primary substations in Chelmsford have a capacity of more than 5%, indicating that there are no electricity capacity issues in the area (Section 10.3, pdf page 98). There is also no network constraints identified in relation to gas supply (Section 10.2, pdf page 96). In addition, no constraints have been raised by National Grid or UK Power Networks to the site allocation.

208. With regards to broadband, **INF012 (Section 8, page 80)** reports that new development should be capable of receiving gigabit speed and reliable 5G mobile and broadband connectivity. This is in line with Digital Essex superfast broadband programme and as required by Strategic Policy S9 – Infrastructure Requirements **(SD001, page 86 (PDF page 86))**. Overall, the evidence base indicates that there are no utility constraints that would prevent the site coming forward for development.

209. The Council considers that Strategic Growth Site Policy 9a is sound.

Qs	**What mitigation measures would be needed to ensure a sustainable form of development, and are they clearly set out in the policy?**

CCC Response to Qs

210. It is the Council's position that the site allocation policy clearly sets out necessary mitigation measures to address likely impacts described in Qr and to ensure a sustainable form of development.

211. The mitigation requirements for the site are clearly set out in the main body of the policy, with supporting Reasoned Justification text to further expand on any further guidance on how these requirements should be met. The site allocation policy includes a range of mitigation measures related to heritage, biodiversity, landscape, residential amenity, highways and flood risk impacts. These include:

Landscape impacts – design and layout site policy requirements which require a landscape-led approach to the development, measures to mitigate the visual impact of the development and for existing trees to be retained and enhanced.

Heritage impacts – historic and natural environment site policy requirements which require additional site boundary landscaping and the design and layout site policy requirements to limit light spill from the site.

Biodiversity impacts – historic and natural environment site policy requirements which require provision of robust structural and buffer landscaping on site boundaries and the retention and enhancement of existing natural landscaping, trees and hedgerows on site boundaries.

Amenity impacts – design and layout site policy requirements which require no adverse impact on the living conditions of existing adjoining residential development and provision of any suitable noise attenuation measures.

Highways impacts – design and layout, movement and access and site infrastructure site policy requirements which require safe and convenient pedestrian and cycle connections, appropriate improvements to the local and strategic road network and for a safe site access.

212. Strategic Policy S16 **(page 83 of SD001)** seeks to ensure that the future delivery of development prioritises attractive, safe and convenient active and sustainable travel over private car reliance. New development will, through design, be required to maximise opportunities for walking and cycling having regard to the Chelmsford Local Cycling and Walking Infrastructure Plan **(T012)**; promote ease of movement within sites; integrate public transport infrastructure to enhance movement between new sites, adjoining areas, and key destinations.

213. ECC, as the Highway Authority, seeks early pre-application discussion with developers and/or land promotors to agree the scope of any Transport Assessment (TA) or Transport Statement (TS) and for the applicant to understand the transportation requirements and strategy for the local area (**INF015**). Details on the thresholds for TAs and TSs are given in Appendix B of ECC's Development Management Policies February 2011 and any subsequent updates.

214. As set out in **paragraph 7.314 of SD002** the development will be expected to enhance existing connections for cycling and walking, including connections to Boreham and improvements to nearby bus stops/shelters where appropriate. A travel plan will be required to encourage the use of active and sustainable means of travel for all new employees, to reduce the need to travel and encourage the use of non-car modes.

215. The developer has engaged in pre-application advice with the Essex Highways regarding the scope of assessment for the development, in terms of capacity and safety impacts, as well as the assessing access to all other modes of sustainable travel. The developer will be expected to provide suitable improvements/upgrades, as is deemed necessary and proportionate, for active travel and public transport, including any highway works, if any specific capacity issues are identified as part of the review of a full Transport Assessment and Travel Plan submission.

216. Proposed improvements to public transport services and cycling and walking infrastructure will be secured through planning obligations and/or highway agreements having regard to the Transport Assessment and Travel Plan submitted in support of the planning application. Where appropriate, Section 106 agreements will secure financial contributions towards new or improved public transport services and active travel infrastructure (cycling and walking). Where works are required within the public highway, these may be delivered through Section 278 agreements, including but not limited to off-site highway improvements, capacity enhancement measures, junction improvements, and walking and cycling infrastructure, to the satisfaction of the Highway Authority.

217. In response to representations from the Ministry of Defence, a modification is required to the site allocation policy to ensure there is no impact on the operational or capability of safeguarded defence assets. This is in view of the site lying within the Eastern 2 WAM (Wide Area Multilateration) Network safeguarding zone where a Ministry of Defence statutory consultation is required as part of any planning application.

218. As such modifications **(MOD Ref 174 and 175)** on pages 46 and 47 in **(SD005)** Schedule of Proposed Modifications are suggested below. **MOD Ref 174** has been agreed as part of a Statement of Common Ground with the Ministry of Defence **(SOCG036)** and **MOD Ref 175** sets out the reason to this additional policy requirement in the Reasoned Justification for the site policy.

219. The Local Plan should be read as a whole and along with the other policies in the Local Plan, the site requirements and mitigation measures (including the proposed modifications) will be effective in achieving sustainable development. The Local Plan is considered an appropriate strategy for meeting identified needs in a sustainable way.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
174		29	Strategic Growth Site Policy 9a	*Add additional bullet point under Design and Layout:* • Ensure there is no impact on the operational or capability of safeguarded defence assets	To ensure the Plan is effective
175		30	Strategic Growth Site Policy 9a Paragraph 2.63	*Insert new paragraph after 2.63:* The site lies within the Eastern 2 WAM (Wide Area Multilateration) Network safeguarding zone where a MOD statutory consultation is required as part of any planning application. Technical assets that facilitate air traffic management, primarily radar, navigation, and communications systems are safeguarded to limit the impact of development on their capability and operation. The height, massing and materials used to finish a development may all be factors in assessing the impact of a given scheme. The development should be designed to ensure that it has no impact on the operation or capability of defence sites or assets.	To ensure the Plan is effective

Qt	**Is the proposed scale of development justified, having regard to any constraints and the provision of necessary infrastructure?**

CCC Response to Qt

220. It is the Council's position that the scale of the proposed development is justified having regard to any constraints and the provision of necessary infrastructure.

221. The proposed development is for 14,000 sqm of net new Use Class E(g)(iii), B2 and B8 floorspace. This will make an important contribution to meeting employment floorspace requirements over the plan period and can be accommodated suitably on the site.

222. The Plan evidence base indicates that there would be no overriding constraints including in relation to highways, heritage and landscape, that would prevent the site coming forward for development (see response to Qr) and that any adverse impacts are capable of being mitigated through appropriate requirements of the site allocation policy and wider policies of the Plan (see response to Qs).

Qu	**Are changes to policy wording required to ensure that development does not impact defence operations or assets?**

CCC Response to Qu

223. It is the Council's position that changes are required to Strategic Growth Site 9a policy and Reasoned Justification, to ensure there is no impact on the operational or capability of safeguarded defence assets, as this site lies within the Eastern 2 WAM (Wide Area Multilateration) Network safeguarding zone where a Ministry of Defence statutory consultation is required as part of any planning application.

224. As such modifications **(MOD Ref 174 and 175)** on pages 46 and 47 in **(SD005)** Schedule of Proposed Modifications are suggested below. **MOD Ref 1174** has been agreed as part of a Statement of Common Ground with the Ministry of Defence **(SOCG036)** and **MOD Ref 175** sets out the reason to this additional policy requirement in the Reasoned Justification for the site policy.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
174		29	Strategic Growth Site Policy 9a	*Add additional bullet point under Design and Layout:* • Ensure there is no impact on the operational or capability of safeguarded defence assets	To ensure the Plan is effective
175		30	Strategic Growth Site Policy 9a Paragraph 2.63	*Insert new paragraph after 2.63:* The site lies within the Eastern 2 WAM (Wide Area Multilateration) Network safeguarding zone where a MOD statutory consultation is required as part of any planning application. Technical assets that facilitate air traffic management, primarily radar, navigation, and communications systems are safeguarded to limit the impact of development on their capability and operation. The height, massing and materials used to finish a development may all be factors in assessing the impact of a given scheme. The development should be designed to ensure that it has no impact on the operation or capability of defence sites or assets.	To ensure the Plan is effective

Growth Area 2 – North Chelmsford	
Location 9 – Growth Site Policy 9b and Growth Site Policy 9c	
Q6.3	**What is the current planning status of the site (eg masterplans, permissions, completions)? Have there been any changes since the Plan was submitted for examination and if so, are any modifications needed?**

CCC Response to Q6.3

225. This location comprises two sites, Growth Site Policy 9b and Growth Site Policy 9c. The current planning status for each site is set out below:

Site	Relevant Masterplan	Relevant Planning Application/s	Housing numbers	Completions on site to date
9b	None – planning brief in production	Pre-application stage	60	0
9c	None – planning brief final draft agreed	Pre-application stage	22	0

226. There have been no changes to the sites planning status since the Plan was Submitted for Examination.

Q6.4	**For the housing sites, what is the basis for the proposed capacity?**

CCC Response to Q6.4

227. The capacity for the sites within location 9b and 9c have been informed by the Additional Housing Site Studies (**PL018**, page 6) and pre-application discussions for Growth Site Policy 9c.

Q6.5	**For the sites which include non-residential uses, what is the basis for the scale and type/mix of employment and other uses proposed? Is it justified?**

CCC Response to Q6.5

228. There are no non-residential uses proposed on these sites so question not applicable.

Q6.6	**Are the development requirements clear, and are any further safeguards or mitigation measures necessary to achieve an acceptable form of development?**

CCC Response to Q6.6

229. It is the Council's position that the development requirements for Growth Site Policy 9b and Growth Site Policy 9c are clear and consistent with the approach across the Plan. The requirements for each site are clearly set out in the main body of the policy, with supporting Reasoned Justification text to further expand on any further guidance on how these requirements should be met.

230. The Local Plan should be read as a whole and other policies assist in the detail of how some of these development requirements should be considered. For example, all site policies note that the infrastructure required within the site policy is in addition to the relevant requirements of **SD001** at Strategic Policy S9 – Infrastructure Requirements (page 86 (PDF page 86)), and that financial contributions will be sought in accordance with Strategic Policy S10 – Securing Infrastructure and Impact Mitigation (page 93 (PDF page 93)).

231. Modifications **(MOD Refs 176 and 179)** on page 47 (pdf page 48) in **(SD005)** Schedule of Proposed Modifications are required to both sites ensure the layouts take into consideration utility easements.

232. Modifications **(MOD Refs 177 and 181)** on pages 47 (pdf page 48) and 48 (pdf page 49) in **(SD005)** Schedule of Proposed Modifications are required to both sites to safeguard suitable access for the maintenance of sewerage infrastructure.

233. The Council considers that Growth Site Policy 9b and Growth Site Policy 9c are sound, subject to the proposed modifications **MOD Ref 176, 177, 179 and 181** which are required to ensure the site policy is effective.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
176		33	Growth Site Policy 9b	*Add additional bullet point under Design and layout:* • Layout shaped by utility easements	To ensure the Policy is effective
177		34	Growth Site Policy 9b Paragraph 2.83	*Add new paragraph after paragraph 2.83:* There is a rising main (pressurised sewer) within the site boundary. Layout should safeguard suitable access for the maintenance of sewerage infrastructure	To ensure the Policy is effective
179		35	Growth Site Policy 9c	*Add additional bullet point under Design and layout:* • Layout shaped by utility easements	To ensure the Policy is effective
181		35	Growth Site Policy 9c Paragraph 2.97	*Add new paragraph after paragraph 2.97*: There is a rising main (pressurised sewer) within the site boundary. Layout should safeguard suitable access for the maintenance of sewerage infrastructure.	To ensure the Policy is effective

Q6.7	**What is the expected timescale and rate of development for the housing sites and is this realistic?**

CCC Response to Q6.7

234. The expected timescale and rate of development is set out in the Housing Site Schedule at Appendix C of the Plan. Sites have been updated with relevant modifications to reflect the latest April 2026 Five Year Housing Site Schedule **(LDS012),** which covers the entire Plan period.

235. The Five Year Housing Land Supply Methodology (April 2026) **(LDS011)** sets out how the Council calculates its five-year housing land supply, but paragraphs 4.1 to 4.15 (page 3-5 of the pdf) set out the combination of methods used by the Council to determine the annual Housing Site Schedule, namely:
    - Regular site visits
    - Information received by Development Management Planning Officers
    - Building Control weekly reports
    - CIL commencement monthly reports
    - Annual confirmation of delivery rates with developers
    - Monitoring completed developments.

236. The delivery timescale for Growth Site Policy 9b, as set out in the Housing Site Schedule (**LDS013**), has been agreed with the site promoter as part of a statement of common ground (**SoCG045**). The site is already the subject of a pre-application enquiry and is likely to come forward on a similar timeline to Growth Site Policy 9c.

237. Growth Site Policy 9c is in the ownership of the Council and is proposed to be developed by Delta Housing for affordable housing (whole site). Discussions with Delta Housing regarding the land transfer are at an advanced stage and a pre-application enquiry has concluded. The site is proposed as bungalows to encourage older existing tenants of Delta Housing that are under occupying existing family sized social housing to downsize to more adaptable and accessible accommodation. The site is therefore a priority for the Council to generate movement within the existing stock.

238. For these reasons the expected timescale and rate of development for the sites are justified and realistic.

Q6.8	**Are any modifications to the site policy needed for soundness?**

CCC Response to Q6.8

239. It is the Council's position that with the proposed modifications listed in the table below and set out on pages 47 (pdf page 48) and 48 (pdf page 49) in **(SD005)** Schedule of Proposed Modifications, in addition to the modifications at Q.6.6, the site policies for Growth Site 9b and Growth Site 9c are sound.

240. Modifications (**MOD Refs 178 and 180**) on pages 47 (pdf page 48) and 48 (pdf page 49) in **(SD005)** Schedule of Proposed Modifications are required to Growth Site Policy 9c because an area of the site lies in a Waste Consultation Area and a metals recycling business operates at Bulls Lodge Quarry.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
178		35	Growth Site Policy 9c	*Add additional bullet under Historic and Natural Environment:* • Undertake a Waste Infrastructure Impact Assessment	To ensure the Policy is effective
AMEND 180		35	Growth Site Policy 9c Paragraph 2.97	*Amend paragraph:* An ~~small~~ area of the site lies within a Mineral Consultation Area and a Waste Consultation Area. The developer will be required to undertake a Mineral Infrastructure Impact Assessment and a Waste Infrastructure Impact Assessment~~. T~~to ensure the proposed development would not prevent or compromise the possibility of mineral resources being extracted in the future from land within the nearby mineral extraction site at Bulls Lodge Quarry. As a metal recycling business operates at Bulls Lodge Quarry, a Waste Infrastructure Impact Assessment should also be undertaken.	To ensure the Policy is effective

Q6v	**Would the proposed sites provide a suitable location for older persons housing?**

CCC Response to v

241. It is the Council's position that the proposed sites provide a suitable location for older persons housing.

242. Planning Practice Guidance for older and disabled people states that the location of housing is a key consideration for older people who may be considering whether to move and factors to consider include the proximity of sites to good transport, local amenities, health services and town centres (Paragraph: 013 Reference ID: 63-013-20190626).

243. Boreham is a Key Service Settlement. The Local Plan describes Key Service Settlements as providing a range of services and facilities for their residents including convenience shopping facilities, community facilities and good links by public transport to higher order settlements, good access to the strategic road network and in most cases primary healthcare provision (**SD001**, Paragraph 6.26).

244. The community facilities on offer in Boreham are summarised in the made Boreham Neighbourhood Plan (**OSP018**, section 3.7, pages 24 – 29) and include a village hall, allotments, two recreation grounds, local pubs and restaurants, convenience stores, post office and a doctor's surgery with pharmacy.

245. Boreham lies alongside the main A12 trunk road and the Great Eastern Railway (London to Norwich and associated branch lines). A recently opened railway station (Beaulieu Park Station) is situated in the Parish of Boreham, approximately 1.8 miles from the sites.

246. Boreham is relatively well served by public buses and there is also a Community Transport system where users can telephone for a taxi type service, the latter of which the Neighbourhood Plan notes is well used by older residents (**OSP018**, section 3.7, page 32).

247. The Boreham Neighbourhood Plan also notes that walking is a well-used method of moving around inside the Defined Settlement Boundary and there are several pedestrian only rights of way that make moving around simpler and more direct (**OSP018**, section 3.7, page 30). Existing public rights of way, PROW footpaths 38 and 39 Boreham, run along the eastern and southern boundaries of the sites and will be retained with green buffers to minimise impacts on views from the public rights of ways.

248. In conclusion, the sites are close to a range of services and facilities in the Key Service Settlement of Boreham. Boreham also has good transport links which makes both sites suitable locations for housing for older persons.

Growth Area 2 – North Chelmsford	
Location 14 – Ford End – Growth Site Policy 14b	
Q6.3	**What is the current planning status of the site (eg masterplans, permissions, completions)? Have there been any changes since the Plan was submitted for examination and if so, are any modifications needed?**

CCC Response to Q6.3

249. The current planning status for the site is set out below:

Relevant Masterplan	Relevant Planning Application/s	Housing numbers	Completions on site to date
Masterplan currently being progressed.	N/A	75	0

250. Since the Plan was submitted for examination, there have been ongoing pre application discussions.

Q6.4	**For the housing sites, what is the basis for the proposed capacity?**

CCC Response to Q6.4

251. The capacity for Growth Site Policy 14b has been informed by design work conducted internally and early discussions with the site promoters. This is demonstrated in the Additional Housing Site Studies **(PL018)** (PDF page 7) which shows how the housing sites could be developed to suitably achieve the proposed number of homes and supporting on-site land-uses such as new community facilities, open space and sustainable drainage systems (SUDS). They also demonstrate how site access could be suitably achieved.

Q6.5	**For the sites which include non-residential uses, what is the basis for the scale and type/mix of employment and other uses proposed? Is it justified?**

CCC Response to Q6.5

252. Growth Site Policy 14b includes land for the provision of an off-road parking area for Ford End Primary School and for a community facility.

253. There is limited parking at the primary school. Therefore, an area of land for parking should be made available for the primary school's use adjacent to the site allocation. This should be funded by the development and used for staff parking only. The Essex Part 1 Parking Guidance **(PL016)** provides details of the relevant requirements for such parking. For these reasons, the land to the north of the site is allocated for school use, as shown on the Policies Map.

254. It is noted in the Plan, paragraph 2.107, that *the existing village hall in Ford End is a valuable asset, as identified in the Council's Indoor Sports Needs Assessment* ((**BG003-C**) December 2024, page 122). *The site provides the opportunity to consider the replacement of the existing village hall. The precise specification for which will be considered as part of the site planning brief process.*

255. The Council note that there is inconsistency with the policy requirement for a new community/ village hall as an on-site requirement and the explanation in paragraph 2.107 '*to consider the replacement of the existing village hall.'*

256. Consequently, the Council proposes the following modifications to the policy and reasoned justification for Growth Site Policy, 14b. The updated Statement of Common Ground **(SOCG028A**) between Dandara and the Council incorporated this proposed modification.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
New		39	Growth Site 14b	Amend 3rd bullet point Supporting on-site development • <u>Support the provision a village hall.</u>	To ensure the policy requirements are consistent and justified.

New		39	Growth Site 14b, paragraph 2.107	Amend 3rd sentence: The site provides the opportunity to consider the <u>enhancement or</u> replacement of the existing village hall <u>or, alternatively, to enable the provision of a new facility</u>. <u>The precise specification will be considered as part of the site planning brief process.</u>	To ensure the policy requirements are consistent and justified

Q6.6	**Are the development requirements clear, and are any further safeguards or mitigation measures necessary to achieve an acceptable form of development?**

CCC Response to Q6.6

257. It is the Council's position that the development requirements for the site is clear and consistent with the approach across the Plan. The requirements for the site are clearly set out in the main body of the policy, with supporting Reasoned Justification text to further expand on any further guidance on how these requirements should be met.

258. The Plan should be read as a whole and other policies assist in the detail of how some of these development requirements should be considered. For example, all site policies note that the infrastructure required within the site policy is in addition to the relevant requirements of Strategic Policy S9, and that financial contributions will be sought in accordance with Strategic Policy S10.

259. Modification **(MOD Ref 182)** on page 48 (pdf page 49) in **(SD005)** Schedule of Proposed Modifications is required to site 14B to for clarity.

260. The Council considers that Strategic Growth Site Policy 14b is sound, subject to the proposed modifications **MOD Ref 182** which is required for clarity, to ensure the site policy is effective.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
182		39	Growth Site Policy 14b Paragraph 2.104	*Amend first sentence:* Land south of Ford End Primary School is located on ~~adjacent to~~ the southeastern edge of the Defined S~~s~~ettlement of Ford End.	To ensure the policy clear and effective

Q6.7	**What is the expected timescale and rate of development for the housing sites and is this realistic?**

CCC Response to Q6.7

261. The expected timescale and rate of development is set out in the Housing Site Schedule at Appendix C of the Plan. Sites have been updated with relevant modifications to reflect the latest April 2026 Five Year Housing Site Schedule **(LDS012),** which covers the entire Plan period.

262. The Five Year Housing Land Supply Methodology (April 2026) **(LDS011)** sets out how the Council calculates its five-year housing land supply, but paragraphs 4.1 to 4.15 (page 3-5 of the pdf) set out the combination of methods used by the Council to determine the annual Housing Site Schedule, namely:
    - Regular site visits
    - Information received by Development Managements Planning Officers
    - Building Control weekly reports
    - CIL commencement monthly reports
    - Annual confirmation of delivery rates with developers
    - Monitoring completed developments.

263. The delivery timeframe for Strategic Growth Site 14b, as set out in the 2026 Housing Site Schedule and as shown in Modification **(MOD Ref 182)** on page 48 (pdf page 49) in **(SD005)** Schedule of Proposed Modifications, has been agreed with the site promoter as part of a statement of common ground **(SOCG028A)**.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
183		39	Strategic Growth Site Policy 14b Paragraph 2.104	*Amend second sentence:* The site is expected to deliver around 75 new homes between 2029 and 203~~1~~0	To reflect latest April 2026 Housing Site Schedule

Q6.8	**Are any modifications to the site policy needed for soundness?**

CCC Response to Q6.8

264. It is the Council's position that with the proposed modifications listed in the table below and set out in **(SD005)** Schedule of Proposed Modifications the site policy for Strategic Growth Site 14b are required to ensure the policy is sound. The reasons for these are set out further in response to Q 6.5, 6.6 and 6.7 above this site.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
New		39	Growth Site 14b	Amend 3rd bullet point Supporting on-site development • Support the provision a village hall.	To ensure the policy requirements are consistent and justified.
New		39	Growth Site 14b, paragraph 2.107	Amend 3rd sentence: The site provides the opportunity to consider the enhancement or replacement of the existing village hall or, alternatively, to enable the provision of a new facility. The precise specification will be considered as part of the site planning brief process.	To ensure the policy requirements are consistent and justified

182		39	Growth Site Policy 14b Paragraph 2.104	*Amend first sentence:* Land south of Ford End Primary School is located on ~~adjacent to~~ the southeastern edge of the Defined S~~s~~ettlement of Ford End.	To ensure the policy clear and effective
183		39	Strategic Growth Site Policy 14b Paragraph 2.104	*Amend second sentence:* The site is expected to deliver around 75 new homes between 2029 and 203~~1~~0	To reflect latest April 2026 Housing Site Schedule

Q6w	**Is the scale of development proposed consistent with the Spatial Principles and Spatial Strategy set out in Strategic Policies S1 and S7?**

CCC Response to Q6w

265. It is the Council's position that the quantum of development in Location 14b accords with the Spatial Principles and Spatial Strategy.

266. Strategic Policy S1 – Spatial Principles **(SD001)** (page 46 (PDF page 46)) ensures that the Local Plan focuses growth in the most sustainable locations. Allocation of the site at Location 14b accords with the following Spatial Principles:

a) Locate development at well-connected and sustainable locations
b) Protect the Green Belt from inappropriate development
e) Focus development at the higher order settlements outside the Green Belt and respect the development pattern and hierarchy of other settlements
f) Respect the character and appearance of landscapes and the built environment, and preserve or enhance the historic and natural environment and biodiversity
g) Locate development to avoid or manage flood risk and reduce carbon emissions
h) Ensure development is served by necessary infrastructure and encourage innovation
i) Locate development to utilise existing and planned infrastructure effectively
j) Ensure development is deliverable

267. Ford End is classified as a Service Settlement within the Settlement Hierarchy set out in Strategic Policy S7 - The Spatial Strategy **(SD001)** (page 70 (pdf page 70)).

268. Ford End has an existing pre school and primary school, a rural employment area and community facilities (including a pub, village hall, play facilities and a church) making it suitable for new development. More information about services and facilities in Ford End can be found in the Parish Audit **(PL002) (**pdf page 8) which was carried out to support the Local Plan and inform the settlement hierarchy.

269. This site represents a sustainable development allocation which will help to support the services and facilities in the village. The Local Plan evidence base including traffic modelling, heritage assessment, and landscape capacity and sensitivity assessment show that there are no overriding constraints that would hinder the delivery of the site.

Q6x	**What is the likely impact of the proposed allocation on the following factors:** **• The strategic and local highway network including public transport and active travel** **• Agricultural land quality, landscape character, biodiversity and heritage assets** **• Flood risk, air quality, noise and light pollution** **• Other infrastructure, including education, health and utilities**

CCC Response to Q6x

Strategic and Local Highway Network

270. Transport evidence base modelling **(T006A and T007)** undertaken for the latter stages of Plan development considers the cumulative impact of development and mitigation on the strategic road network across the City of Chelmsford. This is aligned with guidance on 'Transport evidence bases in plan making and decision taking', published by MHCLG. (https://www.gov.uk/guidance/transport-evidence-bases-in-plan-making-and-decision-taking).

271. Whilst the transport evidence base does not assess the specific impact of the proposed allocation or identify site-specific mitigation for smaller sites, the quantum of trip generation at SGS14b is expected to have a low impact on the road network at a strategic level. The local road network will be expected to be assessed in more detail by site promoters as part of a planning application. Measures to mitigate highway impact at a local level will then need to be agreed with ECC as the highway authority (and National Highways, where relevant).

Agricultural Land Quality

272. Growth Site 14b are currently greenfield sites, so development will result in the loss of agricultural land. In line with Strategic Policy S4, the Local Plan seeks to minimise the loss of the best and most versatile agricultural land **(SD001)** (page 61, PDF page 61)). However, to meet development needs it is inevitable that some agricultural land will be lost. The proposed allocation will make an important contribution towards meeting identified needs for housing over the plan period. The allocation is also supported by the Additional Sites Integrated Impact Assessment which identifies significant positive effects in relation to housing **(SD009)** Appendix C (page 12, PDF page 78)). Overall, it is considered that the loss of agricultural land to accommodate the proposed development is justified when balanced against the need for new homes and the sustainability benefits of the site.

273. Natural England's Agricultural Land Classification has been used to assess the quality of agricultural land in the Council area. This is set out at paragraph 2.25 and Figure 10 of the Pre-Submission Local Plan **(SD001)** (page 30-31 (PDF pages 30-31)). Most agricultural land lost as a result of new development will be Grade 3. This will lead to a loss of approximately 922 hectares of Grade 3 agricultural land and approximately 264 hectares of Grade 2 land. This equates to around 2.6% of the total Grade 2 land and around 4.5% of the total Grade 3 land in Chelmsford's administrative area (**SD002**, paragraph 3.27 (page 71).

Landscape Character

274. Landscape character and sensitivity is assessed across two documents: The Landscape Sensitivity and Capacity Assessment for Adopted Local Plan Sites **(PL004-A)** (Section 8, page 126 (PDF page 148)) and Landscape Sensitivity and Capacity Study Preferred Options **(PL004-E)** (Section 7, page 74 (PDF page 87)).

275. The assessments are conducted across a number of parcels, which relate to the site allocation as follows:

Site allocation	Landscape parcel	Conclusion
14b	FELP1	High overall landscape sensitivity, moderate value, and low to medium capacity.
14b	FELP2	Moderate overall landscape sensitivity, moderate value, medium landscape capacity.
14b	FELP3	Moderate overall landscape sensitivity, moderate value, medium landscape capacity.
14b	FELP4	High overall landscape sensitivity, moderate value, low to medium capacity.

276. Mitigation guidelines include maintenance and strengthening of existing hedgerows and areas of ancient and semi natural woodland, strengthen the recreational role of the woodland reserve and conserve and promote the use of building materials which

are in keeping with the local vernacular/ landscape character. Overall, it is considered that these impacts that can be appropriately mitigated through requirements which have been included in the site allocation policies and wider policies of the Plan.

Heritage Assets

277. Heritage assets have been assessed through a series of Heritage Impact Assessments to support all site allocations. The relevant evidence documents are the Heritage Assessments – Rural Sites **(PL006)** (Section 8.0, pages 18 - 20 (PDF pages 19-21)); and the Additional Sites Heritage Assessments **(PL014)** (Section 10.0, PDF pages 21-23). These identify heritage assets including the St John the Evangelist Church and the non designated Ford End Church of England Primary School and were used to inform the heritage requirements for the site policy.

Biodiversity and green infrastructure, including European Sites

278. The site allocation policy in combination with wider policies in the Plan will ensure that any negative biodiversity impacts are assessed and, where appropriate, mitigated. In addition, site policy requirements for the natural environment will ensure that development provides a landscape buffer on site boundaries and retains existing natural landscaping and trees. DM16 - Protection and Promotion of Ecology, Nature and Biodiversity **(SD001)** (page 272 (PDF page 272)) will ensure that development provides a minimum 10% biodiversity net gain above the ecological baseline value of the sites. Furthermore, Policy DM17 – Trees, Woodland and Landscape Features **(SD001)** (page 276 (PDF page 276)) will support biodiversity on the sites by requiring the developments to plant new trees as part of landscaping requirements. Overall, it is considered that the site allocation policy and wider policies of the Plan will increase the biodiversity of the site.

Flood Risks

279. The site is in Flood Zone 1. A small section of the site (1%) is at risk of surface water flooding, but overall risk of flooding from all sources, now and into the future, is low. With sound site planning, and taking a sequential approach to risk, it is feasible to ensure that More Vulnerable land uses, such as residential, are safe by locating development towards lowest risk and away from surface water flooding. Flood risk will not be worsened elsewhere. This is set out in the Additional Sites Sequential and Exception Test 2025 **(CC019, pages 22-23, pdf pages 23-23**).

Air Quality

280. Air quality impacts were assessed though two air quality impact assessments, for the Pre-Submission Local Plan **(CC014)** and the Additional Sites Document **(CC016)**. **CC014** concludes that the impact of the Local Plan in 2041 can be considered negligible for all pollutants (page 36 (PDF page 36)); **CC016** concludes similarly that the impact of the Local Plan, including the additional sites, is considered to be negligible (page 15 (PDF page 15)). Further analysis through the Habitats Regulations

Assessment (within the Pre-Submission Integrated Impact Assessment (SD008) also concluded that the Local Plan will have no adverse effects on European Sites considered vulnerable in terms of air quality (page 98, PDF page 1017). The Additional Sites IIA Addendum (SD009) confirms that the additional allocations do not change that conclusion (paragraph 3.29, page 9 (PDF page 127)).

Noise and light pollution

281. Noise and light pollution impacts have been assessed through the Habitats Regulations Assessment (within the Pre-Submission Integrated Impact Assessment **(SD008)**). Section 3.1 (page 16 (PDF page 936)) explains that in some matters a Local Plan can affect European sites through individual allocations or 'in combination' effects from cumulative impacts, known as effect pathways. Typical environmental changes including noise changes and introduction of light are included in Table 3-1. Appropriate assessments undertaken for these effect pathways demonstrate that the Local Plan will have no adverse effects on the integrity of any European sites (paragraph 9.2.2., page 97 (PDF page 1017)).

Education

282. The Council has worked in collaboration with Essex County Council (ECC), the lead authority for Education, to ensure sufficient education places (including Early Years and Childcare) arising from new development are provided over the Plan period. The education assessment **(INF007)** has been carried out in accordance with ECC's Developers' Guide to Infrastructure Contributions (Revised 2024) **(INF015)** and the education contributions included within these site policies under '*Site infrastructure requirements'*.

Health

283. The potential impact of the Local Plan on health provision is assessed through the Infrastructure Delivery Plan (IDP) **(INF012)** and updated in the Post Consultation Amendments to IDP in response to MIQs **(INF012-A)**. Section 12 of **INF012** (PDF pages 114-129) explores primary and secondary healthcare, specialist and supported housing, and ambulance services. Recommendations on the infrastructure required to support growth have been translated into the infrastructure delivery schedules at Appendix A (from PDF page 207 and as updated in **INF012-A**) and incorporated into the site policy requirements.

Recreation

284. The potential impact of the Local Plan on recreation is assessed through the Infrastructure Delivery Plan (IDP) **(INF012)**. Section 7 of **INF012** (PDF pages 62-79) explores green infrastructure, and indoor and outdoor sports facilities. Recommendations on the infrastructure required to support growth have been translated into the infrastructure delivery schedules at Appendix A (from PDF page 207 and as updated in INF012-A) and incorporated into the site policy requirements.

Utilities

285. The likely impact of the Local Plan on utilities including water supply, sewerage, provision of energy and broadband is assessed through the Infrastructure Delivery Plan (IDP) **(INF012)**. This evidence base report does not identify any utility capacity constraints that would hinder delivery of the proposed site allocation.

286. With regards to water supply, Essex and Suffolk Water recommends early engagement on planning applications so that phasing of development and connections can be agreed. This is set out in the statement of common ground **(SOCG041)** (page 6, PDF page 7)).

287. In relation to energy, **INF012** reports that all primary substations in Chelmsford have a capacity of more than 5%, indicating that there are no electricity capacity issues in the area (Section 10.3, PDF page 98). There is also no network constraints identified in relation to gas supply (Section 10.2, page 96). In addition, no constraints have been raised by National Grid or UK Power Networks to the site allocation.

288. With regards to broadband, **INF012** reports that new development should be capable of receiving gigabit speed and reliable 5G mobile and broadband connectivity. This is in line with Digital Essex superfast broadband programme and as required by Strategic Policy S9 – Infrastructure Requirements (SD001, page 86 (PDF page 86)). Overall, the evidence base indicates that there are no utility constraints that would prevent the site coming forward for development.

Q6y	**What mitigation measures would be needed to ensure a sustainable form of development, and are they clearly set out in the policy?**

CCC Response to Q6y

289. It is the Council's position that all the necessary development requirements and mitigation measures are clear and justified. The requirements are clearly set out in the main body of the policy, with supporting Reasoned Justification text to further expand on any further guidance on how these requirements should be met. These include:

Landscape impacts – design and layout site policy requirements which require the character, scale and layout to have regard and respond to the site's surrounding context.

Heritage impacts – historic and natural environment site policy requirements which require the setting of Ford End Primary School to be preserved.

Biodiversity impacts – historic and natural environment site policy requirements which require existing trees and hedgerows on the boundary of the site to be retained and enhanced, and ensuring a defensible landscape buffer on the site's boundaries.

Highways impacts – design and layout, movement and access and site infrastructure site policy requirements which require safe and convenient pedestrian and cycle connections, ensure access to the school in maintained and enhanced, development that maximises opportunities for active and sustainable travel, and appropriate speed reduction measures on the B1008.

290. Strategic Policy S16 **(page 83 of SD001)** seeks to ensure that the future delivery of development prioritises attractive, safe and convenient active and sustainable travel over private car reliance. New development will, through design, be required to maximise opportunities for walking and cycling having regard to the Chelmsford Local Cycling and Walking Infrastructure Plan **(T012**); promote ease of movement within sites; integrate public transport infrastructure to enhance movement between new sites, adjoining areas, and key destinations.

291. ECC, as the Highway Authority, seeks early pre-application discussion with developers and/or land promotors to agree the scope of any Transport Assessment (TA) or Transport Statement (TS) and for the applicant to understand the transportation requirements and strategy for the local area (**INF015, page 48**). Details on the thresholds for TAs and TSs are given in Appendix B of ECC's Development Management Policies February 2011 and any subsequent updates

292. The developer is currently engaged in pre-application advice with the Essex Highways regarding the scope of assessment for the development, in terms of capacity and safety impacts, as well as the assessing access to all other modes of sustainable travel. The developer will be expected to provide suitable improvements/upgrades, as is deemed necessary and proportionate, for active travel and public transport, including any highway works, if any specific capacity issues are identified as part of the review of a full Transport Assessment and Travel Plan submission.

293. Proposed improvements to public transport services and cycling and walking infrastructure will be secured through planning obligations and/or highway agreements having regard to the Transport Assessment and Travel Plan submitted in support of the planning application. Where appropriate, Section 106 agreements will secure financial contributions towards new or improved public transport services and active travel infrastructure (cycling and walking). Where works are required within the public highway, these may be delivered through Section 278 agreements, including but not limited to off-site highway improvements, capacity enhancement measures, junction improvements, and walking and cycling infrastructure, to the satisfaction of the Highway Authority.

294. The Local Plan should be read as a whole and along with the other policies in the Local Plan, the site requirements and mitigation measures will be effective in achieving sustainable development. The Local Plan is considered an appropriate strategy for meeting identified needs in a sustainable way.

Q6z	**What is the justification for the policy requirement to provide a new community/village hall on site? Do the policy and explanatory text clearly set out what is expected?**

CCC response to Q6z

295. As set out in response to Q6.4 for this site, the Plan, paragraph 2.107, sets out that *the existing village hall in Ford End is a valuable asset, as identified in the Council's Indoor Sports Needs Assessment* ((**BG003-C**) December 2024, page 122). *The site provides the opportunity to consider the replacement of the existing village hall. The precise specification for which will be considered as part of the site planning brief process.*

296. The Council note that there is inconsistency with the policy requirement for a new community/ village hall as an on-site requirement and the explanation in paragraph 2.107 '*to consider the replacement of the existing village hall.'*

297. Consequently, the Council proposes the following modifications to the policy and reasoned justification for Growth Site Policy, 14b. The updated Statement of Common Ground (**SOCG028A**) between Dandara and the Council incorporated this proposed modification.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
New		39	Growth Site 14b	Amend 3rd bullet point Supporting on-site development • <u>Support the provision a village hall.</u>	To ensure the policy requirements are consistent and justified.
New		39	Growth Site 14b, paragraph 2.107	Amend 3rd sentence: The site provides the opportunity to consider the <u>enhancement or</u> replacement of the	To ensure the policy requirements are consistent and justified

				existing village hall or, alternatively, to enable the provision of a new facility. The precise specification will be considered as part of the site planning brief process.	

Location 15 – Strategic Growth Site Policy 15 – Little Boyton Hall Farm Employment Area	
Q6.3	**What is the current planning status of the site (e.g. masterplans, permissions, completions)? Have there been any changes since the Plan was submitted for examination and if so, are any modifications needed?**

CCC Response to Q6.3

298. This location comprises one site. The current planning status for this site is set out below:

Site	**Relevant Masterplan**	**Relevant Planning Application/s**	**Employment numbers**	**Completions on site to date**
SGS15	None	None	6,000sqm	0

299. There have been no changes to the site's planning status since the Plan was Submitted for Examination.

Q6.4	**For the housing sites, what is the basis for the proposed capacity?**

CCC Response to Q6.4

300. No housing proposed on this site so question not applicable.

Q6.5	**For the sites which include non-residential uses, what is the basis for the scale and type/mix of employment and other uses proposed? Is it justified?**

CCC Response to Q6.5

301. CJH Farming Ltd made representation to the Pre-Submission Local Plan **(SD001)**. The representation references are PS25-287 and PS25-288. The representations broadly support the site policy.

302. Strategic Growth Site 15 **(SD001, page 196, pdf page 196**) has been allocated for around 6,000sqm of net new Use Class B2 and B8 floorspace along with other appropriate ancillary employment generating uses. This scale and type/mix is justified

by the important contribution the site will make towards meeting employment requirements over the plan period and the Plan evidence base.

303. The site allocation will expand an existing well-established employment area and make an important contribution to meeting the need for 173,146 sqm of new employment floorspace over the plan period as set out in Strategic Policy S6 Housing and Employment Requirements (**SD002, page 60, pdf page 60)** and Strategic Policy S7 The Spatial Strategy **(SD002, page 64, pdf page 64)**.

304. The proposed scale and type/mix of employment will meet employment floorspace needs identified in the Employment Land Review Focused Review 2024 **(ECON003, paragraphs 3.11-3.19, pages 18-19, pdf pages 20-21)**. The mix of B2 and B8 uses will provide flexibility to respond to future market conditions over the plan period in line with Strategic Policy S8 **(SD001, page 81, pdf page 81)**.

Q6.6	**Are the development requirements clear, and are any further safeguards or mitigation measures necessary to achieve an acceptable form of development?**

CCC Response to Q6.6

305. It is the Council's position that the development requirements for this site are clear and consistent with the approach across the Plan. The requirements for this site are clearly set out in the main body of the policy, with supporting Reasoned Justification text to further expand on any further guidance on how these requirements should be met.

306. The Plan should be read as a whole and other policies assist in the detail of how some of these development requirements should be considered. For example, all site policies note that the infrastructure required within the site policy is in addition to the relevant requirements of Strategic Policy S9 **(SD001, page 88, pdf page 88**), and that financial contributions will be sought in accordance with Strategic Policy S10 (**SD001, page 93, pdf page 93)**.

307. The Council considers that Strategic Growth Site Policy 15 is sound.

308. There are no further safeguards or mitigation measures necessary to achieve an acceptable form of development on this site.

Q6.7	**What is the expected timescale and rate of development for the housing sites and is this realistic?**

CCC Response to Q6.7

309. No housing proposed on this site so question not applicable.

Q6.8	**Are any modifications to the site policy needed for soundness?**

CCC Response to Q6.8

310. There are no modifications required to the site policy for soundness.

EVIDENCE BASE LIST FOR MATTER 6	
SD001	Pre-Submission (Regulation 19) Local Plan Consultation Document
SD002	Focused Additional Sites (Regulation 19) Document
SD005	Schedule of Proposed Modifications (June 2026)
SD008	Pre-Submission Integrated Impact Assessment (January 2016)
SD009	Integrated Impact Assessment (IIA): Focused Consultation Additional Sites (Regulation 19) Addendum, November 2025
ECON001	Retail Capacity Study Update
ECON002	Chelmsford City Council Employment Land Review 2023
ECON003	Chelmsford Employment Land Review Focused Update December 2024
LDS011	Five Year Housing Land Supply Methodology (April 2026)
LDS012	Five Year Housing Site Schedule (April 2026)
INF007	Additional Sites - Chelmsford City Council Housing Scenario Test - Early Years and Childcare (September 2025)
INF008	Additional Sites - Chelmsford City Council Housing Scenario Test - Primary and Secondary Education (September 2025)
INF012	Chelmsford City Council Infrastructure Delivery Plan
INF012-A	Post Consultation Amendments to IDP in response to MIQs
INF015	The Essex County Council's developers guide to infrastructure contributions
CC01	Council Response To Inspectors' Letter 10 September 2026
CC003	Water Cycle Study Stage 2 Detailed Study 2024
CC014	Air Quality Impact Assessment December 2024
CC016	Review of the Air Quality Impact Assessment following proposed changes to the Local Plan, September 2025
CC017	Chelmsford Council Water Cycle Detailed Water Cycle Study Addendum September 2025
CC019	Additional Sites Sequential and Exception Test October 2025
PL002	Parish Audit Update 2024
PL004-A	Landscape Sensitivity & Capacity Assessment (Adopted Local Plan Sites) 2017
PL004-E	Landscape Sensitivity Capacity Study February 2024
PL006	Heritage Assessment for Rural Sites 2024
PL013	Additional Sites Landscape Sensitivity and Capacity Study October 2025
PL014	Heritage Assessments Technical Note Additional Sites, October 2025
PL016	Essex Parking Guidance 2024 Part 1
PL018	Additional Sites Housing Site Studies October 2025
PL044	Great Leighs Masterplan
PL045	Broomfield Masterplan
T006-A	Transport Impact Appraisal of Local Plan Review Pre-Submission

T007	Additional Sites (Regulation 19) Highways Impact Junction Modelling Appraisal, October 2025
T012	Chelmsford Local Cycling and Walking Infrastructure Plan September 2024
SOCG018	Statement of Common Ground with the Environment Agency March 2026
SOCG019	Statement of Common Ground with Anglian Water March 2026
SOCG028-A	Statement of Common Ground with Dandara (GS14b) Update October 2026
SOCG033-A	Statement of Common Ground with National Highways – Update October 2026
SOCG041	Statement of Common Ground with Essex & Suffolk Water April 2026
SOCG036	Statement of Common Ground with the Ministry of Defence April 2026
SOCG045	Statement of Common Ground with Urban and Provincial April 2026
SOCG051	Statement of Common Ground with Chelmsford Garden Community Consortium October 2026
AH003	Chelmsford Gypsy and Traveller Accommodation Assessment (GTAA) 2024
PostS002	05.08.26 ECC Cabinet 31 July 2026 - Beaulieu Access Package (Agenda and Minutes).pdf
PostS003	Chelmsford Garden Community Infrastructure Delivery Plan December 2025
BG003-C	Indoor Sports Assessment and Strategy Needs Assessment (December 2025)
OSP018	Boreham Neighbourhood Plan
LDS005	Chelmsford Garden Community Completions (April 2025)
LDS010	Chelmsford Garden Community Completions (April 2026)
LDS011	Five Year Housing Land Supply Methodology (April 2026)
LDS012	Five Year Housing Site Schedule April 2026
LDS013	Five-Year Land Supply Position Statement April 2026
PL046-A	CGC Chelmsford Garden Community – Draft Planning Framework Agreement
PL046-B	Chelmsford Policy Board Report – December 2022
PL046-C	CGC Planning Committee Report Item 6 22-01950-OUT
PL046-D	CGC Planning Committee Report Item 7 25-01751-OUT
PL046-E	CGC Zone 1 Outline Planning Committee Report 06.10.26
PL046-F	CGC Zone 1 Full Planning Committee Report 06.10.26
PL046-G	CGC Zone 3 Outline Planning Committee Report 06.10.26
PL046-H	CGC Zone 3 Full Planning Committee Report 06.10.26
PL046-I	CGC Zone 2 Planning Committee Report 30.6.26
PL046-J	CGC Zone 1 Planning Committee Report 15.12.25
PL046-K	CGC Zone 3 Planning Committee Report 15.12.25

PL046-L	Chelmsford Garden Community Development Framework Document



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