

19 March 2026 at 7pm

Council Chamber, Civic Centre, Chelmsford

Membership

Councillor C Adutwim (Chair)

and Councillors

H. Ayres, P. Davey, I. Fuller, J. Jeapes, S. Manley, B. Massey, M. O'Brien, A. Sosin, A. Thorpe-Apps, R. Whitehead, S. Young and one vacancy

Local people are welcome to attend this meeting remotely, where your elected Councillors take decisions affecting YOU and your City.

There is also an opportunity to ask your Councillors questions or make a statement. These have to be submitted in advance and details are on the agenda page. If you would like to find out more, please email committees@chelmsford.gov.uk or telephone (01245) 606480

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CHELMSFORD POLICY BOARD

19 March 2026

AGENDA

1. Apologies for Absence

2. Declarations of Interest

All Members are reminded that they must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are also obliged to notify the Monitoring Officer within 28 days of the meeting.

3. Minutes

Minutes of meeting on 15 January 2026

4. Public Questions

Any member of the public may ask a question or make a statement at this point in the meeting. Each person has two minutes and a maximum of 20 minutes is allotted to public questions/statements, which must be about matters for which the Board is responsible. The Chair may disallow a question if it is offensive, substantially the same as another question or requires disclosure of exempt or confidential information. If the question cannot be answered at the meeting a written response will be provided after the meeting.

Any member of the public who wishes to submit a question or statement to this meeting should email it to committees@chelmsford.gov.uk 24 hours before the start time of the meeting. All valid questions and statements will be published with the agenda on the website at least six hours before the start time and will be responded to at the meeting. Those who have submitted a valid question or statement will be entitled to put it in person at the meeting.

5. Chelmsford Local Plan – Additional Sites (Regulation 19) Consultation Feedback

6. Work Programme

7. Urgent Business

To consider any other matter which, in the opinion of the Chair, should be considered by reason of special circumstances (to be specified) as a matter of urgency.

MINUTES
of the
CHELMSFORD POLICY BOARD
held on 15 January 2026 at 7pm

Present:

Councillor C. Adutwim (Chair)

Councillors H. Ayres, P. Davey, I. Fuller, J. Jeapes, S. Manley, S. Scott, A. Sosin, A. Thorpe-Apps and S. Young

1. Apologies for Absence

Apologies for absence were received from Cllrs O'Brien and Whitehead. Cllr Scott substituted for Cllr Whitehead.

2. Declarations of Interest

Members were reminded that they must disclose any interests they knew they had in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they became aware of the interest. If the interest was a Disclosable Pecuniary Interest they were also obliged to notify the Monitoring Officer within 28 days of the meeting. Any declarations are recorded in the relevant minute below.

3. Minutes

The minutes of the meeting on 6th November 2025 were confirmed as a correct record.

4. Public Questions

No public questions had been submitted for the meeting.

5. Norwich to Tilbury pylon proposal – Development Consent Order Draft Local Impact Report

The Board were asked to consider a report which outlined the Council's Draft Local Impact Report following the acceptance of the Norwich to Tilbury Project Development Consent Order by the Planning Inspectorate. The report also sought the necessary Officer delegations for the Council's future involvement in the forthcoming Independent Examination. The Board were informed that the principle of the development and the acceptability of the onshore route comprised the key Local Issue for Chelmsford City Council, with detailed comments set out in the Local Impact Report. It was noted that the Council had held this position throughout the planning process for the DCO. The Board heard that the Council's objection was based on grounds including, a preference for an offshore route, visual harm to landscape, heritage, ecology and residential amenity. The Board were informed that the project would have a very clear detrimental impact across Chelmsford and that the Council were extremely disappointed at the lack of appropriate mitigation and compensation proposed by National Grid. The Board were informed that officers would continue on behalf of CCC to productively and constructively

engage to secure the best possible outcomes, mitigations and compensations if the DCO was granted.

In response to questions from the Board, officers noted that;

- The Government had announced a separate package of compensation for those living within proximity of the pylons, leading to a modest discount against energy bills, but nothing had been proposed by National Grid. Officers were seeking to negotiate compensation, via tree planting and bio-diversity net gains and would flag any other compensation avenues to residents where available.
- The proximity of the route to Sturgeons Farm in Writtle, could be highlighted further in the LIR to see if there was any flexibility on that element of the route.
- Officers acknowledged that the proposed compensations were very low and would note this in the LIR, but as a Planning Authority it was not an area they could be directly involved in, Board members were reminded that they can submit directly to the Inspectorate themselves though.
- They would look to highlight certain areas of concern more in the LIR and Board members were reminded that the final submission of the LIR was by 26th February, with proposed delegations to the Director of Sustainable Communities and Cabinet Member for a Greener Chelmsford to finalise the document and that any specific locations should be brought to officers attention before the end of January.
- Officers would continue to make further representations during the hearing process and would continue to raise concerns about compensation and other already flagged issues.
- The position of National Grid was that an off shore solution was simply too expensive.

The Board thanked officers for their continued hard work and for the detailed and comprehensive draft Local Impact Report.

RESOLVED that;

1. The draft Local Impact Report be finalised by the Director of Sustainable Communities in consultation with the Cabinet Member for a Greener Chelmsford, to enable its submission to the Planning Inspectorate by the submission deadline of 26th February and;
2. The Director of Sustainable Communities and their appointed officers, be authorised to engage within and respond on behalf of Chelmsford City Council on all matters relating to the Examination and subsequently thereafter.

(7.02pm to 7.33pm)

6. Local Lettings Plans

The Board were asked to consider a report which set out a proposed process for the use of Local Lettings Plans. The Board heard that it would be beneficial to establish a legally compliant and consistent process, that would enable the Council to make best use of existing and new housing stock, whilst still meeting its legal duties to households in housing need. The Board were asked to consider the proposal and recommend it to Cabinet.

The Board were informed that a Local Lettings Plan would allow the Council to respond flexibly to very local and temporary issues such as anti-social behaviour, management of tenants during regeneration and the maximisation of housing stock. It was noted that due to them allowing allocation outside of the Council's Allocations Policy, they would need to be restricted

to a particular locality based on either the needs of that particular area or the need for a particular type of property that is unique to, or rarely available outside of a particular location. The Board noted that it was difficult to predict where or when a plan might be required, but that it was important for the Council to have a legally compliant process that would not unreasonably disadvantage Housing Register applications. It was noted that the proposed process achieved the optimum balance between oversight and expediency.

In response to questions from the Board, officers noted that;

- A plan would allow the Council to have greater flexibility when deciding allocations with registered providers and could lead to chain lettings, by freeing up larger properties that were more in demand.
- The exceptional circumstances would be based off priority needs, and would be property based rather than person based.
- A housing provider may inform the Council of anti-social behaviour issues, or the Council might already be aware and a Local Lettings Plan could be used to tackle that issue, by perhaps saying one bed properties had to go to couples, rather than single people. A policy could be prepared for every situation, but once resolved the plan would be stopped and they would remain dynamic and time limited where used.
- The Council's Allocations Policy already prioritised Local Residents and this would not change.

RESOLVED that;

1. The process be agreed.
2. The proposed document for creating Local Lettings Plans be recommended to Cabinet, as this would allow the Council to make best use of existing and new housing stock whilst still meeting its legal duties to households in housing need.

(7.34pm to 7.48pm)

7. Chelmsford Local Plan – Draft Planning Obligations Supplementary Planning Document

The Board were asked to consider a report presenting the feedback on the consultation on the Draft Planning Obligations Supplementary Planning Document (SPD) and to consider approving the proposed changes. The Board heard that the SPD sets out the scope and scale of planning obligations applicable to different scales and types of development, and included changes to reflect the Regulation 19 Pre-Submission Local Plan, changes in national policy and updates to evidence base documents. The Board heard that the consultation had taken place alongside the Pre-Submission (Regulation 19) Local Plan consultation between 4 February 2025 and 18th March 2025. The Board also heard that the appendices set out the external and internal representations received and the subsequent proposed changes to the Draft Planning Obligations SPD and that proposed modifications had been reviewed and agreed with service leads.

The Board heard that in November 2025, the Government had published a Plan-making regulations explainer to enable local planning authorities to see the direction of travel for the new plan making system. This guidance notes that the final adoption date for new SPDs is the 30 June 2026, however, it is not clear if this deadline applies to plans and documents being submitted under transitional arrangements. A number of other Councils have already raised queries with this timing and further clarification is being sought on this from Ministry of Housing, Communities and Local Government (MHCLG) as formally adopting an SPD that provides implementation guidance on yet to be examined planning policies does appear to be an oversight. Officers informed the Board that a clarification had not been provided by

Government, but that the recommendations had been designed to allow flexibility and meet either date if required.

In response to questions from the Board, officers noted that;

- The SPD was a very useful document for the Planning Inspector to see how the Council would implement policy as part of the Local Plan evidence base, hence why it was normally adopted at the same time as the Local Plan.
- Community Infrastructure Levy was in addition to Section 106 contributions and was only for residential and retail properties. Other types of development were still liable for S106 such as warehouses. Officers also stated that they would want certainty from Government on their future plans for CIL before any changes could be sought, but that they would continue to look to maximise S106 and CIL contributions where possible.

RESOLVED that;

1. The proposed changes to the Draft Planning Obligations SPD be approved.
2. The Director of Sustainable Communities in consultation with the Cabinet Member for a Greener Chelmsford, be delegated authority to make any necessary amendments and updates to the Draft Planning Obligations SPD before publication.
3. The Director of Sustainable Communities in consultation with the Cabinet Member for a Greener Chelmsford, be delegated authority to publish the modified Planning Obligations SPD as a new Evidence Base document supporting the review of the Local Plan.
4. The modified Planning Obligations SPD be recommended to Cabinet for adoption either before 30th June 2026 or after adoption of the new Local Plan, subject to clarification from the Ministry of Housing, Communities and Local Government.

(7.49pm to 8.06pm)

8. Work Programme

The Board considered a report updating them on their future work programme. The Board noted that the SHEELA reports would no longer be presented to the Board for noting, as they formed part of the evidence base, and would be circulated to Board members instead.

RESOLVED that the work programme be noted.

(8.07pm to 8.08pm)

9. Urgent Business

There were no items of urgent business.

The meeting closed at 8.08pm

Chair



Chelmsford Policy Board

19 March 2026

Chelmsford Local Plan – Additional Sites (Regulation 19) Consultation Feedback

Report by:

Director of Sustainable Communities

Officer Contacts:

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Purpose

The purpose of this report is to provide feedback on the main issues raised in the consultation responses to the Focused Consultation Additional Sites (Regulation 19) Document and its accompanying Integrated Impact Assessment. The report also provides an update on the A12 Junction 19 improvements and work on the submission of the plan for Independent Examination.

Recommendations

1. That the Board notes the outcomes of the Focused Consultation Additional Sites (Regulation 19) consultation and approves the feedback reports at Appendices 1 and 2 for publication.
2. To give delegated authority to the Director of Sustainable Communities in consultation with the Cabinet Member for a Greener Chelmsford to (i) make any necessary minor amendments to the Focused Consultation Additional Sites (Regulation 19) Feedback Report Document and the Additional Sites Integrated Impact Assessment Feedback Report and (ii) prepare all necessary documentation to support the submission of the plan for Independent Examination.

1. Introduction

- 1.1. The review of the adopted Chelmsford Local Plan commenced in Winter 2021 and following consultations in 2022 and 2024, the Pre-Submission (Regulation 19) version was published for consultation in Spring 2025.
- 1.2. Changes to the Pre-Submission Plan were considered necessary in light of several factors outside the Council's control that have affected future housebuilding, meaning that there were not enough allocated housing sites to meet our needs, particularly for the first five years after adoption of the new Plan. Additional sites were identified to add to the proposed allocations in the Pre-Submission Plan, requiring a further focused stage of consultation. This consultation took place over seven weeks between 20 November 2025 and 8 January 2026.
- 1.3. This report sets out further details of the:
 - Focused Consultation Additional Sites (Regulation 19) Document (shortened to Additional Sites Document for this report)
 - The accompanying Integrated Impact Assessment Addendum (IIA)
 - The consultation process which covered both documents
 - A summary of the main issues raised in the responses.
- 1.4. Full details of the responses to the consultation are contained within the Feedback Reports given at Appendices 1 and 2.

2. About the Focused Consultation Additional Sites and Integrated Impact Assessment Consultation

- 2.1 Consultation on the Pre-Submission (Regulation 19) Local Plan in Spring 2025 was expected to be the third and final public consultation on the draft Local Plan before submission for examination in 2025. However, following the conclusion of this consultation, several significant events outside the City Council's control took place:
 - A12 cancelled: in July 2025 the Government cancelled the A12 (Chelmsford to A120) Widening Scheme, which supported significant house building in Chelmsford and neighbouring districts
 - Key sites delayed: three strategic sites in the Pre-Submission (Regulation 19) Local Plan, which were expected to contribute to housing delivery in the next five years, either stalled or were significantly delayed
 - Other developers slowing down: the reassessment and re-profiling of the Council's housing land supply (August 2025) showed that other development sites will not be built as quickly as originally envisaged in the next five years
 - The Government's new housing target currently must be met in full: the adopted Local Plan became more than five years old on 27 May 2025, so the housing need figure is out of date. The City Council now has to use the full Government housing target in the next five years, which means for decision making on current planning applications before the submission of the review of the Local Plan, the Council does not currently have 5 years of deliverable housing supply.
- 2.2 In response to this, the Council identified additional housing site allocations to improve the 5 Year Housing Land Supply (5YHLS) position to ensure that it can be found "sound" at examination. These cover 11 new housing sites and three expanded housing sites. The Additional Sites Document also identifies the expansion of an existing allocated employment site to support the increased housing requirement and

boost employment floorspace supply.

- 2.3 The process of selecting the additional sites for new homes and employment land involved a number of stages including:
- Assessing sites promoted for development in the Council’s Strategic Housing and Employment Land Availability Assessment (SHELAA)
 - Identifying sites in the top three-tiers of the Settlement Hierarchy (Chelmsford, South Woodham Ferrers, and Key Service Settlements and Service Settlements) and outside the Green Belt and Green Wedge in accordance with the Pre-Submission (Regulation 19) Local Plan Spatial Strategy (Policy S7)
 - Considering the findings of the additional sites sustainability appraisal work (through the Integrated Impact Assessment)
 - Undertaking additional housing site studies which consider a range of matters including access, topography, neighbouring land uses and other physical constraints
 - Commissioning technical evidence base testing for the additional/expanded sites including in relation to education, flood risk, wastewater, archaeology, heritage, and landscape sensitivity and capacity to inform the suitability of sites and areas for mitigation where relevant.
- 2.4 The Additional Sites Document also has regard to national planning policy and guidance, and discussions with service providers and stakeholders. Key criteria for selecting these sites were that they must be deliverable in full or part within five years and should be able to be served by existing or improved local facilities such as schools.
- 2.5 The Additional Sites Document focuses specifically on additional site allocations, key consequential plan changes arising from the inclusion of the additional sites, the additional sites development trajectories, and the evidence supporting them.
- 2.6 In line with national planning legislation, the Additional Sites Document consultation followed a formal approach where respondents were required to frame their representation as to whether the plan is:
- Prepared in accordance with the Duty to Co-operate
 - Legally and procedurally compliant, and
 - Sound – positively prepared, justified, effective, consistent with national policy.
- 2.7 The consultation was based on the model representation form for local plan consultations at this stage produced by the Planning Inspectorate.
- 2.8 A comprehensive seven-week programme of consultation took place from 20 November 2025 to 8 January 2026. This followed (and exceeded) the requirements set out in legislation¹, and the commitments in the Council’s Adopted Statement of Community Involvement (November 2025)².
- 2.9 The consultation was promoted through a range of activities including the following:

¹ Town and Country Planning (Local Planning) (England) Regulations 2012
<https://www.legislation.gov.uk/ukxi/2012/767/contents>

² Statement of Community Involvement <https://www.chelmsford.gov.uk/media/cpqfhwpxwp/statement-of-community-involvement.pdf>

- over 10,100 notification letters/emails to registered consultees
- 5 Social Media posts/stories/feeds/adverts gaining 109,000 views
- 5,270 visits to the Local Plan web page
- e-shot digital campaigns each sent to nearly 15,000 subscribers
- City Life articles with 710 views
- 1 magazine advert with 6,500 circulation
- information packs for Chelmsford's 29 Parish/Town Councils
- 80 site notices across 11 new and four expanded sites
- 3 staffed exhibitions with 30 attendees
- 15 days of unstaffed exhibitions
- pop-up displays
- 138 posters circulated
- 27 digital screens at CCC venues
- digital screens at bus stops
- staff e-mail banner and website banner
- a bespoke Local Plan video, attracting 1,200 views since its launch in 2024.

2.10 As the final stage of the Local Plan preparation, the duly made representations to the Additional Sites Document (covered in this report) and the Pre-Submission Plan (reported to the Board in June 2025) will be passed to the Inspector appointed by the Secretary of State to examine the Local Plan for them to consider as part of the Examination.

3. Summary of the responses to the Focused Consultation Additional Sites Document

3.1. A total of 1,082 duly made responses were received to the Additional Sites Document Local from 780 respondents, including one petition signed by 178 individuals. 29 of the comments received were assessed to be partly 'inadmissible' due to their content and have had the inadmissible text redacted before being published. However, for completeness, the full 'unredacted' comments have been provided to members of the Chelmsford Policy Board.

3.2. The respondents to the consultation are from a wide variety of groups and individuals including residents, developers, landowners and their agents, businesses and statutory bodies such as other local authorities and Parish/Town Councils. All respondents have received an acknowledgement for their comments and have been notified of this Board meeting. In the case of the petition the petition organiser has been notified. All the comments received can be viewed on the Council's [planning policy consultation portal](#).

3.3. As part of the consultation a further opportunity was given to submit sites to the Strategic Housing and Employment Land Availability Assessment (SHELAA). An additional six sites and amendments to six existing sites were submitted. These are being assessed in an updated SHELAA which will be published ahead of Submission of the Local Plan for Examination.

3.4. Section 2 of the Additional Sites (Regulation 19) Consultation Feedback Report in Appendix 1 provides a summary of representations received. Section 3 outlines the key main issues raised and changes requested in order of the Additional Sites Document. Comments from public sector bodies, infrastructure or service providers and developers/landowners are specified in brackets at the end of relevant bullet points with their comment IDs. This is because it is useful to understand the nature of respondents, particularly where a stakeholder has a legal duty or responsibility over a

matter that they are making comments about. We have not specified who has made comments from members of the public as to do so would result in a very long report, so bullet points from the public do not have brackets.

- 3.5. It should be noted that in some cases, members of the public raised similar points to stakeholders. To avoid duplication, these comments have not been repeated in public comments. However, this does not affect the Council's or future Planning Inspector's consideration of the consultation responses, as required by the relevant Regulations, and the Inspector will see all the comments made. The report focuses on the main issues received rather than the number of representations to any individual section of the document.
- 3.6. It is stressed that the feedback report does not seek to report on every individual point raised nor does it analyse or provide a Council response to the comments received but it does summarise the main issues within the consultation responses. Officers will be assessing all the information received and will provide a high-level response to the main issues raised in the Regulation 22 Consultation Statement discussed in paragraph 6.3 to accompany the submission of the Local Plan.
- 3.7. An overview of the key main issues raised in responses to the Additional Sites Document is provided below:
 - A good level of feedback was received, ranging from general comments to observations on detailed policy wording
 - Most Government agencies or national bodies support the plan outright or offer qualified support subject to some minor proposed amendments to some sites
 - Parish Councils mainly oppose, with many suggesting changes including the deletion of site allocations
 - Most public comments were objecting to one or more of the additional sites, though there was limited support
 - Mix of support and opposition to the proposed changes to the development requirements (Policy S6) and the Spatial Strategy (Policy S7)
 - Concerns that the Spatial Strategy (Policy S7) is too reliant on larger strategic sites particularly the Garden Communities, has an insufficient supply buffer, doesn't meet the housing needs in the Standard Method, and is too reliant on windfall sites
 - Concern there is not enough employment sites to align with the housing growth proposed
 - Concerns there are not enough small site housing allocations which does not accord with national policy requirements
 - Calls from developers for Green Belt, Grey Belt and Green Wedge reviews to identify sustainable development opportunities in these areas
 - Concern over the build out rate and delivery periods for sites from the development industry
 - Some in the development industry call for an immediate/earlier review of the plan to meet housing needs in full as soon as possible
 - Some detailed wording changes requested to site policies from minor changes to the deletion of policy requirements
 - Broad support from the promoters of allocated sites with some requests for higher capacities, larger site areas, and policy requirement changes
 - Some further alternative site allocations promoted by landowners/developers at a range of site sizes and locations
 - High level of objections to some site locations in particular Land west of Patching Hall Lane (SGS19) which received a petition against it, Land west of Barbrook Way in Bicknacre (SGS11c) and the three sites in East Hanningfield (SGS17c, SGS17d,

GS17e, for multiple reasons including traffic, infrastructure, landscape and flood risk impacts and calls for their removal

- Concerns from Broomfield and Boreham Parish Councils and the public that some site allocations do not reflect 'made' or progressing Neighbourhood Plans
- Criticism from some Parish Councils and the public regarding the consultation including a lack of adequate engagement, inaccessible information and that the process for making comments was too complicated.

4. Summary of responses to the Focused Consultation Additional Sites Integrated Impact Assessment

- 4.1. An Integrated Impact Assessment (IIA) has been developed alongside each stage of the Local Plan review document. The IIA covers the supporting Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA), with the addition of a Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA).
- 4.2. To accompany the Additional Sites Document the IIA was prepared for consultation to cover an appraisal of approaches to incorporating new and expanded sites, the sites themselves, and the key consequential plan changes arising as a conclusion from including the additional sites.
- 4.3. A total of 47 duly made responses were received to the IIA consultation from 41 respondents. These have been analysed separately to the Additional Sites Document representations by independent consultants, and the IIA Feedback Report is attached at Appendix 2. All the comments received can be viewed in full on the Council's [planning policy consultation portal](#).
- 4.4. There was general support for the IIA and its analysis across the responses. Of the three statutory environmental bodies, the Environment Agency and Historic England made no specific comments to the IIA. Natural England responded with support for the IIA's conclusions subject to agreement of clarifications to policy wording relating to mitigation measures.
- 4.5. Other specific main issues raised by consultees including developers, Essex County Council and parish councils, and the public are summarised below:
 - Support for opportunities to expand and enhance green infrastructure networks through masterplanning and site design
 - Objections to specific proposed additional site allocations in respect of key sustainability criteria and site-related constraints
 - Suggested lack of justification for discounting alternative spatial options, higher growth scenarios, or sites which perform as well as or better as the proposed sites in sustainability terms
 - Questioning of the scoring by the IIA for specific indicators and how mitigation measures will be applied
 - View that the proposed pattern of development will harm sustainability
 - Suggestion of inadequate testing of site constraints
 - Suggestion that cumulative effects associated with recreational pressure on European sites need to be considered
 - Concern that a lack of a comprehensive Green Belt review or protection of the Green Wedge undermines the IIA
 - No specific comments were made on either the HIA or the EqIA.

- 4.6. Comments received to the IIA Addendum and those made to the Pre-Submission IIA will be passed to the Inspector appointed by the Secretary of State to examine the Local Plan for them to consider as part of the Examination.

5. Junction 19 Improvements

- 5.1. As part of consideration of planning applications on site allocations in the Adopted Local Plan more detailed modelling has been undertaken on behalf of the developer consortium promoting North East Chelmsford Garden Community to identify their impact on Junction 19 and provide necessary mitigation measures to accommodate their growth. As a result of this, a scheme for the first phase of improvements to Junction 19 has been approved in principle by National Highways and Essex County Council (ECC) at CCC Planning Committee on 15th December 2025 as part of the resolution to grant outline planning permission to bring forward a coordinated package of improvements at Junction 19 and the nearby Beaulieu Park Station Access roundabout on the A131.
- 5.2. The proposed funding package includes contributions from the North East Chelmsford Garden Community developer consortium, ECC, National Highways and Homes England. 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 in principle, subject to contractual conformations, contributing £12m to deliver the Junction 19/ Beaulieu Park Station Access roundabout scheme. Good progress is being made on securing the remainder of the National Highways and ECC funding, and confirmation of the complete funding package is expected in Spring/Summer 2026 with works to commence the following year.
- 5.3. In addition to the above further detailed traffic modelling is being undertaken to establish whether additional growth proposed through the Local Plan would necessitate further mitigation at Junction 19 over and above what is already being progressed in association with the North East Chelmsford Garden Community. As part of this the promoters of Strategic Growth Site 16a - East Chelmsford Garden Community (Hammonds Farm), with ECC, CCC and National Highways input and agreement, have commenced detailed traffic modelling to identify the transport impacts arising from the development and to determine the appropriate further mitigation required at Junctions 19, 18 and 17 of the A12.
- 5.4. In parallel, ECC and CCC continue to lobby for the funding and delivery of the Paynes Lane Walking, Cycling and Horse Riders Bridge (which was part of the former Development Consent Order (DCO) package of improvements) as a separate project and are seeking that the developers at Strategic Growth Site 16a give this potential mitigation due consideration as part of their assessment. National Highways has also undertaken a worst-case sensitivity test to assess the maximum potential impact of traffic growth arising from the Local Plan growth on the A12 and its junctions.
- 5.5. As part of the DCO cancellation announcement, the Minister of State for Transport stated that smaller scale interventions on the A12 could still be considered where they are capable of unlocking growth. Discussions are ongoing between National Highways and Government to explore opportunities to access funding and to consider options for a phased approach to delivering improvements on the A12, including at Junction 19 Boreham Interchange, in support of the proposed Local Plan growth. It is also considered that continuing with the review of the Local Plan and its associated growth, strengthens the case for Government to prioritise Junction 19 as part of the smaller scale intervention programme referenced by the Secretary of State in Parliament, by demonstrating a clear and deliverable growth proposition. ECC, CCC and National

Highways continue to work collaboratively to lobby for further funding to secure any additional improvements that may be required.

- 5.6. The Council continue to engage with National Highways and Essex Highways to find an acceptable solution and a Statement of Common Ground in being prepared between the three parties, which is expected to be completed ahead of submission of the Local Plan.
- 5.7. The further detailed mitigation modelling demonstrating what improvements are required to support Local Plan growth is also expected to be completed ahead of submission of the Local Plan.
- 5.8. Officers are confident that outstanding matters will be resolved, and National Highways and Essex Highways will agree that the Local Plan growth does not have a severe impact on the strategic highway network.

6. Local Plan Submission (next steps)

- 6.1. The next stage in the preparation of the review of the Local Plan is submission to the Secretary of State who will appoint an Inspector to carry out an Independent Examination. Submission is expected to take place in early June 2026 following agreements from this Board, Cabinet and Full Council in May and early June 2026.
- 6.2. A number of documents will be submitted alongside the Pre-Submission Local Plan, Additional Sites Document, and accompanying IIA documents. These are being prepared and include:
 - Updated Legal Compliance Checklist
 - Updated Soundness Self-Assessment Checklist
 - Statement of Co-operation
 - Schedules of representations made to the Pre-Submission Plan, Additional Sites Document and accompanying IIA reports
 - Regulation 22 Statement of Consultation
 - Updated Local Plan Topic Papers
 - New/updated Statements of Common Ground, and
 - Schedule of Proposed Modifications.
- 6.3. The Regulation 22 Statement of Consultation will cover all stages of consultation on the Local Plan review, and include information on who we consulted, the consultation methods used, summaries of comments received, and a summary of how the main issues raised in the comments received have been taken into account, including any modifications made or proposed as a result.
- 6.4. The Schedule of Proposed Modifications will be prepared setting out non-material changes that the Council would like to make to the Pre-Submission Plan and Additional Sites Document. These are intended to address any clarity and consistency matters, and issues agreed through new/updated Statements of Common Ground.
- 6.5. The Council have appointed a Programme Officer to provide administrative support to the Inspector and to help ensure the efficient running of the Independent Examination. The council will also agree a Service Level Agreement (SLA) with the Planning Inspectorate ahead of submission. It is anticipated that the examination hearings sessions could start in Autumn 2026 subject to confirmation from the Planning Inspectorate, and that plan adoption could be in early Spring 2027.

7. Conclusion

- 7.1. The Additional Sites (Regulation 19) consultation was the fourth and final public consultation on the review of the adopted Chelmsford Local Plan. It was supported by a strong consultation strategy and attracted a good level of response from a wide variety of individuals and organisations.
- 7.2. Officers are working towards submission of the Local Plan, which will include the Pre-Submission (Regulation 19) Local Plan and the Additional Sites (Regulation 19) Document, in June 2026 and has coordinated with Committee Services to ensure that committee meetings are in place to achieve this. As part of the submission requirements, all the duly made comments to both Regulation 19 consultations will be sent to the Secretary of State who will appoint an Inspector to carry out the Independent Examination.
- 7.3. Overall, work is continuing at pace on the Review of the Local Plan. This is important to give the council more control over where and how new development comes forward in the future.

List of Appendices:

Appendix 1 – Focused Consultation Additional Sites (Regulation 19) Feedback Report
Appendix 2 – Focused Consultation Additional Sites Integrated Impact Assessment Feedback Report

Background Papers:

[Focused Consultation Additional Sites \(Regulation 19\) Document](#)
[Integrated Impact Assessment Focused Additional Sites Addendum \(IIA\)](#)
[Local Plan Pre-Submission \(Regulation 19\) Consultation Document](#)
[Local Plan Pre-Submission Integrated Impact Assessment \(IIA\)](#)
[Chelmsford Policy Board on 14 July 2022](#), agenda Item 6 Review of Adopted Local Plan – Issues and Options Consultation
[Chelmsford Policy Board on 28 February 2023](#), agenda Item 5 Review of Adopted Local Plan – Issues and Options Consultation Feedback
[Chelmsford Policy Board on 14 March 2023](#), agenda Item 5 Preferred Options Consultation Documents
[Chelmsford Policy Board on 26 September 2024](#), agenda item 5 Preferred Options Consultation Feedback
[Chelmsford Policy Board on 16 January 2025](#), agenda item 5 Regulation 19 Pre-Submission Consultation Documents
[Chelmsford Policy Board on 26 June 2025](#), agenda item 5 Pre-Submission (Regulation 19) Consultation Feedback
[Chelmsford Policy Board on 6 November 2025](#), agenda item 5 Focused Consultation Additional Sites (Regulation 19) Consultation Documents
[Chelmsford City Council Planning Committee on 15 December 2025](#), agenda items 5 to 8 Planning Applications for North East Chelmsford Garden Community
[Chelmsford City Council Adopted Local Plan](#)
[National Planning Policy Framework, December 2023](#)
[National Planning Policy Framework, December 2024](#)
[Planning practice guidance](#)
[Statement of Community Involvement, November 2025](#)
[Local Development Scheme 2025 - 2028, October 2025](#)
[The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#)

Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) and Supplementary Planning Document available at <https://www.chelmsford.gov.uk/planning-and-building-control/essex-coast-rams/>

Corporate Implications

Legal/Constitutional:

There is a need to ensure the review of the Local Plan accords with the latest legislative requirements.

Financial:

There are no cost implications arising directly from this report. The Local Plan is being prepared using the existing agreed budget.

Potential Impact on Climate Change and the Environment:

The review of the adopted Local Plan will seek to ensure new development within the administration area will contribute towards meeting the Council's Climate Change agenda.

Contribution toward Achieving a Net Zero Carbon Position by 2030:

The review of the adopted Local Plan will seek to ensure new development within the administration area will contribute towards achieving a net zero carbon position by 2030.

Personnel:

There are no personnel issues arising directly from this report.

Risk Management:

There are several risk considerations associated with local plan production. These are set out in Local Development Scheme (LDS) 2025 with contingency measures.

Equality and Diversity:

The Public Sector Equality Duty applies to the council when it makes decisions. An Equalities and Diversity Impact Assessment forms part of the Integrated Impact Assessment for the review of the Local Plan and concludes that it will not have a disproportionate adverse impact on any people with a particular characteristic and in general will have positive or neutral impacts across a wide range of people and will be compatible with the duties of the Equality Act 2010.

Health and Safety:

There are no Health & Safety issues arising directly from this report.

Digital:

There are no digital issues arising directly from this report.

Other:

The review of the Local Plan will seek to contribute to priorities in the Council's Our Chelmsford, Our Plan (2024): A Fairer and More Inclusive Place, A Greener and Safer Place, and A More Connected Place.

Consultees:

CCC – Legal Services
CCC – Communications

Relevant Policies and Strategies:

The report takes account of the following policies and strategies of the City Council:

Adopted Local Plan 2013-2036 and supporting Supplementary Planning Documents and Planning Advice Notes

Our Chelmsford, Our Plan (2024)

Statement of Community Involvement (2025)

Health and Wellbeing Plan (2019)

Public Open Spaces Policy (2022)

Climate and Ecological Emergency Action Plan (2020)

Housing Strategy 2022-27 (2022)

Homelessness and Rough Sleeping Strategy 2020-24 (2020)

Cultural Strategy (2023)

Plan for Improving Rivers and Waterways (2022)

Chelmsford Green Infrastructure Strategic Plan 2018-2036

Essex Coast Recreational disturbance Avoidance and Mitigation Strategy 2018-2038

Climate and Ecological Emergency Action Plan (2020)

Duty to Co-operate Strategy (2022)

Our Chelmsford, Our Plan

The above report relates to the following priorities in the Corporate Plan:

Promoting sustainable and environmentally responsible growth to stimulate a vibrant, balanced economy, a fairer society and provide more homes of all types.

Creating a distinctive sense of place, making the area more attractive, promoting its green credentials, ensuring that people and communities are safe.

Bringing people together and working in partnership to encourage healthy, active lives, building stronger, more resilient communities so that people feel proud to live, work and study in the area.

Chelmsford Local Plan
**Focused Consultation
Additional Sites
(Regulation 19)
Document**
Feedback Report

March 2026

For Chelmsford Policy Board
19 March 2026

NOT FINAL VERSION

Our Planning Strategy 2022 to 2041

Additional Site Consultation Document Feedback Report

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Abbreviations

Abbreviation	Definition
BNG	Biodiversity Net Gain
BREEAM	Building Research Establishment Environment Assessment Method
CCC	Chelmsford City Council
CGC	Chelmsford Garden Community
CFS	Call For Sites
CIL	Community Infrastructure Levy
CNEB	Chelmsford North East Bypass
DFD	Development Framework Document
DtC	Duty to Co-operate
dpa	Dwellings per annum
DSB	Defined Settlement Boundary
ECC	Essex County Council
EA	Environment Agency
ELR	Employment Land Review
EPOA	Essex Planning Officers Association
Essex Police DOCO	Essex Police Designing out Crime Office
EV	Electric Vehicle
FRA	Flood Risk Assessment
GI	Green Infrastructure
GS	Growth Site
GTAA	Gypsy and Traveller Accommodation Assessment
HGV	Heavy Goods Vehicle
HIA	Heritage Impact Assessment
HRA	Habitats Regulations Assessment
IDP	Infrastructure Delivery Plan
IIA	Integrated Impact Assessment
LCWIP	Local Cycling and Walking Infrastructure Plan
LNRS	Local Nature Recovery Strategy
LPA	Local Planning Authority
LVIA	Landscape Visual Impact Assessment
MMO	Marine Management Organisation
MRA	Minerals Resource Assessment
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
RAMS	Recreational disturbance Avoidance Mitigation Strategy
SANG	Suitable Alternative Natural Greenspace
SEND	Special Educational Need and Disabilities
SFRA	Strategic Flood Risk Assessment
SGS	Strategic Growth Site
SHELAA	Strategy Housing and Employment Land Availability Assessment
SHNA	Strategic Housing Needs Assessment

Abbreviation	Definition
SPA	Special Policy Area
SRN	Strategic Road Network
SuDS	Sustainable Drainage Systems
SWF	South Woodham Ferrers
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
VDS	Village Design Statement
WCS	Water Cycle Study
WRC	Water Recycling Centre
WWTW	Waste Water Treatment Works

Executive Summary

This report sets out a summary of the consultation and the main issues raised in the responses received on the Focused Consultation Additional Sites (Regulation 19) Document (Additional Sites Document for short). The Additional Sites Document was the fourth formal stage in the preparation of the Review of the adopted Chelmsford Local Plan. It outlined additional site allocations for inclusion within the review of the Local Plan to ensure that sufficient land is identified. The additional sites comprised 11 new housing sites, three expanded housing sites and one expanded employment site. An additional sites development trajectory and key consequential plan changes arising from the additional sites allocation policies were also included in the consultation.

About the Consultation

A comprehensive seven-week programme of consultation took place during the formal consultation period from 10am on 20 November 2025 to 4pm on 8 January 2026. The consultation was promoted through a range of activities including email/letter notifications to more than 10,100 contacts registered on the Council's Consultation Portal, on the Council's website, adverts in local publications, site notices and social media. Consultation activities included placing consultation documents on deposit at the Council's Customer Service Centre, targeted presentations, stakeholder co-operation meetings and public exhibitions.

Summary of responses to the Additional Sites Document

A total of 1,082 duly made comments were received to the consultation from 780 respondents, including a petition signed by 178 individuals. The respondents are from a wide variety of groups and individuals including residents, developers, landowners and their agents, businesses and statutory bodies such as other local authorities and Parish/Town Councils. All the comments received can be viewed on the Council's Consultation Portal. An overview of the main issues raised to the plan is provided below:

- A good level of feedback was received, ranging from general comments to observations on detailed policy wording
- Most Government agencies or national bodies support the plan outright or offer qualified support subject to some minor proposed amendments to some sites
- Parish Councils mainly oppose, with many suggesting changes including the deletion of site allocations
- Most public comments were objecting to one or more of the additional sites, though there was limited support
- Mix of support and opposition to the proposed changes to the development requirements (Policy S6) and the Spatial Strategy (Policy S7)
- Concerns that the Spatial Strategy (Policy S7) is too reliant on larger strategic sites particularly the Garden Communities, has an insufficient supply buffer, doesn't meet the housing needs in the Standard Method, and is too reliant on windfall sites

- Concern there is not enough employment sites to align with the housing growth proposed
- Concerns there are not enough small site housing allocations which does not accord with national policy requirements
- Calls from developers for Green Belt, Grey Belt and Green Wedge reviews to identify sustainable development opportunities in these areas
- Concern over the build out rate and delivery periods for sites from the development industry
- Some in the development industry call for an immediate/earlier review of the plan to meet housing needs in full as soon as possible
- Some detailed wording changes requested to site policies from minor changes to the deletion of policy requirements
- Broad support from the promoters of allocated sites with some requests for higher capacities, larger site areas, and policy requirement changes
- Some further alternative site allocations promoted by landowners/developers at a range of site sizes and locations
- High level of objections to some site locations in particular Land west of Patching Hall Lane (SGS19) which received a petition against it, Land west of Barbrook Way in Bicknacre (SGS11c) and the three sites in East Hanningfield (SGS17c, SGS17d, GS17e, for multiple reasons including traffic, infrastructure, landscape and flood risk impacts and calls for their removal
- Concerns from Broomfield and Boreham Parish Councils and the public that some site allocations do not reflect 'made' or progressing Neighbourhood Plans
- Criticism from some Parish Councils and the public regarding the consultation including a lack of adequate engagement, inaccessible information and that the process for making comments was too complicated.

Next Steps

A focused Council response to the main issues raised will be presented in the Regulation 22 Consultation Statement which will accompany the plan when submitted for Examination.

Introduction

The Focused Consultation Additional Sites (Regulation 19) Document (Additional Sites Document for short) was the fourth formal stage in the preparation of the Review of the adopted Chelmsford Local Plan. It outlined additional site allocations for inclusion within the review of the Local Plan to ensure that sufficient land is identified. The additional sites comprised 11 new housing sites, three expanded housing sites and one expanded employment site. An additional sites development trajectory and key consequential plan changes arising from the additional sites allocation policies were also included in the consultation.

The consultation was undertaken in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and was preceded by a Pre-Submission Local Plan, which was also undertaken in accordance with Regulation 19 earlier in 2025, and an Issues and Options consultation in 2022 and Preferred Options consultation in 2024 both undertaken in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Purpose of this Feedback Report

This feedback report sets out the consultation feedback received on the Focused Consultation Additional Sites document from a wide variety of groups and individuals including:

- Residents
- Developers/landowners and their agents
- Businesses
- Statutory bodies such as local authorities, Parish/Town Councils and utilities.

This report is constructed in four parts:

- An Executive Summary includes an overview of the main issues and a commentary on them
- Section 1 provides a summary of the consultation undertaken
- Section 2 gives a summary of the representations received
- Section 3 provides a breakdown of the main issues raised in the consultation responses. The report is set out in Additional Sites Document order and therefore the policy numbers may not be in sequence.

Section 1: Summary of Consultation Undertaken

A comprehensive seven-week programme of consultation took place during the formal consultation period from 10am on 20th November 2025 to 4pm on 8th January 2026.

This programme of consultation followed (and exceeded) the requirements set out in legislation, and the commitments in the Council's adopted Statement of Community Involvement (November 2025).

The documents published for consultation on 20th November were:

- Focused Consultation Additional Sites (Regulation 19) Document; and
- Integrated Impact Assessment Focused Additional Sites (Regulation 19) Addendum (subject of a separate Feedback Report).

These documents were placed on deposit at CCC Customer Service Centre, with electronic versions available to view at most Parish/Town Council offices and local libraries across Chelmsford.

The Council notified more than 10,100 contacts registered on its Consultation Portal. These included the public, statutory agencies such as Essex County Council and Town/Parish Councils, utility companies, businesses, interest groups, and voluntary and community bodies. Council Members and staff were also notified.

A number of consultation events were arranged:

- Three staffed exhibitions, visited by 30 attendees
- 15 days of unstaffed exhibitions
- Four pop-up displays for the whole consultation period
- Targeted presentations including a Parish/Town Council Forum, Agent/Developers Forum and Local Authority Duty to Co-operate meeting
- A bespoke Local Plan video, attracting 1,200 views since its launch in 2024.

Printed/online materials and advertisements were produced as follows:

- Web page with the consultation documents and links to supporting information including the exhibition panels, attracting 5,270 visits
- Advertisement in a local newspaper (Essex Chronicle), and the South Woodham Focus (independent community magazine)
- Information packs for all of Chelmsford's 29 Parish/Town Councils
- Three e-shot digital campaigns sent to around 15,000 subscribers
- Three City Life articles with 710 views
- Five social media posts/stories/feeds/adverts gaining over 109,000 views
- 138 posters distributed to Parish/Town Councils, CCC offices and leisure facilities, post offices, doctors' surgeries, churches and local shops
- Summary newsletters available at public exhibitions and on request
- 80 site notices placed across 11 new and four expanded proposed site allocations
- 27 digital screens at CCC venues
- Seven digital screens at bus stops
- Staff e-mail banner and website banner.

A list of organisations consulted, and copies of key consultation materials are given in Appendix 1.

Integrated Impact Assessment Focused Additional Sites Addendum

The Integrated Impact Assessment Focused Consultation Additional Sites Addendum (IIA) was also subject to consultation at the same time. The IIA brings various strands of assessment together, consisting of the Sustainability Appraisal, Strategic Environmental Assessment, Habitats Regulations Assessment, Health Impact Assessment, and Equalities Impact Assessment. Feedback on this document is summarised in a separate report prepared by the Council's IIA Consultants.

Call for Sites and Strategy Housing and Employment Land Availability Assessment (SHELAA)

In addition to the Local Plan and IIA consultations, the Council undertook a Call for Sites to identify available land for consideration for future development. Six new submissions and six amendments to existing sites were submitted through this process. These are being assessed in an updated Strategic Housing and Employment Land Availability Assessment (SHELAA) which will be published ahead of Submission of the Local Plan for Examination.

Section 2: Summary of Representations Received

For this report, people and organisations who made a comment to the consultation are called 'respondents'.

Methodology

Respondents had a choice of ways to make their comments, by:

- Answering questions using a stand-alone online questionnaire published on the consultation portal
- Sending written comments in an e-mail
- Sending written comments by post.

The consultation questions focused on whether the Council had met the legal requirements (including the duty to co-operate) and whether the plan meets the tests of soundness set out in the National Policy Planning Framework – that it is positively prepared, justified, effective and consistent with national policy.

Whichever method respondents used, all comments have been entered into the Council's Consultation Portal.

Where respondents did not state which section/policy or site they were commenting on, officers have assigned responses to the most relevant part of the Additional Sites Document.

If questions were not answered by a consultee selecting a box, the Council has not sought to tick any boxes to avoid any misrepresentation.

To ensure proper consideration of issues, respondents have been divided into types depending on their interface with the Council. Some fall into more than one category, so totals may exceed the overall number of respondents. Similarly, some respondents made their comments via more than one method so the totals for how comments were made is greater than the total number of comments received.

The assessment of responses is high level and focuses on the main issues raised, rather than the number of representations to any individual question. Where many people have made a similar main issue, these have been summarised as one main issue.

Overview of responses

A total of 1,082 duly made comments were received to the consultation from 780 respondents, including a petition signed by 178 individuals. The comments were received across a number of the new sites with the sites attracting the most comments being SGS11c (Barbrook Way), three sites in East Hanningfield, SGS10 (Rettendon Place), SGS18a (North West of Chelmsford), and SGS19 (West of Patching Hall Lane). The petition expresses opposition to proposed development at SGS19 (West of Patching Hall Lane).

Comments by respondent type:

Type of Respondent	Explanation	Number of Respondents
Duty to Co-operate (DTC) bodies	Key bodies consulted on strategic matters, including Essex County Council, adjoining local authorities, Historic England, Natural England, Environment Agency	7
Specific bodies/groups	Parish/Town Councils, utility bodies, health and transport consultees etc	27
General and Other bodies/groups	Voluntary groups, religious groups, housing providers, businesses etc	15
Developers/landowners	Landowners, promoters of land and their agents	46
Public	Individual members of the public	695

How people made their comments:

Method of making comments	Number of Comments	Percentage (rounded)
Online Consultation Portal	445	41%
E-mail	461	43%
Letter	176	16%

The number of representations made to each question are shown in the tables below. These record where people selected an option, and/or where they made a written comment. The figure in brackets represents the percentage of total representations. It should be noted that the number of responses received to each question will not amount to the totals set out above as people did not have to answer every question.

Question 1: Do you consider the Local Plan legally compliant in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012?	
	Reps received
Yes	322 (30%)
No	103 (10%)
No Response	657 (60%)
Question 1a: Please provide an explanation below	
Response	164 (15%)
No Response	918 (85%)
Question 1b: Please set out the modifications you consider necessary to make the Local Plan legally compliant including revised wording of any policy or text.	
Response	123 (11%)
No Response	959 (89%)

Question 2: Does the Local Plan comply with the Duty to Co-operate?	
	Reps received
Yes	295 (27%)
No	123 (11%)
No Response	664 (62%)
Question 2a: Please provide an explanation below	
Response	171 (16%)
No Response	911 (84%)
Question 2b: Please outline any changes to the approach taken which you consider necessary to ensure the Duty to Co-operate is met.	
Response	131 (12%)
No Response	951 (88%)

Question 3: Do you consider the Local Plan 'sound'?	
	Reps received
Yes	70 (6%)
No	696 (64%)
No Response	320 (30%)
Question 3a: If no this is because you consider the Local Plan is NOT:	
Positively Prepared	238 (12%)
Justified	505 (25%)
Effective	540 (26%)
Consistent with National Policy	358 (17%)
No Response	412 (20%)
Question 3b: Please provide an explanation below and identify the main issues.	
Response	1,037 (96%)
No Response	45 (4%)
Question 3c: Please set out the changes you consider necessary to make the Local Plan 'sound' including revised wording of any policy or text.	
Response	584 (54%)
No Response	498 (46%)

Question 4: If your representation is seeking a change, do you consider it necessary to take part and speak at the Examination?	
	Reps received
Yes	139 (13%)
No	307 (28%)
No Response	636 (59%)

Question 6: Do you wish to be notified of the following:	
	Reps received
Submission of the Local Plan for Examination	429 (22%)
Publication of the Inspector's Report	444 (23%)
Adoption of the Local Plan	424 (22%)
No Response	633 (33%)

*Note that these percentages will not all total 100% as respondents were able to tick as many options as they felt applicable.

A small number of representations were received after the closing date. Those that were received by email by 11.59pm on 8 January 2026 were deemed 'duly made' to allow for any potential delays in emails reaching the Council's mailbox. These have been analysed and included in the figures in this report. Others received after 8 January were deemed not 'duly made'.

29 of the representations were partly 'inadmissible' due to their content, so the comments have been included but with the inadmissible part redacted. An additional 14 representations had no address details and were not accepted.

All the comments received can be viewed in full on the Council's [planning policy consultation portal](#).

When viewing the portal, you will see the list of recent consultation events. Events which are open for consultation show a green timeline and the word 'open'. Those which are closed show a red timeline and the word 'closed'.

To view comments, you need to:

- Choose the event you would like to view comments for
- Select 'learn more' to open the event page
- Click on the 'what people say' tab to display a list of all the comments.

You can read all comments, or sort by name or date we received them. Where additional information such as reports or maps were submitted with a comment, these are listed at the end of the comment in PDF format and can be viewed or downloaded.

You can find out more about using the consultation portal in our [guidance notes](#).

Section 3: Summary of the main issues raised

This section contains a high-level summary of the main issues and changes requested in the Additional Sites Document order.

It specifies who has made comments from public sector bodies, infrastructure or service providers and developers/landowners in brackets at the end of relevant bullet points in the 'Summary of Representations' text. This is because it is useful to understand the nature of respondents, particularly where a stakeholder has a legal duty or responsibility over a matter that they are making comments about. It does not specify who has made comments from members of the public as to do so would result in a very long report, so bullet points from the public do not have names in brackets.

It should be noted that in some cases, members of the public raised similar points to stakeholders. To avoid duplication, these comments have not been repeated in the public comments. However, this does not affect the consultation process as this report focuses on the main issues received rather than the number of representations to any individual section of the plan.

It is important to note that this report does not summarise every representation or identify every individual detailed issue, as the purpose is to identify main issues and requested changes. It also does not seek to analyse or provide a Chelmsford City Council (CCC) response to the comments. We will be assessing all the information received and will provide a high-level response to the main issues raised in the Regulation 22 Consultation Statement. This statement will set out how the Council has consulted and engaged with communities and stakeholders when preparing the Review of the Local Plan and is a submission document for the examination.

Introduction

Consultation point	Total number of responses
Introduction	109

Summary of Representations – main issues and suggested modifications:

How can I have my say?

- Materials difficult for a layperson to understand
- Online system difficult to navigate, with some facing challenges logging in and submitting comments
- Consultation could have been more widely promoted
- Longer consultation period would have been helpful and running over the festive season limited ability of some to engage (Little Baddow Parish Council AS-332)
- Request for greater access to physical copies and in-person viewing opportunities and additional direct engagement would have been helpful.

Purpose of this document

- Support the Plan (Writtle Parish Council AS-60, Croudace Homes AS-408)
- Statutory bodies including ECC, the Integrated Care Board and National Grid Electricity support that CCC has maintained effective co-operation and engagement and met its legal plan-making duty and Regulations (Essex County Council, AS-1119, Mid and South Essex Integrated Care Board AS-639, National Grid Electricity AS-900)
- Supports policy requirements to protect and mitigate impacts on the natural environment including designated sites, retention of natural landscaping and habitats, creating a network of multifunctional green infrastructure and SuDS. Greenspaces should be integral to initial design and delivered at first occupation to help mitigate recreational pressure on sensitive sites. Welcomes requirements for developers to assess impacts and to engage with Natural England on mitigation, 20% BNG target for Garden Communities and ensuring sufficient capacity for wastewater treatment and disposal. Habitat mitigation and creation requirements welcomed but should be expanded to encourage delivery of opportunities within the Essex LNRS (Natural England AS-1107)
- Additional housing could support current homelessness. Welcomes engagement regarding all future housing proposals (Essex Police DOCO AS-984)
- Inadequate evidence to demonstrate that Duty to Cooperate requirements have been met.

What evidence have we used?

- Requests that 'Education assessments for early years and childcare, primary and Secondary education' are added to the list of evidence used to inform the additional site allocation policies (Essex County Council AS-1120)
- Requests modifications to the IDP and Infrastructure Delivery Schedule to incorporate the requirement for developer funded police infrastructure and facilities associated with the proposed additional development (Essex Police AS-1032)
- Notes that the WCS Addendum correctly identifies that there are currently permitted Dry Weather Flow capacity limitations at the SWF WWTW. Great Leighs WWTW has limited headroom capacity and Chelmsford WWTW currently has available capacity. Disagrees with the WCS addendum methodology, including that a Q80 baseline should be used for Local Plan assessment and recommends a 5-year average is considered for reviewing DWF data, although does not consider that this would change the overall conclusions in the WCS (Environment Agency AS-733)
- National Highways is undertaking a worst-case sensitivity test to assess the maximum potential impact of traffic growth arising from the Local Plan growth on the A12 and its junctions, and further detailed traffic modelling on Junction 19, and is committed to ongoing work (National Highways AS-1099)
- The cancellation of the A12 DCO widening scheme will result in continued delays and queueing between junctions 17 and 19. No indication as to how effective interim measures to improve junction 19 will be. Plan should not be submitted for examination until sufficient funding secured for A12 improvements (Danbury Parish Council AS-420)

- Insufficient evidence in respect of the highway impacts of the Local Plan allocations, including the additional sites, having regard to the cancellation of the A12 widening (Richborough AS-388)
- Criticisms in relation to SHELAA e.g. scoring, incorrect boundary (Graham Weal AS-1072, Strutt and Parker (Farms) Limited AS-1124, Richborough AS-469, AS-970, Wates Developments Ltd AS-998, AS-1057, Crest Nicholson AS-1063, Higgins Homes AS-389)
- SHELAA scoring does not reflect site specific matters which can be appropriately addressed through careful design and mitigation (Cliffords Group Ltd AS-870).

Additional Site Allocation Policies

This section of the consultation document provides the additional site policies required to deliver the revised Spatial Strategy.

Location 1 – Chelmsford Urban Area

Strategic Growth Site Policy 1dd – Land at former Kay-Metzeler premises, Brook Street

Key statistics:

Consultation point	Total number of responses
Strategic Growth Site Policy 1dd – Land at former Kay-Metzeler premises, Brook Street	6

Summary of Representations – main issues and requested changes:

- Supports requirement to undertake a Mineral Infrastructure Impact Assessment given site’s proximity within the Mineral Consultation Area for Chelmsford Railway Sidings (Essex County Council AS-1066)
- Supports the HIA and identified suitable mitigation measures, including limiting building height on western side of the site. Supports the inclusion of these as criteria within the policy and supporting text (Historic England AS-1000)
- Supports policy requirement for suitable flood risk management and SuDS, and contribution towards wider green infrastructure and would welcome reference to Anglian Water’s Surface Water Risk Management Guidance in the reasoned justification (Anglian Water Services Ltd AS-1033)
- Existing surface water sewers within the site. Requirement to protect existing sewers and their easements should be included (Anglian Water Services Ltd AS-1033)
- Whilst sufficient dry weather flow capacity exists at Chelmsford WRC, developers to engage early with Anglian Water to assess a sustainable connection into the network (Anglian Water Services Ltd AS-1033)

- Site lies within the zone of influence of the Essex Coast RAMS and should include policy requirements to secure RAMS tariff payments (Natural England AS-1108)
- Early engagement encouraged with Essex Police DOCO for access, recreational space, car club and travel route matters (Essex Police DOCO AS-986)
- Objection to city centre housing which risks undermining the economy, overloading infrastructure, harming the environment, heritage, and urban character. The city centre should be used for retail, leisure, and employment uses, including redevelopment of the ex-gas site for such uses.

Location 18 – North West Chelmsford

Strategic Growth Site Policy 18a – Land North West of Chelmsford (North of Hollow Lane)

Key statistics:

Consultation point	Total number of responses
Strategic Growth Site Policy 18a – Land North West of Chelmsford (North of Hollow Lane)	58

Summary of Representations – main issues and requested changes:

- Supports proposed allocation and confirms that it is available, suitable and deliverable (Dandara AS-1133)
- Policy should be amended to approximately 160 homes to reflect the true development capacity of site (Dandara AS-1133)
- No designated heritage assets within the site, although it is within the wider setting of a number of listed buildings. Supports the HIA and identified suitable mitigation measures included within the policy and supporting text (Historic England AS-1001)
- Supports policy requirement for suitable flood risk management and SuDS, and network of multifunctional green infrastructure and would welcome reference to Anglian Water’s Surface Water Risk Management Guidance in the reasoned justification (Anglian Water Services Ltd AS-1090)
- Whilst sufficient dry weather flow capacity exists at Chelmsford WRC, developers to engage early with Anglian Water to assess a sustainable connection into the network (Anglian Water Services Ltd AS-1090)
- Supports the requirement for development to accord with a masterplan approved by CCC. Masterplan will need to provide more clarity on the elements of landscape character in need of conservation (Essex County Council AS-1069)
- Supports requirement for strong buffers/heritage and PRoW enhancements. Policy should be amended to reference the opportunities for connectivity beyond the site, which could be achieved by having regard to the LNRS (Essex County Council AS-1067)

- A green buffer alongside woodland to the north should be required to conserve its setting (Essex County Council AS-1069)
- Supports requirement for a MRA (Essex County Council AS-1069)
- Site lies within the zone of influence of the Essex Coast RAMS and should include policy requirements to secure RAMS tariff payments (Natural England AS-1109)
- The special features and characteristics of the buildings and rural setting of the Chignal Villages should be respected in accordance with the Chignal VDS as Supplementary Planning Guidance supporting the Local Plan (Chignal Parish Council AS-964)
- Objects to the proposed change to include site in Chelmsford's urban area boundary. Any development north of Hollow Lane would encroach on open countryside and there are no natural or artificial boundaries to contain further urban expansion (Chignal Parish Council AS-964)
- Development would degrade the rural landscape and settings of Broomwood Lodge, registered as a Building of Local Value, listed buildings to the south west, and the non-designated heritage assets of Kilnfield Barns, the cluster of former agricultural buildings to the north west of the site (Chignal Parish Council AS-964)
- Loss of an established green buffer. Development will have urban/rural boundaries on three sides, visible from the extensive footpath network to the North, East and West. Proposed buffers are not sufficiently wide to mitigate harm (Brumfelda - Broomfield's Local History Group AS-710)
- The section of Hollow Lane is historic and displays many characteristics of a Protected Lane and proximity of a modern housing estate would have a huge impact on its historic character. Concerns over retaining the setting of Priors (Brumfelda - Broomfield's Local History Group AS-710)
- Development would add to the localised landscape damage resulting from the proposed nearby Norwich to Tilbury overhead line and pylons. These would also likely reduce property prices within the allocation and could impact viability (Brumfelda - Broomfield's Local History Group AS-710)
- Development would result in loss of Grade 2 agricultural land (Chignal Parish Council AS-964, Brumfelda - Broomfield's Local History Group AS-710)
- Concerns that existing infrastructure, including transport, education, healthcare, flood prevention, employment opportunities, telecommunication, utilities, and other facilities cannot support the proposed scale of this development, individually or cumulatively alongside other proposed developments (Chignal Parish Council AS-964, Brumfelda - Broomfield's Local History Group AS-710)
- Concerns over increase in traffic, capacity and safety of road network (including for pedestrians and cyclists), including in relation to Chignal Road, Hollow Lane, Woodhall Hill, Woodhall Hill/Hollow Lane junction, Roxwell Road/Chignal Road junction, Patching Hall Lane, School Lane, Copperfield Road and Oliver Way (Chignal Parish Council AS-964, Brumfelda - Broomfield's Local History Group AS-710)
- Junction modelling appraisal (T007) does not address wider highway network inadequacies, including reduced two-way link capacity in Patching Hall between Broomfield Road and Sunrise Avenue due to on-street parking

- Concerns that traffic modelling during peak hours and school times has not been carried out
- Insufficient parking provision risks overspill onto neighbouring streets
- Insufficient public transport provision will lead to car-dependency
- Development would lead to loss of valuable open views
- Failure to demonstrate landscape enhancement or effective mitigation and landscape buffers not achievable
- Scale, design and density are not in keeping with surrounding development
- Area close to the site is identified as having Romano-British archaeological remains
- Concerns that development would lead to loss of hedgerows, mature trees (including TPO), countryside, green space, habitats, wildlife and biodiversity
- Rural landscapes and habitats around Chelmsford that fall outside Green Belt and other statutory protections have been consistently under valued
- Concerns over dense housing with little or no options to create an inclusive natural environment and high quality green infrastructure, including lack of evidence in respect of BNG
- Increased pollution including air, light, noise and waste management
- Loss of public footpaths crossing the site used by local residents
- Increased density will lead to loss of privacy
- No nearby employment opportunities, so residents will need to rely on private cars, which is unsustainable
- Hollow Lane already experiences surface water flooding and development would exacerbate issues. Given clay soils, below-ground soakaways are unlikely to work and surface water would need to be managed through ponds, underground storage tanks or swales and ditches, either on or off site
- The expansion of Newlands Spring Primary School would impact the open space for the school
- Concerns regarding the disruption of construction, including dust, power cuts, and damage caused by and safety issues arising from HGVs
- Concerns over site selection process - lack of site-specific justification in the Council's consultation material on how the site has been assessed against other alternatives and the combined impact of sites in the area
- Impose height, scale and frontage requirements on new development and specify a minimum landscaped buffer width along the Hollow Lane boundary
- Further assessments required including in respect of mineral resources, archaeological findings, flood risk measures and protection of PRow
- Need for substantial landscape buffers to Chobbing's Farm, Broom Wood and Hollow Lane in order to create a softer edge that reflects the area's historic character
- Land North West of Chelmsford urban area should be designated as Green Wedge to prevent further development and urban sprawl into the Broomfield parish
- Allocation should be reconsidered or removed from the Local Plan and sustainable brownfield alternatives and/or other more sustainable sites should be considered first.

Location 19 – Land West of Patching Hall Lane

Strategic Growth Site Policy 19 – Land West of Patching Hall Lane

Key statistics:

Consultation point	Total number of responses
Strategic Growth Site Policy 19 – Land West of Patching Hall Lane	229

Summary of Representations – main issues and requested changes:

- Supports proposed allocation, which is available and deliverable, and supports housing trajectory for the site. Site should be expanded to include land to the north and west which may assist in bringing forward an improved scheme (Bellway Homes Ltd AS-259)
- Requests amendment to clarify that the site should require either on-site sports provision or financial contributions to off-site facilities (not both), and remove the requirement for on-site formal sports provision given the site's size and proximity to existing facilities (Bellway Homes Ltd AS-259)
- Supports policy requirements for strong green buffers, PRoW enhancements and appropriate habitat mitigation. Policy should be amended to reference the opportunities for connectivity beyond the site, which could be achieved by having regard to the LNRS (Essex County Council AS-1070)
- Supports the requirement for development to accord with a masterplan approved by CCC. Masterplan needs to provide clarity on which elements of landscape character needs conservation and suggest that any PRoW running through the site should be incorporated into naturalistic green corridor to conserve their character (Essex County Council AS-1071)
- Consideration should be given to limiting building heights to two storeys close to open countryside rather than two and a half (Essex County Council AS-1071)
- Policy requirement for a MRA should be removed (Essex County Council AS-1071)
- Welcomes reference to promoting and enhancing active and sustainable modes of transport. Seeks consideration in the masterplan for the opportunity to enhance bus access to the city centre and Broomfield Hospital (Essex County Council AS-1071)
- No designated heritage assets within the site, although it is within the immediate setting of listed buildings. Supports the HIA and identified suitable mitigation measures included within the policy and supporting text (Historic England AS-1002)
- Supports policy requirement for suitable flood risk management and SuDS, and network of multifunctional green infrastructure and would welcome reference to Anglian Water's Surface Water Risk Management Guidance in the reasoned justification (Anglian Water Services Ltd AS-1091)

- Whilst sufficient dry weather flow capacity exists at Chelmsford WRC, developers to engage early with Anglian Water to assess a sustainable connection into the network (Anglian Water Services Ltd AS-1091)
- Site lies within the zone of influence of the Essex Coast RAMS and should include policy requirements to secure RAMS tariff payments (Natural England AS-1110)
- CCC has not taken into account the adopted Broomfield NP and has not consulted appropriately with Broomfield Parish Council when considering Site 19 (Broomfield Parish Council AS-71, Brumfelda - Broomfield's Local History Group AS-712)
- Objects to the site as it is unsuitable and lacks infrastructure capacity. The site must be removed from the Local Plan (Broomfield Parish Council AS-71)
- Objects to the inclusion of the site as it is a part of the buffer zone locally known as the Felsted Field Gap, which is important to prevent coalescence with Chelmsford (Broomfield Parish Council AS-71)
- Despite previously being identified as inappropriate by CCC has now been included in the Local Plan with no consideration to the existing issues with traffic, access, and lack of schools (Broomfield Parish Council AS-71)
- Concerns on local traffic issues both before, during and after construction. This should be considered alongside with the proposed Norwich to Tilbury pylon work that will also affect this area during construction (Broomfield Parish Council AS-71)
- The development would result in loss of Grade 2 agricultural land (Brumfelda - Broomfield's Local History Group AS-712)
- Site could be made sound by addressing key landscape, traffic, and heritage concerns. Broomfield NP sustainable transport proposals could help mitigate impacts (Brumfelda - Broomfield's Local History Group AS-712)
- Existing infrastructure, including transport, education, healthcare, sewerage, water supply, flood prevention, shops, employment opportunities, and other facilities, cannot support the proposed scale of this development, individually or cumulatively alongside other proposed developments
- Concern that previous development has not been supported by appropriate infrastructure and uncertainty about future funding and delivery
- Engage with Essex County Council, NHS Mid & South Essex, and Anglian Water to secure infrastructure commitments before allocating this site
- Concerns over road safety on Patching Hall Lane and School Lane, requesting mitigation including traffic calming, a 20mph speed limit, pedestrian crossings, footpaths and cycle lanes, and consideration of a new western access into Hollow Lane with access onto Chignal Road
- Concerns over accuracy of traffic modelling. The trip rates used are more appropriate for sites with very good public transport and active travel links, which invalidates the traffic modelling used
- The junction modelling appraisal (T007) does not address wider highway network inadequacies, including reduced two-way link capacity in Patching Hall between Broomfield Road and Sunrise Avenue due to on-street parking
- The transport modelling forecasts overcapacity in the key junctions including Patching Hall Lane/B1008 and School Lane/B1008 by 2041. Given current road layouts and funding uncertainties there is limited scope for effective mitigation particularly in relation to congestion and safety risks

- Concerns that appropriate traffic modelling during peak hours and school times have not been carried out sufficiently
- Site is unsustainable with limited public transport so it will encourage car dependency
- Rural landscapes and habitats that fall outside Green Belt and other designations have been consistently undervalued
- Site currently helps prevent urban sprawl and coalescence, including between Broomfield and neighbouring settlements. It should be protected by designating as Green Wedge
- Concern that development would result in the irreversible loss of trees and habitats, and reduction of biodiversity. A full ecological survey to identify the species at risk and mitigate loss should be carried out
- Concern that the required BNG cannot be achieved
- Development would significantly diminish the amenity value and character the area, vital for leisure, wellbeing, and social interaction
- Plan fails sequential test for flood risk as parts of the site lie within Flood Zones 2 and 3
- Given the clay soils in the area, below-ground soakaways are unlikely to work and surface water would need to be managed through ponds, underground storage tanks or swales and ditches, either on or off site
- Concerns that the development will exacerbate existing water, sewage, flooding, and drainage issues
- Development would result in increased air, light, and noise pollution, especially during construction
- Scale, design and density of the proposal is disproportionate to the character and capacity of the surrounding area, resulting in harm to the character of the local streetscape, loss of open views and the significance and setting of nearby heritage assets
- The proposed buffers and landscaping are insufficient to preserve the area's historic and visual qualities
- The two closest schools, Newlands Spring and Broomfield Primary schools, have no capacity and lack the land required for expansion
- Substantial consideration should be given to protecting the privacy and amenity of existing residents, including avoiding overlooking, maintaining adequate boundary separation/ open space buffer and minimising disturbance
- Housing growth could be more appropriately directed to better-served areas around Chelmsford, including Baddow, Galleywood and Sandon
- Focus instead on building out existing planning permissions and lobby government to re-instate the A12 widening project
- Consider new strategic sites that can accommodate communities, housing, employment and new infrastructure
- Requests to reduce the site area, reduce the number of homes to less than 100 and to remove site from the Plan
- Access the site via Chignal Road and Little Hollows rather than Patching Hall Lane
- Objects to the proposal as it breaches Article 8 protections afforded to residents.

Location 7 – Great Leighs

Strategic Growth Site Policy 7b – Great Leighs – Land East of London Road

Key statistics:

Consultation point	Total number of responses
Strategic Growth Site Policy 7b – Great Leighs – Land East of London Road	11

Summary of Representations – main issues and requested changes:

- Supports allocation, including that development should accord with a masterplan approved by CCC. This should consider connectivity to Chelmer Valley Park and Ride (Essex County Council AS-1074, AS-1075)
- Supports inclusion of affordable housing for older people and reasoned justification should reference the ECC Extra Care Design Guide and dementia-inclusive design principles (Essex County Council AS-1074)
- Supports requirement to make a financial contribution to the delivery of the Chelmsford North East Bypass (Essex County Council AS-1073)
- Supports requirement to undertake a MRA (Essex County Council AS-1073)
- Council's previous HIA found no notable heritage impacts, and the proposed change to the nature of the allocation would not result in additional heritage impacts (Historic England AS-1003)
- Site lies within the zone of influence of the Essex Coast RAMS and should include policy requirements to secure RAMS tariff payments (Natural England AS-1111)
- Supports the policy requirement to protect and enhance the River Ter SSSI to the south ensuring new development provides any required mitigation measures (Natural England AS-1111)
- Supports the site specific policy wording regarding WWTW capacity (Environment Agency AS-729)
- Supports policy requirement for suitable flood risk management and SuDS, and network of multifunctional green infrastructure and would welcome reference to Anglian Water's Surface Water Risk Management Guidance in the reasoned justification (Anglian Water Services Ltd AS-1092)
- Supports the requirements to demonstrate sufficient wastewater treatment and disposal, and the recommendations that development must not be delivered until there is sufficient capacity available at the WRC and this may require a suitable phasing plan to align with future investment plans (Anglian Water Services Ltd AS-1092)
- Protect Bridleway 13 by upgrading Footpaths 14 and 16 to multi-user routes (Essex Bridleways Association AS-61)
- Reference to maximising connectivity with the wider GI network should be included in the policy requirements (Essex County Council AS-1074)
- Commitment to collaborate with Braintree District Council and ECC regarding the impact of Plan growth on secondary education should be included in the reasoned justification (Essex County Council AS-1073)

- Infrastructure will require improvement, including public transport, education, healthcare and sewerage alongside or prior to development (Great and Little Leighs Parish Council AS-439)
- Further evidence is required to demonstrate that site can deliver the additional 140 dwellings (Bloor Homes AS-473)
- Concerns about increased housing density and impacts on the rural character and neighbouring properties. Mitigation including a substantial green buffer and single-storey development adjacent to existing dwellings should be required.

Location 9 – Boreham

Strategic Growth Site Policy 9a – Waltham Road Employment Area, Boreham

Key statistics:

Consultation point	Total number of responses
Strategic Growth Site Policy 9a – Waltham Road Employment Area, Boreham	30

Summary of Representations – main issues and requested changes:

- Supports the requirement for development to accord with a masterplan approved by CCC (Essex County Council AS-1076)
- Supports requirement to undertake a Mineral Infrastructure Impact Assessment and Waste Infrastructure Impact Assessment, given location within the Mineral and Waste Consultation Areas for Bulls Lodge Quarry (Essex County Council AS-1076)
- Supports increased size of allocation, expanded use classes and seeks greater policy flexibility on access arrangements (LVJ Maldon Ltd AS-486)
- Whilst sufficient dry weather flow capacity exists at Chelmsford WRC, developers to engage early with Anglian Water to assess a sustainable connection into the network (Anglian Water Services Ltd AS-1093)
- Engagement required with the Essex Roads Policing Team at the pre-planning stage (Essex Police AS-990)
- Site lies within the East 2 WAM Network statutory safeguarding zone where any development or change of use will trigger a Ministry of Defence statutory consultation requirement. Policy wording is required to ensure that development does not impact defence operations or assets (Defence Infrastructure Organisation AS-1047)
- Lack of robust evidence on the need for the scale of employment land proposed in Boreham (Boreham Parish Council AS-977)
- Proposed mitigation (e.g. landscape buffers) fails to properly address adverse impacts on neighbouring residential amenity
- Policy requirements should include extensive landscaping and tree planting, limits on building height, size, footprint and siting, controls on materials, lighting, hours of operation and vehicle movements, and delivery of a footpath/cycleway link prior to development (Mrs Mary Rance AS-665)

- There should be restrictions on types of use, size, height and scale and limit hours of operation, to reduce heavy goods vehicle movements
- Existing infrastructure, including transport, education, healthcare, sewerage, water supply, shops, employment opportunities, telecommunication, utilities, and other facilities cannot support the proposed scale of development, individually or cumulatively alongside other proposed development in the area
- Concerns regarding traffic, transport connectivity and potential strain on the local highway network (Little Baddow Parish Council AS-332, Boreham Parish Council AS-977, Boreham Conservation Society AS-1022)
- Development would lead to landscape, heritage, environmental (including light, noise and smoke) and biodiversity harm and encroachment into the countryside (Boreham Parish Council AS-977, Boreham Conservation Society AS-1022)
- Concerns over the size, nature and layout (Boreham Conservation Society AS-1022)
- Boreham NP in late stages of development and contains no allocations consistent with current adopted Chelmsford Local Plan (Boreham Parish Council AS-977).

Growth Site Policy 9b – Land to the East of 118 to 124 Plantation Road, Boreham

Key statistics:

Consultation point	Total number of responses
Growth Site Policy 9b – Land to the East of 118 to 124 Plantation Road, Boreham	22

Summary of Representations – main issues and requested changes:

- Supports allocation. Reasoned justification to clarify housing is for older persons consistent with policy and should reference the ECC Extra Care Design Guide and dementia-inclusive design principles (Essex County Council AS-1077)
- Supports the HIA and identified suitable mitigation measures. Supports the inclusion of these as criteria within the policy and supporting text (Historic England AS-1005)
- Supports policy requirement for suitable flood risk management and SuDS, and network of multifunctional green infrastructure and would welcome reference to Anglian Water’s Surface Water Risk Management Guidance in the reasoned justification (Anglian Water Services Ltd AS-1094)
- Rising main (pressurised sewer) within the site. Requirement to protect existing sewers and their easements should be included (Anglian Water Services Ltd AS-1094)
- Whilst sufficient dry weather flow capacity exists at Chelmsford WRC, developers to engage early with Anglian Water to assess a sustainable connection into the network (Anglian Water Services Ltd AS-1094)

- Site lies within the zone of influence of the Essex Coast RAMS and should include policy requirements to secure RAMS tariff payments (Natural England AS-1112)
- Design and ongoing management of site should aim to protect and enhance habitat features for invertebrates reflecting its position adjacent to an Important Invertebrate Area. Reference should be made to BugLife guidance in policy or supporting text and/or within Policy EN3 (Natural England AS-1112)
- Supportive of the principle of the site allocation, although requests a number of specific changes to the policy. These include clarifying the precise type of development, requiring cooperation between adjacent allocations, referencing the foul sewer as a constraint, refining infrastructure contribution wording and amendment to the site boundary to include land needed for pedestrian/cycle connectivity (Urban Provincial AS-11)
- Clarification required given that site map refers to land east of 102a to 124 Plantation Road and the site description as land to east of 118 to 124 Plantation Road (Boreham Parish Council AS-978)
- Unsustainable location with distance to amenities likely to encourage more car use and bus service very limited. Improved footpaths required (Boreham Parish Council AS-978, Boreham Conservation Society AS-1023)
- Concerns that the existing highway network will not be able to accommodate additional traffic, and this will negatively impact local residents (Little Baddow Parish Council AS-334, Boreham Parish Council AS-978, Boreham Conservation Society AS-1023)
- Concerns over the safety and feasibility of site access. Consider the potential to unify access to sites 9b and 9c (Boreham Parish Council AS-978, Boreham Conservation Society AS-1023)
- Existing infrastructure, including transport, education, healthcare, sewerage, water supply, shops, employment opportunities, telecommunication, utilities, and other facilities cannot support the proposed scale of this development, individually or cumulatively alongside other proposed developments in the local area (Boreham Parish Council AS-978, Boreham Conservation Society AS-1023)
- Unclear how dwellings can be reserved for older people in the long term (Boreham Parish Council AS-978)
- Development should include open space and respect rural nature of historic footpath at eastern edge of site (Boreham Conservation Society AS-1023)
- Concern over the size, nature and layout of development and damage to local heritage assets
- Boreham NP in late stages of development and contains no allocations consistent with current adopted Chelmsford Local Plan (Boreham Parish Council AS-978).

Growth Site Policy 9c – South of Main Road and Dukes Wood Close, Boreham

Key statistics:

Consultation point	Total number of responses
Growth Site Policy 9c – South of Main Road and Dukes Wood Close, Boreham	22

Summary of Representations – main issues and requested changes:

- Supports allocation. Reasoned justification to clarify that any proposed extra care schemes should reference the ECC Extra Care Design Guide and dementia-inclusive design principles at masterplanning and application stage (Essex County Council AS-1078)
- Supports requirement to undertake a Mineral Infrastructure Impact Assessment and Waste Infrastructure Impact Assessment, given location within the Mineral and Waste Consultation Areas for Boreham Metal Recycling/ Bulls Lodge Quarry (Essex County Council AS-1078, AS-1080)
- Supports policy requirement for suitable flood risk management and SuDS, and network of multifunctional green infrastructure and would welcome reference to Anglian Water’s Surface Water Risk Management Guidance in the reasoned justification (Anglian Water Services Ltd AS-1095)
- Rising main (pressurised sewer) within the site. Requirement to protect existing sewers and their easements should be included (Anglian Water Services Ltd AS-1095)
- Whilst sufficient dry weather flow capacity exists at Chelmsford WRC, developers to engage early with Anglian Water to assess a sustainable connection into the network (Anglian Water Services Ltd AS-1095)
- Site lies within the zone of influence of the Essex Coast RAMS and should include policy requirements to secure RAMS tariff payments (Natural England AS-1113)
- Design and ongoing management of site should aim to protect and enhance habitat features for invertebrates reflecting its position adjacent to an Important Invertebrate Area. Reference should be made to BugLife guidance in policy or supporting text and/or within Policy EN3 (Natural England AS-1113)
- Supports allocation and flexibility afforded to number of units. Important that Plan retains flexibility should market or viability conditions change (CHP AS-947)
- Requirements for Mineral Infrastructure Impact Assessment and Archaeological Assessment unjustified and should be removed (CHP AS-947)
- Supports the HIA and identified suitable mitigation measures. Supports the inclusion of these as criteria within the policy and supporting text (Historic England AS-1006)
- Unsustainable location with distance to amenities likely to encourage more car use and bus service very limited. Improved footpaths required (Boreham Parish Council AS-980, Boreham Conservation Society AS-1024)

- Concerns that the existing highway network will not be able to accommodate additional traffic, and this will negatively impact local residents (Little Baddow Parish Council AS-335)
- Concerns over the safety and feasibility of site access. Consider the potential to unify access to sites 9b and 9c (Boreham Parish Council AS-980, Boreham Conservation Society AS-1024)
- Existing infrastructure, including transport, education, healthcare, sewerage, water supply, shops, employment opportunities, telecommunication, utilities, and other facilities, cannot support the proposed scale of this development, individually or cumulatively alongside other proposed developments (Boreham Parish Council AS-980, Boreham Conservation Society AS-1024)
- Unclear how dwellings can be reserved for older people in the long term (Boreham Parish Council AS-980, Boreham Conservation Society AS-1024)
- Development should include open space (Boreham Conservation Society AS-1024)
- Concerns over detrimental impact on adjacent footpath and Conservation Area (Boreham Parish Council AS-980, Boreham Conservation Society AS-1024)
- Boreham NP in late stages of development and contains no allocations consistent with current adopted Chelmsford Local Plan (Boreham Parish Council AS-980).

Location 14 – Ford End

Growth Site Policy 14b – Land South of Ford End Primary School

Key statistics:

Consultation point	Total number of responses
Growth Site Policy 14b – Land South of Ford End Primary School	15

Summary of Representations – main issues and requested changes:

- Supports policy (including increased dwelling capacity), confirms the site is available, suitable, deliverable within five years (Dandara AS-1139)
- Supports the HIA and identified suitable mitigation measures. Supports the inclusion of these as criteria within the policy and supporting text (Historic England AS-1007)
- Supports the requirement for development to accord with a masterplan approved by CCC. This should include more detail of the character of the required defensible landscape buffer (Essex County Council AS-1081)
- Reasoned justification should refer to ‘The EPOA Parking Guidance for Schools...’ and the School Design Guidance (Essex County Council AS-1081)
- Supports provision of an off-road parking area for use by staff of Ford End Primary School and the creation of car-free public spaces around schools (Essex County Council AS-1081)

- Supports the site specific policy wording regarding WWTW capacity (Environment Agency AS-730)
- Supports policy requirement for suitable flood risk management and SuDS, and network of multifunctional green infrastructure and reference to Anglian Water's Surface Water Risk Management Guidance in the reasoned justification (Anglian Water Services Ltd AS-1096)
- Supports the requirements to demonstrate sufficient wastewater treatment and disposal, and the recommendations that development must not be delivered until there is sufficient capacity available at the WRC and this may require a suitable phasing plan to align with our future investment plans (Anglian Water Services Ltd AS-1096)
- Site lies within the zone of influence of the Essex Coast RAMS and should include policy requirements to secure RAMS tariff payments (Natural England AS-1114)
- New off-road parking area for staff of Ford End Primary School should be well managed to prevent crime and anti-social behaviour (Essex Police DOCO AS-987)
- Supports the site and an increase above the original 20 dwellings but considers 75 excessive. Seeks clearer commitment on affordable housing levels, raises concerns about increased hydrological and drainage impacts, and expects any development to deliver community benefits, including a speed camera scheme and wider traffic management measures (Great Waltham Parish Council AS-79)
- Requests clarification and flexibility in the policy wording on the proposed village hall - amending the requirement to provide it "if/as required" to align with supporting text (Dandara AS-1139)
- A new village hall has been proposed as part of the development. Reflecting that the existing village hall is a community asset, trustees are seeking views from the community before any position is taken (Ford End Village Hall AS-498)
- Key factors must be addressed in relation to Ford End Primary School prior to commencement of any development, including safeguarding and site security, traffic and construction logistics, access and parking arrangements and noise management. Any increase in intake of pupils would require the provision of in-housing kitchen facilities and expanded dining space (Ford End Primary School AS-475)
- The proposed number of houses is considered too high (Ford End Village Hall AS-498)
- Concern over loss of both high grade agricultural land and biodiversity
- Concern over lack of amenities in the village and capacity at the school
- Improvements to infrastructure required, including effective traffic calming and safe pedestrian crossings across the B1008
- Significant amount of development within a limited radius of Ford End with lack of investment in infrastructure.

Location 11 – Bicknacre

Strategic Growth Site Policy 11c – Land West of Barbrook Way, Bicknacre

Key statistics:

Consultation point	Total number of responses
Strategic Growth Site Policy 11c – Land West of Barbrook Way, Bicknacre	243

Summary of Representations – main issues and requested changes:

- Supportive of the enlargement of the allocation. Broadly supportive of policy wording although requested changes include, removal of requirement for a separate masterplan outside the Development Management process (reflecting site is already subject to a planning application) and clarification of policy approach to securing contributions towards mitigating recreational pressure on Thrift Wood SSSI (Welbeck Strategic Land V Limited AS-491)
- No impact on the settings of nearby historic assets (Historic England AS-1008)
- Site includes a small portion of Flood Zone 3 within the northern boundary adjacent to Priory Road. Recommends that Barbrook Way is used as the main vehicular access and Priory Road is a secondary access and this should be reflected in the policy (Environment Agency AS-732)
- Supports policy requirement for suitable flood risk management and SuDS, and network of multifunctional green infrastructure and would welcome reference to Anglian Water’s Surface Water Risk Management Guidance in the reasoned justification (Anglian Water Services Ltd AS-1097)
- Existing surface water sewer within the site and possible discharge point. Requirement to protect existing sewer and discharge point and their easements should be included (Anglian Water Services Ltd AS-1097)
- Whilst sufficient dry weather flow capacity exists at Chelmsford WRC, developers to engage early with Anglian Water to assess a sustainable connection into the network (Anglian Water Services Ltd AS-1097)
- Site lies within the zone of influence of the Essex Coast RAMS and should include policy requirements to secure RAMS tariff payments (Natural England AS-1115)
- Welcomes the policy requirement to assess, and where appropriate mitigate, the potential cumulative effect on the designated features of Thrift Wood SSSI. However, the cumulative effects of recreational pressure on other nearby SSSIs and local wildlife sites must be addressed in liaison with the relevant site managers. Policy should be strengthened to require appropriate mitigation strategies to be developed in liaison with site managers to ensure the protection and enhancement of these designated sites and supporting habitats (Natural England AS-1115)
- Site could indirectly impact the SSSIs across Danbury Ridge through cumulative recreational pressure without appropriate mitigation measures. Recommend adding Policy requirements relating to the Danbury SSSIs and

for consistency with Strategic Growth Site Policy 13 - Danbury (National Trust AS-31)

- Plan does not adequately justify the allocation of this greenfield site when CCC maintains a Brownfield Land Register. The Additional Sites document includes only one brownfield site and does not explain why available sustainable brownfield opportunities have not been prioritised (Woodham Ferrers & Bicknacre Parish Council AS-193)
- Objects to the substantial increase from approximately 20 dwellings in the previous pre-submission plan to 250 dwellings, without any clear or proportionate explanation (Woodham Ferrers & Bicknacre Parish Council AS-193)
- Site is undeliverable within the Plan period due to unresolved access constraints. Until ownership and access rights are resolved, development cannot be considered deliverable (Woodham Ferrers & Bicknacre Parish Council AS-193)
- Retain Bridleway 2 and improve connectivity between Bridleways 28 and 3 (Essex Bridleways Association AS-62)
- Site is not suitable for housing development as there is limited public transport and lack of local employment opportunities
- Shifting housing supply to small rural village is neither strategic nor sustainable
- Object to the site due to the adverse impact on wildlife and habitat, greenspace, trees (including TPO Root Protection Areas) and hedgerows, wastewater capacity and the loss of high grade agricultural land
- Concern about the speed, scale and cumulative impact of development, including reflecting housing growth already delivered in Bicknacre
- Doubts about the level of demand for housing and concerns that development would potentially increase house prices
- Concerns about road safety, including pedestrian routes limited by narrow pavements and numbers of HGVs during construction
- Concerns about traffic, congestion and road capacity (including Barbrook Way, Priory Road, A12 section between J18 and J19, B1418, East Hanningfield Road), lack of parking and lack of appropriate maintenance currently by the Council
- Concerns as to whether safe and suitable access to the site can be achieved, including for service vehicles
- Access should only be provided from Priory Road
- Increased risk of flooding and surface water due to insufficient drainage capacity with Anglian Water visiting Barbrook Way frequently due to drainage issues and confirming there is no drainage capacity
- Concern that UK Power cannot supply the required power infrastructure within the required timeframe
- The development would exacerbate air and noise pollution particularly impacting on children and the elderly
- Concerns about the privacy and impact on residential amenity of properties in Barbrook Way and Meadow View
- Concern that schools and GP surgery are already at capacity and there are limited shops in the area

- Development outside the village boundary would merge the rural village with neighbouring areas
- The site holds a status equivalent to Green Belt and is included in the Danbury Ridge Conservation zone
- Concerns about the loss of peaceful landscape, views, visual amenity and ambiance of the area
- The development will impact the aesthetic of PRow and ancient footpath
- Concerns about loss of potential archaeological finds
- Over 700 objections submitted to planning application 25/001158/OUT.

Location 17 – East Hanningfield

Strategic Growth Site Policy 17c – Land South of Rough Hill Complex, The Tye, East Hanningfield

Key statistics:

Consultation point	Total number of responses
Strategic Growth Site Policy 17c – Land South of Rough Hill Complex, The Tye, East Hanningfield	94

Summary of Representations – main issues and requested changes:

- Supportive of the allocation, the trajectory and the policy requirements (Gladman Developments Ltd AS-993)
- Supports the requirement for development to accord with a masterplan approved by CCC. The building height limit of two storeys should also be applied to the eastern edge of the development to reduce adverse landscape impacts (Essex County Council AS-1086)
- Supports the provision of a new 56 place stand-alone nursery on SGS 11c to serve the proposed developments at East Hanningfield and Bicknacre (Essex County Council AS-1085)
- Supports policy requirement for suitable flood risk management and SuDS, and network of multifunctional green infrastructure and would welcome reference to Anglian Water’s Surface Water Risk Management Guidance in the reasoned justification (Anglian Water Services Ltd AS-1098)
- Supports requirements to demonstrate sufficient wastewater treatment and disposal. There is currently no headroom at SWF WRC, and dry weather flow would exceed permit by the end of the Plan period. Anglian Water would only support a planning application with a pre-occupancy condition until the growth scheme is delivered. Recommends phasing smaller sites to complete in 2029/30 to align with the scheme (Anglian Water Services Ltd AS-1098, AS-1144)
- Site is within the SWF WWTW area which is operating in exceedance of its environmental permit for discharge volume. Anglian Water has identified a growth scheme, although additional allocated sites may present challenges in the short to medium term. May be necessary to consider phasing to align with

the scheme. Supports the site specific policy requirement to demonstrate that there is sufficient WWTW capacity (Environment Agency AS-645)

- The policy requirement relating to demonstrating and providing for sufficient wastewater treatment capacity is not necessary. It is not for the planning system to replicate requirements that are addressed by other legislative regimes, nor is it for developers to have to demonstrate there will be capacity (Gladman Developments Ltd, AS-993)
- Site lies within the zone of influence of the Essex Coast RAMS and should include policy requirements to secure RAMS tariff payments (Natural England AS-1116)
- Recommends alternative designs and layouts to reduce the impact on Willis Farmhouse, and the East Hanningfield and The Tye Conservation Area. If harm cannot be substantially reduced the site should be removed from the Plan (Historic England AS-128)
- Development would lie outside the defined settlement boundary, on greenfield land that currently provides for footpaths, beautiful landscape views, and wildlife. The Conservation Area is an integral and sensitive feature of the village (Little Baddow History Centre AS-668)
- Traffic concerns for Old Church Road, Back Lane, and junctions with Main Street and Old Church Road, and transport links are limited (Little Baddow History Centre AS-668)
- The school could not accommodate children from the proposed development. There are no healthcare facilities in the village (Little Baddow History Centre AS-668)
- The proposed developments in East Hanningfield are of a disproportionate scale to the village and are not supported by sufficient infrastructure capacity. Unless the proposed developments in East Hanningfield are removed, significantly reduced, or shifted to sustainable locations with adequate infrastructure, the Parish Council consider the Local Plan unsound (East Hanningfield Parish Council AS-165, West Hanningfield Parish Council AS-246)
- Object to the development due to inadequate infrastructure, with rail, road, education, doctors, dentists, and veterinary infrastructure and facilities operating at full capacity (Stow Maries Parish Council AS-1028)
- The scale of development would be disproportionate to the size of the village and available services and facilities in East Hanningfield (Richborough AS-469)
- Existing infrastructure, including transport, education, healthcare, sewerage, water supply, flood prevention, shops, employment opportunities, telecommunication, utilities, and other facilities, and the current scale of East Hanningfield cannot support the proposed scale of this development, individually or cumulatively alongside other proposed developments
- Concern that required infrastructure improvements would not be delivered sufficiently in advance of development
- Sustainable brownfield alternatives and/or other more sustainable sites should be considered first
- Development would not meet local housing needs, so it must include generous provision of affordable housing
- Vehicles speeding through the village is a common occurrence

- The lack of public transport opportunities in East Hanningfield would render the development unsustainable
- Development would lead to increased traffic congestion, reduced safety particularly for vulnerable users, increased pollution, and further deterioration of road conditions
- Impacts arising from the development, including in relation to biodiversity, air quality, and water management, have not been adequately addressed or mitigated
- Development would harm the local historic and natural environment, countryside, and rural character and identity of the area
- Development would exacerbate flood risk, particularly in relation to the Old Church Road pumping station
- Development would lead to the loss of agricultural land
- Development would lead to increased noise and other pollution
- Development would lead to increased risk of fires and crime
- Development of this scale adjacent to a rural village amounts to sprawl
- A gas pipeline runs under the site
- Development would reduce the value of existing homes
- The DtC has not been complied with as there is no clear evidence of constructive, active and ongoing engagement with key infrastructure bodies relating to infrastructure capacity issues in East Hanningfield
- Reduce or remove this development from the Plan.

Strategic Growth Site Policy 17d – Land South and South East of East Hanningfield Village

Key statistics:

Consultation point	Total number of responses
Strategic Growth Site Policy 17d – Land South and South East of East Hanningfield Village	96

Summary of Representations – main issues and requested changes:

- Supportive of the allocation, the trajectory and the policy requirements (Gladman Developments Ltd AS-993)
- Supports the requirement for development to accord with a masterplan approved by CCC. The building height limit of two storeys should also be applied to the eastern and southern edges of the development setback from substantial planted buffers to reduce adverse landscape impacts (Essex County Council AS-1087)
- Support the provision of a new 56 place stand-alone nursery on SGS 11c to serve the proposed developments at East Hanningfield and Bicknacre (Essex County Council AS-1087)
- Supports the HIA and identified suitable mitigation measures, including additional screening and increased planting belts along the eastern boundary, and careful consideration of layout, scale, and design (including limitation to

two storeys). Supports the inclusion of these as criteria within the policy and supporting text (Historic England AS-1009)

- Supports policy requirement for suitable flood risk management and SuDS, and network of multifunctional green infrastructure and would welcome reference to Anglian Water's Surface Water Risk Management Guidance (Anglian Water Services Ltd AS-1100)
- Supports requirements to demonstrate sufficient wastewater treatment and disposal. There is currently no headroom at SWF WRC, and dry weather flow would exceed permit by the end of the Plan period. Anglian Water would only support a planning application with a pre-occupancy condition until the growth scheme is delivered. Recommends phasing smaller sites to complete in 2029/30 to align with the scheme (Anglian Water Services Ltd AS-1100, AS-1145)
- Site is within the SWF WWTW area which is operating in exceedance of its environmental permit for discharge volume. Anglian Water has identified a growth scheme, although additional allocated sites may present challenges in the short to medium term. May be necessary to consider phasing to align with the scheme. Supports the site specific policy requirement to demonstrate that there is sufficient WWTW capacity (Environment Agency AS-724)
- Rising main (pressurised sewer) within the site. Requirement to protect existing sewers and their easements should be included (Anglian Water Services Ltd AS-1100)
- Site lies within the zone of influence of the Essex Coast RAMS and should include policy requirements to secure RAMS tariff payments (Natural England AS-1117)
- The proposed developments in East Hanningfield are of a disproportionate scale to the village and are not supported by sufficient infrastructure capacity. Unless the proposed developments in East Hanningfield are removed, significantly reduced, or shifted to sustainable locations with adequate infrastructure, the Parish Council consider the Local Plan unsound (East Hanningfield Parish Council AS-390, West Hanningfield Parish Council AS-371)
- Object to the development due to inadequate infrastructure, with rail, road, education, doctors, dentists, and veterinary infrastructure and facilities operating at full capacity (Stow Maries Parish Council AS-1029)
- Development would lie outside the defined settlement boundary, on greenfield land that currently provides for footpaths, beautiful landscape views, and wildlife. The Conservation Area is an integral and sensitive feature of the village (Little Baddow History Centre AS-669)
- Traffic concerns for Old Church Road, Back Lane, and junctions with Main Street and Old Church Road, and transport links are limited (Little Baddow History Centre AS-669)
- The school could not accommodate children from the proposed development. There are no healthcare facilities in the village (Little Baddow History Centre AS-669)
- The scale of development would be disproportionate to the size of the village and available services and facilities in East Hanningfield (Richborough AS-971)

- Existing infrastructure, including transport, education, healthcare, sewerage, water supply, flood prevention, shops, employment opportunities, telecommunication, utilities, and other facilities, and the current scale of East Hanningfield cannot support the proposed scale of this development, individually or cumulatively alongside other proposed developments
- Concern that required infrastructure improvements would not be delivered sufficiently in advance of development
- Sustainable brownfield alternatives and/or other more sustainable sites should be considered first
- Development would not meet local housing needs, so it must include generous provision of affordable housing
- Vehicles speeding through the village is a common occurrence
- Development would lead to increased traffic congestion, reduced safety particularly for vulnerable users, increased pollution, and further deterioration of road conditions
- The lack of public transport opportunities in East Hanningfield would render the development unsustainable
- Impacts arising from the development, including in relation to biodiversity, air quality, and water management, have not been adequately addressed or mitigated
- Development would harm the local historic and natural environment, countryside, and rural character and identity of the area
- Concern that development would exacerbate flood risk, particularly in relation to the Old Church Road pumping station
- Development would lead to the loss of agricultural land
- Development would lead to increased noise and other pollution
- Development of this scale adjacent to a rural village amounts to sprawl
- A gas pipeline runs under the site
- Development would reduce the value of existing homes
- The DtC has not been complied with as there is no clear evidence of constructive, active and ongoing engagement with key infrastructure bodies relating to infrastructure capacity issues in East Hanningfield
- Reduce or remove this development from the Plan.

Growth Site Policy 17e – Land South of Windmill Farm, Back Lane, East Hanningfield

Key statistics:

Consultation point	Total number of responses
Growth Site Policy 17e – Land South of Windmill Farm, Back Lane, East Hanningfield	96

Summary of Representations – main issues and requested changes:

- Supportive of the allocation and the policy requirements, although potential yield could be higher (Eugene Kinsella AS-346)

- Support the provision of a new 56 place stand-alone nursery on SGS 11c to serve the proposed developments at East Hanningfield and Bicknacre (Essex County Council AS-1088)
- Supports the HIA and identified mitigation measures, including a carefully considered layout, scale, and design, including a limitation of two storeys in height, setbacks on the west and north sides, and a low-density rural character. Supports the inclusion of these as criteria within the policy and supporting text (Historic England AS-1010)
- Supports policy requirement for suitable flood risk management and SuDS, and network of multifunctional green infrastructure and would welcome reference to Anglian Water's Surface Water Risk Management Guidance in the reasoned justification (Anglian Water Services Ltd AS-1101)
- Supports requirements to demonstrate sufficient wastewater treatment and disposal. There is currently no headroom at SWF WRC, and dry weather flow would exceed permit by the end of the Plan period. Anglian Water would only support a planning application with a pre-occupancy condition until the growth scheme is delivered. Recommends phasing smaller sites to complete in 2029/30 to align with the scheme (Anglian Water Services Ltd AS-1101, AS-1146)
- Site is within the SWF WWTW area which is operating in exceedance of its environmental permit for discharge volume. Anglian Water has identified a growth scheme, although additional allocated sites may present challenges in the short to medium term. May be necessary to consider phasing to align with the scheme. Supports the site specific policy requirement to demonstrate that there is sufficient WWTW capacity (Environment Agency AS-725)
- Site lies within the zone of influence of the Essex Coast RAMS and should include policy requirements to secure RAMS tariff payments (Natural England AS-1118)
- The proposed developments in East Hanningfield are of a disproportionate scale to the village and are not supported by sufficient infrastructure capacity. Unless the proposed developments in East Hanningfield are removed, significantly reduced, or shifted to sustainable locations with adequate infrastructure, the Parish Council consider the Local Plan unsound (East Hanningfield Parish Council AS-391, West Hanningfield Parish Council AS-372)
- Development helps maintain the vitality of settlements and generates investment in infrastructure
- Object to the development due to inadequate infrastructure, with rail, road, education, doctors, dentists, and veterinary infrastructure and facilities operating at full capacity (Stow Maries Parish Council AS-1030)
- Development would lie outside the defined settlement boundary, on greenfield land that currently provides for footpaths, beautiful landscape views, and wildlife. The Conservation Area is an integral and sensitive feature of the village (Little Baddow History Centre AS-670)
- Traffic concerns for Old Church Road, Back Lane, and junctions with Main Street and Old Church Road and transport links are limited (Little Baddow History Centre AS-670)

- The school could not accommodate children from the proposed development. There are no healthcare facilities in the village (Little Baddow History Centre AS-670)
- The scale of development would be disproportionate to the size of the village and available services and facilities in East Hanningfield (Richborough AS-972)
- Existing infrastructure, including transport, education, healthcare, sewerage, water supply, flood prevention, shops, employment opportunities, telecommunication, utilities, and other facilities, and the current scale of East Hanningfield cannot support the proposed scale of this development, individually or cumulatively alongside other proposed developments
- Vehicles speeding through the village is a common occurrence
- Development would lead to increased traffic congestion, reduced safety particularly for vulnerable users, increased pollution, and further deterioration of road conditions
- The lack of public transport opportunities in East Hanningfield would render the development unsustainable
- Concern that required infrastructure improvements would not be delivered sufficiently in advance of development
- Sustainable brownfield alternatives and/or other more sustainable sites should be considered first
- Development would not meet local housing needs, so it must include generous provision of affordable housing
- Impacts arising from the development, including in relation to biodiversity, air quality, and water management, have not been adequately addressed or mitigated
- Development would harm the local historic and natural environment, countryside, and rural character and identity of the area
- Concern that development would exacerbate flood risk, particularly in relation to the Old Church Road pumping station
- Development would lead to the loss of agricultural land
- Development would lead to increased noise and other pollution
- Development of this scale adjacent to a rural village amounts to sprawl
- A gas pipeline runs under the site
- Development would reduce the value of existing homes
- The DtC has not been complied with as there is no clear evidence of constructive, active and ongoing engagement with key infrastructure bodies relating to infrastructure capacity issues in East Hanningfield
- Statements of common ground should be agreed to ensure infrastructure delivery
- Reduce or remove this development from the Plan.

Location 20 – Rettendon Place

Strategic Growth Site Policy 20 – Land to East and North of Rettendon Place

Key statistics:

Consultation point	Total number of responses
Strategic Growth Site Policy 20 – Land to East and North of Rettendon Place	95

Summary of Representations – main issues and requested changes:

- Supports the proposed allocation and is keen to work with CCC and other stakeholders to refine the proposals (Croudace Homes AS-410)
- Supports policy requirement for suitable flood risk management and SuDS, and network of multifunctional green infrastructure and would welcome reference to Anglian Water’s Surface Water Risk Management Guidance in the reasoned justification (Anglian Water Services Ltd AS-1102)
- Supports requirements to demonstrate sufficient wastewater treatment and disposal. There is currently no headroom at SWF WRC, and dry weather flow would exceed permit by the end of the Plan period. Anglian Water would only support a planning application with a pre-occupancy condition until the growth scheme is delivered. Recommends phasing smaller sites to complete in 2029/30 to align with the scheme (Anglian Water Services Ltd AS-1102, AS-1147)
- Site is within the SWF WWTW area which is operating in exceedance of its environmental permit for discharge volume. Anglian Water has identified a growth scheme, although additional allocated sites may present challenges in the short to medium term. May be necessary to consider phasing to align with the scheme. Supports the site specific policy requirement to demonstrate that there is sufficient WWTW capacity (Environment Agency AS-726)
- Gravity sewers and a surface water sewer and discharge point within the site. Requirement to protect existing sewers and their easements should be included (Anglian Water Services Ltd AS-1102)
- Supports the HIA and identified suitable mitigation measures, including detailed design needing to pay particular attention to landscape screening, building heights, and silhouettes to protect these key views from the south. Supports the inclusion of these as criteria within the policy and supporting text, and the policy requirement for a further, detailed HIA/LVIA to accompany and inform any planning application to consider the impact of development and set out appropriate mitigation measures (Historic England AS-157)
- Acknowledges the expansion of the existing primary school and early years provision and would welcome early engagement to ensure that security requirements do not conflict with Department for Education requirements (Essex Police AS-989)
- Supports the primary education and early years policy requirements. ECC expects the land to be provided by the developer and a proportionate

developer contribution to enable either the expansion of the existing nursery or the provision of a new nursery (Essex County Council AS-1082)

- Objects as the development would cause substantial and irreversible loss of Green Belt and harm to the natural environment and visual character of the area (Runwell Parish Council AS-39)
- Object to the development due to inadequate infrastructure and appropriate mitigation, individually or cumulatively alongside other proposed developments and existing infrastructure needs, including issues with rail, road, water supply, education and healthcare facilities, telecommunications, utilities, sewage network, flood mitigation, and veterinary infrastructure and facilities operating at full capacity (Stow Maries Parish Council AS-1031, Runwell Parish Council AS-39, Rettendon Parish Council AS-1052)
- Development has poor accessibility and is of a scale that is disproportionate to the existing settlement (Rettendon Parish Council AS-1052)
- Object to the development due to the adverse impact on the environment and wildlife
- New development should not be built on agricultural land
- The size of Rettendon will increase dramatically. It would be better to spread the growth across a wider geography
- The development would not be consistent with Rettendon’s role in the settlement hierarchy
- Development would harm the significance of heritage assets
- The development poses a threat to the rural and idyllic nature of the local area
- Development will affect local vistas and cause light pollution at night
- Concern over the disruption caused during construction
- Concern over the legitimacy of the Local Planning Authority. If the new unitary authority comes into force, it could supersede the existing local authority in the next year or so. It should therefore be the responsibility of the new authority to make these plans rather than the existing local authority which may not exist for much longer
- The Local Plan fails to address the impact of the development proposals on the existing commercial fishing lake. The addition of 350 homes near the lake would negatively affect the rural business and the local amenity. A buffer zone would be needed to protect the commercial interests of the fishing lake business.

Location 21 – Woodham Ferrers

Growth Site Policy 21a – Land North of Old Rectory Lodge, Main Road, Woodham Ferrers

Key statistics:

Consultation point	Total number of responses
Growth Site Policy 21a – Land North of Old Rectory Lodge, Main Road, Woodham Ferrers	8

Summary of Representations – main issues and requested changes:

- Support for the allocation, policy requirements and housing trajectory (Birkett Hall Homes Ltd AS-563)
- Supports policy requirement for suitable flood risk management and SuDS, and network of multifunctional green infrastructure and would welcome reference to Anglian Water’s Surface Water Risk Management Guidance in the reasoned justification (Anglian Water Services Ltd AS-1103)
- Supports requirements to demonstrate sufficient wastewater treatment and disposal. There is currently no headroom at SWF WRC, and dry weather flow would exceed permit by the end of the Plan period. Anglian Water would only support a planning application with a pre-occupancy condition until the growth scheme is delivered. Recommends phasing smaller sites to complete in 2029/30 to align with the scheme (Anglian Water Services Ltd AS-1103, AS-1148)
- Site is within the SWF WWTW area which is operating in exceedance of its environmental permit for discharge volume. Anglian Water has identified a growth scheme, although additional allocated sites may present challenges in the short to medium term. May be necessary to consider phasing to align with the scheme. Supports the site specific policy requirement to demonstrate that there is sufficient WWTW capacity (Environment Agency AS-727)
- Rising main (pressurised sewer) within the site. Requirement to protect existing sewers and their easements should be included (Anglian Water Services Ltd AS-1103)
- Concern that current infrastructure cannot cope and new development will not be accompanied by improved infrastructure e.g. schools, doctors, dentists, local transport.

Growth Site Policy 21b – Land North of Congregational Church, Main Road, Woodham Ferrers

Key statistics:

Consultation point	Total number of responses
Growth Site Policy 21b – Land North of Congregational Church, Main Road, Woodham Ferrers	9

Summary of Representations – main issues and requested changes:

- Support for the allocation, policy requirements and housing trajectory (Birkett Hall Homes Ltd AS-563)
- Supports policy requirement for suitable flood risk management and SuDS, and network of multifunctional green infrastructure and would welcome reference to Anglian Water’s Surface Water Risk Management Guidance in the reasoned justification (Anglian Water Services Ltd AS-1104)
- Supports requirements to demonstrate sufficient wastewater treatment and disposal. There is currently no headroom at SWF WRC, and dry weather flow would exceed permit by the end of the Plan period. Anglian Water would only

support a planning application with a pre-occupancy condition until the growth scheme is delivered. Recommends phasing smaller sites to complete in 2029/30 to align with the scheme (Anglian Water Services Ltd AS-1104, AS-1149)

- Site is within the SWF WWTW area which is operating in exceedance of its environmental permit for discharge volume. Anglian Water has identified a growth scheme, although additional allocated sites may present challenges in the short to medium term. May be necessary to consider phasing to align with the scheme. Supports the site specific policy requirement to demonstrate that there is sufficient WWTW capacity (Environment Agency AS-728)
- Extend site to the north to include the former builders yard. Existing rights of way may hamper the future development of the northern part of the site
- Concern that current infrastructure cannot cope and new development will not be accompanied by improved infrastructure e.g. schools, doctors, dentists, local transport.

Key Consequential Changes

This section of the consultation document provides focused changes to specific parts of the Pre-Submission Local Plan to reflect the proposed additional site allocation policies. These are called key consequential changes and are shown as tracked changes in this part of the Additional Sites Document.

Strategic Policy S6 – Housing and Employment Requirements

Key statistics:

Consultation point	Total number of responses
Strategic Policy S6 – Housing and Employment Requirements	36

Summary of Representations – main issues and requested changes:

- An increase in the housing requirement will increase demand for employment space. Essex and Suffolk Water can only support employment developments that are necessary and appropriate and designed to achieve the highest standards of water efficiency (Essex and Suffolk Water AS-155)
- Supports the policy, including the Housing Supply Table (Croudace Homes AS-412)
- Plan makes provision for only 84% of the Council’s local housing need as defined in the Standard Method (Bloor Homes AS-474, Croudace Homes AS-910, Gay Bowers Limited AS-169, Oliver Ricketts AS-319, Hallam Land Management AS-948, Martin Grant Homes, AS-1062, Dandara AS-1134, Obsidian Strategic AS-1142, The Bucknell Family AS-1127, Icení AS-1152, Higgins Homes AS-389, Greystoke CB AS-1079)
- Insufficient buffer (8.3%) between housing need and supply (Bloor Homes AS-474, Martin Grant Homes AS-129, Dandara AS-1134, AS-1137, AS-1140, Obsidian Strategic AS-1142)

- Over-reliance on windfall delivery (10% of supply) (Bloor Homes AS-474)
- Plan does not appreciate the urgency of providing 'special needs housing' (J&T Wardrop and the Wardrop Trust AS-1053)
- Plan does not take account of slower than anticipated build-out rates and risks associated with the delivery of new settlements including delivery of significant infrastructure projects (Dandara AS-1134, AS-1137, AS-1140)
- Notes current slippage in the delivery of housing from sites allocated in the adopted Local Plan (Dandara AS-1134, AS-1137, Obsidian Strategic AS-1142, Higgins Homes AS-389)
- Uncertainty around delivery of the sites means that the Plan is making provision for less than 80% of local housing need and therefore does not comply with the transitional arrangements in the NPPF (Obsidian Strategic Asset Management Ltd AS-654)
- Question whether the Council can still rely on the transitional provisions given that the Additional Sites consultation amends the Regulation 19 Plan, and it was not available prior to the 12th March 2025 cut off required by paragraph 234 and footnote 82 of the December 2024 Framework (Dandara AS-1134, AS-1137, Greystoke CB AS-1079)
- Given timescales for likely adoption, the Plan period should be revised to 2028 - 2043 and the Plan should allocate sites to meet that plan-period (Iceni AS-1152, Greystoke CB AS-1079)
- Issue of no longer being able to demonstrate five year housing land supply within six months of publication of Regulation 19 Plan. This emphasises necessity for the Plan to retain considerable flexibility, allowing the Council to adapt to evolving circumstances and maximise the contribution of deliverable sites to avoid ongoing housing land supply failure (CHP AS-955, 956, M Scott Properties Ltd AS-1121, Rosehart Properties Ltd AS-238)
- Inconsistency in housing land supply position - the IIA (para 2.3.1) says 3.88 years and Focused Consultation document (para 1.4) says 4.93 years on submission of Plan without additional sites (Croudace Homes AS-908)
- On submission/ adoption, the Council will be unable to demonstrate a five year housing land supply, and the new Plan will require immediate review (Bloor Homes (Eastern) AS-453, Croudace Homes AS-910, The Bucknell Family AS-1127, Higgins Homes AS-389)
- Plan should include a policy which commits the Council to undertaking an immediate/early update of the Plan to ensure housing needs are met in full (Iceni AS-1152, Higgins Homes AS-389, John Hart AS-471, Rosehart Properties Ltd AS-238, Simon Knight AS-418)
- Plan does not address issues of unaffordability or homelessness (Hallam Land Management AS-948, Higgins Homes AS-389)
- Plan should allocate less than 162,646 sqm of employment floorspace. Reference is made to Lichfield's December 2024 evidence which recommends the Council use Scenario 1 as a starting point (Boreham Conservation Society AS-1019)
- The calculation of employment requirement is flawed because it justifies the increase from 162,646sqm to 173,146sqm based on meeting an increased labour supply arising from higher housing numbers under the 2024 NPPF, but the Council is not meeting the minimum housing numbers under 2024 NPPF (Greystoke CB AS-1083)

- Plan makes insufficient provision for employment land to meet labour supply needs. The ELR method under-estimates the need because it makes no allowance for losses, assumes low job densities and provides no buffer (Greystoke CB AS-1083)
- No assessment has been undertaken to consider strategic logistics need, as required in the NPPF and PPG (Greystoke CB AS-1083)
- Policy S6 should define job number targets in place of floorspace requirements (Greystoke CB AS-1083)
- Windfall allowance calculation is incorrect because the new sites that have been identified should be deducted from the total windfall figure
- Include measures in the Plan to reduce the need for additional housing.

Strategic Policy S7 – The Spatial Strategy

Key statistics:

Consultation point	Total number of responses
Strategic Policy S7 – The Spatial Strategy	62

Summary of Representations – main issues and requested changes:

- Largely supports the Plan and recommends continued engagement with the Council to ensure that the increased housing requirements can be supported by upgrades to water supply beyond 2030 (Essex and Suffolk Water AS-155)
- Essex Police DOCO seeks early involvement in masterplanning and design coding to support the Spatial Strategy (Essex Police DOCO AS-985)
- Support inclusion of the additional sites in the focused consultation (Halley Developments AS-406, Mr & Mrs Thomasin - Foster & Wilkinson AS-907, AS-914, AS-943, AS-945, Welbeck Strategic Land V Limited AS-494, Mrs Mary Rance AS-914, CHP AS-956)
- Supportive of Spatial Strategy (Iceni AS-493, Welbeck Strategic Land V Limited AS-495)
- Supports inclusion of a broader mix of large, medium and small housing allocations within the policy (Croudace Homes AS-413)
- Plan should allocate additional small/ medium scale sites to ensure consistency with the NPPF (Bloor Homes (Eastern) AS-477, Landvest AS-481, AS-982, Essex Alms Housing AS399, AS-400, AS-401, Mr and Mrs B Hearn AS-407, J&T Wardrop and the Wardrop Trust AS-1053)
- Over-reliance on one large allocation to deliver a substantial proportion of the housing requirement (Dandara AS-1134, AS-1137, AS-1140, Obsidian Strategic AS-1142)
- Assess impacts on the SSSIs and Ancient Woodland at the Local Plan stage to consider cumulative impacts (National Trust AS-30)
- Local Plan should factor phased delivery where necessary due to infrastructure constraints and lead-in times for capital investment (Anglian Water Services Ltd AS-1151)

- Requirement to identify and safeguard land for new built healthcare infrastructure to support planned growth as well as financial contributions to mitigate development impact. It is likely that a new facility will be required during the Plan period to support development southeast of Chelmsford (Mid and South Essex Integrated Care Board AS-644)
- Concern that additional allocations prioritise less sustainable locations further down the settlement hierarchy over available sites in/around Chelmsford (Taylor Wimpey Strategic Land AS-387, Taylor Wimpey Strategic Land AS-12, Crest Nicholson AS-480, Vistry Strategic Land AS-1130, AS-1132, Marriage Family AS-457) including failing to optimise existing strategic growth areas (Barratt David Wilson AS-1068)
- The spatial strategy should be amended to identify suitable Grey Belt sites and a Green Belt Review should be undertaken to enable Green Belt release where exceptional circumstances exist (Essex Alms Housing AS-615, Obsidian Strategic AS-1143, Croudace Homes AS-910, AS-912, Rosehart Properties Ltd AS-239, John Hart AS-471, Martin Grant Homes AS-166, Essex Alms Housing AS-400, Vistry Strategic Land AS-1130, AS-1132, Taylor Wimpey Strategic Land AS-12, J&T Wardrop and the Wardrop Trust AS-1053, M Scott Properties Ltd AS-1123)
- Requests additional text for the Settlement Hierarchy to guide decisions on growth beyond allocated sites, including positive consideration of potential sites beyond settlement boundaries to support windfall delivery and housing supply (Gay Bowers Limited AS-106)
- Policy is unjustified as it prioritises short-term deliverability over the most sustainable spatial option (Strutt and Parker (Farms) Limited AS-1122)
- Further evidence required to demonstrate that proposed housing allocation numbers are realistic (Bloor Homes (Eastern) AS-477)
- Green Wedges should have been reviewed. Instead, site selection process has discounted sites within the Green Wedge as a matter of principle, rather than assessing whether individual sites could contribute positively to the Plan's objectives. (The Bucknell Family AS-1129, Cliffords Group Ltd AS-863) Van Diemans Property Company AS-816, The Bucknell Family AS-1129, Obsidian Strategic Asset Management Ltd AS-672)
- Boreham, as a Key Service Settlement, is ranked as a suitable and sustainable location for strategic employment growth but has been excluded from further new strategic housing growth. Likely to be a misalignment between local housing and employment provision (Wates Developments Limited AS-998)
- SGS18a is contrary to the Spatial Strategy. The Chignal villages are not included in the Local Plan's Settlement Hierarchy reflecting the absence of services and infrastructure required to support growth (Chignal Parish Council AS-965)
- Higher housing growth should be identified in Danbury as a sustainable location for growth (Martin Grant Homes AS-1065)
- Policy is unsound due to reliance on a new settlement east of Chelmsford and uncertain A12 Junction 19 infrastructure, taking into account of reasonable alternatives (Dandara AS-1135, AS-1138, AS-1141, Obsidian Strategic AS-1143)

- Potential benefits of further allocations north of SWF, or smaller sites adjacent to existing higher order settlements have not been considered (Dandara AS-1138, AS-1141)
- Growth should be concentrated in North-East Chelmsford, leveraging planned infrastructure (e.g. new bypass, Beaulieu Park railway station, park-and-ride, rather than dispersing development to smaller, less sustainable villages (Higgins Homes AS-613)
- The additional sites strategy does not identify employment opportunities to be delivered early and in parallel with housing growth (Van Diemens Property Company AS-811, The Bucknell Family AS-1129)
- Plan is too reliant on larger employment sites which may be delayed due to the current economic climate. It should recognise local employment needs including small and medium sized businesses and allocate a mix of employment sites (The Bucknell Family AS-1127)
- The proposed scale of development is unsustainable
- Vital that planned growth includes adequate road infrastructure (Chelmsford Garden Community Council AS-92)
- Reps promoting alternative/ additional sites include: Gay Bowers Limited AS-106, Kingsbury Land Promotion Limited AS-174, Taylor Wimpey Strategic Land AS-12, AS-387, Icen AS-493, Bloor Homes (Eastern) AS-477, Essex Alms Housing AS-400, AS-401, AS-614, Higgins Homes AS-613, Obsidian Strategic Asset Management Ltd AS-672, AS-1143, Van Diemens Property Company AS-816, J & T Wardrop and the Wardrop Trust AS-1054, Mr & Mrs Thomasin - Foster & Wilkinson AS-907, AS-914, AS-943, AS-945, AS-943, Mr and Mrs B Hearn AS-617, John Hart AS-471, Gladman Developments Ltd AS-994, AS-995, AS-996, AS-997, Landvest AS-982, Wates Developments Limited AS-998, Hallam Land Management AS-992, Harris Strategic Land Limited AS-1106, Strutt and Parker (Farms) Limited AS-1122, Tritax Chelmsford Propco Ltd AS-1126, Dandara AS-1135, AS-1136, AS-1138 Barratt David Wilson AS-1068, Martin Grant Homes AS-166, AS-1062, AS-1065, The Bucknell Family AS-1129, Rosehart Properties Ltd AS-239, Vistry Group AS-405, Simon Knight AS-418, Crest Nicholson AS-480, A.G. & P.W.H Speakman AS-880, Cliffords Group Ltd AS-863, AS-870, Cliffords Group Ltd Mr Mark Peters AS-857, Mr Graham Weal AS-107, Vistry Strategic Land AS-1130, AS-1132, Richborough AS-970, Bloor Homes (Eastern) AS-973, Marriage Family AS-457, Mrs Mary Rance AS-914.

Monitoring Framework

Key statistics:

Consultation point	Total number of responses
Monitoring Framework	0

Summary of Representations – main issues and requested changes:

- No main issues.

Draft Policies Map

Key statistics:

Consultation point	Total number of responses
Legend	0
Map: SGS1dd	0
Map: SGS18a	2
Map: SGS19	2
Map: SGS7b	0
Map: SGS9a	1
Map: GS9b and GS9c	1
Map: GS14b	1
Map: SGS11c	1
Map: SGS17c, SGS17d and GS17e	0
Map: SGS20	5
Map: GS21a and GS21b	0

Summary of Representations – main issues and suggested changes:

- Map SGS9a – policy text and mapping are confusing because they do not differentiate between the original extent of the proposed allocation and the proposed enlarged area in the Additional Sites consultation (Boreham Conservation Society AS-1048)
- Map SGS17e – query on the alignment of the northern boundary of the site (Eugene Kinsella AS-346)
- The images in the maps section are blurry, meaning it was difficult to review all the information.

Development Trajectory

Key statistics:

Consultation point	Total number of responses
Development Trajectory	1

Summary of Representations – main issues and suggested changes:

- Trajectory indicates delivery of some sites in the SWF WRC catchment (East Hanningfield, Rettendon Place and Woodham Ferrers) before 2030 Recommends these sites phased to complete in 2029/30 to align with the WRC growth scheme (Anglian Water Services Ltd AS-1150)
- Trajectory forecasts 1,347 dwellings from 14 sites by 2029/30, although there is insufficient clarity on delivery assumptions and timescales may be unrealistic (Martin Grant Homes AS-1064)
- Trajectory lacks robust evidence of deliverability, relies heavily on long-standing and undetermined strategic allocations, and has not been updated to

reflect reduced supply (from 3,016 to 2,510 dwellings), creating a risk of short- to medium-term undersupply. Council should apply a 10% non-implementation allowance to permissions, update phasing, provide clear evidence of deliverability (particularly for strategic sites), introduce contingency measures, and utilise all suitable sites (Obsidian Strategic Asset Management Ltd AS-673)

- Lack of consolidated development trajectory is a material omission (Taylor Wimpey Strategic Land AS-12).

Appendices

This section of the consultation document contains two appendices.

Consultation point	Total number of responses
Appendix A – Glossary	1
Appendix B – Table of previous Pre-Submission (Regulation 19) Local Plan paragraph numbers	0

Summary of Representations – main issues and requested changes:

- No main issues

Appendix 1: Organisations consulted and copies of key consultation materials

APPENDIX 1

Organisations consulted and copies of key consultation materials

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Local Plan Website Page	24
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Paper Comments Form	34
Pop-Up Stands	43
Photos of exhibition on location	44
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Local Plan Video	54
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Covering Letter and Local Plan Poster	56
Site Notices – Examples	58
Staff Email Banner and Website Banner	59
Local Plan Newsletter	60
Parish and Town Council Information Pack	64
Frequently Asked Questions	77
Communications & Marketing Campaign Report:	84
City Times and South Woodham Focus Articles	
o City Life Articles	
o Examples of Social Media Posts	
o GovDelivery Mailshots	
o Bus Stop Adverts	

Organisations consulted

Company / Organisation

1st Chelmsford Scouts	Birkett Hall Homes Ltd	Cell Energy Limited
A Dunn & Son	Bishops Primary School	Centrica Barry/ Generation/ KL/ PB/ RPS LTD
A.R. Property Designs Ltd	Black Notley Parish Council	CERA (Chignal Estate Residents Association)
Abbess, Beauchamp & Berners Roding Parish Council	Blackmore, Hook End & Wyatts Green Parish Council	Chancellor Park Primary School
Abellio Greater Anglia	Bloor Homes (Eastern)	Channels Residents Community Group
Accord Energy Limited	Blue Strip	Charterhouse Property Group & Charterhouse Strategic Land
Active Travel England	Blythewood Properties	Chelmer & Blackwater Navigation Co Ltd
Active Workspace Ltd	Bolton Farms	Chelmer Cycles
Aggregate Industries UK Ltd	Boreham Bowling Club	Chelmer Cycling Club
Aldi Stores Ltd	Boreham Conservation Society	Chelmer Housing Partnership
Alpha Garden Centre	Boreham Parish Council	Chelmer Residents Forum
Anchor Housing	Boreham Primary School	Chelmer Valley High School
Andrew Wing	Bovis Homes Ltd	Chelmer Valley Landscape Group
Angel Stores	Boxford (Suffolk) Holdings Ltd	Chelmer Village Parish Council
Anglia Ruskin University	Boyer Planning	Chelmsford & Central Essex RSPB Local Group
Anglian Water Services Ltd	Bradwell Power Generation Company Ltd	Chelmsford and District Model Railway Club
Aquila Developments Ltd	Braintree District Council	Chelmsford Biodiversity Forum
Arcady Architects	Bramling Developments Ltd	Chelmsford Business Board
Argents Nursery	Brentwood and Chelmsford Green Party	Chelmsford Canoe Club
Arriva The Shires and Essex ARU	Brentwood Borough Council	Chelmsford Cathedral
Ashton KCJ (128030-1003)	Bressole Limited	Chelmsford City Centre Retailers Group
ASP	Bridgewater Property Group Limited	Chelmsford City Football Club
Atkins Telecom	Broadfield Homes Ltd	Chelmsford Civic Society
Avison Young	Broomfield Parish Council	Chelmsford College
Aviva	Broomfield Parish Council, Chignal Parish Council, Great Waltham Parish Council, Little Waltham Parish Council, Writtle Parish Council and Newlands Spring Residents Association	Chelmsford Community Church
Baddow Hall Junior School	Broomfield Primary School	Chelmsford Community Transport Limited
BAE Systems	Broomfield Primary School	Chelmsford Commuters & Rail Travellers
Bakers Lane Action Group	Broxbourne Council	Chelmsford County High School for Girls
Bang & Olufsen	Brumfelda - Broomfield's Local History Group	Chelmsford CVS
Barnes Farm Infant School	BT National Notice Handling Centre	Chelmsford Cycle Action Group
Barnes Farm Junior School	BT Openreach, Southend ATE	Chelmsford Diocese Board of Finance
Barnston Parish Council	Builders First Source	Chelmsford Garden Community Consortium
Barratt David Wilson	Building Research Establishment	Chelmsford Garden Community Council
Basildon & Brentwood CCG	C J H Farming Ltd	Chelmsford Gospel Hall Trust
Basildon Borough Council	CAAG	Chelmsford Hindu Society
BBC Essex	Cadent Gas	Chelmsford Labour Party
BDP	Campaign for Real Ale Limited	Chelmsford Liberal Democrats
BDW Eastern Counties	Campaign for the Protection of Rural Essex	Chelmsford Mencap
Beaulieu Residents	CAODS (Chelmsford Amateur Operatics Society)	Chelmsford Rivers and Canal Link group (CRACL)
Becket Keys C of E Secondary School	Capital & Counties (Financial Services) Ltd	Chelmsford Rugby Football Club
Bellway Homes Ltd	Carter Jonas	Chelmsford Social Club
Bennetts BMW Specialists	Castle Point & Rochford CCG	
Berkeley Strategic	Castle Point Council	
Bernard Le Claire and Osiris Trustees Ltd		
Bidwells		
Billericay Town Council		

Chelmsford Star Co-operative Society Ltd	Data Energy Management Services Ltd	Essex & Suffolk Water
Chelmsford Taxi Association Limited	David E Partridge	Essex Alms Housing
Chelmsford Theatre Workshop	Defence Infrastructure Organisation	Essex ARG
CHESSE	Department for Business and Trade	Essex Association of Local Councils
Chignal Estate Residents Association	Department for Education	Essex Audi Automotive Group
Chignal Parish Council	Department for Energy Security and Net Zero	Essex Bridleways Association
CHP	Department for Science, Innovation and Technology	Essex Chamber of Commerce
CHP Customer Review Panel	Department for Transport (DfT)	Essex Chronicle
Chris Marten Architectural Services	Design Council	Essex County Council
Christian Care	detoxpeople Ltd	Essex County Fire & Rescue Service
Christian Growth Centre Chelmsford	DevAssist	Essex Herts Air Ambulance Trust
Church of Our Lady Immaculate	Diageo Pension Trust Fund	Essex Housing
Churchill Living and McCarthy Stone	Diocese of Chelmsford	Essex Islamic Trust
Clark Partnership	Dominvs Group	Essex Local Access Forum
Clearview Relocation Ltd	Downes Planning Partnership	Essex Local Nature Partnership
Cliffords Group Ltd	Downham CE (VC) Primary School	Essex Muslim Centre
Coal Pension Properties Ltd	DTI	Essex Police
CODE Development Planners Ltd	DWS Bodyworks	Essex Police Fire and Crime Commissioner
Cogent Land	E.ON UK Plc	Essex Record Office
Colchester City Council	E2V Technologies	Essex Respite and Care Association
Cold Norton Parish Council	East Anglia GREEN	Essex Squash & Racketball Association
Collingwood Primary	East Hanningfield C E Primary School	Essex Waterways Ltd
Columbus School & College	East Hanningfield Parish Council	Essex Wildlife Trust
Commercial Estates Group	East Hanningfield Parish Plan Committee	ESTAMA
Confederation of Passenger Transport UK	East Herts District Council	Estuary Housing Association
Connexions & Careers Chelmsford	East of England Ambulance Service NHS Trust	Evolution Town Planning
Cool Heat Services	East of England Health Protection Team	Exolum Pipeline System Ltd
Corona Energy Retail 4 Ltd	East Thames Housing	Eyott Sailing Club
Countryside Properties (UK) Ltd	Eastlight Homes	Falcon Bowling and Social Club
CPRE Essex	Ecotricity	Farleigh Hospice
Craintern Ltd	EDF Energy	Felsted Parish Council
Crest Nicholson	Education & Skills Funding Agency	First Essex Buses Ltd
Crest Strategic Projects Ltd	Edward Gittins Associates	Flagship Housing Group Ltd
Crondon Park Golf & Country Club	EE	Flaternity Residents association
Crouch Vale Brewery Ltd	Elim Christian Centre	Fritch Green Parish Council
Croudace Homes	Elm Green Preparatory School	Football Association
Crown Energy Ltd	Elmwood Primary School	Ford End C of E Primary School
Culture Chelmsford	Endurance Estates	Ford End Village Design Statement Committee
Cycling UK	Energy Environment and Sustainability Group	Ford End Village Hall
D Chennells Ltd	English Rural Housing Association	Forestry Commission England
D.W.S Bodyworks Ltd	ENI UK Ltd	Foster Partnership Farms
Danbury Developments Ltd	Environment Agency	Foxley Group Ltd
Danbury Mission	Environmental Dimension Partnership (EDP)	Friends, Families and Travellers and Traveller Law Reform Project
Danbury Parish Council	Epping Forest District Council	Galleywood Equestrian Centre
Danbury Park Community Primary School	esperance energies	Galleywood Infant School
Danbury Society		Galleywood Parish Council
Dandara		Gateway 120, Cirrus Land LLP, and L & Q Homes
Daniel James Developments		

Gay Bowers Limited	Heart of Essex Local Enterprise Partnership	JCN Associates Ltd
GB Partnerships	Heathcote School	Jewell Developments Ltd
Gearston Ltd	Hedingham and Chambers	JLL
Great Baddow High School	Help The Aged	JWF Hughes Mid-Essex Gravel + MJ Peters
Gladman Developments Ltd	Heritage Writtle	Keeble Brothers
Gleeson Land	Hertfordshire and West Essex ICB	Kensington and Edinburgh Estates
GMD Solutions	Hertfordshire County Council	King Edward Grammar School
Going Places Leisure Travel Ltd	Herts Property Investments Limited	Kings Hardware Ltd
Good Easter Parish Council	HEVF Self Storage UK Limited	Kings Road Primary School
Good Easter Village Hall	Higgins Group	Kings Road/North Avenue Community Action Group
Graham Care Group	High Chelmer	Kingsbury Land Promotion Limited
Granville Developments	High Easter Parish Council	KLW Planning
Gray & Sons Ltd / Boxford Group Ltd	High Ongar Parish Council	KM Consulting
Great & Little Leighs Parish Council	Highgate Capital Limited	Knight Developments Ltd
Great Baddow Beehive Lane County Primary School	Highways England	L Q Group
Great Baddow High School	Highwood County Primary School	Landgage Heritage
Great Baddow Lawn Tennis Club	Highwood Parish Council	Landscape Planning Group Ltd
Great Baddow Parish Council	Highwood Village	Landvest & Harding Homes
Great Baddow St Mary	Hill Farm (Chelmsford) Ltd	Landvest Developments Ltd
Great Leighs Holdings & Estates Limited	Hill Residential Ltd	Langford and Ulting Parish Council
Great Notley Parish Council	Historic England	Larkrise Primary School
Great Waltham C of E (VC) Primary School	Home Builders Federation	Larmar Engineering
Great Waltham Parish Council	Homes England	Latimer Homes
Greater London Authority	Hopkins Homes Ltd	Lawford Mead Primary & Nursery School
Greenfields Community Housing Ltd	House Of Commons	Lawns Action Group
Greenwood Estates Ltd	Housebuilders Consortium	Lewis & Scott Retirement Living
Greenwoods Hotel and Spa Group	Howe Green Community Association	Life Education Trust
Greystoke CB	Hullbridge Parish Council	Little Baddow History Centre
H M Prison Service	Hybrid Planning & Development	Little Baddow Parish Council
H R Philpot & Sons	Hylands Construction Company Ltd	Little Baddow Society
Hallam Land Management	Hylands School	Little Baddow, Boreham, Danbury & Sandon Parish Council Cross Working Group
Halley Development	IBA Planning Ltd	Little Darwins Nursery
Halliday West Surveyors	Iceland Foods Ltd	Little Dunmow Parish Council
Hamilton & Pavilion Trustees Ltd (Chelmsford Meadows Unit Trust)	Iceni Projects	Little Waltham C E V A Primary School
Hamilton Bentley & Partners	Ideas Hub	Little Waltham Parish Council
Hammonds Estates	Independence Project	Lodge Coaches
Hanson Aggregates Ltd & Threadneedle Pensions Ltd	Indigo Planning	London & Cambridge Properties Limited
Harlow District Council	Ingatestone & Fryerning Parish Council	London Borough of Barking and Dagenham
Harris Strategic Land Limited	Ingatestone Village Design Statement	London Borough of Enfield
Hastoe Housing Association	Ingleton Wood (Billericay)	London Borough of Redbridge
Hatfield Peverel Parish Council	Inland Homes	London Borough of Waltham Forest
Havering London Borough	Inspired Villages	London Gypsies and Travellers Unit
Hawridge Land	Intergen	Longfield Solar Farm
Heads 2 Minds	J & A Lyon	Lower Thames Crossing
Health and Safety Executive	J & T Wardrop and the Wardrop Trust	LVJ Maldon Limited
	J Group and Landvest	
	J Matthews Trust	
	Jacobs UK Ltd	
	James Development Ltd	

M Farnsworth Ltd	National Grid Ventures (NGV)	Omtech Services Limited
M Scott Properties Ltd	National Highways	Rettendon Site Leaseholders Association
mabbplanning	National Trust	Opus Little Waltham Developments Ltd
Maldon District Council	Natural England	Our Lady Immaculate R C Primary School
Maltese Road Primary School	Neos Networks	Paper Mill Lock Cruises Ltd
Marconi Plaza Residents Association	Network Rail	Park View Group Ltd
Marden Homes Ltd	New Hall Properties (Eastern) Ltd	Parkway and Town Centre
Margaret Roding Parish Council	New Hall School	Neighbourhood Action Panel
Margaretting CE (VC) Primary School	Newell Properties Development Ltd	Parkwood Academy
Margaretting Parish Council	Newlands Spring Primary School	Pegasus Group
Marine Management Organisation	Academy Trust	Pembridge Land Group
Martin Grant Homes	Nexus Planning	Perryfields County Infants School
Mashbury Parish	NGB Essex Angling	Perryfields Junior School
McDonald's Restaurants	NGB Essex Athletics	Persimmon Homes
Meadgate Primary School	NGB Essex Basketball	Pigeon (Sandon) Ltd
Meadows Shopping Centre	NGB Essex Bowls	PKC Retail Ltd
Medical Services Danbury Ltd	NGB Essex Cricket	Place Services Historic Environment Team
Melville Dunbar Associates	NGB Essex Cycling	Planware Ltd
Messrs Tom and James Hirst	NGB Essex Fencing	Pleshey Parish Council
MHCLG	NGB Essex Football	Premier Homes
Michael Howard Homes	NGB Essex Gymnastics	Princes Rd Allotment Association
Mid and South Essex Integrated Care Board (ICB)	NGB Essex Hockey	Priory Primary School
Mid Essex Gravel Pits (Chelmsford) Ltd	NGB Essex Lacrosse	Privo Land Limited
Mid-Essex Business Group	NGB Essex Movement and Dance	PRS
Mildmay Infant & Nursery School	NGB Essex Orienteering	Ptarmigan Land Ltd
Miscoe Enterprises Ltd	NGB Essex Rowing	Purleigh Parish Council
MJT Securities Limited	NGB Essex Rugby Union	R Kemball
Moat Homes	NGB Essex Sailing	Ramblers Essex Area
Mobile Broadband Network Limited	NGB Essex Squash	Ramsden Bellhouse Parish Council
Mobile UK	NGB Essex Triathlon	Ramsden Crays Parish Council
Montagu Evans	NGB Essex Volleyball	Ravenscraig Close Ltd
Moody Homes Ltd	NHS Improvement Team	Rawreth Parish Council
Moulsham Hall Estates	NHS North East London	Rayleigh Town Council
Moulsham High School	NHS Property Services Ltd	Rayne Parish Council
Moulsham Infant School	NHS South East and South West Essex	RCCE
Moulsham Junior School	NHS Suffolk and North East Essex ICB	Redrow Homes
Moulsham Mill Partnership	NIBS Buses	Rentplus (Agents Tetlow King Planning)
Mountnessing Village Council	NJBHLP	Reprohouse Limited
Mr Colin Chambers	North Central London CCG	Resting Places Limited
Mr Spencer Firth	North Chelmsford Villages Community Group	Retail Focus
Mr/Ms Bolingbroke, Ms Foster, Mr & Mrs McKay, Mr & Mrs Nicol	North Essex Partnership NHS Foundation Trust	Rettendon Common Residents Association
N Clark Welding & Fabrication	North Fambridge Parish Council	Rettendon Parish Council
National Energy System Operator	North West Parishes Group	Rettendon Primary School
NESO	Northern Trust	Richborough Estates
National Federation of Gypsy Liaison Groups	Oaklands Infants School	River Crouch Conservation Trust
National Gas Transmission System	Obsidian Strategic	Road Haulage Association
National Grid Electricity Distribution	Office for Health Improvement and Disparities	Robert Brett & Sons Ltd
National Grid Electricity Transmission	Office of Rail Regulation	

Robert Dewar Associates	Sport England	The Essex Badger Protection Group
Rochford District Council	Springboard Housing Association Ltd	The Fulbourne Trust
Roka Nixy Ltd	Springfield Parish Council	The Howgego Trust
Rosehart Properties Limited	Springfield Park Baptist Church	The Inland Waterways Association
Ross & James Fenwick	Springfield Primary School	The John Bishop Partnership
Roxwell CoE (VC) Primary School	St Anne's Preparatory School	The JTS Partnership
Roxwell Parish Council	St Augustine's Catholic Church	The Land Trust
Royal Mail Group	St Cedd's School	The Landscape Conservation Trust
Royal Society For Protection of Birds	St John Payne Catholic School	The National Federation of Gypsy Liaison Groups
RSPCA	St John's C of E Primary School	The Newspaper Society
Rubicon West Plc	St Joseph's Catholic Primary School	The North East Chelmsford Garden Village Consortium
Rugby Football Union	St Mary's CE Primary School	The Planning Bureau
Runwell Parish Council	St Mary's Church Great Baddow	The Royal Horticultural Society
Rural Community Council of Essex	St Peters Primary School	The Sandon School
RVL Properties Ltd	St Pius X Catholic Primary School	The Showmen's Guild of Great Britain
RWH Properties Limited	St. Michael's Junior School	The Tyrells Primary School
S A Mynard Limited	Standard Life Investments	The Wilderness Foundation UK
S B Papineni	Stanfords	The Woodland Trust
S J R Farming	Stephenson's of Essex Ltd	The Writtle Surgery
Sainsbury's Supermarkets Ltd	Stevens VW Dismantlers	Theatres Trust
Sandon Parish Council	Stock CE Primary School	This Land
Sandon School	Stock Parish Council	Thomas Dixon Developments Ltd
Sanis Motors	Stonebond Properties Ltd	Thorogood Family & B Green
Save Sandford Mill Campaign	Stow Maries Parish Council	Threadneedle Pensions Ltd
Saville Foley LLP	Strettons	Three
Saxtons 4x4	Strutt and Parker (Farms) Limited	Thrift Farm Ltd
School Lane Land	Stubbings Investment Holdings Limited	Thriftwood School
Scott Brownrigg	Suffolk County Council	Thurrock Borough Council
Scottish & Southern Energy Pipelines	Swan Housing Association	Timpsons
Seax Development	Swifts Local Network: Swifts & Planning Group	Total Energies Gas and Power Services UK Ltd
Sedum Ltd	Talyor Wimpey East London	Toveglen Ltd
Sempra Homes Ltd.	Tan Stand Tanning Centre	Transition Chelmsford
Shirley Smith & Co	Tarmac	Transport East
Shotgate Parish Council	Taylor Wimpey	Transport for London
SJT Developments Ltd	Telereal Securitised Property GP Limited	Traveller Law Reform Project
Sky Telecommunication Services Ltd	Tendring District Council	Travelling Showmans Guild
Smithbrights Butchers	Terling and Fairstead Parish Council	Trinity Road Primary School
Smiths Environmental Products Ltd	Thames & Newcastle	Trinity St Mary's CE (VA) Primary School
South East LEP	The Alternative Accommodation Agency Ltd	Tritton Farming Partnership LLP
South Hanningfield Parish Council	The Beaulieu Park School	Trustees of M E Mossman
South Woodham Action Group	The Boswells School	Trustees of the Fulbournes Settlement
South Woodham Ferrers Health & Social Care Group	The Bucknell Family	Tyrrells School
South Woodham Ferrers Residents Party	The Bungalow Nursery	UK Power Networks
South Woodham Ferrers Town Council	The Cathedral School	Urban Provincial
Southend Borough Council	The Chelmsford Ballet Company	Uttlesford District Council
Southern Electric	The Chelmsford Labour Party	V. J. Adams
SP PowerSystems	The Chelmsford Society	Van Diemens Property Company
Speakman Brothers	The Danbury Society	

Village Hall Committee
Virgin Media Services
Vistry Group
Vitol Gas Ltd
Vodafone and O2
W & H Marriage & Sons Ltd
Wardrop & Co Ltd
Warren Farm Ltd & Warren Farm
Trading Partnership LLP
Warwick Court Property Company
Waterhouse Farm Residents
Association
Wates Developments Limited
WEA Sec
Weal Properties Ltd
Welbeck Strategic Land V Limited
Welsted Joinery Ltd
West Hanningfield Parish Council
West Register (Realisations) Ltd
Westlands County Primary School
Whirledge & Nott
WHLMC
Wickford Town Council
Widford Lodge Preparatory School
Wilkinson Planning Ltd
William de Ferrers School
Willingale Parish Council
Wilson Construction Ltd
Windsor Road Trading Estate
WM Morrison Supermarket Plc
Womens Institute
Woodham Ferrers & Bicknacre Parish
Council
Woodham Infrastructure Group
Woodham Mortimer with Hazeleigh
Parish Council
Woodham Walter Parish Council
Woodland Trust
Woodville Primary School
Writtle Infant School
Writtle Junior School
Writtle Neighbourhood Plan Group
Writtle Parish Council
Writtle Surgery
Writtle University College
Writtle VDS
YMCA

**REVIEW OF THE LOCAL PLAN
FOCUSED CONSULTATION ADDITIONAL SITES (REGULATION 19) STATEMENT OF
REPRESENTATION PROCEDURE AND STATEMENT ON AVAILABILITY OF PROPOSED
SUBMISSION DOCUMENTS FOR INSPECTION**

**Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) -
Regulations 7, 19, 20 and 35**

Chelmsford City Council is inviting your comments on the following documents:

- Chelmsford Local Plan – Focused Consultation Additional Sites (Regulation 19) Document
- Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum.

The City Council is publishing the Chelmsford Local Plan – Focused Consultation Additional Sites (Regulation 19) Document for consultation from 20 November 2025 to 8 January 2026. It is accompanied by the Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum. This is in accordance with Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Local Plan shapes future growth and development across the whole of Chelmsford City Council's area. It sets out a positive vision, identifies where and how new development should take place in the future as well as areas for protection. It includes strategic policies, site allocation policies, development management policies and a Policies Map for determining all forms of planning applications. We adopted our current Local Plan in May 2020. We need to review the plan at least every five years to make sure it remains up to date and meets the changing needs for development growth to 2041.

The Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum comprises a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA), Habitats Regulations Assessment (HRA), Health Impact Assessment (HIA) and Equality Impact Assessment (EqIA).

This note has nine parts:

- PART 1 – Background
- PART 2 – What is a Regulation 19 Consultation
- PART 3 – Legal Compliance and Duty to Co-operate
- PART 4 – Soundness
- PART 5 – Where can I view the consultation documents?
- PART 6 – How can I comment?
- PART 7 – Appearing at Independent Examination
- PART 8 – What will happen with my representation?
- PART 9 – Statement on availability of proposed submission documents for inspection

**The consultation period runs from 10am on 20 November 2025 until 4pm on 8 January
2026
Comments received before or after this time cannot be accepted.**

PART 1 – Background

The Council carried out a consultation on the full Pre-Submission Local Plan in February to March 2025. This was also a Regulation 19 consultation. Following the conclusion of this consultation, several significant events have taken place:

- Three strategic sites in the Pre-Submission Local Plan, which were expected to contribute to housing delivery in the next five years, have either stalled or have been significantly delayed
- The reassessment and re-profiling of the Council’s housing land supply (August 2025) shows that other development sites will not be built as quickly as originally envisaged in the next five years
- As the adopted Local Plan became more than five years old on 27 May 2025 the housing need figure is out of date which means for decision making on current planning applications the Council does not have 5 years of deliverable housing supply
- The Government announced the cancellation of the A12 Development Consent Order (DCO) widening scheme.

In response to the significant events above, the Council has identified additional site allocations for inclusion within the review of the Local Plan to improve the 5 Year Housing Land Supply (5YHLS) position to ensure that it can be found “sound” at examination. It will also allow time to assess the implications of the cancellation of the A12 DCO widening scheme and to continue discussions with National Highways and Homes England regarding a funding solution.

This is a focused consultation which seeks representations on additional site allocations for inclusion within the review of the Local Plan to ensure that sufficient land is identified. The additional sites comprise 11 new housing sites, three expanded housing sites and one expanded employment site. The additional sites development trajectories and key consequential plan changes arising from the additional sites allocation policies are also subject to consultation alongside an Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum which assesses the changes.

The consultation will be undertaken in accordance with Regulation 19 of the Local Plan Regulations and the Council’s Statement of Community Involvement.

PART 2 – What is a Regulation 19 Consultation

As a Local Planning Authority, the Council must publish the version of the Local Plan that it intends to submit to the Planning Inspectorate for Independent Examination. This allows for representations to be made which can be considered at Independent Examination. This is known as the publication stage, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended www.legislation.gov.uk/ukxi/2012/767/contents.

For Chelmsford, this is the Chelmsford Local Plan – Pre-Submission (Regulation 19) Document (the ‘Plan’) and aspects of the plan contained within the Focused Consultation Additional Sites (Regulation 19) Document.

Following this consultation the Council will submit both the Pre-Submission version of the Local Plan published for consultation in February to March 2025 and this focused consultation document for examination by an independent Planning Inspector. Representations submitted to both consultations will also be submitted in full. **There is no need to resubmit representations submitted as part of the previous Pre-Submission (Regulation 19) Local Plan consultation.**

If the Pre-Submission Local Plan and the Additional Sites (including the key consequential plan changes) contained within this focused consultation are accepted by the Planning Inspector, they will be incorporated together in a single new Local Plan before being finalised for adoption.

The Planning Inspector undertaking the Independent Examination will assess whether the Local Plan has been prepared in line with the relevant legal requirements (including the duty to co-operate) and whether it is 'sound'.

PART 3 – Legal Compliance and Duty to Co-operate

You should consider the following before making a representation on legal compliance:

- The Plan should be included in the Council's current Local Development Scheme (LDS) and the key stages set out in the LDS should have been followed. The LDS is effectively a programme of work prepared by the Council, setting out the plans it proposes to produce. It will set out the key stages in the production of any Plans which the Local Planning Authority proposes to bring forward for Independent Examination. If the Plan is not in the current LDS it should not have been published for representations. The Council's LDS is available to view on its website at: <https://www.chelmsford.gov.uk/media/ehzd1alh/chelmsford-local-development-scheme-2025-2028.pdf>
- The process of community involvement for the Plan in question should be in general accordance with the Council's Statement of Community Involvement (SCI). The SCI sets out the Council's strategy for involving the community in the preparation and revision of plans and the consideration of planning applications. The Council's SCI is available to view on the Council's website at: www.chelmsford.gov.uk/sci
- The Council is required to provide a Sustainability Appraisal (SA) report when it publishes a Plan. This should identify the process by which the SA has been carried out, and the baseline information used to inform the process and the outcomes of that process. The SA is a tool for assessing the extent to which the Plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. The SA for this Plan is included within the published Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum.
- The Plan should comply with all other relevant requirements of the Planning and Compulsory Purchase Act (PCPA) and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended.

You should consider the following before making a representation on compliance with the duty to co-operate:

- Section 33A of the PCPA requires the Council to engage constructively, actively and on an ongoing basis with neighbouring authorities and certain other bodies over strategic matters during the preparation of the Plan. The Council's Additional Site - Duty to Co-operate Position Statement (November 2025) provides an update on the activities undertaken by Chelmsford City Council (CCC) in respect to the Duty to Co-operate on the Review of the adopted Chelmsford Local Plan, and is available to view on the Council's website at: <https://www.chelmsford.gov.uk/media/etkjneup/dtc005-additional-sites-duty-to-cooperate-position-statement-november-2025.pdf>
- Non-compliance with the duty to co-operate cannot be rectified after the submission of the plan. Therefore, the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector cannot recommend adoption of the Plan.

There is no need to resubmit representations submitted as part of the previous Pre-Submission (Regulation 19) Local Plan consultation.

PART 4 – Soundness

A Local Planning Authority should submit a Plan for Independent Examination which it considers to be “sound”. The tests of soundness are set out in the National Planning Policy Framework (NPPF). Plans are sound if they are:

Positively prepared – providing a strategy which, as a minimum seeks to meet the area’s objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development

Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence

Effective – deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in the NPPF. Please note that in accordance with paragraph 234 of the 2024 NPPF, for the purpose of preparing local plans this Plan will be examined under the 2023 NPPF.

Representations at this stage should focus on whether the aspects of the plan contained within the Additional Sites Focused Consultation meet the tests listed above. This is because these are the broad areas that the Inspector will focus on in examining the Local Plan.

If you think the content of the Focused Consultation Additional Sites (Regulation 19) Document is not sound because it does not include a policy on a particular issue, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy?
- Is the issue with which you are concerned already covered by another policy in the Local Plan?
- If the policy is not covered elsewhere, in what way is the Local Plan unsound without the policy?
- If the Local Plan is unsound without the policy, what should the policy say?

There is no need to resubmit representations submitted as part of the previous Pre-Submission (Regulation 19) Local Plan consultation.

PART 5 - Where can I view the consultation documents?

You can read the consultation documents in the following ways:

- On the Council’s Planning Policy Consultation Portal at www.chelmsford.gov.uk/planningpolicyconsult. This system also allows you to submit comments to the consultations
- On the Council’s website alongside the Local Plan evidence base documents at www.chelmsford.gov.uk/lp-review
- At the Chelmsford City Council Customer Service Centre, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford CM1 1JE (10am to 4pm Monday to Friday).

At the following drop-in public exhibitions. These will provide an opportunity to meet an officer face-to-face unless otherwise stated.

Location	Date	Time
Council Chamber, Civic Centre, Duke Street, Chelmsford, CM1 1JE	Thursday 11 December Friday 12 December Saturday 13 December	6pm - 8pm 1pm - 3pm 10am - 12noon
High Chelmer Shopping Centre, Exchange Way, Chelmsford, CM1 1XB	Monday 1 December to Monday 8 December	Unstaffed exhibition panels displayed all-day during shopping centre opening hours
South Woodham Ferrers Town Council, Champions Manor Hall, Hullbridge Road, South Woodham Ferrers, CM3 5LJ	Thursday 4 December to Tuesday 9 December	Unstaffed exhibition panels displayed 9am - 4pm weekdays, Saturday 9am – 3:30pm, Sunday closed

Please check our website www.chelmsford.gov.uk/lp-review for any updates before making your journey.

If you are unable to access the documents on a computer, you can request paper copies by emailing planning.policy@chelmsford.gov.uk, telephoning (01245) 606330 or by writing to Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE. A charge will be made to cover printing and postage costs.

PART 6 - How can I comment?

You can comment on the consultation documents in the following ways:

Online Planning Policy Consultation Portal:

Go to: www.chelmsford.gov.uk/planningpolicyconsult where you can:

- Read the consultation documents
- Make your comments via the specially designed representation form
- Sign up for alerts to feedback reports and future consultations

This is our preferred means of receiving comments as it ensures that your comments are recorded accurately and are processed quickly.

It also allows you to edit comments before submitting them, save a draft and return to your form later, and to upload any supporting material. Please **save** your comments as you complete the form using the ‘Save as Draft’ button at the bottom of the form as the system will timeout after 30 minutes.

You can view, download, and comment on all the consultations via the online Planning Policy Consultation Portal: www.chelmsford.gov.uk/planningpolicyconsult

If you have not already registered, registration is simple using the easy to follow steps in our User Guide: www.chelmsford.gov.uk/lp-portal-guide. These guidance notes include more information on the Planning Policy Consultation Portal, including what to do if you have forgotten your password, and how to make your comments. If you have followed the user guide and have any further questions or are having difficulties using the Planning Policy Consultation Portal please contact us at planning.policy@chelmsford.gov.uk or call 01245 606330 during normal office hours and one of the team can assist you.

Please note you will need to add your comments through the representation form for each section, policy, site, map, or appendix you wish to comment on. Full guidance on how to make your comments are included within our User Guide: www.chelmsford.gov.uk/lp-portal-guide

The events on the Planning Policy Consultation Portal are as follows:

- 1. Local Plan Focused Consultation Additional Sites (Regulation 19) Questionnaire 2025 –** Here you can read the Chelmsford Local Plan – Focused Consultation Additional Sites (Regulation 19) Document as a pdf and then make comments on individual sections/policies/sites/maps/appendices by selecting from the drop down list. You will need to complete this representation form multiple times if you wish to make comments on multiple parts of the document. Each time you complete it you must select from the drop down list which section/policy/site/map/appendix of the document your comments relate to.
- 2. Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum 2025 –** Here you can read the Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum (IIA) as a pdf and then make comments on individual paragraphs/figures/tables of the document. You will need to complete this representation form multiple times if you wish to make comments on multiple parts of the IIA. Each time you complete it you must state which paragraph/figure/tables etc of the IIA Addendum your comments relate to.

Representations are invited for a period of seven weeks, up to 4pm on 8 January 2026. Comments received outside of this period will not be accepted. The Council is unable to make exceptions or allowances for postal delays or external problems with electronic communications. So please try to reply well ahead of the final deadline.

There is no need to resubmit representations submitted as part of the previous Pre-Submission (Regulation 19) Local Plan consultation.

For all the above events please remember to save your comments as you go.

In writing:

If you prefer to send comments in writing, please fill in the relevant specially designed representation form.

We will then record your comments on the Planning Policy Consultation Portal, to make sure they are dealt with alongside the online comments.

The Local Plan representation form covers the Chelmsford Local Plan – Focused Consultation Additional Sites (Regulation 19) Document and the Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum consultations.

The Local Plan representation form can be downloaded at www.chelmsford.gov.uk/lp-review. Paper copies of the representation form are also available from Chelmsford City Council's Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE (10am to 4pm Monday to Friday). Paper copies can also be made available on request by telephoning (01245) 606330 or emailing planning.policy@chelmsford.gov.uk

Forms can be returned:

- By e-mail to planning.policy@chelmsford.gov.uk
- By post to Planning Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- By hand to Chelmsford City Council Customer Service Centre (details above).

The use of the Local Plan representation form is strongly recommended as this will ensure that comments are related to the matters relevant to the subsequent Independent Examination by a Planning Inspector.

If you wish to submit a representation on more than one issue in the Local Plan, please complete a Local Plan representation form continuation sheet as provided for each issue.

If you have difficulties making representations by e-mail or post due to a disability, please call 01245 606330. Documents can be made available in alternative format including large print, audio and other languages. Please call (01245) 606330, or email planning.policy@chelmsford.gov.uk

Please do not submit multiple copies of the same response (e.g. online and email, or online and hardcopy).

There is no need to resubmit representations submitted as part of the previous Pre-Submission (Regulation 19) Local Plan consultation.

General advice on making representations on the Chelmsford Local Plan – Focused Consultation Additional Sites (Regulation 19) Document:

If you wish to make a representation seeking a modification to the Chelmsford Local Plan – Focused Consultation Additional Sites (Regulation 19) Document (the 'Plan') or part of the Plan you should set out clearly in what way you consider the Plan or part of the Plan is legally non-compliant or unsound, having regard to the soundness criteria set out above in Part 4. Your representation should be supported by evidence wherever possible. It will be helpful if you also say succinctly and precisely how you think the plan should be modified.

You should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification. If you are submitting a representation of significant length, please provide a summary of not more than 200 words. We will request a summary in appropriate circumstances if it is not originally provided. You should not assume that you will have a further opportunity to make submissions. Any further submissions after the Plan has been submitted for Independent Examination may only be made if invited by the Inspector, based on the matters and issues they identify.

There is no need to resubmit representations submitted as part of the previous Pre-Submission (Regulation 19) Local Plan consultation.

The Planning Inspectorate advise that where groups or individuals share a common view on the plan, it would be very helpful if they would make a single representation which represents that view, rather than a large number of separate representations repeating the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

If you are organising a petition or intend to, or have signed one, it must be submitted by 4pm on 8 January 2026 and be accompanied by the name and contact details for the petition organiser. The Council will register the petition organiser on the Planning Policy Consultation Portal. Acknowledgement of the petition and any future Local Plan notifications will only be sent to the petition organiser. Petitions should include the names and addresses of all who support the petition. The number of signatories will be recorded and attributed to relevant representations, but names, addresses and signatures themselves will not be published.

Please consider carefully how you would like your representation to be dealt with in the Independent Examination: whether you are content to rely on your written representation, or whether you wish to take part in hearing session(s). Please remember only representors who are seeking a change to the Plan can be heard at the hearing session(s), and it is the Planning Inspector's decision on who will participate and be heard at the Independent Examination. In considering this, please note that written and oral representations carry the same weight and will be given equal consideration in the Independent Examination process.

Representations about the Chelmsford Local Plan – Focused Consultation Additional Sites (Regulation 19) Document (the 'Plan') may be accompanied by a request to be notified at a specified address of any of the following:

- i. The submission of the Plan to the Secretary of State Secretary of State for Levelling Up, Housing and Communities for Independent Examination
- ii. Publication of the Planning Inspector's Report on the Plan
- iii. Adoption of the Local Plan 2022- 2041.

These requests can be made by completing the relevant section of the Local Plan representation form.

If you are uploading additional supporting documents, please ensure they contain no signatures, e-mail addresses or personal postal addresses.

Please note we are unable to accept anonymous representations. It is a requirement of the Local Plan process that comments can only be deemed legitimate ("duly made") if they are received in a written format with a name and address supplied. Comments made verbally, anonymously, or outside of the consultation period cannot be accepted.

Section 149 of the Equality Act 2010 requires that the Council should avoid any form of discrimination and foster good relations between different ethnic groups. Comments which are deemed to be discriminatory, racist, inflammatory or derogatory, or include information which comprises personal or sensitive information e.g. health information, details about a criminal record, or religious beliefs, will not be accepted. We would ask that you avoid the use of such comments when making your representations.

PART 7 - Appearing at Independent Examination

The Local Plan representation form asks whether you consider it necessary to take part and speak at the Independent Examination hearing if your representation is seeking a modification to the Chelmsford Local Plan – Focused Consultation Additional Sites (Regulation 19) Document (the 'Plan'). Please remember it is the Planning Inspector's decision on who will participate and be heard at the Independent Examination. It is acceptable to submit just a written submission if you feel this adequately covers all your points as all the representations will be submitted to the Planning Inspector and considered as part of the Independent Examination.

If you made a request to take part and speak at the Independent Examination hearing as part of your previous Pre-Submission (Regulation 19) Local Plan consultation response this request will be submitted to the Planning Inspector. There is no need to resubmit representations submitted as part of the previous Pre-Submission (Regulation 19) Local Plan consultation.

PART 8 - What will happen with my representation?

For all consultation events the Council will acknowledge receipt of all duly received representations, although the Council will not enter into individual correspondence. All representations will be recorded and published on the Planning Policy Consultation Portal at www.chelmsford.gov.uk/planningpolicyconsult

Comments will be published with the respondent's name, organisation and agent (where applicable). No other personal details will be made public. Data will be held in accordance with the Data Protection Act 1998 and the General Data Protection Regulations. For more information please visit the Council's Privacy Policy web page: www.chelmsford.gov.uk/your-council/about-our-website/privacy-policy-and-notices/privacy-policy/

A copy of all duly made representation(s) to the Chelmsford Local Plan – Focused Consultation Additional Sites (Regulation 19) Document and Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum will be made available to the Planning Inspectorate and to the person appointed by the Secretary of State to conduct the examination (i.e. the Inspector). These representations will be 'made available' in line with the Regulations (The Town and Country Planning (Local Planning) (England) Regulations 2012 – Regulations 20, 22 and 35). This includes publication on the Council's Planning Policy Consultation Portal.

Feedback reports to the previous Pre-Submission (Regulation 19) Local Plan consultation and the accompanying Integrated Impact Assessment have been published. Following this consultation, further feedback reports will be produced setting out the main issues raised to the Focused Consultation Additional Sites documents.

PART 9 – Statement on availability of proposed submission documents for inspection

The following documents are defined in Regulation 17 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) as the "proposed submission documents":

- i. Chelmsford Local Plan – Focused Consultation Additional Sites (Regulation 19) Document and its Policies and Map
- ii. Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum
- iii. Chelmsford Local Plan – Pre-Submission (Regulation 19) Document and its Policies Map
- iv. Review of the Adopted Chelmsford Local Plan: Pre-Submission Integrated Impact Assessment
- v. Issues and Options You Said We Did Feedback Report
- vi. Preferred Options You Said We Did Feedback Report
- vii. Pre-Submission (Regulation 19) Feedback Report.

These documents are available for inspection in line with Part 5.

In addition to these proposed submission documents, a number of supporting evidence base documents are published to view on our website at www.chelmsford.gov.uk/lp-review

Notification Letter - Example

Directorate for Sustainable Communities
Spatial Planning Services



Spatial Planning Services
Civic Centre, Duke Street, Chelmsford,
Essex CM1 1JE

Consultation PID Number:
Username:

20 November 2025

Dear Consultee

New Consultation Events –

- **Chelmsford Local Plan - Focused Consultation Additional Sites (Regulation 19) Document**
- **Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum**

I am writing to you as you as a registered consultee on Chelmsford City Council's Planning Policy consultation database. Your PID number and username are at the top right-hand side of this letter.

Please be advised that the City Council is publishing the above documents for consultation for seven weeks from: 10am on Thursday 20 November 2025 to 4pm on Thursday 8 January 2026.

Local Plan

What is the adopted Local Plan and why are we reviewing it?

The Local Plan shapes future growth and development across Chelmsford City Council's area. It sets out a positive vision, identifies where and how new development should take place in the future as well as areas for protection. We adopted our current Local Plan in May 2020. We need to review the plan at least every five years to make sure it remains up to date and meets the changing needs for development growth to 2041. The Government revised the National Planning Policy Framework (NPPF) in December 2024 but our Local Plan is able to continue under transitional arrangements meaning it will be examined against the previous December 2023 NPPF.

What are we consulting on?

Following on from previous consultations in 2022 and 2024 the Council carried out consultation on the full Pre-Submission Local Plan in Spring 2025. Following the conclusion of this consultation, it has emerged that more land for homes and employment uses need to be added into the plan to ensure that sufficient development land is identified.

In response, the Council will carry out a focused consultation on additional housing and employment sites and related plan changes.

We are consulting on the:

- Chelmsford Local Plan – Focused Consultation Additional Sites (Regulation 19) Document
- Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum.

Following this consultation the Council will submit both the Pre-Submission version of the Local Plan published for consultation in February to March 2025 and this focused consultation document for examination by an independent Planning Inspector. Representations submitted to both consultations will also be submitted in full. **There is no need to resubmit representations submitted as part of the previous Pre-Submission (Regulation 19) Local Plan consultation.**

What is the Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum?

The Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum assesses the sustainability, health, and equality performance of the Plan.

How do I get involved?

To ensure that comments are submitted in a format required by the Planning Inspector, it is important that you identify whether you support or object to the Focused Consultation Additional Sites (Regulation 19) Document, whether the Council has met the legal requirements, including the Duty to Co-operate and whether it meets the tests of soundness set out in the national policy (National Planning Policy Framework). Plans are sound if they are:

- **Positively prepared** – provide a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development
- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence
- **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common grounds; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

There is no need to resubmit representations submitted as part of the previous Pre-Submission (Regulation 19) Local Plan consultation.

We prefer receiving comments online, using our specially designed Local Plan Consultation Portal. Using the Local Plan Consultation Portal helps us to record your comments accurately and process them quickly. Go to www.chelmsford.gov.uk/planningpolicyconsult to:

- Read the consultation documents
- Make your comments
- Sign up for alerts to future consultations.

Otherwise, representations should be made on a specially designed response form available online at www.chelmsford.gov.uk/lp-review or a paper copy can be provided by phoning (01245) 606330. **The use of the standard representation form is strongly recommended as this will ensure that comments are related to the matters relevant to the subsequent examination by a Planning Inspector.**

Responses can also be made by email and in writing.

See the enclosed Statement of Representation Procedure and Statement on Availability of Proposed Submission Document for full details about what the documents cover and how to make your comments.

More information

- Read our enclosed newsletter, which summaries the consultation
- Meet with planning staff face-to-face at a public drop-in exhibition (see the enclosed Statement of Representation Procedure and Statement on Availability of Proposed Submission Documents)
- Visit our website for further information such as the frequently asked questions www.chelmsford.gov.uk/lp-review
- Email us at planning.policy@chelmsford.gov.uk or call 01245 606330.

Next Steps

Following this consultation the Council will submit both the Pre-Submission version of the Local Plan published for consultation in February to March 2025 and this focused consultation document, alongside the evidence supporting the Local Plan, for examination by an independent Planning Inspector. Representations submitted to both consultations will also be submitted in full.

There is no need to resubmit representations submitted as part of the previous Pre-Submission (Regulation 19) Local Plan consultation.

The Council will produce a summary of the main issues raised in the consultation responses for the Planning Inspector and publish this online.

All duly-made comments will be published on the Council's Consultation Portal in accordance with the Data Protection Act and General Data Protection Regulations. To be duly made, you need to provide your name and address with your comment. Anonymous comments will not be accepted.

Your name, your comments and any information provided, including supporting documents, will be available for public inspection and published online. We will not publish any personal details.

Section 149 of the Equality Act 2010 requires that the Council should avoid any form of discrimination and foster good relations between different ethnic groups. Comments which are deemed to be discriminatory, racist, inflammatory or derogatory, or include information which comprises personal or sensitive information e.g. health information, details about a criminal record, or religious beliefs, will be considered as inadmissible and will not be accepted. We would ask that you avoid the use of such comments when making your representations.

Further general information on the Local Plan can be found on the Council's website at <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/>

Please note:

- **Comments should only be made to the Focused Consultation Additional Sites (Regulation 19) Document and its accompanying IIA. There is no need to resubmit representations submitted as part of the previous Pre-Submission (Regulation 19) Local Plan consultation**
- **We are unable to accept anonymous representations**
- **Any late comments received after 4pm on Thursday 8 January 2026 cannot be accepted**
- **Individual acknowledgement of receipt will not be possible.**

Updating your details

If you no longer wish to remain on our Planning Policy consultation database or if your contact details have changed, please contact us on 01245 606330.

You may prefer to submit/manage/view your comments online through the Planning Policy consultation database. We will then keep you informed of progress of the Local Plan by email, and you can easily view and comment on consultations. It's simple to transfer to the online system - please call us on 01245 606330.

Yours faithfully

Jeremy Potter

Spatial Planning Services Manager

Notification E-mail - Example

Consultation PID Number: «Person_ID»

Username:

Dear Consultee

New Consultation Events –

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Following this consultation the Council will submit both the Pre-Submission version of the Local Plan published for consultation in February to March 2025 and this focused consultation document for examination by an independent Planning Inspector. Representations submitted to both consultations will also be submitted in full. **There is no need to resubmit representations submitted as part of the previous Pre-Submission (Regulation 19) Local Plan consultation.**

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The Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum assesses the sustainability, health, and equality performance of the Plan.

How do I get involved?

To ensure that comments are submitted in a format required by the Planning Inspector, it is important that you identify whether you support or object to the Focused Consultation Additional Sites (Regulation 19) Document, whether the Council has met the legal requirements, including the Duty to Co-operate and whether it meets the tests of soundness set out in the national policy (National Planning Policy Framework). Plans are sound if they are:

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Responses can also be made by email and in writing.

See the Statement of Representation Procedure and Statement on Availability of Proposed Submission Document, available at <http://www.chelmsford.gov.uk/as-sor>, for full details about what the documents cover and how to make your comments.

More information

- Read our newsletter, available at <http://www.chelmsford.gov.uk/as-newsletter>, which summaries the consultation

- Meet with planning staff face-to-face at a public drop-in exhibition (see the Statement of Representation Procedure and Statement on Availability of Proposed Submission Documents, available at <http://www.chelmsford.gov.uk/as-sor>, for details)
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Please note:

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- **Individual acknowledgement of receipt will not be possible.**

Updating your details

If you no longer wish to remain on our Planning Policy consultation database or if your contact details have changed please contact us on 01245 606330 or update your record at www.chelmsford.gov.uk/planningpolicyconsult

Your username is at the top of this email. If you have forgotten your login details or for other information about the Planning Policy consultation database, please see our guidance notes available at: www.chelmsford.gov.uk/lp-portal-guide

Yours faithfully

Jeremy Potter

Spatial Planning Services Manager

Q Search



[Home](#) > [Planning and building control](#) >
[Planning policy and Local Plan](#) > [Local Plan Review](#)

Local Plan Review

We are reviewing our adopted Local Plan. We are running a focused consultation on proposals to add more sites to our draft Local Plan.

We are inviting comments on these proposed additional sites which we have set out in our Focused Consultation Additional Sites (Regulation 19) Document.

The consultation period closes at 4pm on Thursday 8 January 2026.

If you made comments to the third stage of consultation, called the Pre-Submission Local Plan, in February/ March 2025 you do not need to submit them again.

About the consultation

We consulted on a full Pre-Submission Local Plan in February/March 2025, to meet our needs for development growth until 2041. Since then, it has emerged that we need

to add more land for homes and employment use into the plan to meet future needs. This is because some sites in the adopted Local Plan have not come forward and some sites will not be built as quickly as expected.

Added to this, the government has greatly increased its calculation of housing need in Chelmsford.

These two factors combined mean that we do not have enough allocated housing sites to meet these needs, especially for the first five years of the plan.

We are consulting on 11 additional housing sites and expanded allocations for three housing sites and one employment site. We also propose some focused changes to the relevant policies.

These additional sites would be located in settlements that:

- are accessible to the local highway network
- are near to services and facilities such as schools and local shops
- accord with the Plan's Spatial Strategy

We have updated our Integrated Impact Assessment (IIA) to consider the new sites and related policy changes. We are also inviting comments on the IIA as part of the consultation.

Consultation documents

You can read the consultation documents. These documents are large in size. You may find it easier to download and view these documents on a desktop computer, rather than on a smartphone or tablet.

- [Focused Consultation Additional Sites \(Regulation 19\) Document](#) ↓
- [Integrated Impact Assessment Focused Additional Sites Addendum](#) ↓
- [Have your say](#) >
- [Find out more](#) >
- [What happens next](#) >
- [Supporting documents](#) >
- [Pre-Submission stage consultation documents](#) >
- [Evidence Base: Pre-submission](#) >

Other useful information

- [Local Plan review stages](#) >
- [Integrated Impact Assessment](#) >
- [Call for Sites and SHELAA](#) >
- [Using the consultation portal](#) >
- [Local Development Scheme](#) >
- [Duty to Co-operate](#) >



Welcome to our Consultation Portal for Planning Policy

Chelmsford Local Plan
Focused Consultation
Additional Sites
(Regulation 19)
Document
November 2025

Our Planning Journey 2022 to 2041

Chelmsford
Local Plan

SURVEY

1. Local Plan Focused Consultation - Additional Sites Regulation 19 Questionnaire 2025

Read the Focused Consultation Additional Sites (Regulation 19) Document and make your comments

closed

20/11/2025 10:00AM 08/01/2026 04:00PM

[LEARN MORE](#)

1. Local Plan Focused Consultation - Additional Sites Regulation 19 Questionnaire 2025 FORMAL SUBMISSION - CLOSED

Read the Focused Consultation Additional Sites (Regulation 19) Document and make your comments

[SURVEY DETAILS](#)
[WHAT PEOPLE SAY](#)

More Information ▲

Spatial Planning Services

Chelmsford City Council

📞 01245606330

✉ planning.policy@chelmsford.gov.uk

📍 Chelmsford City Council Civic Centre
Duke Street Chelmsford CM1 1JE

Supporting Files ▲

- 📄 [Focused Consultation Additional Sites \(Regulation 19\) Document.pdf](#)
- 📄 [Local Plan Newsletter Additional Sites 2025.pdf](#)
- 📄 [Statement of Representations.pdf](#)

PRIVACY STATEMENT

If you take part: your name may be displayed, your answers may be displayed, your town/city will not be shown

The Council's Local Plan was adopted in 2020 and guides growth and development across Chelmsford City Council's area to 2036.

The Council has commenced a Review of its adopted Local Plan extending it to 2041. The Focused Additional Sites (Regulation 19) Consultation for this review is now open. Click on 'Make your comments' above to get started.

Please save your comments as you go using the 'Save as Draft' button as the system will timeout after 30 minutes.

To assist you in making your comments, you may find it useful to refer to the Focused Consultation Additional Sites (Regulation 19) Statement of Representation procedure and Statement on availability of proposed Submission Documents for inspection at www.chelmsford.gov.uk/as-19

All the comments received will be able to be viewed on this consultation portal once they have been processed by the Council.

For further information about using the Consultation Portal, [please view our user guide](#).

To view a pdf of the Local Plan Focused Consultation Additional Sites (Regulation 19) Document, and the supporting Integrated Impact Assessment - Focused Consultation Additional Sites (Regulation 19) Addendum please click on the Supporting Documents tab.

For more information about the consultation, [visit our website](#).

CONSULTATION PORTAL GUIDANCE NOTES

Online Consultation Portal:

Go to: www.chelmsford.gov.uk/planningpolicyconsult where you can:

- Read the consultation documents
- Make your comments
- Sign up for alerts to feedback reports and future consultations

This is our preferred means of receiving comments as it ensures that your comments are recorded accurately and are processed quickly.

You can view, download, and comment on all current consultations on the online Consultation Portal. It also allows you to edit comments before submitting them, save a draft and return to your form later, and to upload any supporting material.

Before making your comments, you may find it useful to refer to the **Review of the Local Plan Focused Consultation Additional Sites (Regulation 19) Statement of Representation Procedure and Statement on Availability of Proposed Submission Documents for Inspection** www.chelmsford.gov.uk/as-sor

If you require assistance, please contact us:

Telephone – 01245 606330 during normal office hours (08.45am to 4.45pm Monday to Thursday; 08.45am to 4.00pm Friday)

Email – planning.policy@chelmsford.gov.uk

For further information about the Local Plan please visit

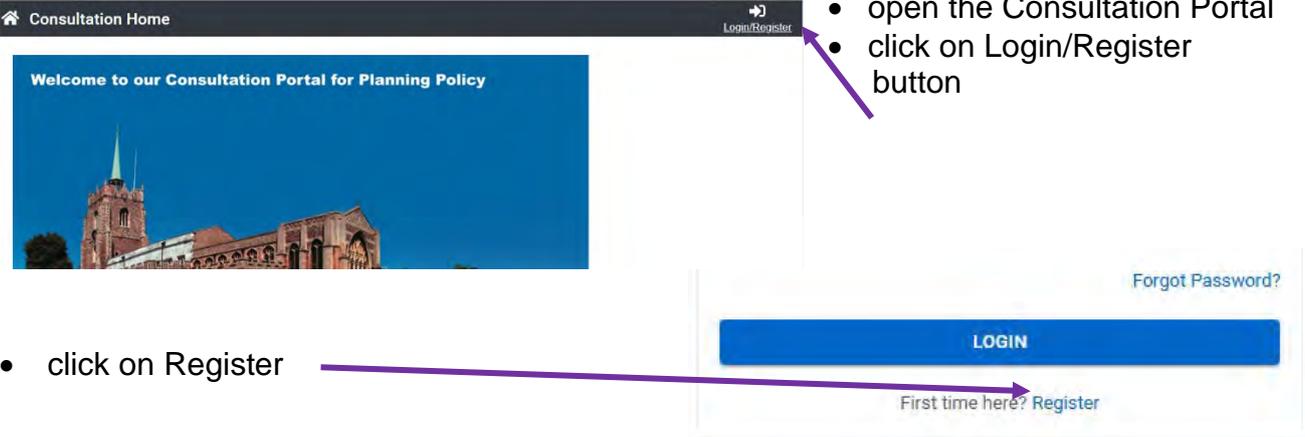
www.chelmsford.gov.uk/lp-review

The consultation period runs from 10am on 20 November 2025
until 4pm on 8 January 2026.
Comments received before or after this time cannot be accepted.

How to register

If you have not already registered, registration is simple using the easy-to-follow steps. Find the Consultation Portal at:

www.chelmsford.gov.uk/planningpolicyconsult



The screenshot shows the 'Consultation Home' page. At the top right, there is a 'Login/Register' button. A purple arrow points from a list of instructions to this button. Below the header is a banner with the text 'Welcome to our Consultation Portal for Planning Policy' and an image of a church. In the bottom right corner, there is a 'LOGIN' button and a link that says 'First time here? Register'. A purple arrow points from a list of instructions to the 'Register' link. In the top right corner of the page, there is a link that says 'Forgot Password?'.

- open the Consultation Portal
- click on Login/Register button

- click on Register

A registration screen will open.

You then need to read the terms and conditions, and the privacy policy, and tick the boxes. Then you can:

- create a username
- choose a password (this should be as secure as possible, and include a mix of numbers and letters)

You should only register as an 'Agent' if you are representing someone else in a professional capacity, such as a developer or a client.

When you have added your information, click REGISTER. We will send you an email with a link, inviting you to activate your account.

- click the link in the e-mail
- click on your name (top right of the Consultation Home screen)
- click on My Details to complete your information.

It is important that you fill in your postal address, so that we have an alternative means of contacting you.

Forgotten login details?

If you have already signed up but forgotten your login details, you should not register again, as this will create a duplicate record. Instead:

- go to the Consultation Portal
- click on Sign in button
- click the 'Forgot Password?' link to reset your password

If you are still experiencing problems, you can contact the Planning Policy Helpline on 01245 606330.

How to read the consultation documents and make a comment

Open the Consultation Portal at: www.chelmsford.gov.uk/planningpolicyconsult

Choose the consultation that you are interested in.

We are consulting on the following.

1. Focused Consultation Additional Sites (Regulation 19) Document – this is the main consultation document. We are proposing to include 11 new housing sites, three expanded housing sites and one expanded employment site within the review of the Local Plan. The revised development trajectory and key consequential plan changes arising from the additional sites allocation policies are also subject to consultation. We need you to consider whether the Focused Consultation Additional Sites Document is legally compliant and consistent with national policy, and answer specific consultation questions on this.

2. Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum – We have updated our Integrated Impact Assessment (IIA) to consider the additional sites and other policy changes. This IIA Addendum assesses sustainability and strategic environmental impacts, Habitats Regulations, and health and equality impacts of the proposals and is published for consultation alongside the Additional Sites Document.

1. Focused Consultation Additional Sites (Regulation 19) Document - How to make a comment

Go to the consultation you are interested in and select the 'Learn More' button:



The consultation document and the supporting documents are listed on the left side.

Please read the documents before making your comments.

When you are ready to make your comments, click on the 'Make your comments' button.

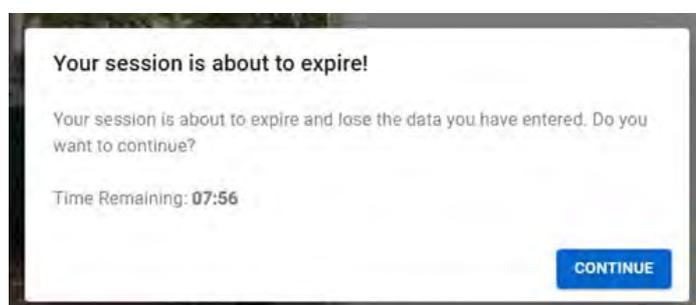


You may also find it useful to refer to the Review of the Local Plan Focused Consultation Additional Sites (Regulation 19) Statement of Representation Procedure and Statement on Availability of Proposed Submission Documents for Inspection www.chelmsford.gov.uk/as-sor.

Please note you will need to add your comments through a new comment form for each section, policy, site, or map you wish to comment on.

Please **save** your comments as you complete the form using the 'Save as Draft' button at the bottom of the form as the system will timeout after 30 minutes.

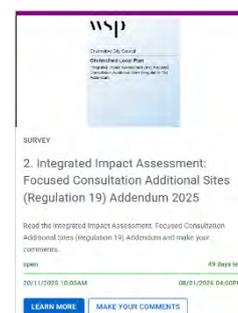
You will get a reminder 10 minutes before the system times out. You will need to select 'Continue', and then make sure that you 'Save as Draft'.



When you have completed the comments form, do not forget to select 'Submit'.

2. Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum - How to make a comment

Go to the consultation you are interested in and select the 'Learn More' button:



The consultation document and the supporting documents are listed on the left side. Please read the documents before making your comments.

When you are ready to make your comments, click on the 'Make your comments' button.

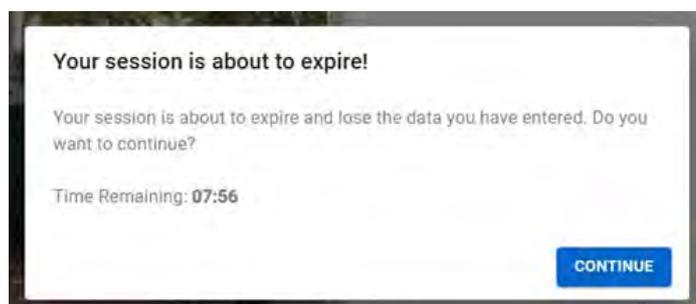


Please read the document before making your responses. You may also find it useful to refer to the Review of the Local Plan Focused Consultation Additional Sites (Regulation 19) Statement of Representation Procedure and Statement on Availability of Proposed Submission Documents for Inspection www.chelmsford.gov.uk/as-sor.

Please note you will need to add your comments through a new comment form for each paragraph, table, figure, or appendix you wish to comment on.

Please **save** your comments as you complete the form using the 'Save as Draft' button at the bottom of the form as the system will timeout after 30 minutes.

You will get a reminder 10 minutes before the system times out. You will need to select 'Continue', and then make sure that you 'Save as Draft'.



When you have completed the comments form, do not forget to select 'Submit'.

Important notes:

If you made comments to the third stage of consultation, called the Pre-Submission Local Plan, in February/ March 2025 you do not need to submit them again.

If you are submitting a representation of significant length, please provide a summary of not more than 200 words. We will request a summary in appropriate circumstances if it is not originally provided.

When uploading supporting documents, please ensure they contain no signatures, e-mail addresses or personal postal addresses.

To be duly made, you need to provide your name and address with your comment.

Anonymous comments will not be accepted.

Comments will be published with the respondent's name, organisation and agent (where applicable). No other personal details will be made public. This includes publication on the Council's Consultation Portal. Data will be held in accordance with the Data Protection Act 1998 and the General Data Protection Regulations. For more information please visit the Council's Privacy Policy web page:

www.chelmsford.gov.uk/your-council/about-ourwebsite/privacy-policy-and-notices/privacy-policy/

Section 149 of the Equality Act 2010 requires the Council to avoid any form of discrimination and also foster good relations between different ethnic groups. We will not display, share or consider any comments that are inappropriate, including those that are racist, inflammatory or derogatory. Comments which contain personal or sensitive information e.g. health information, details about a criminal record, or religious beliefs, will not be accepted.

Petitions:

If you are organising a petition or intend to, or have signed one, it must be submitted by 4.00pm on 8 January 2025 and be accompanied by the name and contact details for the petition organiser. The Council will register the petition organiser on the Consultation Portal and the number of signatories will be assigned to that comment/s, but names and addresses of all signatories will not be published. Acknowledgement of the petition and any future Local Plan notifications will be sent to the petition organiser.

Helpline:

If you require assistance please call 01245 606330 during normal office hours (08.45am to 4.45pm Monday to Thursday; 08.45am to 4.00pm Friday) or email planning.policy@chelmsford.gov.uk



Focused Consultation on: Additional Sites (Regulation 19) Document

PAPER COMMENTS FORM

This form has Four Parts:

- Part A - Consultation Details
- Part B - Your Contact Details
- Part C - Your Comments on the Focused Consultation Additional Sites (Regulation 19) Document
- Part D - Your Comments on the Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum

Part A - Consultation Details

Chelmsford City Council has published the Focused Consultation Additional Sites (Regulation 19) Document and accompanying Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum for consultation in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

How to comment

The Council strongly encourages comments to be made via its online Consultation Portal www.chelmsford.gov.uk/planningpolicyconsult as this enables the quick and efficient handling of comments. This system allows you to edit comments before submitting them and to upload any supporting material.

For further information about how the Consultation Portal works, read our User Guide at: www.chelmsford.gov.uk/lp-portal-guide
Alternatively, comments can be made using this representation form and returned by:

- Email - planning.policy@chelmsford.gov.uk
- Post - Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- Hand - Chelmsford City Council Customer Service Centre, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, Monday to Friday 10am-4pm.

You can answer as few or as many questions as you like.

Please note we are unable to accept anonymous representations. Any comments received after 4.00pm on Thursday 8 January 2026 cannot be accepted.

How your comments will be used

To be duly made, you need to provide your name and address with your comment. Anonymous comments will not be accepted. At this stage of Local Plan preparation, comments should focus on legal compliance and the soundness of the Local Plan. This is the information required by the Planning Inspectorate who will independently examine the Local Plan and consider any unresolved objections.

Comments will be published with the respondent's name, organisation and agent (where applicable). No other personal details will be made public. Data will be held in accordance with the Data Protection Act 1998 and the General Data Protection Regulations. For more information please visit the Council's Privacy Policy web page: www.chelmsford.gov.uk/your-council/about-our-website/privacy-policy-and-notice/privacy-policy/

A copy of all duly made representation(s) to the Focused Consultation Additional Sites (Regulation 19) Document and accompanying Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum will be made available to the Planning Inspectorate and to the person appointed by the Secretary of State to conduct the examination (i.e. the Inspector). These representations will be 'made available' in line with the Regulations (The Town and Country Planning (Local Planning) (England) Regulations 2012 – Regulations 20, 22 and 35). This includes publication on the Council's Consultation Portal.

Section 149 of the Equality Act 2010 requires the Council to avoid any form of discrimination and also foster good relations between different ethnic groups. We will not display, share or consider any comments that are inappropriate, including those that are racist, inflammatory or derogatory. Comments which contain personal or sensitive information e.g. health information, details about a criminal record, or religious beliefs, will not be accepted.

Part B - Your Contact Details

Personal Details

Title:
First Name:
Last Name:

Organisation (if the comments you are making are on behalf of an organisation)
.....

Address:
.....
.....
.....

Postcode:

Telephone Number:

Email Address:
.....

Consultation ID (if known):

Signature:

Date:

Agent Details (if applicable)

Title:
First Name:
Last Name:

Organisation (if the comments you are making are on behalf of an organisation)
.....

Address:
.....
.....
.....

Postcode:

Telephone Number:

Email Address:
.....

Consultation ID (if known):

Signature:

Date:

Part C - Your Comments on the Focused Consultation Additional Sites (Regulation 19) Document

Please read the document before making your responses. This is available via the Consultation Portal www.chelmsford.gov.uk/planningpolicyconsult or on our website at www.chelmsford.gov.uk/lp-review.

To assist you in completing this form you may find it useful to refer to the Focused Consultation Additional Sites (Regulation 19) Statement of Representation Procedure and Statement on Availability of Proposed Submission Documents available at www.chelmsford.gov.uk/as-sor (referred to in this form as the Statement of Representation).

ESSENTIAL INFORMATION

Please select the section of the consultation document your comment relates to. If you wish to make comments to multiple sections/policies/sites/maps of the document please complete one form per section/policy/site/map:

Section 1

Please choose the sub-section from the list below:

Please tick

Purpose of this document

Why are we undertaking a Focused Consultation on Additional Sites?

What are the implications of having a Local Plan more than five years old and a lack of Five-Year Housing Land Supply?

What are the implications of the cancellation of the A12 DCO widening scheme?

What is the 5YHLS position with the Additional Sites?

What has happened to the previous Pre-Submission Local Plan consultation responses?

What is the scope of the Focused Consultation Additional Sites (Regulation 19) Document?

How have the Additional Sites been selected?

Where are the Additional Sites located?

How can I have my say?

What else are we consulting on?

Why are we not consulting on other changes to the Pre-Submission Local Plan?

What happens next?

What evidence have we used?

What is the timetable for the Local Plan review?

Section 2 - Additional Site Allocation Policies

Please choose the site from the list below:

Site 1dd – Land at Former Kay Metzeler Premises, Brook Street

Site 18a – Land North West of Chelmsford (North of Hollow Lane)

Site 19 – Land West of Patching Hall Lane

Please tick

- Site 7b – Great Leighs – Land East of London Road
- Site 9a – Waltham Road Employment Area, Boreham
- Site 9b – Land to the East of 118 to 124 Plantation Road, Boreham
- Site 9c – South of Main Road and Dukes Wood Close, Boreham
- Site 14b – Land South of Ford End Primary School
- Site 11c – Land West of Barbrook Way, Bicknacre
- Site 17c – Land South of Rough Hill Complex, The Tye, East Hanningfield
- Site 17d – Land South and South East of East Hanningfield Village
- Site 17e – Land South of Windmill Farm, Back Lane, East Hanningfield
- Site 20 – Land to East and North of Rettendon Place
- Site 21a – Land North of Old Rectory Lodge, Main Road, Woodham Ferrers
- Site 21b – Land North of Congregational Church, Main Road, Woodham Ferrers

Section 3 - Key consequential changes

Please choose the sub-section from the list below:

- Strategic Policy S6 – Housing and Employment Requirements
- Strategic Policy S7 – The Spatial Strategy
- Monitoring Framework
- Draft Policies Map SGS1dd
- Draft Policies Map SGS18a
- Draft Policies Map SGS19
- Draft Policies Map SGS7b
- Draft Policies Map SGS9a
- Draft Policies Map GS9b and GS9c
- Draft Policies Map GS14b
- Draft Policies Map SGS11c
- Draft Policies Map SGS17c, SGS17d and GS17e
- Draft Policies Map SGS20
- Draft Policies Map GS21a and GS21b

Section 4 - Development Trajectory (Additional Sites Housing Site Schedule)

Appendices

Please choose the appendix from the list below:

- A – Glossary
- B – Table of previous Pre-Submission (Regulation 19) Local Plan paragraph numbers

Question 1:

Do you consider the Local Plan legally compliant in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012?

For the definition of 'legally compliant', please refer to the **Statement of Representation**.

Yes No

Question 1a:

Please provide an explanation below. Please provide precisely and succinctly all the evidence and supporting information necessary to support your representation:

Question 1b:

Please set out below the modifications you consider necessary to make the Local Plan legally compliant including revised wording of any policy or text. Please provide precisely and succinctly all the evidence and supporting information necessary to support your representation:

Question 2:

Does the Local Plan comply with the Duty to Co-operate?

For information on the term 'Duty to Co-operate', please refer to the **Statement of Representation**.

Yes No

Question 2a:

Please provide an explanation below:

Question 2b:

Please set out below any changes to the approach taken which you consider necessary to ensure the Duty to Co-operate is met. Please include revised wording of any policy or text to the Local Plan. Please be as precise and succinct as possible:

Question 3:

Do you consider the Local Plan to be 'sound'? To be found 'Sound' a Local Plan should be positively prepared, justified, effective and consistent with National Policy.

For more information on the term 'Soundness', please refer to the **Statement of Representation**.

Yes No

Question 3a:

If No, because you consider the Local Plan is NOT:

Positively prepared

Justified

Effective

Consistent with national policy

Question 3b:

Please provide an explanation below and identify the main issues:

Question 3c:

Please set out below the changes you consider necessary to make the Local Plan 'sound' including revised wording of any policy or text. Please be as precise and succinct as possible:

Question 4:

It is the Planning Inspector's decision who will participate and be heard at the Independent Examination. In considering this question, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

If your representation is seeking a change, do you consider it necessary to take part and speak at the Independent Examination hearing?

Yes No

Question 4a:

If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Question 5: Executive Summary

If you are submitting a representation of significant length, please provide a summary of the main issues in your representation in no more than 200 words. We will request a summary in appropriate circumstances if it is not originally provided.

Please provide an executive summary of the main issues below:

Question 6:

Do you wish to be notified of the following:

Please note if you do not select any boxes, you will not be notified at the following stages of Local Plan preparation.

- Submission of the Local Plan for Examination Publication of the Inspector's Report
 Adoption of the Local Plan

Attachments:

If you wish to submit any supporting information, please ensure it contains no signatures, e-mail addresses or personal postal addresses. If you need additional space, please continue on a separate sheet.

Part D - Your comments on the Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum

Please read the document before making your responses. This is available via the Consultation Portal www.chelmsford.gov.uk/planningpolicyconsult or on our website at www.chelmsford.gov.uk/lp-review.

We would welcome your views on any aspect of the IIA Addendum. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.

ESSENTIAL INFORMATION:

Please state clearly which paragraph/table/figure/appendix of the IIA your comment relates to. Without this your comment cannot be considered.

Question 1:

Do you agree with this paragraph/table/figure/appendix?

Yes No

Question 2:

Please provide an explanation below:

Question 3:

Have we missed anything? Where possible please support your answer with reference to any evidence.

Question 4: Executive Summary

If you are submitting a representation of significant length, please provide a summary of the main issues in your representation in no more than 200 words. We will request a summary in appropriate circumstances if it is not originally provided.

Please provide an executive summary of the main issues below:

Attachments:

If you wish to submit any supporting information, please ensure it contains no signatures, e-mail addresses or personal postal addresses. If you need additional space, please continue on a separate sheet.

Further Information:

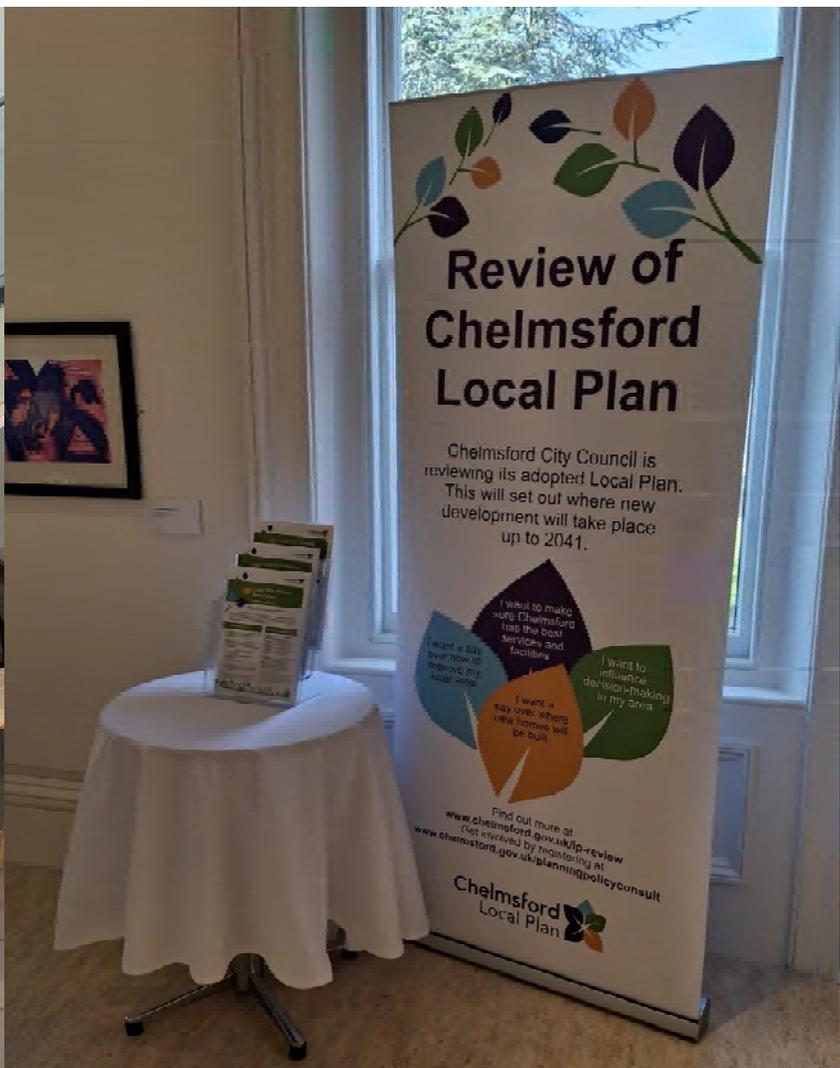
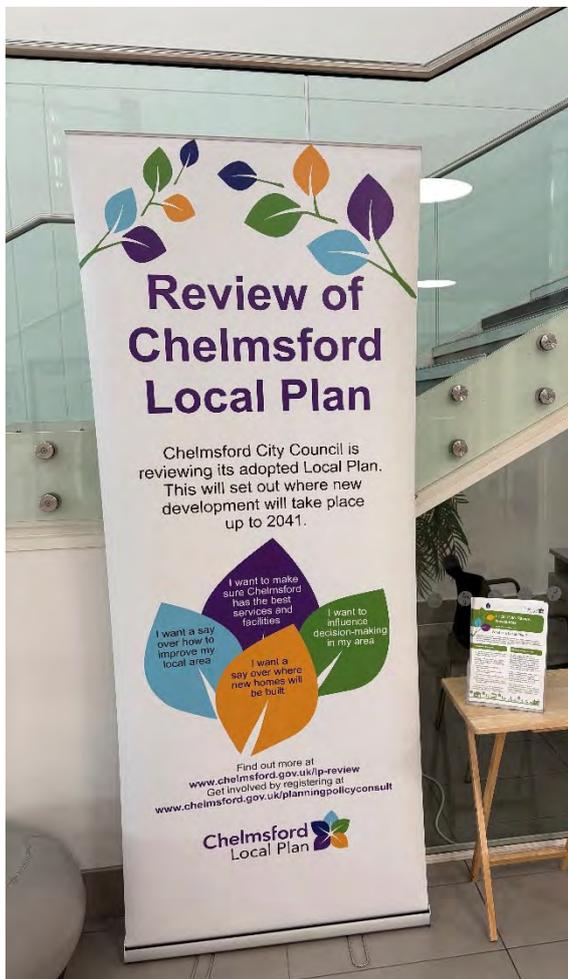
This paper comments form can be made available in alternative formats including large print, audio and other languages.

If you require assistance please call 01245 606330 during normal office hours (08.45am to 4.45pm Monday to Thursday; 08.45am to 4.00pm Friday) or email planning.policy@chelmsford.gov.uk.

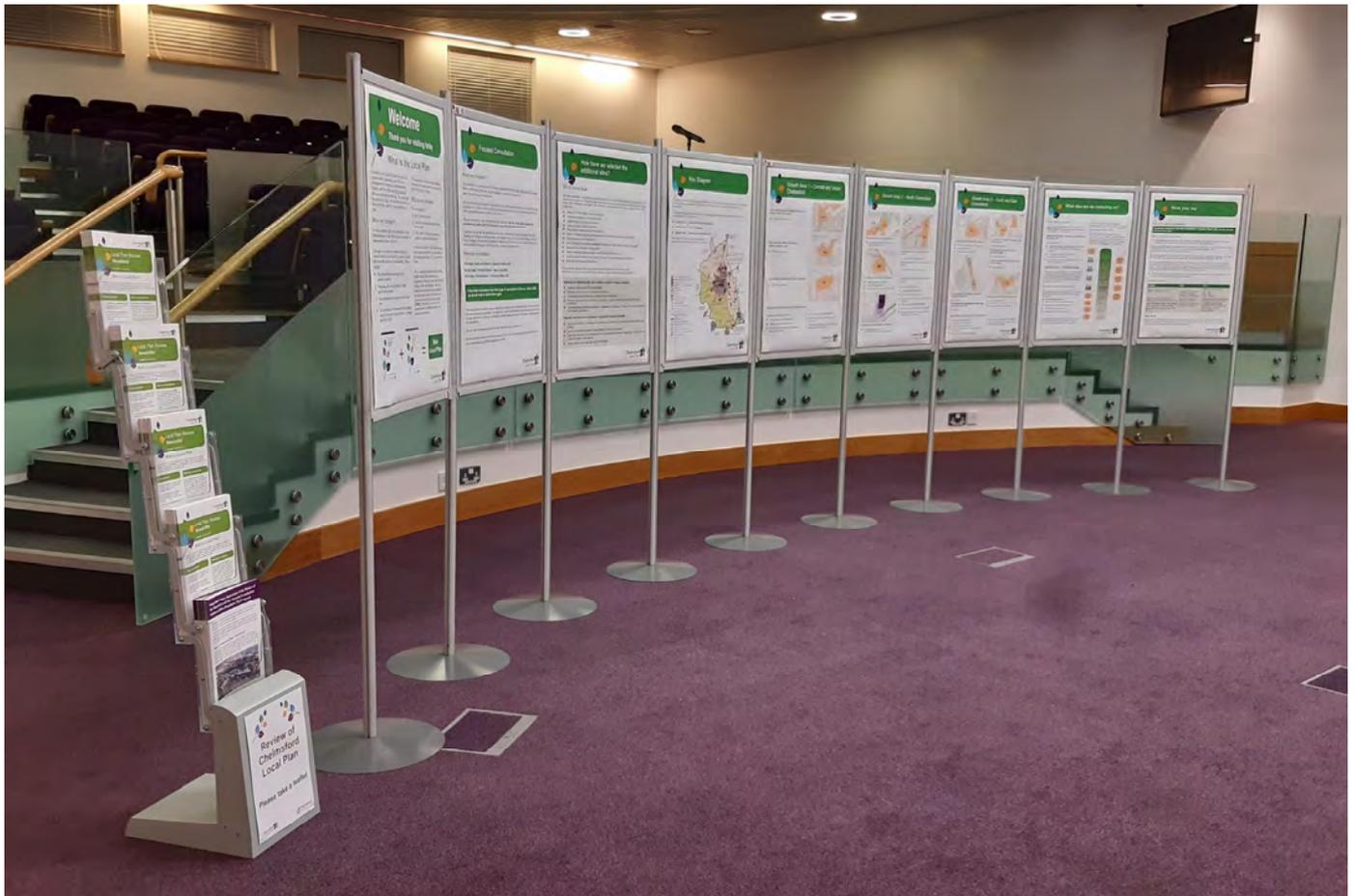
The Council will acknowledge receipt of your comments, although we will not enter into individual correspondence.

Thank you for being part of the consultation.

Comments must be received by 4.00pm on 8 January 2026



Photos of Exhibition on location Council Chamber



High Chelmer Shopping Centre





Welcome

Thank you for visiting today

What is the Local Plan

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

What has changed?

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

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

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

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

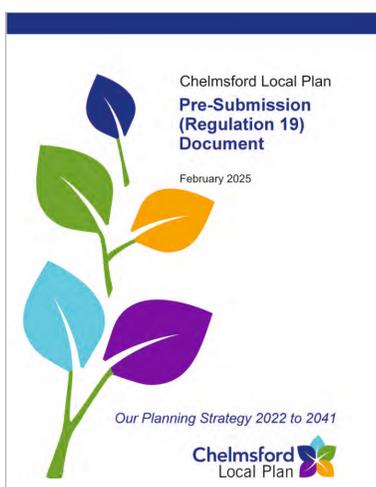
What we are proposing

We are proposing to:

- Add 11 new housing sites
- Expand the proposed allocations for three housing sites
- Add a further 10,500sqm of employment space to a proposed employment site.

This will provide a total of 1,592 additional homes over the plan period to 2041, and help meet the latest housing needs figure of 1,210 new homes a year.

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



**New
Local Plan**



Focused Consultation

Focused Consultation Document

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

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

You can comment on any of the additional site allocations. **We will not be able to accept any comments on parts of the Pre-Submission Local Plan that have not changed.**

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

Previous consultation

First stage: Issues and Options – August to October 2022

Second stage: Preferred Options – May to June 2024

Third stage: Pre-Submission – February to March 2025

If you made comments to the third stage of consultation in February / March 2025, you do not need to submit them again

We have published feedback reports setting out a review of the consultation activity, and a summary of the representations we received. The Issues and Options and Preferred Options feedback reports also include information on how we used these comments when preparing the later stages of the document for consultation.

You can read the feedback reports at www.chelmsford.gov.uk/lp-review

All the comments received can also be viewed on the Council's planning policy consultation portal at www.chelmsford.gov.uk/planningpolicyconsult



How have we selected the additional sites?

Our Evidence Base

We have undertaken a significant amount of research to help inform the selection of the additional sites. This research forms part of our Evidence Base, and includes specially commissioned studies on particular topics where more information was helpful. The following list sets out some of the new or updated Evidence Base documents:

- Review of the Air Quality Impact Assessment
- Landscape Sensitivity and Capacity Study
- Detailed Water Cycle Study Addendum
- Highways Impact Junction Modelling
- New/updated Heritage Impact Assessments
- Updated Strategic Housing and Employment Land Availability Assessment (SHELAA)
- Archaeological Impact Assessment
- Level 2 Strategic Flood Risk Assessment Addendum and site summary tables and mapping
- Sequential and Exception Testing Update
- Defined Settlement Boundary/Urban Area Boundary Technical Note
- Housing Scenario Tests for Early Years, Childcare, Primary and Secondary Education
- Additional Sites housing site studies.

This evidence, alongside all the key documents/studies used to inform the Local Plan review to date, can be viewed on our website at: www.chelmsford.gov.uk/lp-review

Selecting the additional sites has involved a number of stages including:

- Assessing sites promoted for development
- Identifying sites in the most sustainable settlements
- Considering the additional sites Integrated Impact Assessment
- Housing site studies looking at access, topography, neighbouring land uses and other physical constraints
- Technical testing including for education, wastewater, archaeology, heritage, and landscape sensitivity and capacity (see above).

Rejected sites have been excluded or rejected for reasons including:

- Land not promoted by a developer or landowner, as it cannot be considered available within the plan period
- Land not considered capable of being delivered over the next 5 years
- Land with clear barriers to development such as heritage or landscape designation, or lack of services such as primary school capacity
- Sites located in the Green Belt and Green Wedge.

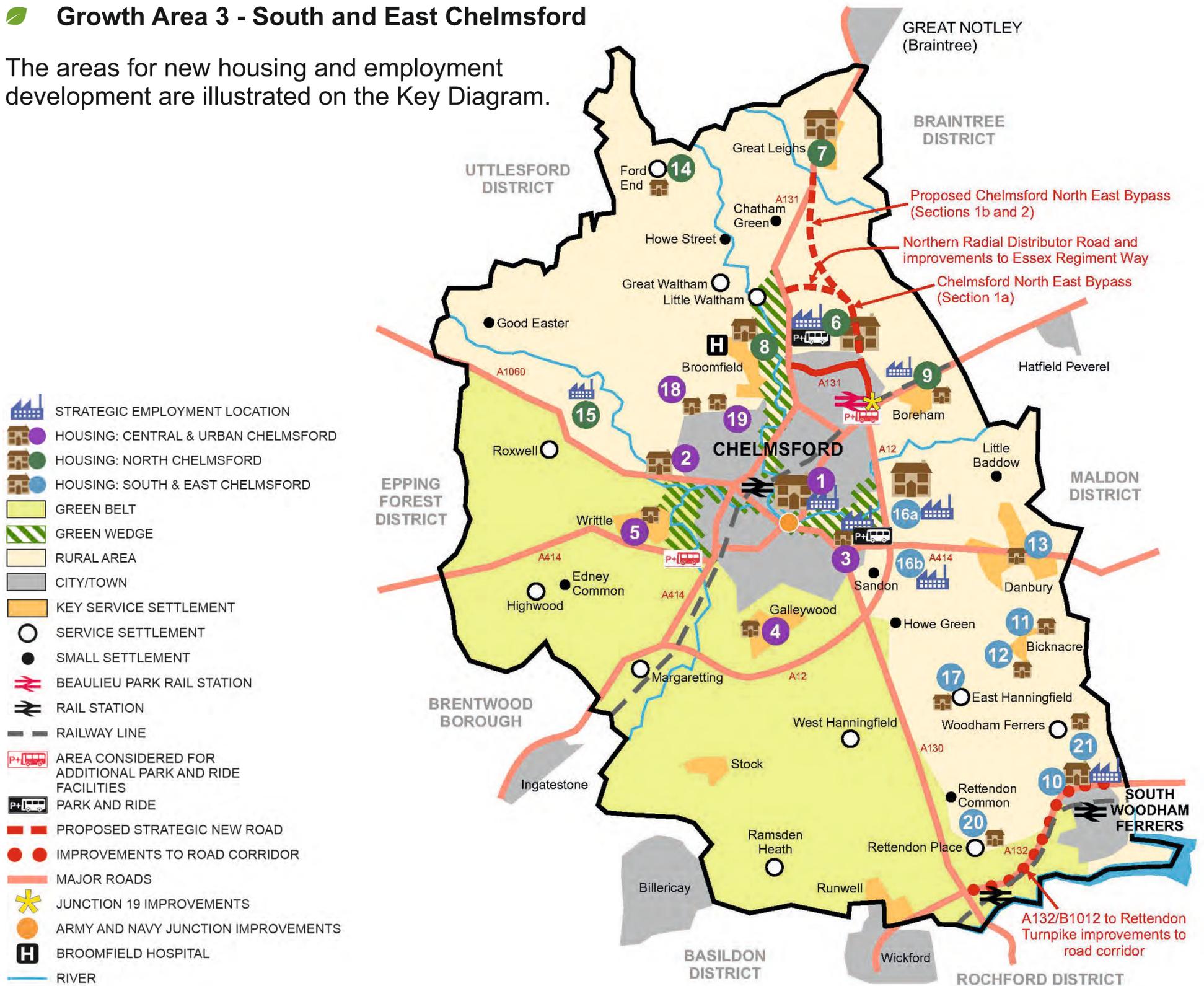
Key Diagram

The sites are distributed in accordance with the current Spatial Strategy including within and on the edge of existing built-up areas taking advantage of existing services and facilities and good levels of accessibility.

The Spatial Strategy identifies three broad geographic areas where new development growth will be accommodated. This comprises:

- **Growth Area 1 - Central and Urban Chelmsford**
- **Growth Area 2 - North Chelmsford**
- **Growth Area 3 - South and East Chelmsford**

The areas for new housing and employment development are illustrated on the Key Diagram.

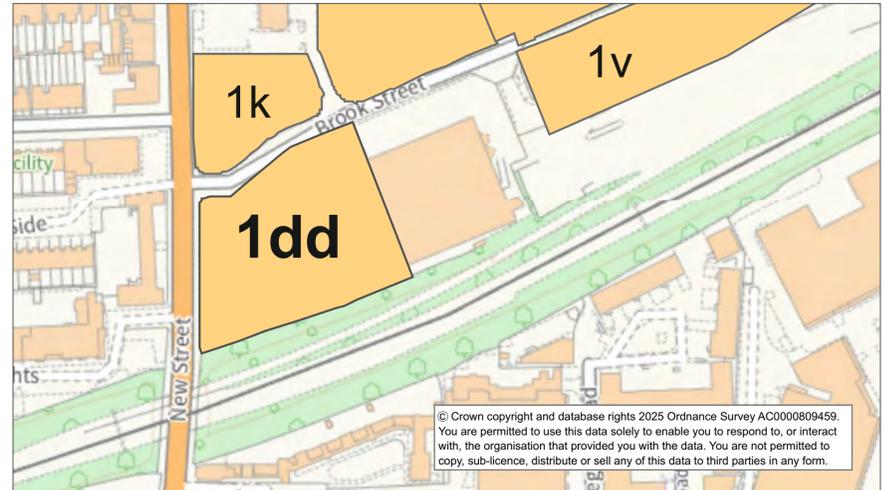




Growth Area 1 – Central and Urban Chelmsford

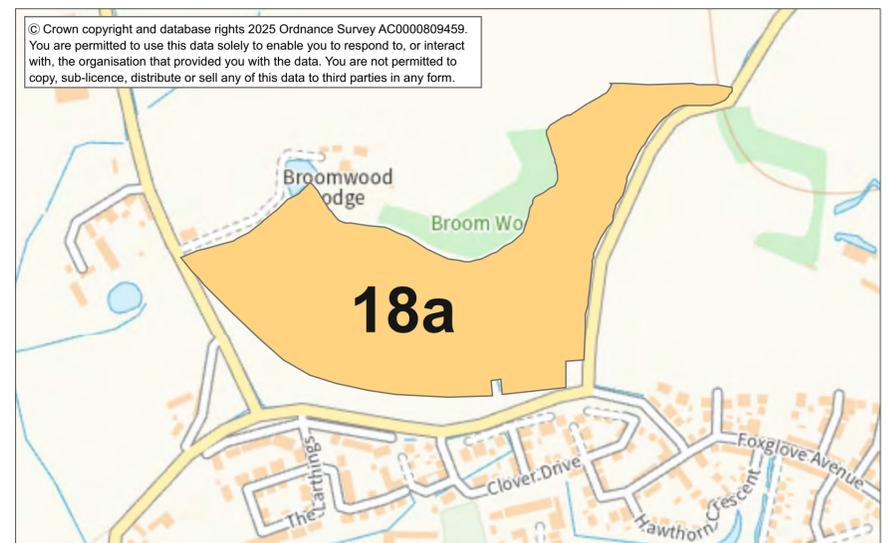
1dd Land at former Kay Metzeler Premises Brook Street, Chelmsford

- 100 homes (new site)



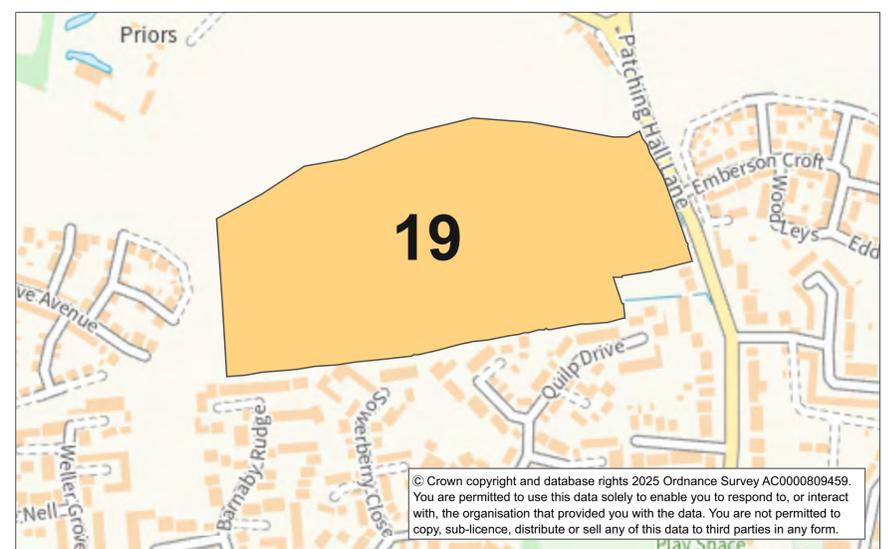
18a Land North West of Chelmsford (North of Hollow Lane)

- 100 homes (new site)



19 Land West of Patching Hall Lane, Chelmsford

- 200 homes (new site)

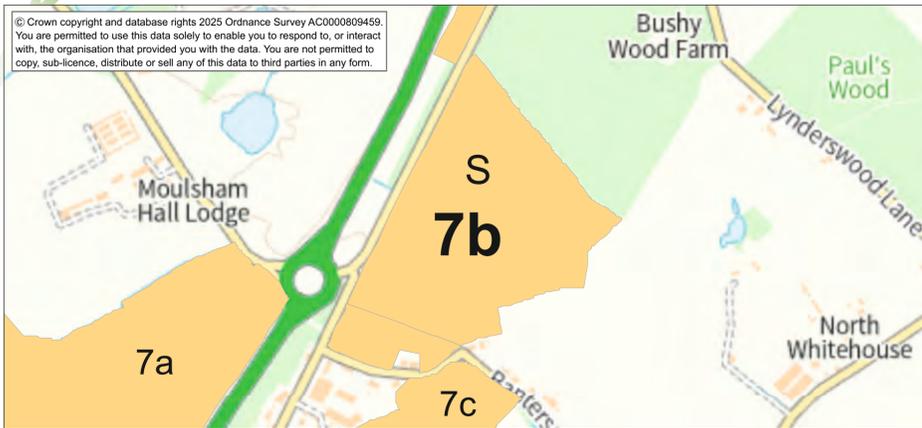


Supporting infrastructure for Growth Area 1

Financial contributions towards:

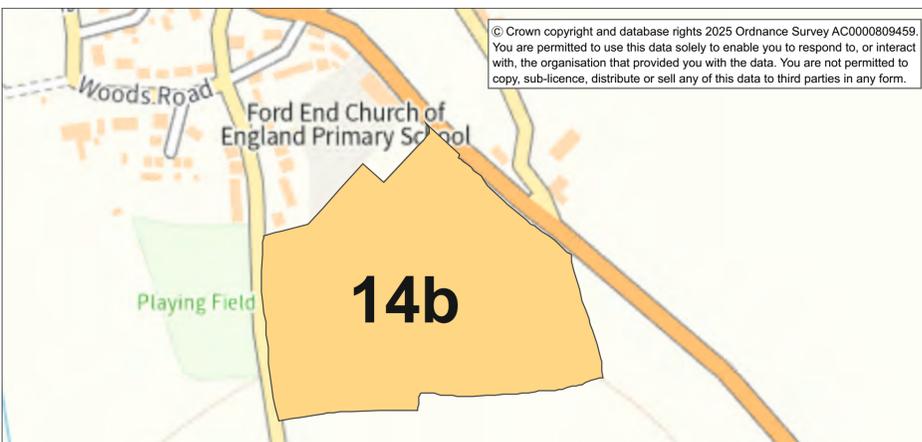
- Road network enhancements
- Active and sustainable transport
- Cycle routes, footpaths and bridleways where appropriate
- Sport, leisure and recreation facilities
- Secondary, primary, and early years childcare
- Community facilities such as healthcare and emergency service facilities

Growth Area 2 – North Chelmsford



7b Land East of London Road , Great Leighs

- 390 homes, of which 190 for older people (increase from 250 homes)



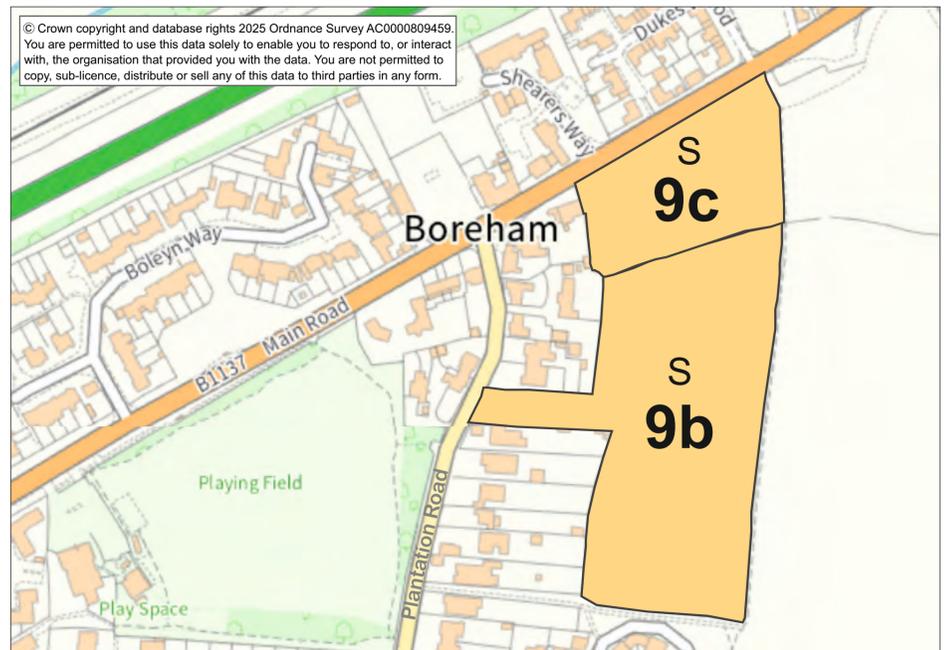
14b Land South of Ford End Primary School

- 75 homes (increase from 20 homes)
- A new community/village hall
- Parking area for Ford End Primary School staff



9a Waltham Road Employment Area, Boreham

- 14,000sqm employment for E(g)(iii)/B2/B8 use (increase from 3,500sqm)



9c South of Main Road and Dukes Wood Close, Boreham

- 22 homes for older people (new site)

9b Land to the East of 118 to 114 Plantation Road, Boreham

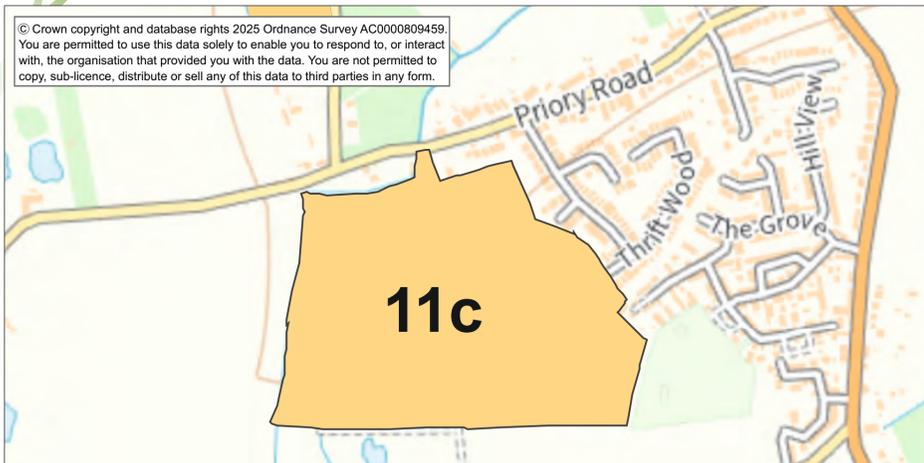
- 60 homes for older people (new site)

Supporting infrastructure for Growth Area 2

Financial contributions towards:

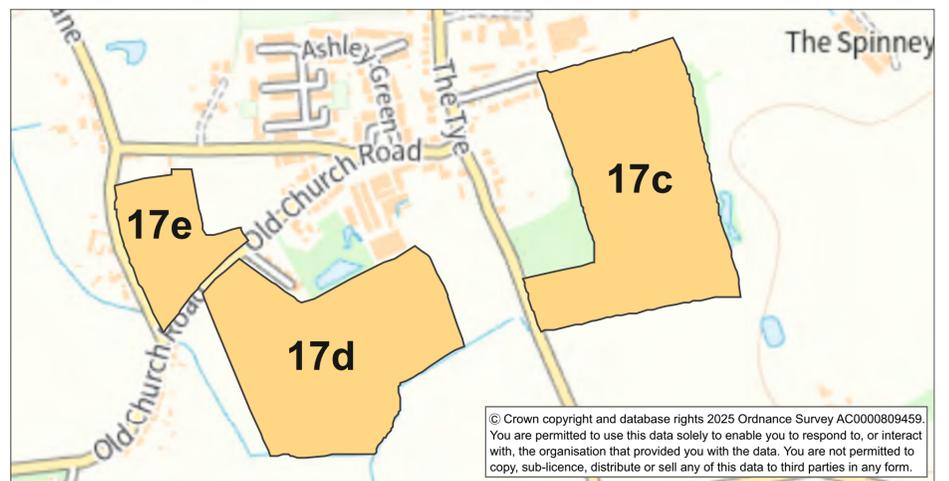
- Road network enhancements
- Active and sustainable transport
- Cycle routes, footpaths and bridleways where appropriate
- Sport, leisure and recreation facilities
- Secondary, primary, and early years childcare
- Community facilities such as healthcare and emergency service facilities

Growth Area 3 – South and East Chelmsford



11c Land West of Barbrook Way, Bicknacre

- 250 homes (increase from 20 homes)
- Community facility
- Early years/childcare nursery



17c Land South of Rough Hill Complex, The Tye, East Hanningfield

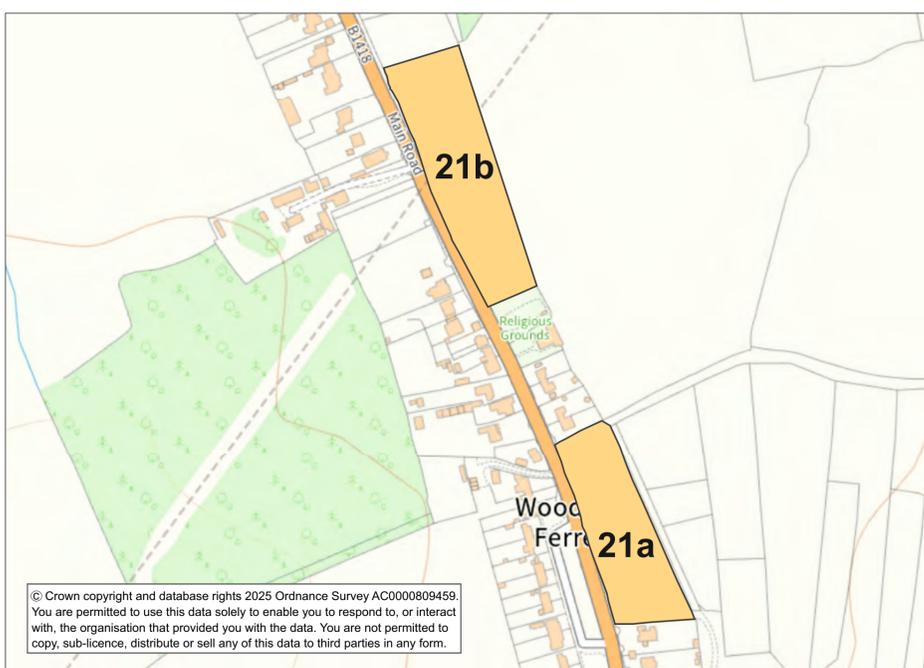
- 115 homes (new site)

17d Land South and South East of East Hanningfield Village

- 150 homes (new site)

17e Land South of Windmill Farm, Back Lane, East Hanningfield

- 40 homes (new site)

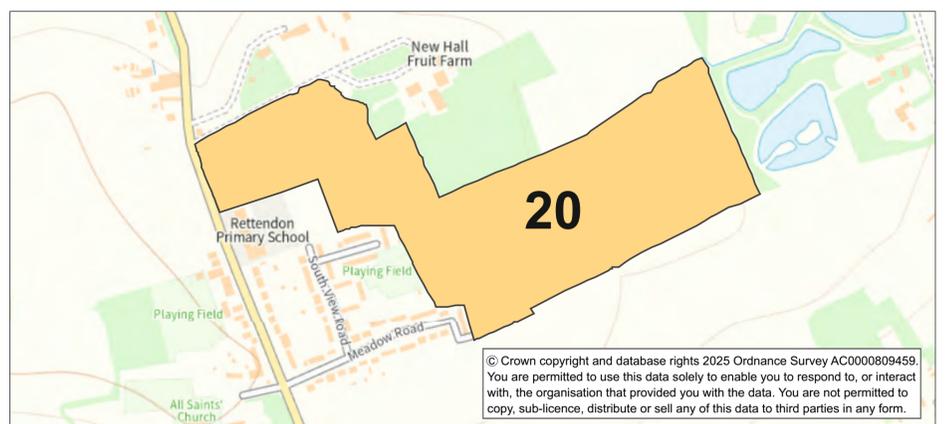


21a Land North of Old Rectory Lodge, Main Road, Woodham Ferrers

- 15 homes

21b Land North of Congregational Church, Main Road, Woodham Ferrers

- 15 homes



20 Land to East and North of Rettendon Place

- 350 homes (new site)
- New/expanded early years/childcare nursery
- Land for expansion of primary school

Supporting infrastructure for Growth Area 3

Financial contributions towards:

- Road network enhancements
- Active and sustainable transport
- Cycle routes, footpaths and bridleways where appropriate
- Sport, leisure and recreation facilities

- Secondary, primary, and early years childcare
- Community facilities such as healthcare and emergency service facilities

What else are we consulting on?

Other policy changes

Including the additional sites means that some other policies in the plan need to be updated as a consequence. These include:

Strategic Policy S6 – Housing and Employment Requirements

Changes include:

- Updated housing supply figures to reflect the latest housing needs and monitoring data figures
- An increased amount of allocated employment floorspace
- An increased windfall allowance from 175 to 195 new homes a year.

Strategic Policy S7 – The Spatial Strategy

Changes include updates to include the additional site allocations and to reflect the latest monitoring data. The Key Diagram has also been updated to show the broad location of the additional sites in the City Council's area.

Integrated Impact Assessment

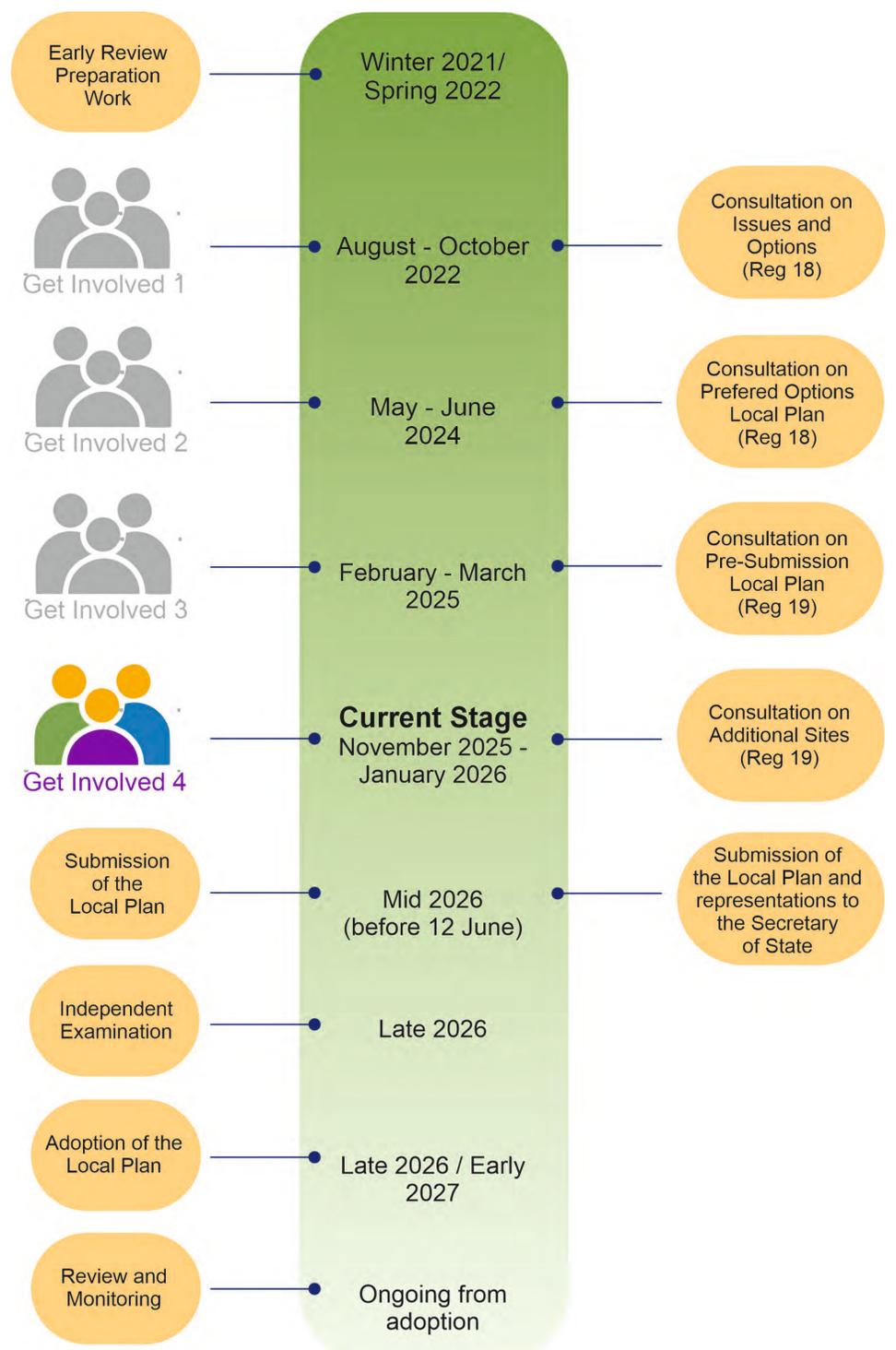
The Integrated Impact Assessment (IIA) combines five different strands of assessment into a single framework:

- Sustainability Appraisal
- Strategic Environmental Assessment
- Habitats Regulations Assessment
- Health Impact Assessment
- Equalities Impact Assessment

The assessment reviews the socio-economic and environmental effects of the Local Plan. Where negative effects are identified, measures will be

proposed to avoid, minimise or mitigate (compensate for) such effects. Where any positive effects are identified, measures will be considered that could enhance these effects.

We have updated our Integrated Impact Assessment (IIA) to consider the additional sites and other policy changes. This is published for consultation alongside the Focused Consultation Additional Sites (Regulation 19) Document.





Have your say

How can I make my comments?

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

We are consulting for seven weeks.

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

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

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

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

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

Exhibition dates

Location	Date	Time
Council Chamber, Civic Centre, Duke Street, Chelmsford, CM1 1JE	Thursday 11 December Friday 12 December Saturday 13 December	Staffed drop-in exhibition 6pm - 8pm 1pm - 3pm 10am - 12noon
High Chelmer Shopping Centre, Exchange Way, Chelmsford, CM1 1XB	Monday 1 December to Monday 8 December	Unstaffed exhibition panels during shopping centre opening hours
South Woodham Ferrers Town Council, Champions Manor Hall, Hullbridge Road, South Woodham Ferrers, CM3 5LJ	Thursday 4 December to Tuesday 9 December	Unstaffed exhibition panels displayed 9am - 4pm weekdays, Saturday 9am - 3.30pm, Sunday closed

Next steps

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

Local Plan Video

Click on the link, or copy and paste into your browser, to view the consultation materials.

Local Plan Video: <https://youtu.be/ZGpTRMhDIhw>



Review of the Chelmsford Local Plan - Focused Consultation 'Additional Sites'

Chelmsford City Council's Local Plan was adopted in 2020. It sets out how much new development is needed and identifies land for housing, schools, shops and jobs as well as areas for protection.

In Spring 2025, we consulted on a Pre-Submission Local Plan. We are now undertaking a focused consultation on additional site allocations to add into the new plan to ensure that sufficient land for new housing and employment development is identified.

The consultation will run for **seven weeks from 10am on 20 November 2025 until 4pm on 8 January 2025** and focus on the soundness of:

- 11 additional housing sites

- Four expanded housing and employment sites
- Focused policy changes

Following the consultation, the Council will submit both the Pre-Submission version of the Local Plan and the focused 'Additional Sites' document for examination by an independent Planning Inspector. Representations submitted to both consultations will also be submitted in full. There is no need to resubmit representations submitted as part of the previous Pre-Submission Local Plan consultation.

Find out more at:

www.chelmsford.gov.uk/lp-review



Covering Letter and Local Plan Poster

Directorate for Sustainable Communities
Spatial Planning Services



Civic Centre Duke Street
Chelmsford Essex CM1 1JE

Telephone: 01245 606330
Date: 21 November 2025

Dear Sir/Madam,

Poster to promote public consultation on the review of the Chelmsford Local Plan

Chelmsford City Council is reviewing its adopted Local Plan. The Local Plan shapes future growth and development across Chelmsford City Council's area. It sets out a positive vision, identifies where and how new development should take place in the future as well as areas for protection. We adopted our current Local Plan in May 2020. We need to review the plan at least every five years to make sure it remains up to date and meets the changing needs for development growth to 2041.

The next stage in the Review of the Chelmsford Local Plan is to consult on the Focused Consultation Additional Sites (Regulation 19) Document. The consultation is open for your comments from **10am on Thursday 20 November 2025 to 4pm on Thursday 8 January 2026.**

An A3 poster which promotes the consultation is enclosed. We would be grateful if this could be displayed in a public place until 8 January 2026.

If you have any queries or would like more information on the review of the Local Plan, please visit www.chelmsford.gov.uk/lp-review, email planning.policy@chelmsford.gov.uk or telephone (01245) 606330.

Yours faithfully,

Jeremy Potter

Spatial Planning Services Manager



Review of the Chelmsford Local Plan - Focused Consultation 'Additional Sites'

The Council's Local Plan was adopted in 2020. It sets out how much new development is needed and identifies land for housing, schools, shops and jobs as well as areas for protection, such as open space and sites important for wildlife.

We need to review the plan at least every five years to ensure that it remains up to date and continues to meet our needs for development growth to 2041.

In Spring 2025, we consulted on a Pre-Submission Local Plan. This was the third consultation on the Local Plan and is referred to as a Regulation 19 consultation.

We are undertaking a second Regulation 19 consultation to ensure that sufficient land for new housing and employment development is identified in the new Local Plan. This consultation will be focused on the soundness of:

- 🌿 11 additional housing sites
- 🌿 Four expanded housing and employment sites
- 🌿 Focused policy changes

This 'Additional Sites' focused consultation will run for seven weeks from 10am on 20 November 2025 until 4pm on 8 January 2026.

Read and comment on the consultation documents at:
www.chelmsford.gov.uk/planningpolicyconsult.

They will also be available to read during normal opening hours at the Council's Customer Service Centre in Chelmsford.

We will also be holding in-person exhibitions at the Civic Centre, Duke Street, Chelmsford, CM1 1JE. These exhibitions will provide an opportunity for you to find out more and discuss the consultation with a Planning Officer.

Visit an exhibition:

Thursday 11 December 2025	Civic Centre	6pm - 8pm
Friday 12 December 2025	Civic Centre	1pm - 3pm
Saturday 13 December 2025	Civic Centre	10am - 12pm

Find out more at www.chelmsford.gov.uk/lp-review, telephone 01245 606330 or email planning.policy@chelmsford.gov.uk.



LOCAL PLAN SITE NOTICE

ADDITIONAL SITES CONSULTATION
20 NOVEMBER 2025 — 8 JANUARY 2026

Site 18a Land North West of Chelmsford (North of Hollow Lane)

Chelmsford City Council have published for consultation an Additional Sites (Regulation 19) Document

on changes to the new draft Local Plan published in Spring 2025. The changes focus on additional sites for new housing and employment to be added to the draft Local Plan. This is to ensure that sufficient land for development is identified. **Site 18a** on the map below is a proposed **new housing** site.

Read and comment on the document at www.chelmsford.gov.uk/planningpolicyconsult. Paper copies of the document can also be viewed at the City Council's Customer Service Centre at the Civic Centre, Chelmsford, Monday to Friday 10am to 4pm. All information on this consultation is available at www.chelmsford.gov.uk/lp-review.



To find out more and discuss the consultation with a Planning Officer visit an in-person exhibition at the Civic Centre, Duke Street, Chelmsford on:

Thursday 11 December 6pm to 8pm
Friday 12 December 1pm to 3pm
Saturday 13 December 10am to 12pm

Please check our website www.chelmsford.gov.uk/lp-review for full details of all exhibitions and any changes to the timetable before making a trip.

All representations must be received by 4pm on Thursday 8 January 2026. If you require further assistance please call 01245 606330.

LOCAL PLAN SITE NOTICE

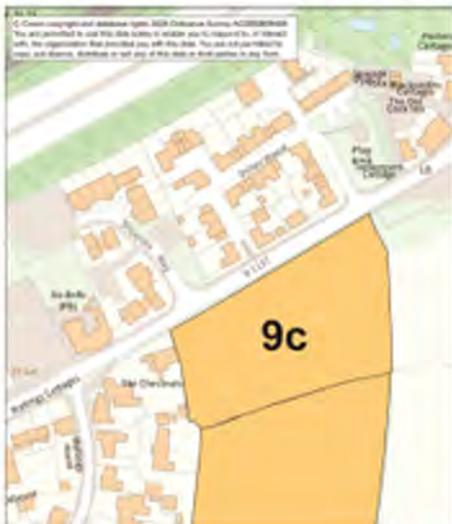
ADDITIONAL SITES CONSULTATION
20 NOVEMBER 2025 — 8 JANUARY 2026

Site 9c South of Main Road and Dukes Wood Close, Boreham

Chelmsford City Council have published for consultation an Additional Sites (Regulation 19) Document

The Council is consulting on changes to the new draft Local Plan published in Spring 2025. The changes focus on additional sites for new housing and employment to be added to the draft Local Plan. This is to ensure that sufficient land for development is identified. **Site 9c** on the map below is a proposed **new housing** site.

Read and comment on the document at www.chelmsford.gov.uk/planningpolicyconsult. Paper copies of the document can also be viewed at the City Council's Customer Service Centre at the Civic Centre, Chelmsford, Monday to Friday 10am to 4pm. All information on this consultation is available at www.chelmsford.gov.uk/lp-review.



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SITE NOTICE

CONSULTATION
- 8 JANUARY 2026

Site 1h, 1k, 1dd, 1e, 1f, 1g, 1h, 1i, 1j, 1k, 1l, 1m, 1n, 1o, 1p, 1q, 1r, 1s, 1t, 1u, 1v, 1w, 1x, 1y, 1z, 2a, 2b, 2c, 2d, 2e, 2f, 2g, 2h, 2i, 2j, 2k, 2l, 2m, 2n, 2o, 2p, 2q, 2r, 2s, 2t, 2u, 2v, 2w, 2x, 2y, 2z, 3a, 3b, 3c, 3d, 3e, 3f, 3g, 3h, 3i, 3j, 3k, 3l, 3m, 3n, 3o, 3p, 3q, 3r, 3s, 3t, 3u, 3v, 3w, 3x, 3y, 3z, 4a, 4b, 4c, 4d, 4e, 4f, 4g, 4h, 4i, 4j, 4k, 4l, 4m, 4n, 4o, 4p, 4q, 4r, 4s, 4t, 4u, 4v, 4w, 4x, 4y, 4z, 5a, 5b, 5c, 5d, 5e, 5f, 5g, 5h, 5i, 5j, 5k, 5l, 5m, 5n, 5o, 5p, 5q, 5r, 5s, 5t, 5u, 5v, 5w, 5x, 5y, 5z, 6a, 6b, 6c, 6d, 6e, 6f, 6g, 6h, 6i, 6j, 6k, 6l, 6m, 6n, 6o, 6p, 6q, 6r, 6s, 6t, 6u, 6v, 6w, 6x, 6y, 6z, 7a, 7b, 7c, 7d, 7e, 7f, 7g, 7h, 7i, 7j, 7k, 7l, 7m, 7n, 7o, 7p, 7q, 7r, 7s, 7t, 7u, 7v, 7w, 7x, 7y, 7z, 8a, 8b, 8c, 8d, 8e, 8f, 8g, 8h, 8i, 8j, 8k, 8l, 8m, 8n, 8o, 8p, 8q, 8r, 8s, 8t, 8u, 8v, 8w, 8x, 8y, 8z, 9a, 9b, 9c, 9d, 9e, 9f, 9g, 9h, 9i, 9j, 9k, 9l, 9m, 9n, 9o, 9p, 9q, 9r, 9s, 9t, 9u, 9v, 9w, 9x, 9y, 9z, 10a, 10b, 10c, 10d, 10e, 10f, 10g, 10h, 10i, 10j, 10k, 10l, 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25w, 25x, 25y, 25z, 26a, 26b, 26c, 26d, 26e, 26f, 26g, 26h, 26i, 26j, 26k, 26l, 26m, 26n, 26o, 26p, 26q, 26r, 26s, 26t, 26u, 26v, 26w, 26x, 26y, 26z, 27a, 27b, 27c, 27d, 27e, 27f, 27g, 27h, 27i, 27j, 27k, 27l, 27m, 27n, 27o, 27p, 27q, 27r, 27s, 27t, 27u, 27v, 27w, 27x, 27y, 27z, 28a, 28b, 28c, 28d, 28e, 28f, 28g, 28h, 28i, 28j, 28k, 28l, 28m, 28n, 28o, 28p, 28q, 28r, 28s, 28t, 28u, 28v, 28w, 28x, 28y, 28z, 29a, 29b, 29c, 29d, 29e, 29f, 29g, 29h, 29i, 29j, 29k, 29l, 29m, 29n, 29o, 29p, 29q, 29r, 29s, 29t, 29u, 29v, 29w, 29x, 29y, 29z, 30a, 30b, 30c, 30d, 30e, 30f, 30g, 30h, 30i, 30j, 30k, 30l, 30m, 30n, 30o, 30p, 30q, 30r, 30s, 30t, 30u, 30v, 30w, 30x, 30y, 30z, 31a, 31b, 31c, 31d, 31e, 31f, 31g, 31h, 31i, 31j, 31k, 31l, 31m, 31n, 31o, 31p, 31q, 31r, 31s, 31t, 31u, 31v, 31w, 31x, 31y, 31z, 32a, 32b, 32c, 32d, 32e, 32f, 32g, 32h, 32i, 32j, 32k, 32l, 32m, 32n, 32o, 32p, 32q, 32r, 32s, 32t, 32u, 32v, 32w, 32x, 32y, 32z, 33a, 33b, 33c, 33d, 33e, 33f, 33g, 33h, 33i, 33j, 33k, 33l, 33m, 33n, 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Website Banner



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Local Plan: Focused Consultation on Additional Sites

We are reviewing our adopted Local Plan, and are [consulting on proposals to add more sites](#). Consultation closes at 4pm on Thursday 8 January 2026. ✕

[Home](#) > [Planning and building control](#) > [Planning policy and Local Plan](#) > [Adopted Local Plan](#)

Staff E-mail Banner

We're reviewing Chelmsford's Local Plan
Find out more about the additional sites focused consultation running from November 2025 to January 2026

Chelmsford Local Plan

A horizontal row of icons representing various aspects of community and transport: a house, a person with a child, a bus, a person with a stroller, a person on a bicycle, a person on a bicycle, a person on a scooter, a person walking with a bag, and a train.



Local Plan Review Newsletter

NUMBER 4 November 2025

What is a Local Plan?

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

What has changed?

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

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

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

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

What we are proposing

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

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

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

Additional and expanded sites

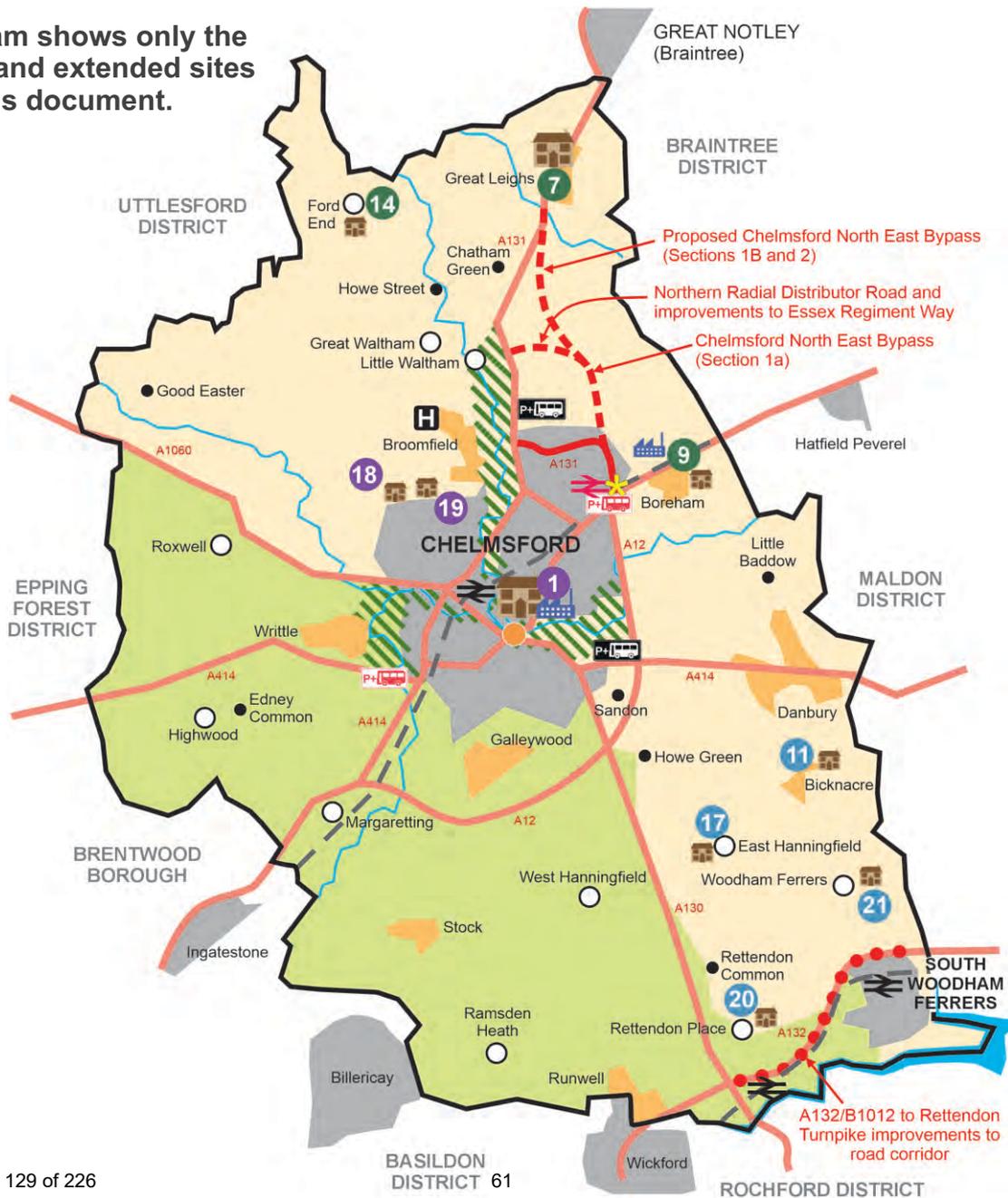
This newsletter is a summary of the Focused Consultation Additional Sites (Regulation 19) Document. Before making your comments, you are advised to read the full document at www.chelmsford.gov.uk/lp-review

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

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

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

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



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

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

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

How can I make my comments?

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

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

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

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

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

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

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

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

Next Steps

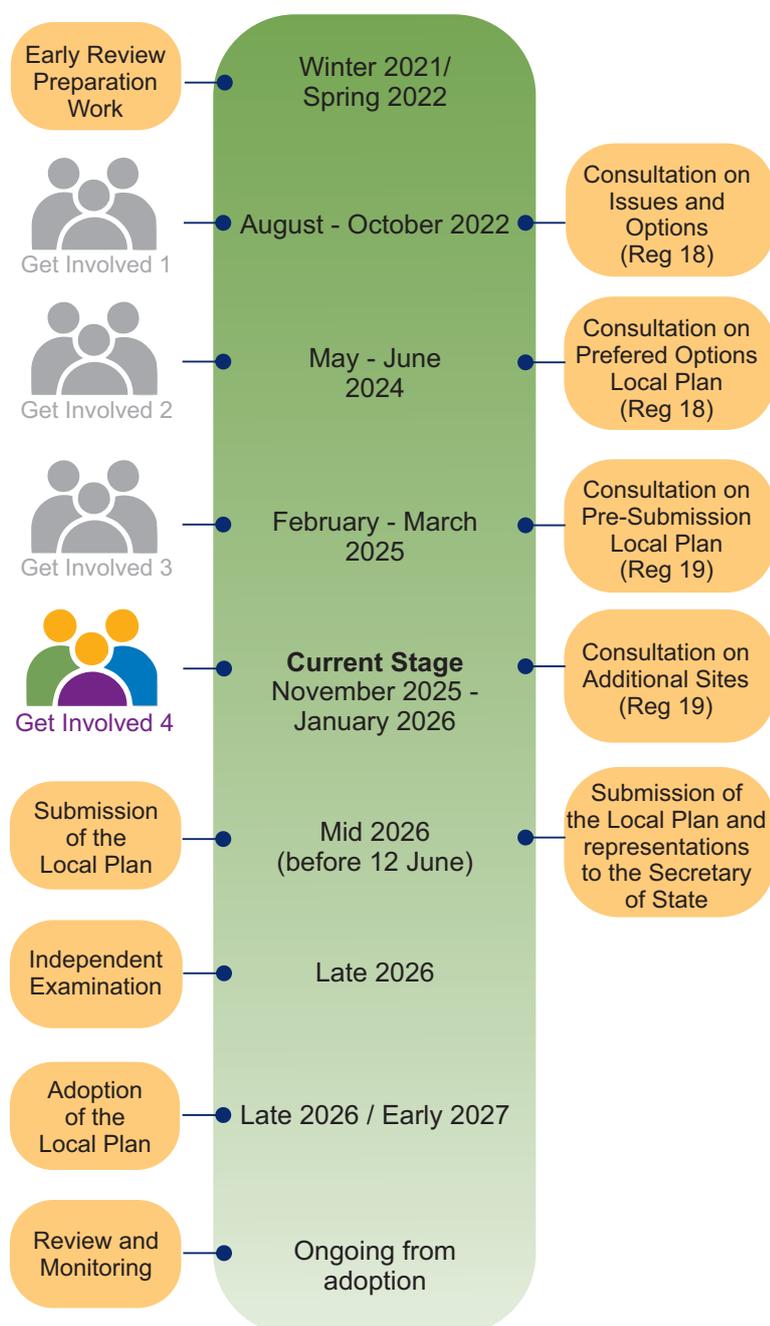
We will send all the comments made to this focused consultation, along with all the comments made to the last consultation in February/March 2025, to the Planning Inspector. We will also send the Inspector a summary of the main issues raised and publish it online. Page 131 of 226

What else are you consulting on?

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

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

What is the Local Plan timetable?



**Chelmsford Local Plan Focused Consultation Additional Sites
(Regulation 19)
Parish/Town Council Information Pack
Planning Policy, November 2025**

Part A - General information that is relevant to all Parish / Town Councils



Review of Chelmsford's Local Plan

The Council's Local Plan was adopted in 2020 and it guides growth and development across Chelmsford City Council's area to 2036.

We need to review the plan at least every five years to ensure that it remains up to date and continues to meet our needs for development growth to 2041. This includes new homes, employment opportunities and facilities for local people such as new schools, healthcare provision and upgraded transport infrastructure.

The review of the adopted Chelmsford Local Plan commenced in Winter 2021 and following consultations in 2022 and 2024, the Pre-Submission (Regulation 19) version was published for consultation in Spring 2025. A further focused stage of consultation is being undertaken on additional sites to add to the Pre-Submission (Regulation 19) Local Plan to ensure that sufficient land for new housing and employment development is identified.

Consultation on the Focused Consultation Additional Sites (Regulation 19) Document (Additional Sites Document for short) runs for a period of seven weeks **from 10am on Thursday 20 November 2025 to 4pm on Thursday 8 January 2026**. Communities can find out more at www.chelmsford.gov.uk/lp-review.

The Chelmsford Local Plan - Focused Consultation Additional Sites (Regulation 19) Document

This document is a focused consultation on additional site allocations for housing and employment development. The development trajectories for the delivery of the additional sites and key consequential plan changes arising from the additional sites allocation policies are also subject to consultation alongside an Integrated Impact Assessment (IIA) Addendum which assesses the changes.

The additional sites comprise 11 new housing sites, three expanded housing sites and one expanded employment site.

The consultation will be undertaken in accordance with Regulation 19 of the Local Plan Regulations and the Council’s Statement of Community Involvement (2025).

Following this stage, the Council will submit both the Pre-Submission Local Plan published for consultation in Spring 2025 and this Additional Sites Document for examination by an independent Planning Inspector. Representations submitted to both consultations will also be submitted in full. **There is no need to resubmit representations submitted as part of the previous Pre-Submission Local Plan consultation.** The Pre-Submission Local Plan and the Additional Sites (including the key consequential plan changes) contained within the consultation will be incorporated together in a single new Local Plan before being finalised for adoption.

Why are we undertaking a Focused Consultation on Additional Sites?

During the plan’s preparation, it has emerged that we need to add more land for homes and employment use into the plan to meet future needs. This is because some sites in the adopted Local Plan have not come forward and some sites will not be built as quickly as expected. That means our housing need figure has become out of date because we do not have enough allocated housing sites to meet our needs for the first five years of the plan.

In response to this, the Council has identified additional housing site allocations for inclusion within the Pre-Submission (Regulation 19) Local Plan to help enable it to be found “sound” at examination. It also identifies the expansion of an existing allocated employment site to support the increased housing requirement and boost employment floorspace supply.

Where to view the consultation documents

You can read the consultation documents in the following ways:

- On the Council’s Consultation Portal at www.chelmsford.gov.uk/planningpolicyconsult. This system also allows you to submit comments to the consultations
- On the Council’s website alongside the Local Plan evidence base documents at www.chelmsford.gov.uk/lp-review
- At the Chelmsford City Council Customer Service Centre, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford CM1 1JE (10am to 4pm Monday to Friday).
- At the following drop-in public exhibitions. These will provide an opportunity to meet an officer face-to-face unless otherwise stated.

Location	Date	Time
Council Chamber, Civic Centre, Duke Street, Chelmsford, CM1 1JE	Thursday 11 December	6pm - 8pm
	Friday 12 December	1pm - 3pm
	Saturday 13 December	10am - 12noon

Location	Date	Time
High Chelmer Shopping Centre, Exchange Way, Chelmsford, CM1 1XB	Monday 1 December to Monday 8 December	Unstaffed exhibition panels displayed all-day during shopping centre opening hours
South Woodham Ferrers Town Council, Champions Manor Hall, Hullbridge Road, South Woodham Ferrers, CM3 5LJ	Wednesday 3 December to Wednesday 10 December	Unstaffed exhibition panels displayed 9am - 4pm weekdays, Saturday 9am – 3:30pm, Sunday closed

Please check our website www.chelmsford.gov.uk/lp-review for any updates before making your journey.

How to comment

In line with national planning legislation, the consultation will focus solely on whether the Additional Sites Document complies with all relevant legislation, complies with the Duty to Co-operate and meets the tests of soundness set out in national planning policy.

You can comment on the consultation documents in the following ways:

Online Consultation Portal:

Go to: www.chelmsford.gov.uk/planningpolicyconsult where you can:

- Read the consultation documents
- Make your comments via the specially designed representation form
- Sign up for alerts to feedback reports and future consultations

This is our preferred means of receiving comments as it ensures that your comments are recorded accurately and are processed quickly.

If you have not used this system before or have any difficulties logging in, please see our guidance notes at: www.chelmsford.gov.uk/lp-portal-guide or call us on (01245) 606330.

In writing:

If you prefer to send comments in writing, please fill in the relevant specially designed representation forms for each consultation event.

Local Plan representation forms cover the Chelmsford Local Plan – Focused Additional Sites (Regulation 19) Document and the Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum.

The Local Plan representation forms can be downloaded at www.chelmsford.gov.uk/lp-review. Paper copies of these representation forms for are also available from Chelmsford City Council's Customer Service Centre (details above) or on request by telephoning (01245) 606330 or emailing planning.policy@chelmsford.gov.uk

Forms can be returned:

- By e-mail to planning.policy@chelmsford.gov.uk
- By post to Planning Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- By hand to Chelmsford City Council Customer Service Centre (details above).

The use of the Local Plan representation forms is strongly recommended as this will ensure that comments are related to the matters relevant to the subsequent Independent Examination by a Planning Inspector.

If you do not have access to a computer, you can request paper copies. A charge will be made to cover printing and postage costs.

If you have difficulties making representations by e-mail or post due to a disability, please call us (01245) 606330.

Please note that any representations must be received by the Council no later than 4pm on Thursday 8 January 2026. We are unable to accept anonymous representations, and any comments received after the closing date cannot be accepted.

Part B – Optional information by Parish/Town Council area

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in the Unparished Area of Chelmsford?

The Additional Sites Document identifies one new site allocation in Chelmsford's Urban Area. This is Strategic Growth Site 1dd (SGS1dd) – Land at Former Kay-Metzeler Premises, Brook Street. This is a vacant brownfield site adjacent to the City Centre for around 100 new homes. The site allocation policy includes requirements for highway infrastructure improvements and financial contributions to community and recreational facilities.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Boreham Parish?

The Additional Sites Document identifies three site allocations in Boreham. This includes one expanded employment area and two new sites for specialist residential accommodation.

Strategic Growth Site 9a (SGS9a) – Waltham Road Employment Area, Boreham is allocated for 14,000sqm of floorspace for light industrial processes, general industrial processes and storage and distribution. This is an increase of 10,500sqm from the previous consultation and on a larger area.

Growth Site 9b (GS9b) – Land to the East of 118 to 124 Plantation Road, Boreham is allocated for around 60 homes of age restricted housing for older people.

Growth Site 9c (GS9c) – South of Main Road and Dukes Wood Close, Boreham is directly adjacent to GS9b and is allocated for around 22 homes of age restricted housing for older people.

All three site allocation policies include requirements for highway infrastructure improvements and green infrastructure.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Broomfield Parish?

The Additional Sites Document identifies one new housing site allocation wholly within the Broomfield Parish and one new housing site partially within Broomfield Parish.

Strategic Growth Site 19 (SGS19) – Land West of Patching Hall Lane lies wholly within Broomfield Parish. It is allocated for around 200 homes of mixed type and size including affordable housing.

Strategic Growth Site Policy 18a (SGS18a) – Land North West of Chelmsford (North of Hollow Lane) is partially within Broomfield Parish Council and partially within Chignal Parish Council. It is allocated for around 100 new homes of mixed size and type including affordable housing.

Both site allocation policies include requirements for highway infrastructure improvements and financial contributions to community and recreational facilities.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Chelmer Village Parish?

No additional housing or employment sites are identified in Chelmer Village Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Chelmsford Garden Community Parish?

No additional housing or employment sites are identified in Chelmsford Garden Community Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Chignal Parish?

The Additional Sites Document identifies one new housing site partially within the Chignal Parish boundary.

Strategic Growth Site Policy 18a (SGS18a) – Land North West of Chelmsford (North of Hollow Lane) is partially within Broomfield Parish Council and partially within Chignal Parish Council. It is allocated for around 100 new homes of mixed size and type including affordable housing. The site allocation policy includes highway infrastructure improvements and financial contributions to community and recreational facilities.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Danbury Parish?

No additional housing or employment sites are identified in Danbury Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in East Hanningfield Parish?

Three new housing sites have been identified within the Additional Sites Document in the East Hanningfield Parish.

Strategic Growth Site 17c (SGS17c) – Land South of Rough Hill Complex, The Tye, East Hanningfield is allocated for around 115 homes of mixed type and size with affordable housing.

Strategic Growth Site 17d (SGS17d) – Land South East of East Hanningfield Village is an allocation for around 150 homes of mixed type and size with affordable housing.

Growth Site 17e (GS17e) – Land South of Windmill Farm, Back Lane, East Hanningfield is an allocation for around 40 homes of mixed type and size including affordable housing.

All three site allocation policies include requirements for highway infrastructure improvements and financial contributions to community, educational and recreational facilities.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Galleywood Parish?

No additional housing or employment sites are identified in Galleywood Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Good Easter Parish?

No additional housing or employment sites are identified in Good Easter Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Great & Little Leighs Parish?

The Additional Sites Document identifies an expanded housing site in Great and Little Leighs Parish.

Strategic Growth Site 7b (SGS7b) – Land East of London Road, Great Leighs has increased from 250 units to around 390 units. Around 190 units of this allocation will be specialist residential homes for older persons of mixed type and size including affordable housing. Financial contributions to the Chelmsford North East Bypass, educational and community facilities, and recreational facilities are requirements of the site allocation policy.

The boundary of this site (7b) has been expanded to include land north of Banters Lane which was previously part of Local Plan allocation SGS7c. As a result, the boundary of SGS7c has been reduced.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Great Baddow Parish?

No additional housing or employment sites are identified in Great Baddow Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Great Waltham Parish?

One expanded housing site has been identified within the Additional Sites Document in the Great Waltham Parish.

Growth Site 14b (GS14b) – Land South of Ford End Primary School is allocated for 75 homes. This is an increase of 55 homes from the previous consultation and on a larger area.

The site will include affordable housing, provision of off-road parking for primary school staff and a new community/village hall. The site allocation policy includes requirements for highway infrastructure improvements and financial contributions towards education and recreational facilities. The area for new housing and area for expansion of the existing school are shown on the Draft Policy Map inset.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Highwood Parish?

No additional housing or employment sites are identified in Highwood Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Little Baddow Parish?

No additional housing or employment sites are identified in Little Baddow Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Little Waltham Parish?

No additional housing or employment sites are identified in Little Waltham Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Margaretting Parish?

No additional housing or employment sites are identified in Margaretting Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Mashbury Parish?

No additional housing or employment sites are identified in Mashbury Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Pleshey Parish?

No additional housing or employment sites are identified in Pleshey Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Rettendon Parish?

One site is identified within the Additional Sites Document in the Rettendon Parish.

Strategic Growth Site 20 (SGS20) – Land to East and North of Rettendon Place is allocated for around 350 homes of mixed size and type including affordable housing. The site would include expanding the existing primary school and additional early years and childcare nursery provision. The site allocation policy includes requirements for highway infrastructure improvements and financial contributions to community and recreational facilities.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Roxwell Parish?

No additional housing or employment sites are identified in Roxwell Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Runwell Parish?

No additional housing or employment sites are identified in Runwell Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Sandon Parish?

No additional housing or employment sites are identified in Sandon Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in South Hanningfield Parish?

No housing or employment sites are identified in South Hanningfield Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in South Woodham Ferrers?

No additional housing or employment sites are identified in South Woodham Ferrers Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Springfield Parish?

No additional housing or employment sites are identified in Springfield Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Stock Parish?

No additional housing or employment sites are identified in Stock Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in West Hanningfield Parish?

No additional housing or employment sites are identified in West Hanningfield Parish within the Additional Sites Document.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Woodham Ferrers and Bicknacre Parish?

One expanded housing site and two new housing sites have been identified within the Additional Sites Document in the Woodham Ferrers and Bicknacre Parish.

Strategic Growth Site 11c (SGS11c) – Land West of Barbrook Way, Bicknacre is allocated for 250 homes. This is an increase of 230 homes from the previous consultation and on a larger area. The homes would be mixed size and type and include affordable housing. The development would provide a community facility, a stand-alone early years and childcare nursery and a multi-user crossing at Priory Road. The site allocation policy includes requirements for highway infrastructure improvements and financial contributions to community and recreational facilities.

Growth Site 21a (GS21a) – Land North of Old Rectory Lodge, Main Road, Woodham Ferrers is allocated for 15 homes including affordable housing.

Growth Site 21b (GS21b) – Land North of Congregational Church, Main Road, Woodham Ferrers is located to the North of GS21a and is allocated for around 15 new homes including affordable housing.

Both GS21a and GS21b site allocation policies include requirements for highway infrastructure improvements and financial contributions to community and recreational facilities.

Does the Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document identify new development in Writtle Parish?

No additional housing or employment sites are identified in Writtle Parish within the Additional Sites Document.

Part C – Chelmsford Local Plan Focused Consultation Additional Sites (Regulation 19) Document – ADDITIONAL SITE ALLOCATIONS AT A GLANCE

Site Ref.	Additional Site Name	Location	Total Proposed Development	Site Status
1dd	Land at Former Kay-Metzeler Premises, Brook Street	Chelmsford Urban Area	100 homes	New allocation
18a	Land North West of Chelmsford (North of Hollow Lane)	Partially within Broomfield and Chignal Parish's	100 homes	New allocation
19	Land West of Patching Hall Lane	Broomfield Parish	200 homes	New allocation
7b	Land East of London Road, Great Leighs	Great and Little Leighs Parish	390 homes, 190 of which are for specialist residential accommodation	Expanded site
9a	Waltham Road Employment Area, Boreham	Boreham Parish	14,000sqm of Use Class E(g)(iii), B2 and B8 floorspace	Expanded site
9b	Land to the East of 118 to 124 Plantation Road, Boreham	Boreham Parish	60 homes for specialist residential accommodation	New allocation
9c	South of Main Road and Dukes Wood Close, Boreham	Boreham Parish	22 homes for specialist residential accommodation	New allocation
14b	Land South of Ford End Primary School	Great Waltham Parish	75 homes	Expanded site
11c	Land West of Barbrook Way, Bicknacre	Woodham Ferrers and Bicknacre Parish	250 homes	Expanded Site
17c	Land South of Rough Hill Complex, The Tye, East Hanningfield	East Hanningfield Parish	115 homes	New allocation
17d	Land South and South East of East Hanningfield Village	East Hanningfield Parish	150 homes	New allocation
17e	Land South of Windmill Farm, Back Lane, East Hanningfield	East Hanningfield Parish	40 homes	New allocation
20	Land to East and North of Rettendon Place	Rettendon Parish	350 homes	New allocation

Site Ref.	Additional Site Name	Location	Total Proposed Development	Site Status
21a	Land North of Old Rectory Lodge, Main Road, Woodham Ferrers	Woodham Ferrers and Bicknacre Parish	15 homes	New allocation
21b	Land North of Congregational Church, Main Road, Woodham Ferrers	Woodham Ferrers and Bicknacre Parish	15 homes	New allocation

Part D – Local Plan Focused Consultation Additional Sites (Regulation 19) advert for use in Parish/Town Council newsletters/publications

See attached.

Planning Policy Team, November 2025
 Spatial Planning Services
 Chelmsford City Council
 01245 606330
planning.policy@chelmsford.gov.uk

Review of the Local Plan - Focused Consultation on Additional Sites



FAQs, November 2025

What is happening now?

The Council is undertaking a focused consultation until 8 January 2026 seeking comments on additional site allocations for inclusion within the review of the Local Plan. The additional sites comprise 11 new housing sites, three expanded housing sites and one expanded employment site. The additional sites development trajectory and key consequential plan changes arising from the additional sites allocation policies are also subject to consultation alongside an Integrated Impact Assessment (IIA) Addendum which assesses the changes.

What is a Local Plan?

The Council's Local Plan adopted in 2020 guides growth and development across Chelmsford City Council's area to 2036. This includes locations for new homes, employment opportunities and facilities for local people such as new schools, healthcare provision and upgraded transport infrastructure. It also identifies areas for protection including open space.

Why do we need an up-to-date Local Plan?

We need to review the plan at least every five years to ensure that it remains up to date and continues to meet our needs for development growth to 2041. Without an up-to-date Local Plan, the Council could have very little influence over the location of new development and the provision of infrastructure. Sites could be promoted for development in locations that the Council and its communities want to protect, and which are not considered sustainable. Not having an up-to-date Local Plan would create uncertainty and make it harder to secure appropriate sites for new infrastructure such as schools and health facilities.

Why are we consulting on Additional Sites now?

During the plan's preparation, it has emerged that we need to add more land for homes and employment use into the plan to meet future needs. This is because some sites in the adopted Local Plan have not come forward and some sites will not be built as quickly as expected. These events, outside the City Council's control, mean we do not have enough allocated housing sites to meet our needs for the first five years of the plan when measured against our housing target.

The additional sites will provide around 1,592 additional homes over the plan period to 2041 and help meet the latest housing needs figure of 1,210 new homes a year. We are also proposing to expand the floorspace of a proposed employment site by 10,500sqm.

Where are the Additional Sites?

The additional sites are located in areas accessible to the local highway network and services and facilities such as schools and local shops. They are:

- On previously developed/brownfield land in Chelmsford City Centre
- On the edge of Chelmsford Urban Area to the north (Newlands Spring area) and north-west (Patching Hall Lane/Scot's Green area)
- Around the villages of Boreham, Great Leighs, Bicknacre, Ford End, East Hanningfield, Rettendon Place and Woodham Ferrers.

How were the Additional Sites chosen?

We have selected the additional sites following detailed testing of site constraints and opportunities in relation to matters like flood risk, heritage, traffic and archaeology. They are also on land being promoted for development and in areas considered sustainable and suitable for the development proposed.

What does the consultation say about the A12 Widening Scheme?

The Government cancelled the A12 widening scheme in July 2025 resulting in uncertainty over the delivery of highways improvements to Junction 19 or Boreham Interchange which is specifically needed to support the growth in the plan.

The consultation document outlines how in the absence of the A12 widening scheme, a phased approach to deliver the Junction 19 improvements is being pursued. The design of the first phase of works to support future growth at Chelmsford Garden Community is agreed with National Highways and Essex County Council and discussions are on-going with Homes England regarding funding and delivery. Discussions are also continuing with key stakeholders to fund and deliver the remaining elements of the Junction 19 works.

What is the Additional Sites Integrated Impact Assessment (IIA) Addendum?

We have updated our Integrated Impact Assessment (IIA) to consider the additional sites and other policy changes. This IIA Addendum assesses sustainability and strategic environmental impacts, Habitats Regulations, and health and equality impacts of the proposals and is also published for consultation alongside the Additional Sites Document.

What has happened to the previous Pre-Submission Local Plan consultation responses from February-March 2025?

The review of the adopted Chelmsford Local Plan commenced in Winter 2021 and following consultations in 2022 and 2024, the Pre-Submission (Regulation 19) version was published for consultation in Spring 2025. We have published a [Feedback Report](#) setting out the main issues and changes sought in the comments to the Pre-Submission plan. We will also publish a statement responding to the main issues and changes sought after the Additional Sites consultation.

Do I need to re-submit my comments to the Pre-Submission Local Plan consultation in February-March 2025?

No, comments made to the previous Pre-Submission Local Plan consultation in Spring 2025 will be sent in full to the Inspector, together with a high level Council response, for independent examination. The Council will only be accepting representations that are related solely to the content of the Additional Sites Consultation Document and supporting Integrated Impact Assessment (IIA) Addendum.

Where can I view Additional Sites consultation documents?

You can read the consultation documents in the following ways:

- On the Council's Consultation Portal at www.chelmsford.gov.uk/planningpolicyconsult. This system also allows you to submit comments to the consultations
- On the Council's website alongside the Local Plan evidence base documents at www.chelmsford.gov.uk/lp-review
- At the Chelmsford City Council Customer Service Centre, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford CM1 1JE (10am to 4pm Monday to Friday).

At some staffed drop-in public exhibitions – see later in FAQs for details.

If you do not have access to a computer, you can request paper copies by telephoning (01245) 606330. A charge will be made to cover printing and postage costs.

How can I comment on the Additional Sites consultation documents?

You can comment on the consultation documents in the following ways:

Online Consultation Portal:

Go to: www.chelmsford.gov.uk/planningpolicyconsult where you can:

- Read the consultation documents
- Make your comments via the specially designed representation form
- Sign up for alerts to feedback reports and future consultations

This is our preferred means of receiving comments as it ensures that your comments are recorded accurately and are processed quickly. If you have not used this system before or have any difficulties logging in, please see our guidance notes at: www.chelmsford.gov.uk/lp-portal-guide or call us on (01245) 606330.

In writing:

If you prefer to send comments in writing, please fill in the relevant specially designed representation form.

The Local Plan representation form can be downloaded at www.chelmsford.gov.uk/lp-review. Paper copies of the representation form are also available from Chelmsford City Council's Customer Service Centre (details above) or on request by telephoning (01245) 606330 or emailing planning.policy@chelmsford.gov.uk

Forms can be returned:

- By e-mail to planning.policy@chelmsford.gov.uk

- By post to Planning Policy, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- By hand to Chelmsford City Council Customer Service Centre (details above).

If you have difficulties making representations by e-mail or post due to a disability, please call us (01245) 606330.

The use of the Local Plan representation form is strongly recommended as this will ensure that comments are related to the matters relevant to the subsequent independent examination by a Planning Inspector.

Any anonymous comments and late comments received after 4pm on 8 January 2026 cannot be accepted. Individual acknowledgement of receipt will not be possible.

What is 'legal compliance'?

Local Plans are legally compliant if they are:

- Prepared in accordance with the Council's latest Local Development Scheme
- Accompanied by a Sustainability Appraisal and Habitats Regulations Assessment
- Subject to consultation carried out in accordance with the Council's Statement of Community Involvement
- Compliant with all relevant laws including the Planning and Compulsory Purchase Act (PCPA) and the Town and Country Planning (Local Planning) (England) Regulations 2012; and
- Prepared in line with the Duty to Co-operate.

Please read the Statement of Representation Procedure and Statement on Availability for full details about how to make your comments available at www.chelmsford.gov.uk/lp-review.

What is 'soundness'?

Local Plans are considered sound if they are:

- **Positively prepared** – provide a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development
- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence
- **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common grounds; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

Please read the Statement of Representation Procedure and Statement on Availability for full details about how to make your comments available at www.chelmsford.gov.uk/lp-review.

What is the 'duty to cooperate'?

The Council has a legal duty to cooperate with other national and local bodies, such as neighbouring planning authorities, Essex County Council and National Highways. The purpose of the duty is to discuss and address strategic cross-boundary issues such as housing, employment and infrastructure needs.

The Additional Sites Duty to Co-operate Position Statement provides evidence of ongoing engagement and where agreement has been reached. This Statement is also supported by Statements of Common Ground which are being agreed with organisations. These will be available on the Council's website as they are agreed at www.chelmsford.gov.uk/lp-review.

Where and when are the Local Plan exhibitions?

The Civic Centre drop-in public exhibitions will be staffed and provide an opportunity to meet a planning officer face-to-face. The other exhibitions in High Chelmer Shopping Centre and South Woodham Ferrers Town Council offices will not be staffed – see details below. Please check our website www.chelmsford.gov.uk/lp-review for any updates before making your journey.

Location	Date	Time
Council Chamber, Civic Centre, Duke Street, Chelmsford, CM1 1JE	Thursday 11 December	6pm - 8pm
	Friday 12 December	1pm - 3pm
	Saturday 13 December	10am - 12noon
High Chelmer Shopping Centre, Exchange Way, Chelmsford, CM1 1XB	Monday 1 December to Monday 8 December	Unstaffed exhibition panels displayed all-day during shopping centre opening hours
South Woodham Ferrers Town Council, Champions Manor Hall, Hullbridge Road, South Woodham Ferrers, CM3 5LJ	Wednesday 3 December to Wednesday 10 December	Unstaffed exhibition panels displayed 9am - 4pm weekdays, Saturday 9am – 3:30pm, Sunday closed

You can also view the exhibition online at www.chelmsford.gov.uk/lp-review.

What is the evidence base?

National policy requires the Council to ensure that its Local Plan is based on appropriate up-to-date evidence about economic, social and environmental characteristics and prospects of Chelmsford. The evidence base comprises studies and working with key stakeholders and groups across the City area.

More recently completed evidence base used to inform the Additional Sites Document includes:

- Review of the Air Quality Impact Assessment

- Landscape Sensitivity and Capacity Study
- Detailed Water Cycle Study Addendum
- Highways Impact Junction Modelling
- Heritage Impact Assessment
- Updated Strategic Housing and Employment Land Availability Assessment (SHELAA)
- Archaeological Impact Assessment
- Additional Housing Site Studies
- Level 2 Strategic Flood Risk Assessment Addendum and site summary tables and maps, and
- Sequential and Exception Testing Update.

These evidence base documents are available online via www.chelmsford.gov.uk/lp-review.

What weight does the Additional Sites Document have in decision making?

The Additional Sites Document indicates the Council's intent to address future growth requirements in Chelmsford in the period to 2041 and beyond in a planned and sustainable way. At this stage it will be of 'moderate' weight in decision making on planning applications. It will not have full Development Plan status until it has been adopted by the Council. At this point the new Plan would also replace the current adopted plan.

What happens after the Additional Sites Local Plan consultation?

We will acknowledge all 'duly made' comments received, although we cannot write to you about your individual comments. Comments will be published on the Council's planning policy consultation portal in accordance with the Data Protection Act.

The Council will produce a Feedback Report summarising the main issues raised in the consultation responses. We will then submit both the Pre-Submission version of the Local Plan published for consultation in Spring 2025 and the Additional Sites Document for examination by an independent Planning Inspector. Comments submitted to both consultations will also be submitted in full alongside a statement with a high level council response to the main issues raised in both consultations.

There is no need to resubmit representations submitted as part of the previous Pre-Submission consultation. The Pre-Submission Local Plan and the Additional Sites Document will be incorporated together in a single new Local Plan before being finalised for adoption.

How can I be kept up to date on progress?

We have a specially designed consultation portal for Local Plan and other planning policy consultations. If you register, you can:

- Read and save consultation documents
- Make your comments online
- Receive alerts on future consultations

You can find out more about how to use the consultation portal online at www.chelmsford.gov.uk/lp-portal-guide

You can also [sign up to the Chelmsford City Life mailing list](#), to receive news updates.

What are the key stages for the Local Plan review?

Issues and Options – Previous stage

This was the first stage of consultation which took place in August to October 2022.

Preferred Options – Previous stage

This was the second stage of consultation which took place in May to June 2024.

Pre-Submission – Previous stage

This was the third stage of consultation which took place in February to March 2025.

Focused Additional Sites - *Current stage*

This is a focused public consultation on additional housing and employment site allocations before we submit the plan for examination by a government-appointed independent Planning Inspector. The consultation will gather views on legal compliance and soundness.

Submission – Future stage (Mid-2026)

This is the formal submission of the Local Plan. All Plan documents, evidence, and comments received to the Pre-Submission and Additional Sites consultation stages will be submitted to the appointed Planning Inspector for the examination.

Examination – Future stage (Late 2026)

Public hearings will be held. The Inspector will use the comments received to the Pre-Submission and Additional Sites consultation stages to decide what matters to discuss.

Adoption – Future stage (Late 2026/Early 2027)

The new Local Plan is formally adopted by the Council, replacing the existing plan adopted in 2020.

Planning Policy Team
Spatial Planning Services
20 November 2025
01245 606330
planning.policy@chelmsford.gov.uk



Local Plan Focused consultation

Comms & Marketing Campaign
November 2025 – January 2026



Local Plan Focused Consultation Marketing & comms overview

*able to measure direct impact

Method	Potential reach	Total cost (to date)	Reach cost (per potential household / person)
Print: magazine ad	Total 6,500 distribution	£282.00	0.04p
*Email campaigns	15,900	FOC	£0
*Social: Facebook organic #1	11,235 reach	FOC	£0
*Social: Facebook organic #2	35,979K reach	FOC	£0
*Social: Facebook organic #	29,403K reach	FOC	£0
*Social: Facebook paid ad #1	14,340 reach	£117.61	0.19p (cost per link click)
*Social: Facebook paid ad #2	18,039 reach	£92.30	0.13p (cost per link click)
*Website: Local Plan page	5,274 page views	FOC	£0
*City Life articles	710 page views	FOC	£0
Clear channel digital screens	Approx 34,500 displays	FOC	£0
Brightsign CCC venue digital screens	Approx 5,100 daily	FOC	£0

Local Plan Focused Consultation Print Ads - Magazines

A full-page magazine advert was booked for the campaign:

Total cost: £282 (incl VAT)

Potential total reach: 6.5K

Cost per potential person reached: £0.04p

Publication	Details	Issue date	Circulation
South Woodham Focus https://focuspp.com/the-focus-south-woodham-edition/	A4 full colour 24pp	December 2025	6.5K (monthly) Available to pick up at 9 different collection points across South Woodham Ferrers

Local Plan Focused Consultation Print Advert - Magazine



**Have your say on
Chelmsford's Local Plan**

Running until 4pm, 8 January 2026

Chelmsford City Council is proposing changes to the new draft Local Plan and you can get involved.

The Local Plan is reviewed every five years to make sure future growth across the district is properly planned. As part of the current review, we have identified a need to add extra housing and employment sites to ensure there is a steady supply of land ready for development. Take part in the consultation to provide feedback on the soundness of the new Draft Plan proposals.

Find out more at [chelmsford.gov.uk/plan-review](https://focus-magazine.co.uk/)
Contact us by phone 01246 546130



<https://focus-magazine.co.uk/>

South Woodham Focus (free magazine)

December 2025 edition

Local Plan Focused Consultation Meta paid ad #1 01 Dec - 13 Dec



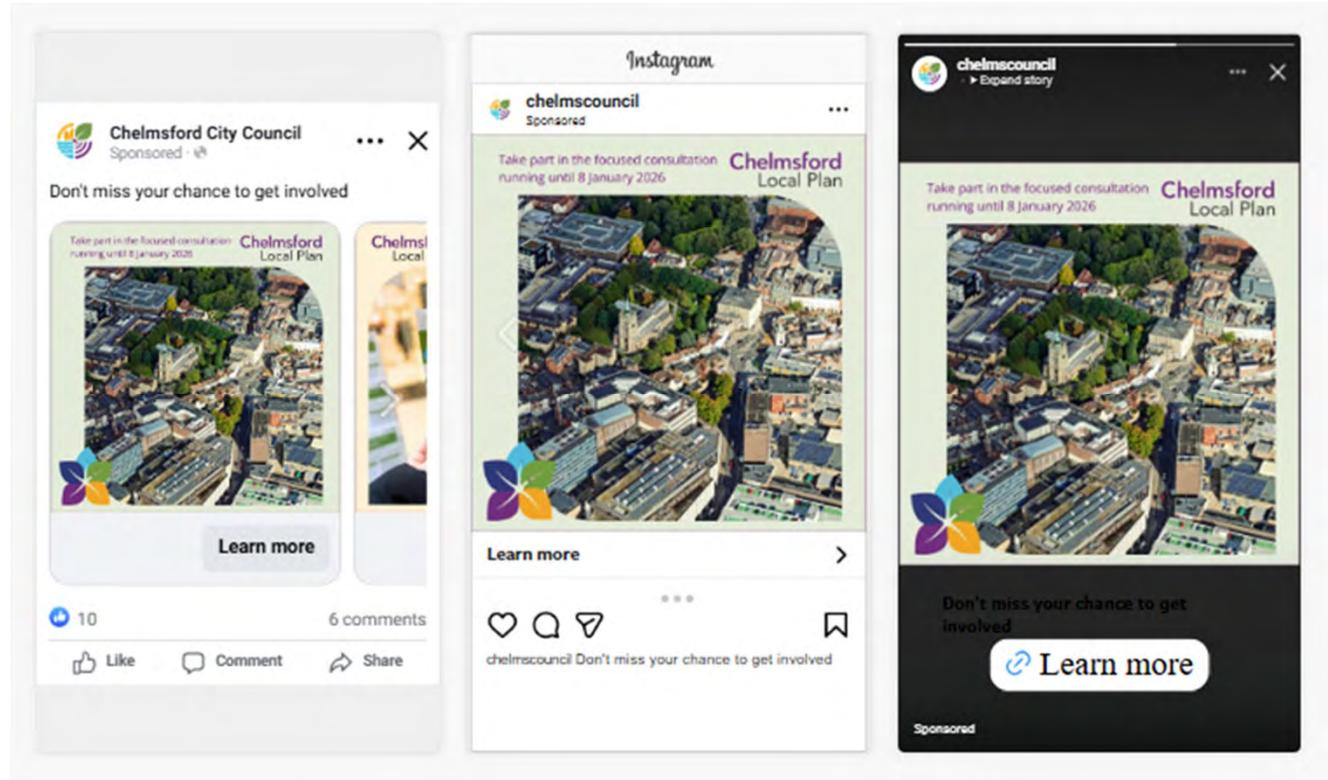
Account stats	Jan 2026
Followers	15.9K

@chelmscouncil

Engagement stats	
Post comments	6
Post reactions	10

Stats 10 – 17 Feb 2025	
Total reach	14,340
Impressions	34,132
Link clicks	619
Median cost per link click	£0.19
Total cost	£117.61

- **Reach:** The number of users who've seen your content.
- **Impressions:** The total number of times your ad has been seen.
- **Clicks:** The number of times users have clicked on your ad.
- **Engagement/interactions:** The collective number of likes, comments, and shares your ad has received.



Local Plan Focused Consultation Meta paid ad #2 04 - 08 Jan



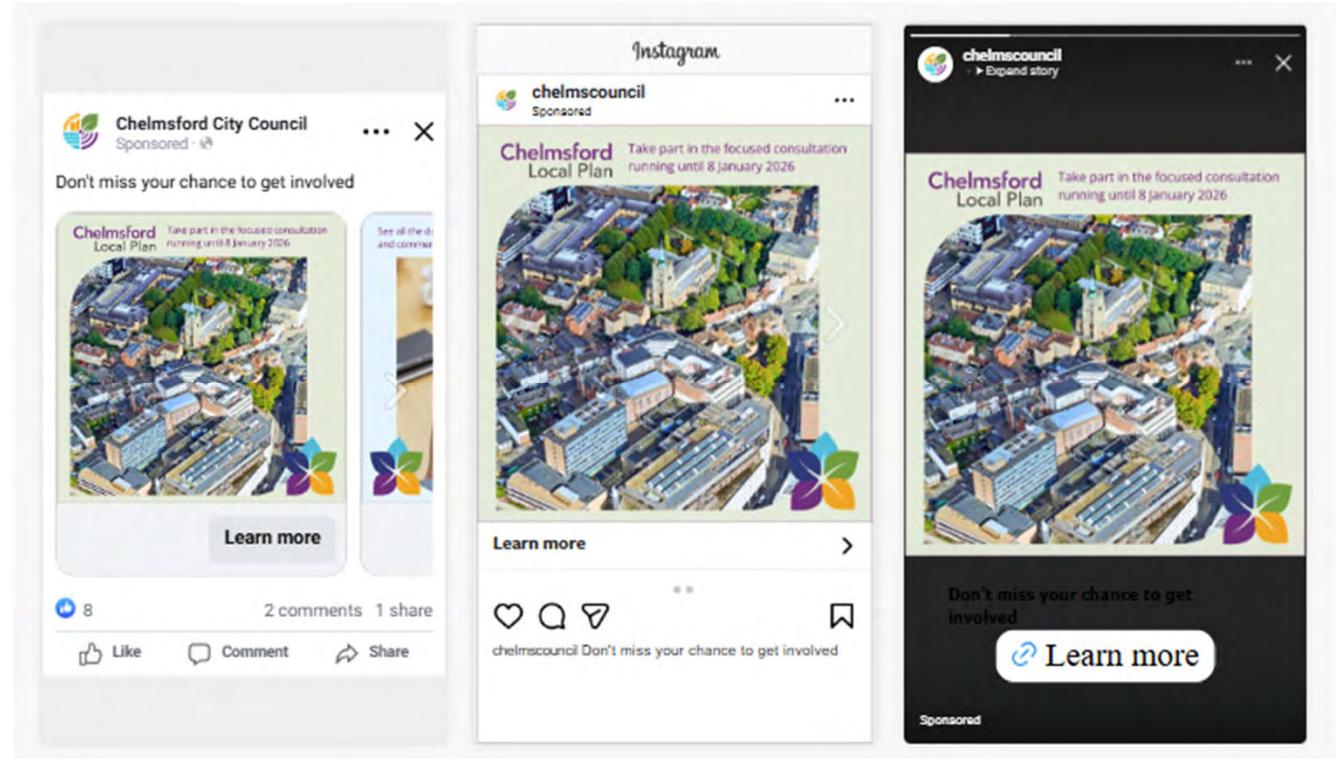
Account stats	Jan 2026
Followers	15.9K

@chelmscouncil

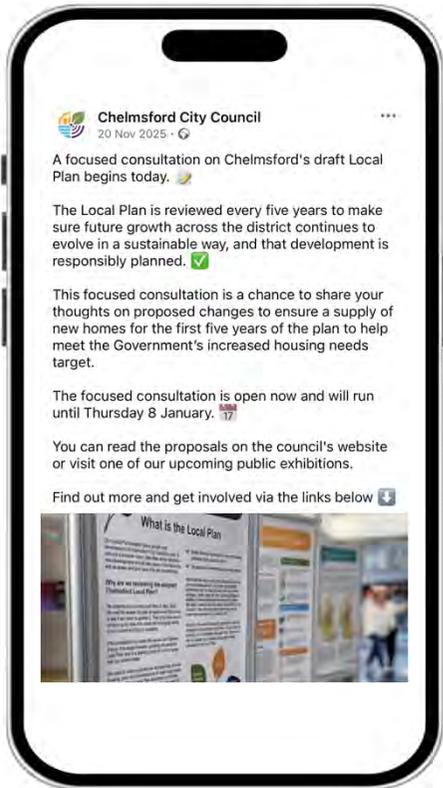
Account stats	
Post comments	2
Post reactions	8

Stats 10 – 18 March 2025	
Total reach	18,039
Impressions	34,236
Link clicks	710
Median cost per link click	£0.13p
Total cost	£92.30

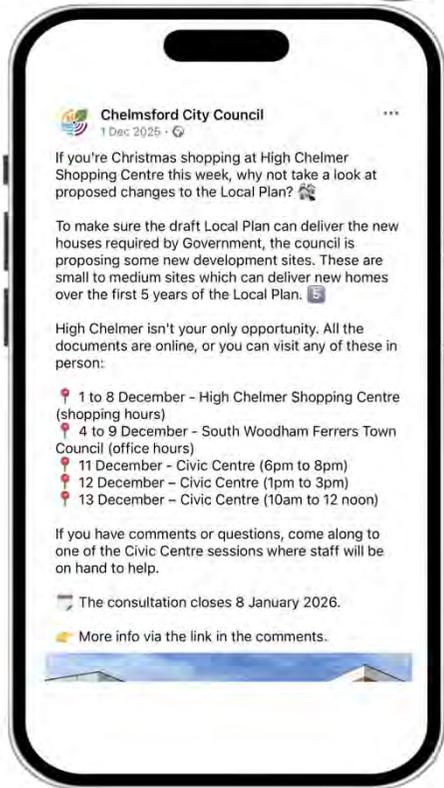
- **Reach:** The number of users who've seen your content.
- **Impressions:** The total number of times your ad has been seen.
- **Clicks:** The number of times users have clicked on your ad.
- **Engagement/interactions:** The collective number of likes, comments, and shares your ad has received.



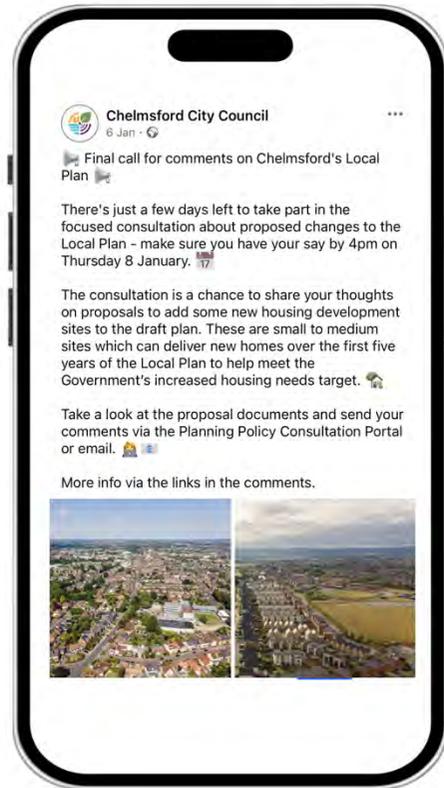
Local Plan Focused Consultation Facebook organic posts @chelmscouncil



Key post stats	20 Nov 2025
Views	11,235
• Reactions	10
• Comments	2
• Shares	7



Key post stats	1 Dec 2025
Views	35,979
• Reactions	29
• Comments	38
• Shares	6



Key post stats	6 Jan 2026
Views	29,403
• Reactions	14
• Comments	70
• Shares	4

Account stats	Jan 2026
Followers	15.9K

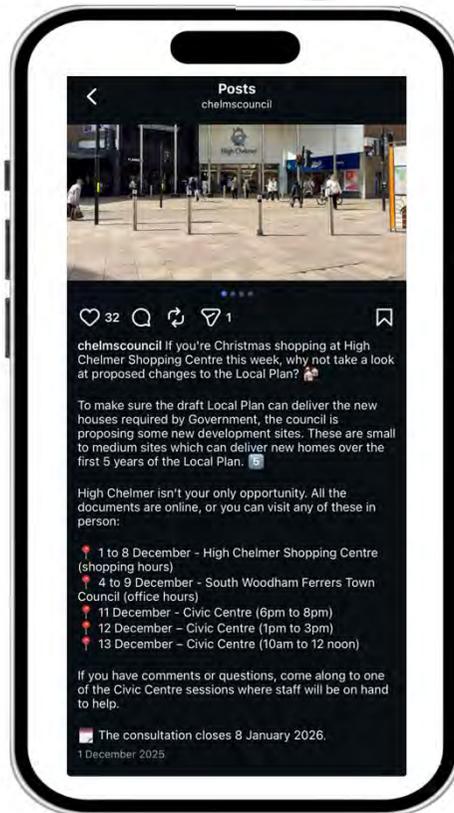
- **Views:** The number of times the post was displayed.
- **Impressions:** The total number of times your ad has been seen.
- **Engagement/interactions:** The collective number of likes, comments, and shares your ad has received.



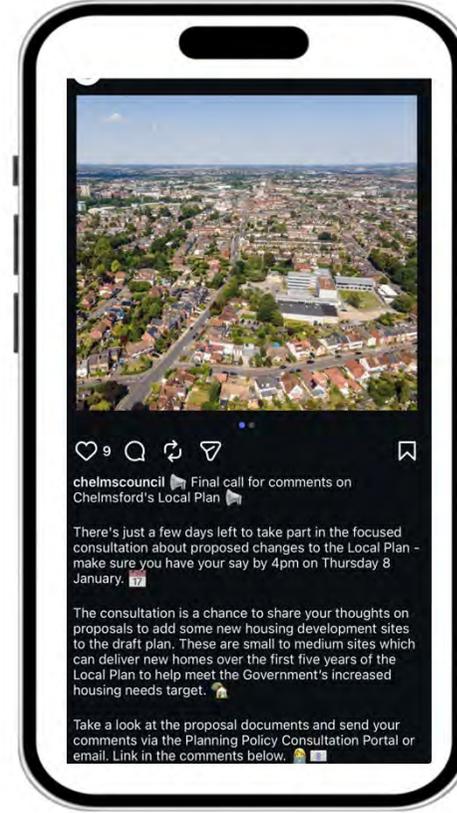
Local Plan Focused Consultation Instagram organic posts @chelmscouncil



Key post stats	20 Nov 2025
Total reach	263
• Likes	3
• Comments	0
• Saves	1



Key post stats	1 Dec 2025
Total reach	1,286
• Likes	32
• Comments	0
• Saves	1



Key post stats	2 Jan 2026
Total reach	635
• Likes	9
• Comments	0
• Saves	0

Account stats	Jan 2026
Followers	4.3K

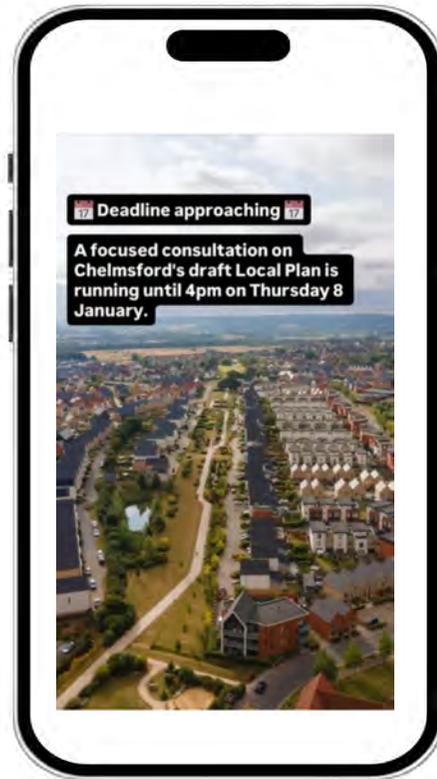
- **Reach:** The number of users who've seen your content.
- **Likes:** The total number of likes your post has received.
- **Comments:** The number of comments people have made on your post.
- **Saves:** the number of accounts that have saved your post.



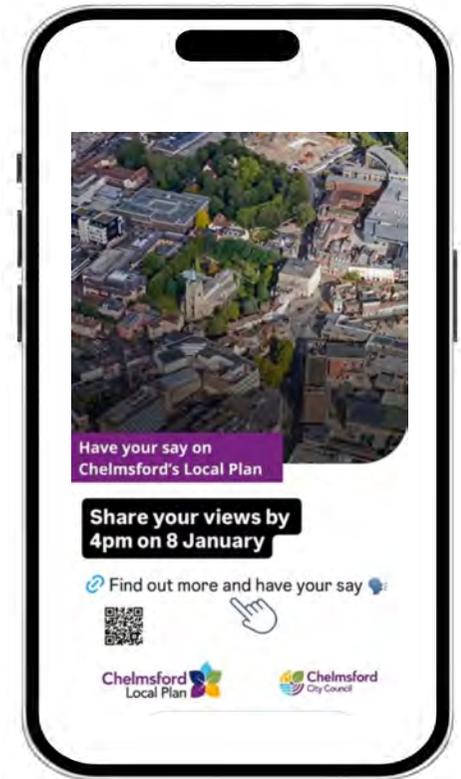
Local Plan Focused Consultation Facebook/Instagram stories



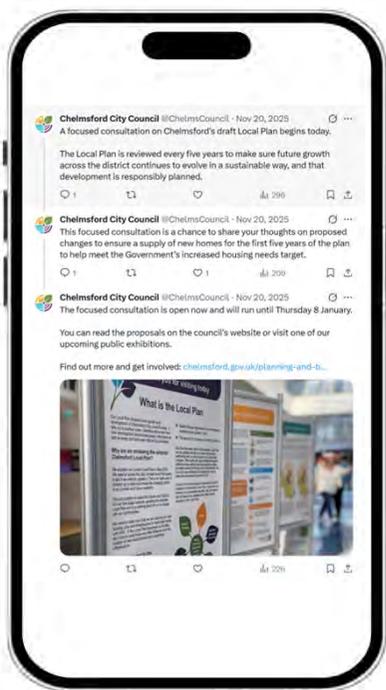
11 Dec 2025



6 Jan 2026



Local Plan Focused Consultation X (Twitter) organic posts @chelmscouncil



20 Nov 2025

- 296 impressions
- 1 engagement
- 0 comments

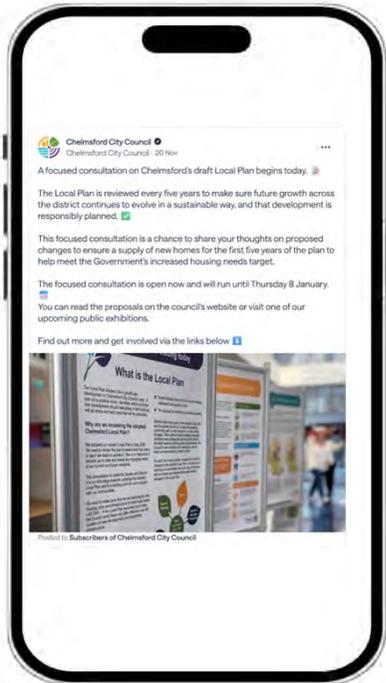
Account stats	
Followers	17.6K



Local Plan Focused Consultation

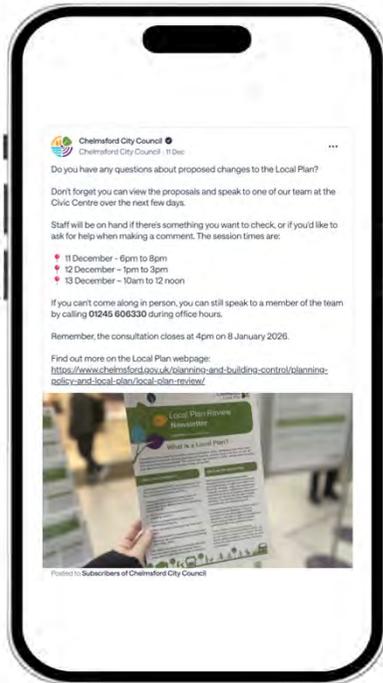
Nextdoor organic posts

Chelmsford City Council



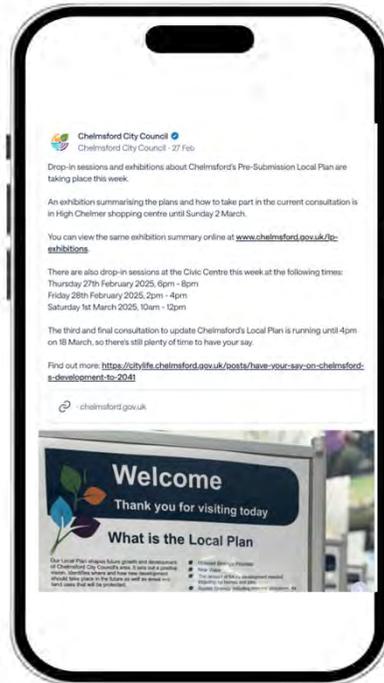
20 Nov 2025

- 856 impressions
- 1 engagements
- 2 replies



11 Dec 2025

- 795 impressions
- 0 engagement
- 0 replies



4 Jan 2026

- 900 impressions
- 0 engagements
- 0 replies

Account Stats

- **Members:** 37,490 and **Claimed households:** 27,770 (households with at least one confirmed member)

Campaign Stats

- **Impression Count:** Number of views for our post
- **Thank Count:** Number of reactions (like, heart, etc.) on our post
- **Reply Count:** Number of comments on the post



Local Plan Focused Consultation Email campaigns



	Email	Date	Sent to	Displays/opens	Relevant link clicks
1	City Life Item: Preparing for new Local Plan consultation on additional sites	14/11/2025	10,924	46.82%	105 for item
2	City Life Item: Visit Chelmsford's Local Plan exhibitions	28/11/2025	10,937	54.83%	23 for item
3	Local Plan special Have your say on Chelmsford's Local Plan	04/12/2025	10,993	47.16%	131 for bulletin
4	Invest Chelmsford Business special Have your say on Chelmsford's future	11/12/2025	4,934	38.35%	55 for bulletin

Average rates for Local Authorities on e-shot

- Displays/opens = 40.6%



Local Plan Focused Consultation Email campaigns



5

Email	Date	Sent to	Displays/opens	Relevant link clicks
Local Plan special reminder Don't forget to have your say on Chelmsford's Local Plan	06/01/2026	4,994	55.24%	390 for bulletin

Average rates for Local Authorities on e-shot

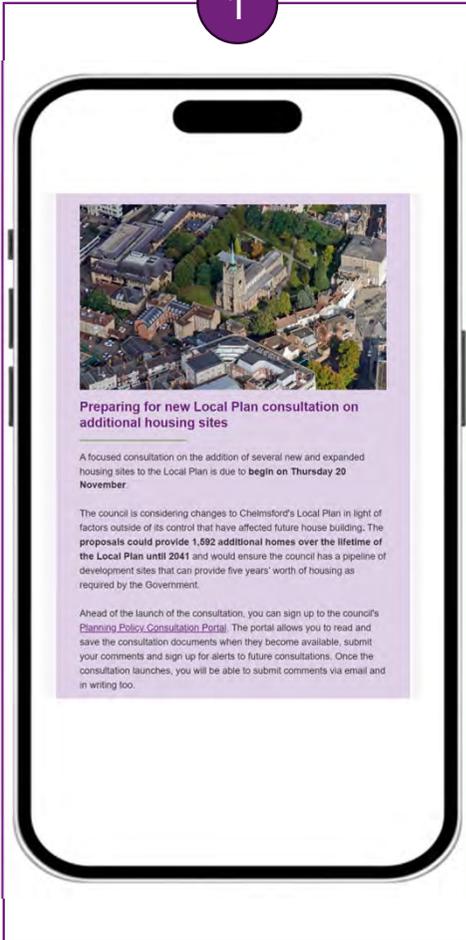
- Displays/opens = 40.6%



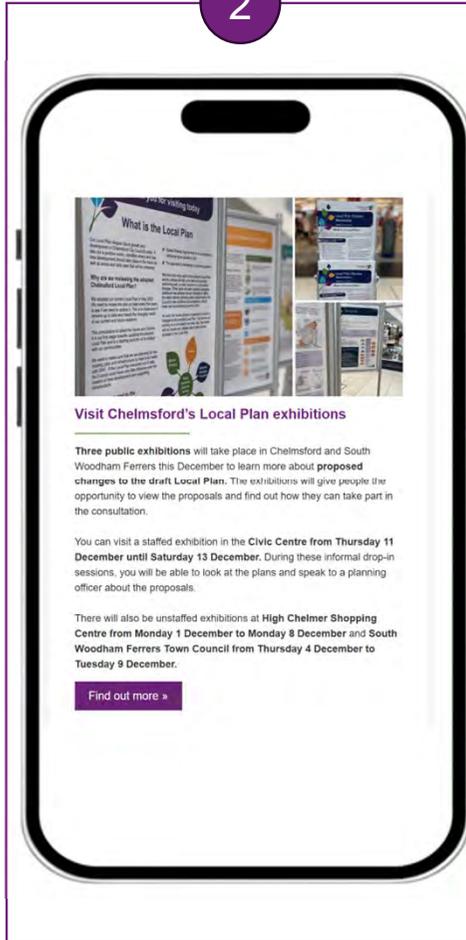
Local Plan Focused Consultation Email campaigns



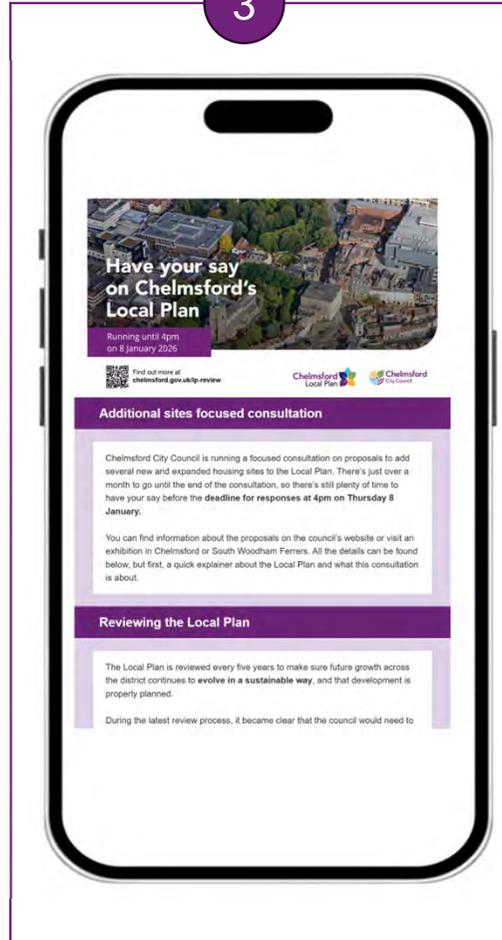
1



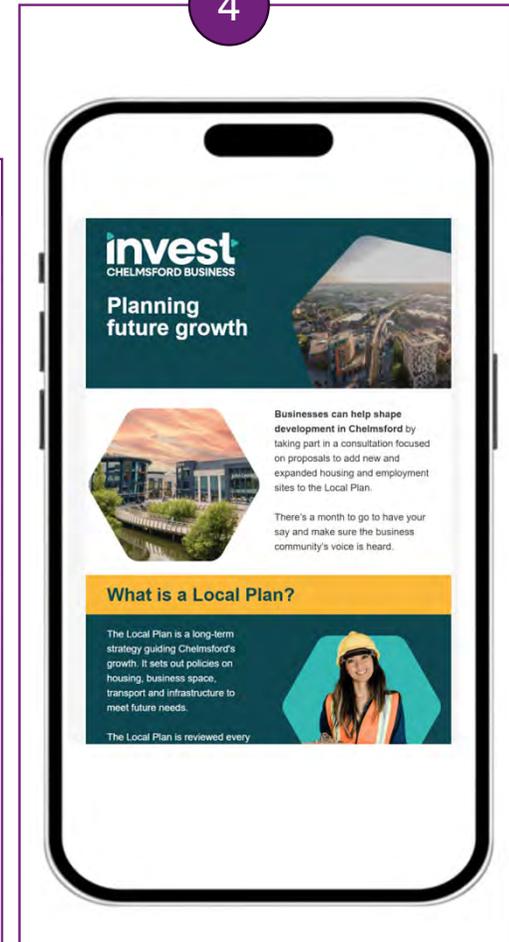
2



3



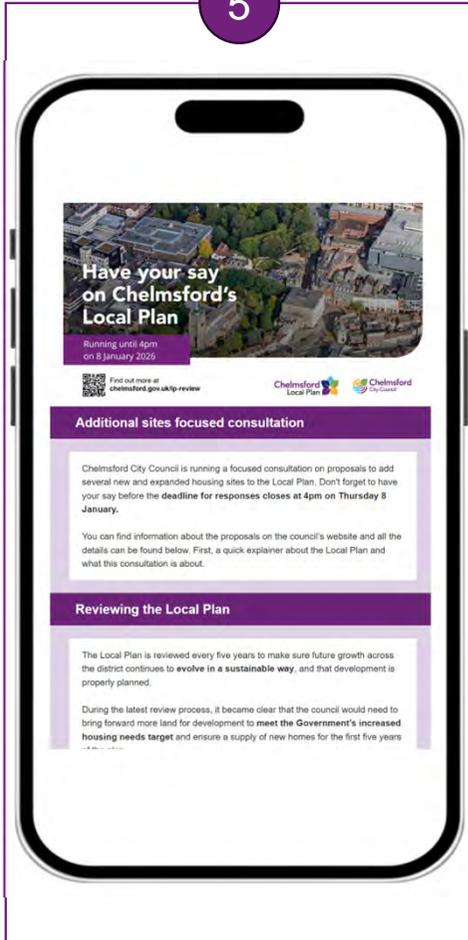
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Local Plan Focused Consultation Email campaigns



5

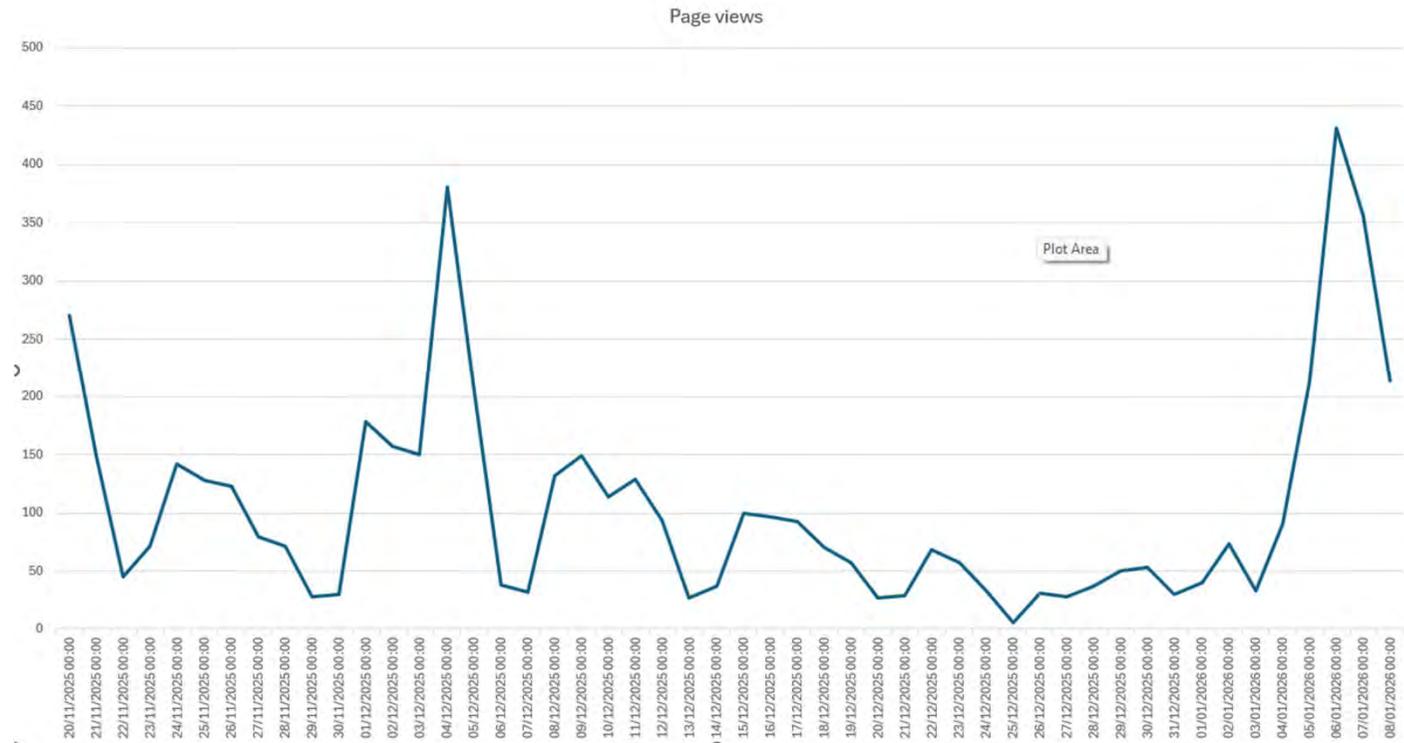


Local Plan Focused Consultation Corporate website



Page views for:

<https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review>



Local Plan Focused Consultation City Life website



	Title	Date	URL	Visits	Page Views	Unique visitors
1	Focused consultation on Chelmsford's Local Plan to begin	20/11/2025	https://citylife.chelmsford.gov.uk/posts/focused-consultation-on-chelmsford-s-local-plan-to-begin	256	298	231
2	Exhibitions to open as part of Chelmsford's Local Plan review	26/11/2025	https://citylife.chelmsford.gov.uk/posts/exhibitions-to-open-as-part-of-chelmsford-s-local-plan-review	266	307	219
3	Final opportunity to take part in Chelmsford's Local Plan consultation	02/01/2026	Final opportunity to take part in Chelmsford's Local Plan consultation City Life	105	114	90

- **Unique visitors:** The total number of unique visitors during the selected period.
- **Page views:** Total number of times a page is loaded, including multiple reloads by the same user.
- **Visits:** Number of unique interactions with a page.

Local Plan Focused Consultation City Life website



Focused consultation on Chelmsford's Local Plan to begin

By Corporate Communications
20 November 2025 [local plan](#) [consultation](#)



A focused consultation on the addition of several new and expanded housing and employment sites to the Local Plan is being launched by Chelmsford City Council.

The consultation will run from Thursday 20 November until Thursday 8 January. It gives residents the opportunity to review and comment on revisions to the Local Plan that have had to be made in [response to several significant events which affect future housebuilding](#) in Chelmsford. These include:

- The Government cancelling the A12 widening scheme.
- Three key development sites having either stalled or been significantly delayed.
- Other developers slowing down their build rates.

1

Exhibitions to open as part of Chelmsford's Local Plan review

By Corporate Communications
26 November 2025 [local plan](#) [consultation](#) [planning](#)



Residents will be able to visit one of three public exhibitions in Chelmsford and South Woodham Ferrers next month to learn more about [proposed changes to the draft Local Plan](#).

The exhibitions will give people the opportunity to consider proposals by Chelmsford City Council to add several new and expanded development sites to the draft Local Plan and find out how they can [take part in the consultation](#).

2

Final opportunity to take part in Chelmsford's Local Plan consultation

By Corporate Communications
2 January 2026 [local plan](#)

There's still time to have your say before the focused consultation closes at 4pm on Thursday 8 January.



Help shape development in Chelmsford

The Local Plan is a long-term strategy guiding Chelmsford's growth. It sets out policies on where homes and businesses will be located, what infrastructure is needed and how to protect and enhance green spaces. A clear, up-to-date plan helps Chelmsford to remain a vibrant place to live.

3

Local Plan Focused Consultation Press coverage

Publication/title	URL	Date
Essex Live: The 15 areas across Chelmsford 1,100 homes could be built	https://www.essexlive.news/news/essex-news/15-areas-across-chelmsford-1100-10631444	10/11/2025
Essex Chronicle: Consultation over housing sites	No link available (print only)	04/12//2025

Local Plan Focused Consultation Clear Channel Digital Screens

Clear Channel digital screens in Chelmsford (FOC)

These cover a range of bus stops in the city centre



Ads ran from 04/12/2025 until 7/01/2026

- The ads were shown on rotation for the duration of the hours scheduled
- There were approximately 34,500 plays of this ad across 7 screens, including: Parkway (B&M), Parkway Flyover, Waterhouse Lane, Springfield Road, Rainsford Lane, Moulsham Street (Junction with London Road)

Buses cater to people of all ages, professions, and backgrounds, making bus shelters an ideal medium to reach a broad captive target audience. The ads are also visible to passing audience/traffic.

Research suggests that people are more likely to remember ads they've seen on a digital screen compared to static posters or banners.

Local Plan Focused Consultation

Digital screens in CCC venues

27 x screens on the Brightsign network (FOC)

- 25 screens across 3 leisure centres
- 2 screens (Sandon & Chelmer Valley) at Park & Ride

Local Plan consultation ads were shown on the following CCC venue screens between 04 Dec – 07 Jan:

- Riverside Leisure Centre
- South Woodham Ferrers Leisure Centre
- Chelmsford Sport and Athletics Centre
- Park & Ride screens





This publication is available in alternative formats including large print, audio and other languages

Please call 01245 606330

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www.chelmsford.gov.uk

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Chelmsford Local Plan: Focused Consultation Additional Sites (Regulation 19) Document

Integrated Impact Assessment – Feedback Report

1. Introduction

1.1 Chelmsford Local Plan: Focused Consultation Additional Sites (Regulation 19) Document

Chelmsford City Council (the Council) is carrying out a review of the Chelmsford Local Plan. Once adopted, the revised Local Plan will replace the Adopted Local Plan (Chelmsford Local Plan 2013-2036)¹, setting out how much new development will be accommodated in the Council's administrative area (the 'City Area') to 2041, along with where this growth will be located. This Local Plan will also establish the policy framework for managing development proposals, containing planning policies which support the proposed vision: *"Guiding Chelmsford's growth towards a greener, fairer and more connected community."*

The first stage in the review of the Local Plan was the publication of the Chelmsford Local Plan Issues and Options Consultation Document (the 'Issues and Options')² that was consulted on between 11th August 2022 and 20th October 2022 and accompanied by an IIA report³.

The feedback received as part of the Issues and Options consultation was used to prepare the Preferred Options Consultation Document ('Preferred Options')⁴, accompanied by an IIA report. Consultation on the documents took place between 8th May 2024 and 19th June 2024.

The Local Plan Pre-Submission (Regulation 19) Document⁵ drew on the feedback received as part of the Preferred Options consultation and was consulted on between 4th February and 18th March 2025. This was the third stage of public consultation on the draft Local Plan and was accompanied by an Integrated Impact Assessment (IIA).

In light of changed circumstances for preparation of the Local Plan, the City Council undertook a focused consultation seeking representations on additional site allocations for inclusion within the review of the Local Plan to ensure that sufficient land is identified for development. An Addendum to the IIA of the Pre-Submission Consultation Document⁶ was produced to accompany the Focused Consultation Additional Sites (Regulation 19) Document⁷ produced by Chelmsford City

¹ <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/adopted-local-plan/>

² <https://www.chelmsford.gov.uk/media/chehlnlq/issues-and-options-consultation-document.pdf>

³ <https://www.chelmsford.gov.uk/media/undd211y/chelmsford-local-plan-issues-and-options-iaa.pdf>

⁴ [preferred-options-integrated-impact-assessment.pdf](#)

⁵ [Pre Submission Consultation 2025](#)

⁶ WSP (2025) Integrated Impact Assessment of the Pre-Submission Chelmsford Local Plan

⁷ Chelmsford City Council (2025) Additional Sites (Regulation 19) Document

Council and consulted on between 20th November 2025 and 8th January 2026. The consultation responses made to the Additional Sites IIA Addendum (2025) are set out in this report.

1.2 The Integrated Impact Assessment Report

The Council is required to carry out a Sustainability Appraisal (SA) of the Local Plan Review⁸. This is a means of ensuring that the likely social, economic and environmental effects of the Local Plan Review are identified, described and appraised and also incorporates a process set out under UK regulations⁹ called Strategic Environmental Assessment (SEA). The SEA requires that environmental considerations are embedded into the development of plans and programmes such as local plans. The Local Plan IIA brings together SA and SEA, as well as Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) within a single document. The HIA and EqIA are bespoke assessments designed to specifically address health and equalities matters in order to meet legislative requirements.

1.3 Habitats Regulations Assessment Report

The Conservation of Habitats and Species Regulations 2017 (as amended)¹⁰ requires local authorities to assess the potential impacts of land use plans on European protected sites to determine whether there will be any likely significant effects as a result of the plan's implementation. This process is known as Habitats Regulations Assessment (HRA), which is also included within the IIA.

1.4 This Feedback Report

This report provides a record of the responses provided to the Additional Sites IIA and HRA Reports and will be part of the suite of documents submitted for Examination.

1.5 Conclusion

Taking into account the comments made and responses provided, no changes to the IIA are considered to be required at this stage.

⁸ The requirement for SA of local plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004.

⁹ Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).

¹⁰ [Habitats regulations assessments: protecting a European site - GOV.UK](https://www.gov.uk/guidance/habitats-regulations-assessments-protecting-a-european-site)

2. Consultation Review

2.1 Responses

A total of 47 comments were made by 41 respondents on the Additional Sites (Regulation 19) Consultation Document IIA Report. **Table 2.1** provides a breakdown of the type and number of respondents.

Table 2.1 Type and Number of Respondents

Type of Respondent	Number of Respondents
Parish/Town Councils or adjoining Local Authorities	3
Developers or Representatives	19
Other Agencies and Authorities	3
Members of the Public	16

2.2 Schedule of Responses to the Additional Sites IIA Report

Main Issues Raised

The main issues raised by respondents with regard to the Additional Sites IIA Report are:

- Objections to specific proposed additional site allocations in respect of key sustainability criteria and site-related constraints.
- Suggested lack of justification for the proposed allocations, particularly in respect of the use of evidence and the discounting of alternative sites which perform as well as or better as the proposed sites in sustainability terms.
- Questioning of the scoring by the IIA for specific indicators and how mitigation measures will be applied.
- Concern over the imposition of a disproportionate scale of growth on settlements with limited infrastructure and poor sustainable transport choices, contrary to the settlement hierarchy.
- View that the proposed pattern of development will harm sustainability with risks identified in the IIA which seeks to neutralise them through assumptions, mitigation at a later stage, and uncertainty scoring.
- Suggestion of inadequate testing of site constraints and inadequate consultation on site proposals.
- Suggestion that cumulative effects associated with recreational pressure on European sites need to be considered.
- Suggestion of a lack of consideration of alternative spatial options which are deemed more sustainable, consequently invalidating the choice of preferred allocations.

- Concern that a lack of a comprehensive Green Belt review undermines the IIA because a full range of alternative strategic options have not been presented.
- Concern that the protection of the Green Wedge is unnecessarily restrictive on new development meaning that all reasonable alternatives have not been fully assessed.
- Suggestion of a lack of consideration of the availability and capacity of strategic and community infrastructure.
- Suggestion of failure to present and appraise a sufficient range of reasonable alternatives, particularly higher growth options, leading to specific alternative sites and site options not being considered.
- Suggestion of inconsistency in the presentation of the 5-year Housing Land Supply figure.
- No specific comments were made on either the HIA or the EqIA.

Table 2.2 sets out a schedule of the responses received to the IIA Report and HRA Report and the response/ action to the points being made.

Table 2.2 Consultation Comments and Responses

ID	Consultee	Rep ID	Summary Comment	Response/Action
1392626	Mr Tom Welsh	ASIIA-1	Appendix D, tables D2 - D5 go into significant detail in relation to the Additional 14 SHELAA sites that have been identified. However, I cannot see anywhere the same detailed analysis of the existing sites that have been allocated greater numbers (in particular Growth Site 14b - Ford End). Without that analysis it is hard to assess whether or not the additional allocations (75 up from 20 in Ford End) have been treated or measured fairly.	An equivalent analysis of Site 14b (SHELAA site CFS216 Land South Of Church Of England Primary School Main Road Ford End Chelmsford Essex) is set out in the Pre-Submission IIA, Appendix M pp.806, 804, 859, 881.
308802	Mr Stewart Eade	ASIIA-2	Chelmsford Council is proposing a new residential development on Grade 1 agricultural land west of Patching Hall Lane. Local residents argue the site is unsuitable due to significant loss of privacy, light, views, and wellbeing; destruction of wildlife habitats; loss of valuable farmland; and removal of a key green buffer that prevents urban sprawl. Concerns include increased traffic, congestion, and noise; heightened risks to road safety for children walking to nearby schools; and greater pollution. The field plays a vital role in water drainage in a high flood-risk area, and development could worsen flooding for existing homes. Local infrastructure—including schools, GP surgeries, and public transport—is already over capacity. The plan conflicts with the Broomfield Community Plan and was not part of Chelmsford's original Local Plan.	<p>The role of the IIA is to present an assessment of likely significant effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance.</p> <p>The site assessments within the IIA were undertaken using GIS analysis to ensure consistent treatment. Where a site is selected, the specific requirements of Strategic and Development Management Policies will implement mitigation measures in response to the detailed plans submitted by site proposers.</p> <p>In particular, the provision and capacity of appropriate community infrastructure is a matter for the relevant authority in conjunction with the Council to ensure that adequate provision is made as part of new development, guided by plan policies.</p> <p>No change to the IIA.</p>

ID	Consultee	Rep ID	Summary Comment	Response/Action
1396975	Mr Owen Hoare	ASIIA-3	<p>This representation is submitted on behalf of concerned local residents of Bicknacre who object to the proposed designation of Strategic Growth Site Policy 11c, Land West of Barbrook Way, Bicknacre, for around 250 dwellings and associated uses in the Focused Consultation Additional Sites (Regulation 19) document. The allocation is not sound because it is not justified, in that it is not the most appropriate strategy when considered against reasonable alternatives, including other additional sites and brownfield opportunities that perform better in the Integrated Impact Assessment. It is not effective, as it would impose a disproportionate scale of growth on a small village with limited infrastructure and poor sustainable transport choices, contrary to the settlement hierarchy. It is also not consistent with national policy, particularly the requirement to focus significant development on locations that are or can be made sustainable, and to protect and enhance valued landscapes, biodiversity, best and most versatile agricultural land, and the historic environment. Accordingly, the allocation should be reverted to a modest capacity more in line with the earlier Pre Submission allocation of around 20 dwellings on a small part of the site.</p> <p>The Council's own IIA acknowledges that while Site 11c would deliver additional housing, it is a constrained and sensitive location. It carries clear environmental constraints and only mixed or uncertain performance in relation to key objectives such as the local economy, sustainable living patterns, health, transport and cultural heritage. On any objective reading, this is not the profile of a strong candidate for a large edge of settlement allocation of around 250 dwellings.</p> <p>The Integrated Impact Assessment confirms that an enlarged Site 11c is a constrained and sensitive location. It records negative or uncertain effects for biodiversity, the water environment, cultural heritage and land use, and only mixed performance for key objectives such as the economy, sustainable living, health and transport. Those conclusions reflect the site's proximity to Thrift Wood SSSI and other</p>	<p>The role of the IIA is to present an assessment of likely significant effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance.</p> <p>The site assessments within the IIA were undertaken using GIS analysis to ensure consistent treatment. Where a site is selected, the specific requirements of Strategic and Development Management Policies will implement mitigation measures in response to the detailed plans submitted by site proposers.</p> <p>In particular, the provision and capacity of appropriate community infrastructure is a matter for the relevant authority in conjunction with the Council to ensure that adequate provision is made as part of new development, guided by plan policies.</p> <p>Paragraphs 2.126 – 2.128 of the Additional Sites (Regulation 19) Document note that: <i>"2.126 National Planning Policy requires councils to identify land in local plans to accommodate ten percent of their housing requirement figure on sites no larger than one hectare. This site was identified in the Pre-Submission Local Plan (February 2025) for an allocation for around 20 new homes, to help meet this requirement. This formed part of a larger promoted area. 2.127 A larger area is now being proposed to help meet the increased housing requirement and boost housing supply. Allocating this site will help to support existing village services and to maintain a diverse housing supply, with a proportion of homes expected to be delivered within five years.</i></p>

ID	Consultee	Rep ID	Summary Comment	Response/Action
			<p>priority habitats, its relationship with Bicknacre Priory Scheduled Monument and nearby listed buildings, its greenfield agricultural status and its location adjacent to a water body. They are reinforced by the detailed concerns in relation to landscape and settlement character, highways and transport, flood risk and drainage that have been consistently raised through consultation and at application stage.</p> <p>At the same time, the Additional Sites IIA clearly identifies more sustainable alternatives. In particular, the former Kay Metzeler site at Brook Street and other urban or urban edge opportunities perform materially better across multiple objectives, without the same concentration of environmental and heritage constraints. Within the preferred Option 1 strategy of additional small and medium sites, there is no evidential basis for selecting a large, environmentally sensitive greenfield extension at Bicknacre in preference to higher scoring brownfield and better located sites. To do so ignores reasonable alternatives that would deliver comparable housing numbers with fewer adverse impacts. In these circumstances, the decision to retain Site 11c at a capacity of around 250 dwellings cannot be regarded as justified or as the most appropriate strategy when considered against reasonable alternatives.</p>	<p><i>2.128 Our evidence studies have been updated to assess the proposed increased allocation, including education provision, traffic, and wastewater. In response to this, the policy includes mitigation to ensure improved walking and cycling links into the village centre and towards the school, contributions towards education facilities, and landscape measures including planting belts and buffers. However, there are no overriding constraints that would hinder the delivery of the larger site."</i></p> <p>The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process and has demonstrated that it can meet its development requirements as set out in Policy S7. This approach accords with the evidence base and sets out a number of spatial strategy options which have been developed taking the site options into account along with other matters and evidence.</p> <p>No change to the IIA.</p>
1380086	Mr Christopher Harp	ASIIA-4	<p>Growth Area 3 – South and East Chelmsford represents a pattern of incremental, dispersed development that cumulatively: Exacerbates transport congestion, Overloads healthcare and education services, Places unacceptable pressure on sensitive environmental assets, Relies on infrastructure that is neither secured nor deliverable. The IIA addendum itself identifies many of these risks but seeks to neutralise them through assumptions, mitigation at a later stage, and uncertainty scoring. This is not a robust basis for allocation.</p> <p>The IIA Addendum acknowledges that increased housing in peripheral and village locations will increase car-based travel, adding pressure to an already constrained highway network,</p>	<p>The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process and has demonstrated that it can meet its development requirements as set out in Policy S7. This approach accords with the evidence base and sets out a number of spatial strategy options which have been developed taking the site options into account along with other matters and evidence.</p> <p>The role of the IIA is to present an assessment of likely significant effects and where opportunities exist for their mitigation in light of proposed</p>

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			<p>including the A12, A130, A414 and A132 corridors, all of which are identified as suffering from congestion and pinch points.</p> <p>The IIA concedes that population growth in Growth Area 3 risks undermining the quality of existing healthcare services, particularly GP and primary care provision, unless new facilities are delivered alongside development. No specific, funded or time-bound healthcare infrastructure is identified for the South and East Chelmsford sites.</p> <p>Existing services, particularly in South Woodham Ferrers and surrounding villages, are already operating close to capacity. The local plan cannot rely on Broomfield Hospital which is currently underperforming. This approach is inconsistent with the requirement to align healthcare infrastructure with growth, and risks unacceptable pressure on NHS services.</p> <p>The combined effect of multiple allocations across villages and edge-of-settlement sites will place significant pressure on primary and secondary education provision. The IIA’s conclusion that effects are “minor” or “uncertain” fails to reflect the cumulative reality of multiple developments feeding into the same limited education catchments.</p> <p>The IIA accepts that Growth Area 3 lies close to highly sensitive environmental assets, including: The Crouch and Roach Estuaries SPA and Ramsar sites, Multiple SSSIs and Local Wildlife Sites, Areas vulnerable to recreational pressure, air quality impacts and water pollution. The assessment relies heavily on the assumption that impacts will be “addressed at project level”. The scale of in-combination effects from multiple sites is downplayed.</p>	<p>policies, and consequently enhancement of their overall sustainability performance.</p> <p>The site assessments within the IIA were undertaken using GIS analysis to ensure consistent treatment. Where a site is selected, the specific requirements of Strategic and Development Management Policies will implement mitigation measures in response to the detailed plans submitted by site proposers.</p> <p>In particular, the provision and capacity of appropriate community infrastructure is a matter for the relevant authority in conjunction with the Council to ensure that adequate provision is made as part of new development, guided by plan policies.</p> <p>The Habitats Regulations Assessment (HRA): Focused Consultation Additional Sites (Regulation 19) Addendum (November 2025), concludes that:</p> <p>“3.2.4. The appropriate assessment concluded that the Local Plan will have no adverse effects (either alone or in combination) on the integrity of those sites considered vulnerable (both exposed and sensitive) to increased visitor pressure as a result of the plan (i.e. Essex Estuaries SAC, Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/ Ramsar, Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar, Dengie (Mid-Essex Coast Phase 1) SPA/ Ramsar due to the adoption of the Essex Coast RAMS in policy. This conclusion accounted for measures included within policy relating to open-space provision</p>

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				<p>although these are not relied on to ensure adverse effects do not occur.</p> <p>3.2.5. The proposed changes to the site allocations set out in Table 3-1 do not affect this conclusion. There has been no material change in scale or location of development in proximity to those sites considered vulnerable to increased visitor pressure and the adoption of the Essex Coast RAMS in policy still stands.”</p> <p>No change to the IIA.</p>
1358507	National Trust	ASIIA-5	<p>Taken as a whole the mosaic of habitats across Danbury Ridge is an important landscape for wildlife which is more than the sum of its parts. We are concerned, that residential development on the sites identified in the focussed consultation document could indirectly impact the SSSIs through additional cumulative recreational pressure arising from growth in the wider area. We consider impacts on the SSSIs and Ancient Woodlands should be assessed at the Local Plan stage and scale, rather than for individual planning applications, so that cumulative impacts for the plan period can be adequately assessed and appropriate mitigation can be ensured.</p>	<p>The IIA recognises that there is the potential for impacts on the SSSIs and Ancient Woodlands and takes into account mitigation provided through policy development and Duty to Cooperate engagement between the Council and Natural England as evidenced in a Statement of Common Ground.</p> <p>Natural England has been a statutory consultee, throughout the plan preparation process, including the selection and refinement of proposed strategic allocations. Appropriate mitigation has been determined through the relevant site allocation policy and wider supporting policies.</p> <p>No change to the IIA.</p>
1380218	Taylor Wimpey Strategic Land	ASIIA-7	<p>The lack of accessibility to key day-to-day services which are typically contained within shopping areas of neighbourhood centres is demonstrated in the Integrated Impact Assessment evidence base for the emerging Local Plan. Table 2 (see attachment 1380218IIA-A.pdf) sets out extracts of the IIA conclusions for each of the proposed additional sites in respect of their accessibility to services and facilities. It demonstrates that the majority of sites containing proposed additional housing are not in close proximity to these day-to-day amenities – an approach which will not promote a sustainable pattern of development.</p>	<p>The role of the IIA is to present an assessment of likely significant effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance.</p> <p>The site assessments within the IIA were undertaken through GIS analysis to ensure consistent treatment. Where a site is selected, the specific requirements of Strategic and Development Management Policies will implement</p>

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				<p>mitigation measures in response to the detailed plans submitted by site proposers.</p> <p>In particular, the provision and capacity of appropriate community infrastructure is a matter for the relevant authority in conjunction with the Council to ensure that adequate provision is made as part of new development, guided by plan policies.</p> <p>No change to the IIA.</p>
1380218	Taylor Wimpey Strategic Land	ASIIA-7	<p>The approach adopted by CCC in this additional site selection has entirely excluded Green Belt locations from consideration. This approach means that CCC has not considered locations for housing which could be more sustainably located than the proposed additional sites.</p>	<p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process and can meet its development requirements without needing to undertake a Green Belt review. This approach accords with the evidence base.</p> <p>No change to the IIA.</p>
1389476	Essex & Suffolk Water	ASIIA-8	<p>The effect of development on water resources within the area will not occur in isolation; it will be both cumulative and sequential. This means that as multiple sites are brought forward over time, the combined demand on water supply and network capacity will increase progressively. Early consideration of these cumulative impacts is essential to ensure that infrastructure planning keeps pace with growth and that sufficient water resources remain available to meet both domestic and non-domestic needs.</p>	<p>The role of the IIA is to present an assessment of likely significant effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance.</p> <p>The site assessments within the IIA were undertaken through GIS analysis to ensure consistent treatment. Where a site is selected, the</p>

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				<p>specific requirements of Strategic and Development Management Policies will implement mitigation measures in response to the detailed plans submitted by site proposers.</p> <p>In particular, the provision and capacity of appropriate community infrastructure is a matter for the relevant authority in conjunction with the Council to ensure that adequate provision is made as part of new development, guided by plan policies.</p> <p>No change to the IIA.</p>
1358507	National Trust	ASIIA-9	<p>The IIA states under the Biodiversity and geodiversity heading, consideration for several matters including Housing delivery, Spatial Strategy, and Policy S6 Housing and Employment Requirements there are unlikely to be direct effects on [designated sites] but that there could be indirect effects including from increased recreational activity. The scoring indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.</p>	<p>Strategic Policies S4 – Conserving and enhancing the natural environment and S9 – Infrastructure requirements are drafted to ensure that development effects are anticipated, minimised and mitigated at the site level. Uncertainty recorded within the IIA scoring reflects available evidence which will be gathered in respect of site level development.</p> <p>No change to the IIA.</p>
1397392	Mr Nick Wood	ASIIA-10	<p>Strategic Growth Site Policy 11c – Land West of Barbrook Way, Bicknacre.</p> <p>Existing amenities are not sufficient for current needs, particularly the doctor's surgery and transport links. With the addition on 20 houses this would have caused addition problems; with the addition of 250 houses the doctor's surgery has said it cannot take additional patients and the transport links would cause serious congestion and danger to school children and other vulnerable people who walk through the village. The isolation of the new estate will mean that a car will be necessary for any journey, even to the school, doctors, shops, pubs? An estate of 250 houses will mean a huge proportionate number of cars, delivery vans and vehicles while the estate is under construction.</p>	<p>The role of the IIA is to present an assessment of likely significant effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance.</p> <p>The site assessments within the IIA were undertaken through GIS analysis to ensure consistent treatment. Where a site is selected, the specific requirements of Strategic and Development Management Policies will implement mitigation measures in response to the detailed plans submitted by site proposers.</p>

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			<p>There will be an issue with surface water and sewerage. Considerable work will need to be done to stop the effects of water collecting in the proposed area – i.e. significant water courses or ponds will have to be constructed– who will maintain these? Will the knock-on effect of hard standing areas, roads, etc. be assessed and adequate measures put in place to deal with this. The sewage drains do not have capacity for the number of new houses proposed so a new drainage system along Bicknacre Road will be required connecting to the Chelmsford treatment plant. Will this be done as part of the construction of the estate?</p>	<p>In particular, the provision and capacity of appropriate community infrastructure is a matter for the relevant authority in conjunction with the Council to ensure that adequate provision is made as part of new development, guided by plan policies.</p> <p>No change to the IIA.</p>
1397422	Mr Mark Binnie	ASIIA-11	<p>Added sites: 11c – Bicknacre, 21a & 21b – Woodham Ferrers The site is inappropriate. The existing infrastructure can not cope today - e.g. schools, doctors, dentist and local transport. Building on this site will cause additional flooding from surface water, to properties and roads (Priory and Bicknacre Road). Waterways/streams are not maintained by Environment agency. The current sewerage/waste cannot cope with additional waste. Properties on Priory Road, already suffer from sewer backups onto properties, which is a health risk and very unpleasant.</p>	<p>The role of the IIA is to present an assessment of likely significant effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance.</p> <p>The site assessments within the IIA were undertaken using GIS analysis to ensure consistent treatment. Where a site is selected, the specific requirements of Strategic and Development Management Policies will implement mitigation measures in response to the detailed plans submitted by site proposers.</p> <p>In particular, the provision and capacity of appropriate community infrastructure is a matter for the relevant authority in conjunction with the Council to ensure that adequate provision is made as part of new development, guided by plan policies.</p> <p>No change to the IIA.</p>
1397557	Mr Peter Bayley	ASIIA-14	<p>Comments on IIA Scoring, Page 15, reference- Land West of Patching Hall Lane SGS19. Column 1- Bio-Diversity and Geodiversity. The development will have a significant negative effect on bio-diversity and</p>	<p>The role of the IIA is to present an assessment of likely significant effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance.</p>

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			<p>geodiversity instead of a minor negative effect as indicated in the table. Column 6- Transport. The development will have a minor to significant negative effect on Transport rather than the mixture of positive and negative indicated in the table. Column 14 - Landscapes and Townscapes. The development will have a significant negative effect on the Landscape rather than the neutral effect shown in the table.</p>	<p>The site assessments within the IIA were undertaken using GIS analysis to ensure consistent treatment. Where a site is selected, the specific requirements of Strategic and Development Management Policies will implement mitigation measures in response to the detailed plans submitted by site proposers.</p> <p>In particular, the provision and capacity of appropriate community infrastructure is a matter for the relevant authority in conjunction with the Council to ensure that adequate provision is made as part of new development, guided by plan policies.</p> <p>No change to the IIA.</p>
1360409	Mr Alasdair Heathcote	ASIIA-15	<p>The existing school and medical facilities in Bicknacre would not be able to support the additional population that 250 homes will bring. This site has too many issues to make it a viable site - existing approved sites such as the Development area in South Woodham have not been activated despite the construction of a health centre and a major supermarket. Without a detailed proposal to upgrade schools, health facilities and road access the proposed site is unworkable.</p>	<p>The role of the IIA is to present an assessment of likely significant effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance.</p> <p>The site assessments within the IIA were undertaken using GIS analysis to ensure consistent treatment. Where a site is selected, the specific requirements of Strategic and Development Management Policies will implement mitigation measures in response to the detailed plans submitted by site proposers.</p> <p>In particular, the provision and capacity of appropriate community infrastructure is a matter for the relevant authority in conjunction with the Council to ensure that adequate provision is made as part of new development, guided by plan policies.</p>

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				<p>The reason for increasing the allocation at Bicknacre is set out in the Additional Sites Document (p.43): Pre Submission Additional Sites Consultation 2025 as follows:</p> <p>“2.126 National Planning Policy requires councils to identify land in local plans to accommodate ten percent of their housing requirement figure on sites no larger than one hectare. This site was identified in the Pre-Submission Local Plan (February 2025) for an allocation for around 20 new homes, to help meet this requirement. This formed part of a larger promoted area.</p> <p>2.127 A larger area is now being proposed to help meet the increased housing requirement and boost housing supply. Allocating this site will help to support existing village services and to maintain a diverse housing supply, with a proportion of homes expected to be delivered within five years.</p> <p>2.128 Our evidence studies have been updated to assess the proposed increased allocation, including education provision, traffic, and wastewater. In response to this, the policy includes mitigation to ensure improved walking and cycling links into the village centre and towards the school, contributions towards education facilities, and landscape measures including planting belts and buffers. However, there are no overriding constraints that would hinder the delivery of the larger site.”</p> <p>No change to the IIA.</p>
1329445	A.G. & P.W.H Speakman	ASIIA-16	This representation addresses the omission of Anchor Field, Danbury (Site 21SHELAA82) from the Chelmsford Local Plan Review site allocations. The site is assessed as available and achievable, with manageable constraints, but was not included	A range of development quanta, broad distributions of development and site options available have been tested through the IIA. It is considered that an appropriate range of realistic

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			<p>in the Addendum’s options despite its potential to support early housing delivery and plan flexibility. The submission criticizes the Council’s assessment process, particularly the grouping of sites in the Integrated Impact Assessment, which fails to appraise individual site merits and masks differences in sustainability and deliverability. The document argues that the current approach does not comply with national policy or legal requirements for robust alternatives assessment. It recommends a more nuanced, site-specific appraisal and the allocation of Anchor Field to enhance the Local Plan’s soundness, flexibility, and ability to meet housing needs. The omission is seen as a missed opportunity to address delivery shortfalls and improve the plan’s effectiveness.</p> <p>In summary, concerns arise in three principal respects. First, the site appears to not have been included within either Option 1 or Option 2, notwithstanding the inclusion of other sites in the Danbury area. Second, the grouping methodology adopted within the IIA undermines the robustness of the appraisal and the identification of reasonable alternatives. Third, a more credible and legally compliant approach would involve a Comparative appraisal of individual sites against the sustainability objectives, assessing larger sites both as Standalone deliverable options and, where appropriate, as components of wider strategic growth. Such an approach would be far more likely to identify a balanced and justified strategy comprising a mix of sites—including the Site—which would materially enhance the soundness and effectiveness of the emerging Local Plan.</p>	<p>options and reasonable alternatives have been tested through this iterative process.</p> <p>The reasons for the selection of Option 1 and the sites identified are set out in the IIA Addendum Report and include accordance with: the Local Plan’s Strategic Priorities, Vision, Spatial Principles; the settlement hierarchy; and the presence of an approved Masterplan, and/or planning permission and/or resolution to grant planning permission, demonstrating their deliverability.</p> <p>As per the SEA regulations, the SA needs to consider and compare reasonable alternatives as the plan evolves and assess these against the baseline environmental, economic and social characteristics of the plan area. Reasonable alternatives are the different realistic options considered by the plan-maker in developing the levels of growth, policies and site allocations in the plan. It has been established through case law (R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378) that:</p> <ul style="list-style-type: none"> - Reasonable alternatives does not include all possible alternatives: the use of the word “reasonable” clearly and necessarily imports an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds. - An option which does not achieve the objectives, even if it can properly be called an “alternative” to the preferred plan, is not a “reasonable alternative”.

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				<p>- The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional public law grounds. If the authority rationally determines that a particular option will not meet the objectives, that option is not a reasonable alternative and it does not have to be included in the SEA Report or process.”</p> <p>All sites have been assessed on an equal basis in the Pre-Submission IIA (Appendix M) and the Additional Sites IIA (Appendix C).</p> <p>No change to the IIA.</p>
1397874	Taylor Wimpey Strategic Land	ASIIA-17	<p>The SEA Regulations require the Environmental Report to identify, describe, and evaluate the likely significant effects on the environment of proposed options, as well as on reasonable alternatives (Regulation 12(2) of the SEA Regulations).</p> <p>As per Regulation 16 of the SEA Regulations, the environmental Report is ultimately also required to explain the reasons for selecting options and rejecting others. We have significant concerns with how the options considered by the IIA have been derived, and how they have been appraised, having regard to reasonable alternatives.</p> <p>Clearly there are some sites within Option 1 that contribute significantly less than others to these objectives. Similarly, and perhaps of more relevance, there are sites that have been included within Option 2 that contribute better to the DLP’s proposed strategic priorities, vision and spatial principles.</p> <p>The conclusion that smaller sites are inherently in accordance with the settlement hierarchy, whilst those in Option 2, is entirely spurious. Sites within Option 1 include those that would provide extensions to lower tier settlements; whereas there are sites</p>	<p>A range of development quanta, broad distributions of development and site options available have been tested through the IIA. It is considered that an appropriate range of realistic options and reasonable alternatives have been tested through this iterative process.</p> <p>The reasons for the selection of Option 1 and the sites identified are set out in the IIA Addendum Report and include accordance with: the Local Plan’s Strategic Priorities, Vision, Spatial Principles; the settlement hierarchy; and the presence of an approved Masterplan, and/or planning permission and/or resolution to grant planning permission, demonstrating their deliverability.</p> <p>As per the SEA regulations, the SA needs to consider and compare reasonable alternatives as the plan evolves and assess these against the baseline environmental, economic and social characteristics of the plan area. Reasonable alternatives are the different realistic options</p>

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			<p>within Option 2 that would provide extensions to settlements at the top of the settlement hierarchy.</p> <p>Similarly, it is simply not credible to suggest that the small sites identified all and / or as a basket of sites perform relatively better than all the options entailing provision of larger sites in respect of housing and economy and employment, and relatively well in respect of sustainable living and revitalisation, health and wellbeing, and transport. Again, there are sites within the set of small sites proposed located in locations which are far less well-connected and have limited access to sustainable transport opportunities than some of the sites in Option 1. Part of the issue with the IIA is that it has amalgamated the small sites into a single entity which has then been appraised. Similarly, it has grouped various large sites together, but failed to consider sites within these groupings that could come forward independently of the others with which they have been grouped for the purpose of the IIA. The problematic nature of this approach is evident when one considers that the reasons for rejection of Option 2 include infrastructure requirements being unproven and inability to be relied upon in the first five years of the Plan. However, if one were to separate out the sites that have been grouped together within Option 2, one would find sites that whilst still relatively large could nevertheless contribute to housing within the first five years from adoption of the DLP and which do not require significant infrastructure upgrades that could be a barrier to delivery.</p> <p>The problems with the IIA, we suggest, largely stem from the way that sites have been grouped before being assessed. A more effective approach that would ensure a robust appraisal of reasonable alternatives would be to undertake a comparative appraisal of the various potential sites against the sustainability objectives. This may well identify that a mix of sites, including some that are currently within Option 1 as well as those within Option 2, represents a sustainable and justified approach.</p>	<p>considered by the plan-maker in developing the levels of growth, policies and site allocations in the plan. It has been established through case law (R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378) that:</p> <ul style="list-style-type: none"> - Reasonable alternatives does not include all possible alternatives: the use of the word “reasonable” clearly and necessarily imports an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds. - An option which does not achieve the objectives, even if it can properly be called an “alternative” to the preferred plan, is not a “reasonable alternative”. - The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional public law grounds. If the authority rationally determines that a particular option will not meet the objectives, that option is not a reasonable alternative and it does not have to be included in the SEA Report or process.” <p>All sites have been assessed on an equal basis in the Pre-Submission IIA (Appendix M) and the Additional Sites IIA (Appendix C).</p> <p>No change to the IIA.</p>

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			<p>This has resulted in sites that are clearly less sustainable than alternatives been grouped together and assessed against an alternative grouping of sites. However, both groupings appear arbitrary and we suggest further explanation and justification of how the IIA has arrived at these two options. At present, it appears a false choice between a basket of small sites and taking a strategic approach. We suggest a more nuanced approach is required in which the sustainability of the individual small sites needs to be considered relative, and potentially alongside, more strategic options. At present, we suggest there is a significant risk that the IIA does not comply with the SEA Regulations.</p>	
1095979	Mr Graham Poulteney	ASIIA-18	<p>Firstly, Ford End already possesses a perfectly adequate, if under used village hall. What Ford End does not have is any sort of shop; no doctors or pharmacy; an erratic and totally unreliable bus service - none of which is being addressed as far as i can see in the proposals. Finally, there is the issue of traffic. We are told that because the B1008 is a "priority route" for emergency services then nothing can be done about reducing or slowing the ever increasing volume of speeding traffic. Now, suddenly, a roundabout is proposed for the single access point for the development. If this is simply going to be a white painted circle then please excuse my sceptism. Also, are you still using a hopelessly out of date traffic measurement system. Conservatively, 75 new dwellings is going to produce 150 new vehicles to the village, most moving at least twice on an average day. Have you considered the level of additional emissions right next to a primary school, and how carefully have you actually considered "traffic calming measures". This proposal has now got much to large for the village to accomodate.20 new dwellings was tolerable; 50 was a stretch, and 75 is simply down to the developers' greed and the Council's timid acquiescence.</p>	<p>The role of the IIA is to present an assessment of likely significant effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance.</p> <p>The site assessments within the IIA were undertaken through GIS analysis to ensure consistent treatment. Where a site is selected, the specific requirements of Strategic and Development Management Policies will implement mitigation measures in response to the detailed plans submitted by site proposers.</p> <p>In particular, the provision and capacity of appropriate community infrastructure is a matter for the relevant authority in conjunction with the Council to ensure that adequate provision is made as part of new development, guided by plan policies.</p> <p>The reason for increasing the allocation is set out in the Additional Sites document (p.40): Pre Submission Additional Sites Consultation 2025 as follows:</p>

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				<p>2.113 National Planning Policy requires councils to identify land in local plans to accommodate 10% of their housing requirement figure on sites no larger than one hectare. This site was identified in the Pre-Submission Local Plan (February 2025) for an allocation for around 20 new homes, to help meet this requirement. This formed part of a larger promoted area.</p> <p>2.114 A larger area is promoted by the landowner and is now being proposed to help meet the increased housing requirement and boost housing supply. Allocating this site will help to support existing village services and to maintain a diverse housing supply, with all the homes expected to be delivered within five years.</p> <p>No change to the IIA.</p>
1392958	Mr Kannan Rajesparan	ASIIA-19	<p>The scoring for site appraisal criteria for site 19 (Land West of Patching Hall Lane) has been inappropriately scored more positively than they should across several criteria. (Appendix C, Page 11). If these criteria were appropriately assessed and scored, the overall score would make this an unsuitable site for development.</p> <p>Several criteria in the table have been scored higher than they should be:</p> <ol style="list-style-type: none"> 1. There will be a negative impact on Wellbeing - Use of fields by local residents 2. Negative impact on flooding 3. Cultural Heritage; Townscape and Landscape - Loss of this field will negatively impact the Townscape The field provides a natural break between settlements preventing coalition. 4. Biodiversity and geodiversity - Fields home to native wildlife – 5. Impact on educational establishments - local schools (nursery, primary and secondary) are at capacity, 6. Transport – increase in traffic, inadequate public transport, safety issues. 	<p>The role of the IIA is to present an assessment of likely significant effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance.</p> <p>The site assessments within the IIA were undertaken using GIS analysis to ensure consistent treatment. Where a site is selected, the specific requirements of Strategic and Development Management Policies will implement mitigation measures in response to the detailed plans submitted by site proposers.</p> <p>In particular, the provision and capacity of appropriate community infrastructure is a matter for the relevant authority in conjunction with the Council to ensure that adequate provision is made as part of new development, guided by plan policies.</p>

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				No change to the IIA.
873317	Van Diemans Property Company	ASIIA-21	This representation relates to land north of the Coal Yard, Chelmsford. It supports the principle of identifying additional sites to enhance plan flexibility but raises concerns regarding the exclusion of suitable employment land within Green Wedge areas. The representation notes that the Draft Local Plan's minimum housing provision (22,990 dwellings) remains below the standard method requirement, and stresses the importance of ensuring an appropriately balanced supply of employment land. Land north of the Coal Yard forms part of an established employment cluster, is highly accessible, and is capable of early delivery of employment-led, mixed-use development consistent with Policies S6, S7, E1 and E2 of the Draft Plan and the NPPF's sustainable development objectives. It is contended that a modest Green Wedge boundary adjustment would not compromise its strategic function and could deliver landscape and connectivity benefits. Inclusion of the site would strengthen the Plan's effectiveness, ensuring alignment between housing and employment growth while improving its deliverability and resilience to change.	<p>The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process and can meet its development requirements without needing to undertake a Green Wedge review. This approach accords with the evidence base.</p> <p>The purpose of the IIA is to appraise the Local Plan as proposed at each stage of its evolution, including the reasonable options presented therein. The IIA is not tasked with appraising all alternative options, of which there are many combinations. The Additional Sites consultation presents a range of sites at various spatial scales which are considered to be capable of meeting the identified development requirements.</p> <p>No change to the IIA.</p>
873301	Cliffords Group Ltd	ASIIA-22	This representation concerns land at Drakes Farm, North Chelmsford. It supports the principle of introducing additional allocations to address identified delivery shortfalls but raises concern that the approach taken fails to fully capture sustainable and deliverable opportunities in North Chelmsford. Land at Drakes Farm has previously been assessed through the Council's SHELAA and found suitable in principle for development. Constraints relating to minerals safeguarding, landscape, and neighbouring uses can be appropriately mitigated through design and phasing, while the site's location offers strong accessibility and connectivity benefits. Its allocation would therefore strengthen the Plan's ability to meet housing and employment needs in accordance with the NPPF's sustainable development objectives.	<p>A range of development quanta, broad distributions of development and site options available have been tested through the IIA at all stages of the Local Plan's evolution. It is considered that an appropriate range of realistic options and reasonable alternatives have been tested through this iterative process.</p> <p>The reasons for the selection of Option 1 and the sites identified are set out in the IIA Addendum Report and include accordance with: the Local Plan's Strategic Priorities, Vision, Spatial Principles; the settlement hierarchy; and the presence of an approved Masterplan, and/or planning permission and/or resolution to grant</p>

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			<p>The representation questions the Integrated Impact Assessment's rationale for preferring Option 1, highlighting inconsistencies with Strategic Policy S1 and the settlement hierarchy. The omission of Drakes Farm from either option undermines the positive preparation, justification, and effectiveness of the Draft Local Plan. Inclusion of the site would provide a logical, sustainable, and deliverable extension to North Chelmsford, improving the Plan's flexibility and alignment with national policy</p>	<p>planning permission, demonstrating their deliverability.</p> <p>No change to the IIA.</p>
1330405	Cliffords Group Ltd and Mr Mark Peters	ASIIA-23	<p>This representation relates to land at Campions Farm, Broomfield. It supports the principle of identifying additional sites but raises concern that the Council's approach has unjustifiably excluded sustainable Green Wedge locations such as Campions Farm. The representation notes that Chelmsford can no longer demonstrate a five-year housing land supply following delays to strategic sites and cancellation of the A12 widening scheme. Additional allocations are therefore essential to maintain delivery and ensure the Plan's effectiveness. Campions Farm was assessed through the SHELAA (CFS212) and found suitable in principle, with constraints capable of being mitigated through sensitive design, connectivity enhancements and environmental safeguards. Its omission limits the Plan's ability to meet identified housing and sustainability objectives. Concerns are also raised regarding the Integrated Impact Assessment, which applies broad assumptions across sites and fails to scrutinise the relative sustainability of Green Wedge options. Without reviewing this designation and considering appropriate releases, the Draft Local Plan cannot be regarded as positively prepared, justified or consistent with national policy.</p>	<p>The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process and can meet its development requirements without needing to undertake a Green Wedge review. This approach accords with the evidence base.</p> <p>The purpose of the IIA is to appraise the Local Plan as proposed at each stage of its evolution, including the reasonable options presented therein. The IIA is not tasked with appraising all alternative options, of which there are many combinations. The Additional Sites consultation presents a range of sites at various spatial scales which are considered to be capable of meeting the identified development requirements.</p> <p>No change to the IIA.</p>
873301	Cliffords Group Ltd	ASIIA-24	<p>This representation relates to land south of Wheelers Hill. It supports the principle of identifying additional sites but raises significant concerns over the continued exclusion of sustainable Green Wedge locations without the benefit of a comprehensive review. Land south of Wheelers Hill was assessed through the SHELAA and found suitable in principle, with an 'amber' rating reflecting constraints that can be mitigated through landscape-</p>	<p>The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process and can meet its development requirements without needing to undertake a Green Wedge review. This approach accords with the evidence base.</p>

ID	Consultee	Rep ID	Summary Comment	Response/Action
			<p>led design, improved connectivity and sensitive masterplanning. The site is capable of delivering sustainable housing growth while maintaining the visual and physical separation between settlements that underpins Green Wedge policy objectives. Chelmsford's inability to demonstrate a five-year housing land supply underscores the need for greater flexibility within the Plan. However, the Integrated Impact Assessment and additional site selection process apply overly broad conclusions, excluding reasonable alternatives such as this site despite their potential to contribute to housing delivery. Without an up-to-date Green Wedge Review and reassessment of sustainable options, the Draft Local Plan cannot be regarded as positively prepared, justified or consistent with national policy.</p>	<p>The purpose of the IIA is to appraise the Local Plan as proposed at each stage of its evolution, including the reasonable options presented therein. The IIA is not tasked with appraising all alternative options, of which there are many combinations. The Additional Sites consultation presents a range of sites at various spatial scales which are considered to be capable of meeting the identified development requirements.</p> <p>No change to the IIA.</p>
1397877	Marriage Family	ASIIA-25	<p>The Council's approach of seeking to increase the number of new homes the emerging Local Plan (eLP) will deliver above that proposed by the Regulation 19 Addendum is necessary and welcomed.</p> <p>However, the Addendum fails to ensure the eLP will be capable of being found sound, for the reasons set out within this representation.</p> <p>The reasons for this are, in overview, that Addendum's unjustified focus on sites in lower tiers of the settlement hierarchy, contrary to the eLP's own proposed strategy, without justification and leading to a less sustainable pattern of growth than reasonable alternatives.</p> <p>The lack of justification is compounded by defects within the IIA, which fails to properly consider reasonable alternatives and instead presents a false choice between two arbitrarily defined options.</p> <p>We urge the Council to revisit its approach to modifying the Regulation 19 eLP to make it capable of being found sound. The Site (Land at Patching Hall Lane, Broomfield) is a deliverable alternative to many of those proposed by the Addendum. Its allocation for residential development would be</p>	<p>A range of development quanta, broad distributions of development and site options available have been tested through the IIA. It is considered that an appropriate range of realistic options and reasonable alternatives have been tested through this iterative process.</p> <p>The reasons for the selection of Option 1 and the sites identified are set out in the IIA Addendum Report and include accordance with: the Local Plan's Strategic Priorities, Vision, Spatial Principles; the settlement hierarchy; and the presence of an approved Masterplan, and/or planning permission and/or resolution to grant planning permission, demonstrating their deliverability.</p> <p>As per the SEA regulations, the SA needs to consider and compare reasonable alternatives as the plan evolves and assess these against the baseline environmental, economic and social characteristics of the plan area. Reasonable alternatives are the different realistic options considered by the plan-maker in developing the levels of growth, policies and site allocations in</p>

ID	Consultee	Rep ID	Summary Comment	Response/Action
			justified, sustainable and consistent with the proposed spatial strategy and spatial principles. Its allocation would contribute to a sustainable, sound, eLP.)	<p>the plan. It has been established through case law (R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378) that:</p> <ul style="list-style-type: none"> - Reasonable alternatives does not include all possible alternatives: the use of the word “reasonable” clearly and necessarily imports an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds. - An option which does not achieve the objectives, even if it can properly be called an “alternative” to the preferred plan, is not a “reasonable alternative”. - The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional public law grounds. If the authority rationally determines that a particular option will not meet the objectives, that option is not a reasonable alternative and it does not have to be included in the SEA Report or process.” <p>All sites have been assessed on an equal basis in the Pre-Submission IIA (Appendix M) and the Additional Sites IIA (Appendix C).</p> <p>No change to the IIA.</p>
1394380	Mr Richard Grainger	ASIIA-26	Inadequate roads, schools and doctor facilities to support the proposed developments in Rettendon, East Hanningfield and Bicknacre.	The role of the IIA is to present an assessment of likely significant effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance.

ID	Consultee	Rep ID	Summary Comment	Response/Action
				<p>The site assessments within the IIA were undertaken through GIS analysis to ensure consistent treatment. Where a site is selected, the specific requirements of Strategic and Development Management Policies will implement mitigation measures in response to the detailed plans submitted by site proposers.</p> <p>In particular, the provision and capacity of appropriate community infrastructure is a matter for the relevant authority in conjunction with the Council to ensure that adequate provision is made as part of new development, guided by plan policies.</p> <p>No change to the IIA.</p>
1398045	This Land	ASIIA-27	<p>Our concerns are threefold:</p> <ol style="list-style-type: none"> 1. Land at Main Road, Boreham (CFS9) is not incorporated into either Option, despite being rated green and deliverable. 2. It is unclear why some sites are included in Option 1 but others, such as this Site, are excluded. The Site should have been included as part of Option 1 given its suitability, availability, and achievability for fewer than 500 dwellings. 3. The issues largely stem from grouping sites prior to assessment. A more robust appraisal would compare sites individually against sustainability objectives, assessing larger sites both as standalone deliverable options (as is feasible for this Site) and as part of wider strategic growth. 	<p>The reasons for the selection of Option 1 and the sites identified are set out in the IIA Addendum Report and include accordance with: the Local Plan's Strategic Priorities, Vision, Spatial Principles; the settlement hierarchy; and the presence of an approved Masterplan, and/or planning permission and/or resolution to grant planning permission, demonstrating their deliverability.</p> <p>Many other sites score comparatively well in terms of sustainability criteria but are perhaps weaker on other measures such as those identified in the reasoning for the selection of Option 1.</p> <p>All sites have been assessed on a comparative basis, presented within the Addendum (Appendix C) and within the Pre-Submission IIA (Appendix M).</p> <p>No change to the IIA.</p>

ID	Consultee	Rep ID	Summary Comment	Response/Action
1397209	Mr Sean O'Donnell	ASIIA-29	<p>The document is flawed for a number of reasons. First, it is not reasonable to consider just two options only when other options are possible, such as a mix of smaller development site(s) plus at least one strategic site. Second, the document appears to have pre-determined the outcome that option 1 is the preferred solution as there is a mismatch in the significant detail in the document on the preferred sites compared with much less detail on alternative sites. This makes it difficult to compare like with like and thus unreasonably puts any consultee at a disadvantage. Third, the outcome that option 1 is the preferred solution is worded to suggest that this is clear cut. Yet the basis for this is marginal at best, for example, where there are differences between options 1 and 2, the report identifies that on three aspects only, option 2 "the approach detracts from the achievement of the objective but not significantly" compared with option 1. This is not a strong enough argument to go forward on option 1 only.</p>	<p>The options presented within the Additional Sites IIA Addendum present reasonable alternatives in respect of delivering the development shortfall created by changes to the context of the Replacement Local Plan (RLP). The IIA Addendum is transparent in its scoring of the Options and the reasons for the selection of Option 1 over Option 2, setting out sites which could meet each option and cross-referencing previous Options Assessment work (reproduced in Appendix A).</p> <p>The reasons for the selection of Option 1 and the sites identified are set out in the IIA Addendum Report and include accordance with: the Local Plan's Strategic Priorities, Vision, Spatial Principles; the settlement hierarchy; and the presence of an approved Masterplan, and/or planning permission and/or resolution to grant planning permission, demonstrating their deliverability.</p> <p>The IIA Addendum acknowledges that the differences between the options is not clear-cut but on balance, Option 1 is likely to meet the specific requirement of housing delivery over the short to medium term (i.e. meeting the 5 Year Housing Land Supply target, as set out in para 1.5 of the Additional Sites Regulation 19 Consultation). The inclusion of a strategic site within the proposed mix of smaller sites is less likely to contribute to meeting this specific goal given the relatively long lead-in times associated with the delivery of such sites. In addition, strategic sites form a significant proportion of housing delivery over the medium and long term of the plan period as part of balanced approach to housing delivery.</p>

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				<p>As per the SEA regulations, the SA needs to consider and compare reasonable alternatives as the plan evolves and assess these against the baseline environmental, economic and social characteristics of the plan area. Reasonable alternatives are the different realistic options considered by the plan-maker in developing the levels of growth, policies and site allocations in the plan. It has been established through case law (R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378) that:</p> <ul style="list-style-type: none"> - Reasonable alternatives does not include all possible alternatives: the use of the word “reasonable” clearly and necessarily imports an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds. - An option which does not achieve the objectives, even if it can properly be called an “alternative” to the preferred plan, is not a “reasonable alternative”. - The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional public law grounds. If the authority rationally determines that a particular option will not meet the objectives, that option is not a reasonable alternative and it does not have to be included in the SEA Report or process.” <p>All sites have been assessed on an equal basis in the Pre-Submission IIA (Appendix M) and the Additional Sites IIA (Appendix C).</p>

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				No change to the IIA.
1390564	Croudace Homes	ASIIA-30	<p>There appears to be some inconsistency as to the correct housing land supply position. Both paragraph 2.3.1 of the IIA, and paragraph 1.4 of the Focused Consultation document identify the same significant events which have taken place, which have led to the need for the Further Focused Consultation on Additional Sites.</p> <p>The Focused Consultation document identifies that there will be a 4.93 year housing land supply on submission of the Plan without the additional sites. However, paragraph 2.3.2 of the IIA states that, taking account of the above events, and without the additional sites, there is only a projected 3.88 years of housing supply.</p> <p>The identification of 11 additional sites and three expanded housing sites has increased the five year housing land supply by 1,297 units, or 1,592 units over the plan period, enabling the Council to demonstrate a 5.75 year supply on submission. However, this projection is based on the Council's assertion that it would have a 4.93 year supply on submission without these sites. This is where the conflict lies as it is clear from the IIA that the extant supply is as low as 3.88 years.</p>	<p>There is currently a 5YHLS of 3.88 years. Without the additional sites, but taking the Pre-Submission proposed sites and projected 'windfall' planning permissions into account, it is forecast that the 5YHLS will be 4.93 years when the Plan is submitted.</p> <p>Adding the 11 new and 3 expanded sites in the Additional Sites (AS) document to the above, it is forecast that there will a 5YHLS of 5.75 years when the Plan is submitted.</p> <p>No change to the IIA.</p>
308535	Chignal Parish Council	ASIIA-31	<p>The evidence used in the Local Plan to justify development of SGS 18a in the open countryside of Chignal parish is challenged in detail in the Parish Council's comments on the Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum (IIA), Consequently, the IIA scoring is disputed in respect of:</p> <ul style="list-style-type: none"> - Biodiversity and Geodiversity - Housing - Sustainable Living & Revitalisation - Health and Well-being - Transport - Cultural Heritage - Landscape and Townscape 	<p>The role of the IIA is to present an assessment of likely significant effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance.</p> <p>The site assessments within the IIA were undertaken using GIS analysis to ensure consistent treatment. Where a site is selected, the specific requirements of Strategic and Development Management Policies will implement mitigation measures in response to the detailed plans submitted by site proposers.</p>

ID	Consultee	Rep ID	Summary Comment	Response/Action
				<p>In particular, the provision and capacity of appropriate community infrastructure is a matter for the relevant authority in conjunction with the Council to ensure that adequate provision is made as part of new development, guided by plan policies.</p> <p>No change to the IIA.</p>
966105	Boreham Parish Council	ASIIA-34	<p>Chelmsford City Council (CCC) announced the need to consult on additional sites because it has stated that more land is needed for homes and employment use to meet future needs and most particularly to meet a shortfall in the 5-year supply due to delays in delivery of other consented sites. This 5-year supply problem is actually only related to housing sites. There is no justification for the addition of the Boreham employment area at site 9a. CCC states it has selected the additional sites following detailed testing of site constraints and opportunities in relation to matters like flood risk, heritage, traffic and archaeology. These sites are being added very late in the process to update the Local Plan. Adding sites at the Regulation 19 stage of the process calls in to question whether the addition of these sites meets the legal criterion of having been “Subject to consultation carried out in accordance with the Council’s Statement of Community Involvement”. Boreham Parish Council does not consider that there has been adequate testing of site constraints or adequate consultation on the additional sites or adequate multi-stage consultation. Boreham Parish Council (the Council) OBJECTS in the strongest terms to the following proposed additional sites in Boreham:</p> <ul style="list-style-type: none"> • Site 9a – Waltham Road Employment Area • Site 9b – Land to the East of 118 to 124 Plantation Road, Boreham • Site 9c – Land to the South of Main Road and Dukes Wood Close, Boreham <p>In the following sections, we highlight several physical and environmental constraints which would prevent the sustainable development of the land at Site 9a, 9b and 9c. The level of harm</p>	<p>The role of the IIA is to present an assessment of likely significant effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance.</p> <p>The site assessments within the IIA were undertaken using GIS analysis to ensure consistent treatment. Where a site is selected, the specific requirements of Strategic and Development Management Policies will implement mitigation measures in response to the detailed plans submitted by site proposers.</p> <p>In particular, the provision and capacity of appropriate community infrastructure is a matter for the relevant authority in conjunction with the Council to ensure that adequate provision is made as part of new development, guided by plan policies.</p> <p>No change to the IIA.</p>

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			<p>caused due to these constraints cannot be adequately mitigated.</p> <p>The 9b site is also outside the defined settlement boundary of the village. The site is at the far eastern edge of the village and local amenities such as the post office, church and village centre are at sufficient distance to make walking an unattractive prospect for many older residents. It is likely this will contribute additional traffic in the village on roads which are already at or near capacity. The addition of 60 residences for older people in this fairly remote, rural location is likely to add at least 60 cars to the area. Furthermore, the bus service in the village is very limited.</p> <p>Site 9b is also unsustainable due to the lack of provision for enhanced healthcare arrangements. Boreham currently has one practice Surgery and a Pharmacy which can barely cope with local requirements. The proposed development of 60 houses for older residents, likely a mix of couples and singles is likely to add around 100 additional people with healthcare requirements. There is no additional healthcare provision included within plan 9b.</p>	
1301644	Gladman Developments Ltd	ASIIA-36	<p>Gladman raise concerns with the IIA Addendum, in particular the way that credible alternatives, or rather lack of, have been assessed. The IIA presents two options, yet only option 1 is a credible alternative for boosting supply in the early years of the plan. Identification of further strategic sites (500+ dwellings) is unlikely to boost short term delivery and therefore not a reasonable alternative for the purposes of the IIA Addendum. In accordance with Section 19 of the 2004 Planning and Compulsory Purchase Act, local planning authorities must subject proposals in development plan documents to SA and prepare a report on the findings of the appraisal. No alternatives to the smaller proposed allocations are explored to the list of sites put forward by the Council for assessment. This is a significant failing of the IIA.</p>	<p>As per the SEA regulations, the SA needs to consider and compare reasonable alternatives as the plan evolves and assess these against the baseline environmental, economic and social characteristics of the plan area. Reasonable alternatives are the different realistic options considered by the plan-maker in developing the levels of growth, policies and site allocations in the plan. It has been established through case law (R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378) that:</p> <ul style="list-style-type: none"> - Reasonable alternatives does not include all possible alternatives: the use of the word “reasonable” clearly and necessarily imports

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			<p>In the case of Bicknacre, this is most alarming as Land West of Barbrook Way scores identically to Land East of Main Road promoted by Gladman also in Bicknacre but no assessment of this appears to have taken place nor assessment against each other. This is a flaw of the assessment that needs rectifying.</p>	<p>an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds.</p> <ul style="list-style-type: none"> - An option which does not achieve the objectives, even if it can properly be called an “alternative” to the preferred plan, is not a “reasonable alternative”. - The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional public law grounds. If the authority rationally determines that a particular option will not meet the objectives, that option is not a reasonable alternative and it does not have to be included in the SEA Report or process.” <p>A range of development quanta, broad distributions of development and site options available have been tested through the IIA at all stages of plan production. It is considered that an appropriate range of realistic options and reasonable alternatives have been tested through this iterative process.</p> <p>All sites have been assessed on an equal basis in the Pre-Submission IIA (Appendix M) and the Additional Sites IIA (Appendix C).</p> <p>The purpose of the IIA is to appraise the Local Plan as proposed at each stage of its evolution, including the reasonable options presented therein. The IIA is not tasked with appraising all alternative options, of which there are many combinations. The Additional Sites consultation presents a range of sites at various spatial scales</p>

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				<p>which are considered to be capable of meeting the identified development requirements.</p> <p>Paragraphs 2.126 – 2.127 of the Additional Sites Regulation 19 Document note that: <i>“2.126 National Planning Policy requires councils to identify land in local plans to accommodate ten percent of their housing requirement figure on sites no larger than one hectare. This site was identified in the Pre-Submission Local Plan (February 2025) for an allocation for around 20 new homes, to help meet this requirement. This formed part of a larger promoted area.</i> <i>2.127 A larger area is now being proposed to help meet the increased housing requirement and boost housing supply. Allocating this site will help to support existing village services and to maintain a diverse housing supply, with a proportion of homes expected to be delivered within five years.</i></p> <p>No change to the IIA.</p>
1329392	Wates Developments	ASIIA-37	<p>Land East of Boreham - Whilst Wates continues to be supportive of the Pre-Submission Local Plan in principle, Wates are disappointed that at this stage of the Local Plan that the combined promotion Site, set out at Appendix 1, has not been assessed by the Council, as part of the updated SHELAA process, notwithstanding our previous Regulation 18 and 19 submissions, our Concept Masterplan and the pre-application engagement with the Council by Wates.</p> <p>In terms of the Spatial Strategy, Wates are similarly disappointed, that the SA and the IIA have continued to progress a Borough development strategy which does not include any strategic residential growth at Boreham, despite its status as a sustainable Key Service Settlement and its proximity to other major residential and employment allocations, east of Chelmsford.</p>	<p>The purpose of the IIA is to appraise the Local Plan as proposed at each stage of its evolution, including the reasonable options presented therein. The IIA is not tasked with appraising all alternative options, of which there are many combinations. The Additional Sites consultation presents a range of sites at various spatial scales which are considered to be capable of meeting the identified development requirements.</p> <p>meeting the identified development requirements.</p> <p>As per the SEA regulations, the SA needs to consider and compare reasonable alternatives as the plan evolves and assess these against the baseline environmental, economic and social characteristics of the plan area. Reasonable alternatives are the different realistic options</p>

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				<p>considered by the plan-maker in developing the levels of growth, policies and site allocations in the plan. It has been established through case law (R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378) that:</p> <ul style="list-style-type: none"> - Reasonable alternatives does not include all possible alternatives: the use of the word “reasonable” clearly and necessarily imports an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds. - An option which does not achieve the objectives, even if it can properly be called an “alternative” to the preferred plan, is not a “reasonable alternative”. - The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional public law grounds. If the authority rationally determines that a particular option will not meet the objectives, that option is not a reasonable alternative and it does not have to be included in the SEA Report or process.” <p>A range of development quanta, broad distributions of development and site options available have been tested through the IIA. It is considered that an appropriate range of realistic options and reasonable alternatives have been tested through this iterative process.</p> <p>No change to the IIA.</p>

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1397935	Crest Nicholson	ASIIA-39	<p>One matter that has been identified in relation to the IIA is that it has grouped various large sites together but failed to consider sites within these groupings that could come forward independently.</p> <p>The problematic nature of this approach is evident when considering that the reasons for rejection of Option 2 include infrastructure requirements being unproven and the inability for these sites to be relied upon in the first five years of the Plan. However, if these grouped sites were separated, the individual sites, whilst still relatively large could nevertheless contribute to housing within the first five years from adoption of the Plan and which do not require significant infrastructure upgrades that could otherwise be seen as a potential barrier to delivery.</p> <p>These matters appear to largely stem from the way that sites have been grouped before being assessed. A more effective approach, that would ensure a robust appraisal of reasonable alternatives, would be to undertake a comparative appraisal of the various potential sites against the sustainability objectives. This may well identify that a mix of sites, including some that are currently within Option 1 as well as those within Option 2, represents a sustainable and justified approach.</p> <p>In such an appraisal, it would be important to assess the larger sites as both standalone sites (where this is deliverable, as is the case with the Site (Warren Farm Phase 2) and, separately, as part of a larger strategic growth in combination with other sites (again, where a such a strategic approach is deliverable).</p> <p>The judgment in Cogent makes clear that the Strategic Environmental Assessment (in this case named the IIA) is an iterative process, and defects in earlier stages can be resolved at the later stage (even at very late stage in the process). The issues identified in the IIA can thus be revisited in terms of the appraisal of alternatives in order to negate potential issues in respect of compliance with the Strategic Environmental</p>	<p>A range of development quanta, broad distributions of development and site options available have been tested through the IIA. It is considered that an appropriate range of realistic options and reasonable alternatives have been tested through this iterative process.</p> <p>The reasons for the selection of Option 1 and the sites identified are set out in the IIA Addendum Report and include accordance with: the Local Plan's Strategic Priorities, Vision, Spatial Principles; the settlement hierarchy; and the presence of an approved Masterplan, and/or planning permission and/or resolution to grant planning permission, demonstrating their deliverability.</p> <p>As per the SEA regulations, the SA needs to consider and compare reasonable alternatives as the plan evolves and assess these against the baseline environmental, economic and social characteristics of the plan area. Reasonable alternatives are the different realistic options considered by the plan-maker in developing the levels of growth, policies and site allocations in the plan. It has been established through case law (R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378) that:</p> <ul style="list-style-type: none"> - Reasonable alternatives does not include all possible alternatives: the use of the word "reasonable" clearly and necessarily imports an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds.

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			<p>Assessment Regulations, as well as ensure the emerging Local Plan is justified and consistent with national policy.</p>	<ul style="list-style-type: none"> - An option which does not achieve the objectives, even if it can properly be called an “alternative” to the preferred plan, is not a “reasonable alternative”. - The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional public law grounds. If the authority rationally determines that a particular option will not meet the objectives, that option is not a reasonable alternative and it does not have to be included in the SEA Report or process.” <p>All sites have been assessed on an equal basis in the Pre-Submission IIA (Appendix M) and the Additional Sites IIA (Appendix C).</p> <p>No change to the IIA.</p>
1327864	Martin Grant Homes	ASIIA-40	<p>The Pre-Submission Integrated Impact Assessment (January 2025) discounts a higher growth scenario on the basis it “was not available in sufficient time for consideration through this report”. The Integrated Impact Assessment (IIA): Focused Consultation Additional Sites (Regulation 19) Addendum (November 2025) does not consider this “higher growth” scenario further despite the time that has now passed since the new standard method calculation came into effect. We therefore remain concerned the Council has not considered a strategy which could, as a minimum, meet the area’s objectively assessed needs. Based on the evidence base, there are other site which are considered suitable (i.e. Land at Little Fields, Danbury) which should be allocated to reduce the deficit between the housing requirement and minimum housing needs.</p> <p>The Site is only referenced in the IIA Addendum in the assessment of SHELAA sites. No justification is provided as to why it is not proposed for allocation, nor does there appear to be any consideration for it alone or as a package of sites as a</p>	<p>As per the SEA regulations, the SA needs to consider and compare reasonable alternatives as the plan evolves and assess these against the baseline environmental, economic and social characteristics of the Borough. Reasonable alternatives are the different realistic options considered by the plan-maker in developing the levels of growth, policies and site allocations in the plan. It has been established through case law (R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378) that:</p> <ul style="list-style-type: none"> - Reasonable alternatives does not include all possible alternatives: the use of the word “reasonable” clearly and necessarily imports an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the

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			<p>reasonable alternative. The level of growth for Danbury instead appears to be considered as constant at 100 dwellings, based on the Neighbourhood Plan position (as discussed above).</p> <p>On this basis, there is a scenario for the Plan seeking to deliver a housing requirement above minimum housing needs figure, subject to the provisions of Para 11 b).</p> <p>This growth scenario is not considered in the IIA, not being considered a reasonable alternative on the basis there is “no capacity in Chelmsford’s proposed Spatial Strategy to accommodate any unmet housing need from neighbouring or nearby local authorities”.</p> <p>The IIA considers a scenario of 1,406 dwellings per annum (which is below minimum housing needs under the December 2024 standard method) but assesses this on the basis of a particular selection of strategic-scale sites only. The scenario is discounted on the basis of these sites, rather than the quantum of growth.</p> <p>There is likely a different make-up of sites forming a ‘high growth’ scenario which could result in a suitable spatial strategy which accommodates minimum housing needs and (if feasible) unmet needs. Against some of the strategic priorities, i.e. housing, investment, health and wellbeing, etc.. this could lead to gains above the Council’s preferred option.</p> <p>The discounting of a ‘high growth’ scenario based on consideration of one selection of sites only is not justified.</p> <p>Other suitable sites of a range of sizes have been identified through the Council’s evidence base which could, together, be a reasonable alternative spatial strategy to be tested as part of a ‘high growth’ scenario.</p> <p>Additionally, the conclusion of the IIA which state the high growth scenario would “perform more poorly overall” due to</p>	<p>decision-making authority, subject to challenge only on conventional public law grounds.</p> <ul style="list-style-type: none"> - An option which does not achieve the objectives, even if it can properly be called an “alternative” to the preferred plan, is not a “reasonable alternative”. - The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional public law grounds. If the authority rationally determines that a particular option will not meet the objectives, that option is not a reasonable alternative and it does not have to be included in the SEA Report or process.” <p>A range of development quanta, broad distributions of development and site options available have been tested through the IIA. It is considered that an appropriate range of realistic options and reasonable alternatives have been tested through this iterative process.</p> <p>No change to the IIA.</p>

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			<p>“uncertainty overall such as potential oversupply of housing in the plan period disrupting co-ordinated delivery against identified need”, are wholly unjustified. There is no evidence that achievement of the minimum housing need figure would have any “disruption” effect.</p>	
1392184	M Scott Properties	ASIIA-41	<p>There are a number of concerns with these conclusions and the purported justification for selecting Option 1.</p> <p>Firstly, it appears to treat all sites within Option 1 as being of equal sustainability and applies blanket conclusions to a basket of sites of varying characteristics, located in various parts of the authority, and providing extensions to different settlements at various positions in the settlement hierarchy.</p> <p>Clearly there are some sites within Option 1 that contribute significantly less than others to these objectives. Similarly, and perhaps of more relevance, there are sites that have been included within Option 2 that contribute better to the DLP’s proposed Strategic Priorities, Vision and Spatial Principles. We also therefore at this point reiterate Scott Properties previous representations which proposed updates to Strategic Policy S1 to direct development to all higher order settlements, as opposed to only those outside of the Green Belt.</p> <p>The conclusion that smaller sites are inherently in accordance with the settlement hierarchy, whilst those in Option 2 are not, is entirely spurious. Sites within Option 1 include those in less sustainable locations or with overall lower SHELAA scores than sites discounted with the dismissal of Option 2, or due to their location within the Green Belt.</p>	<p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council’s administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>The purpose of the IIA is to appraise the Local Plan as proposed at each stage of its evolution, including the reasonable options presented therein. The IIA is not tasked with appraising all alternative options, of which there are many combinations. The Additional Sites consultation presents a range of sites at various spatial scales which are considered to be capable of meeting the identified development requirements.</p> <p>As per the SEA regulations, the SA needs to consider and compare reasonable alternatives as the plan evolves and assess these against the baseline environmental, economic and social characteristics of the plan area. Reasonable alternatives are the different realistic options considered by the plan-maker in developing the levels of growth, policies and site allocations in the plan. It has been established through case law (R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378) that:</p> <ul style="list-style-type: none"> - Reasonable alternatives does not include all possible alternatives: the use of the word “reasonable” clearly and necessarily imports

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				<p>an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds.</p> <ul style="list-style-type: none"> - An option which does not achieve the objectives, even if it can properly be called an “alternative” to the preferred plan, is not a “reasonable alternative”. - The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional public law grounds. If the authority rationally determines that a particular option will not meet the objectives, that option is not a reasonable alternative and it does not have to be included in the SEA Report or process.” <p>A range of development quanta, broad distributions of development and site options available have been tested through the IIA. It is considered that an appropriate range of realistic options and reasonable alternatives have been tested through this iterative process.</p> <p>No change to the IIA.</p>
311148	Essex County Council	ASIIA-42	<p>The IIA correctly identifies that additional site allocations will increase pressure on existing Green Infrastructure (GI) but also create opportunities to expand and enhance GI networks through masterplanning and site design. Retention of Chelmsford’s Green Wedge is a positive measure, safeguarding strategic GI corridors and supporting ecological connectivity. However, the assessment notes minor to significant negative effects on biodiversity for several sites, particularly where priority habitats or high-grade agricultural land are affected. This</p>	<p>Support for retention of the Green Wedge as an important policy measure in helping to guide the distribution of development is welcomed. The identification of negative effects in respect of biodiversity and land use reflects a reasonable anticipatory approach which is the role of the IIA process, against which the provisions within Site and Development Management policies can be applied. This includes mitigation measures such as BNG.</p>

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			reinforces the need for robust mitigation and measurable Biodiversity Net Gain (BNG) delivery.	No change to the IIA.
1380259	Bucknell Family	ASIIA-43	We consider that the approach that has been taken to the allocation of additional sites has not taken a positive opportunity to make sufficient allocations to genuinely reflect the actual development needs of the community, including those of the small and medium sized local business operators. This was the ideal opportunity for the Council to revisit its strategy and consider the inclusion of appropriate small scale employment sites in the Green Wedge, especially those such as Regiment Park which will actually strengthen the functionality of a large part of the Green Wedge through the release of a small parcel of land which does not contribute strongly to the main purposes of the Green Wedge. This is an obvious opportunity for increased flexibility in the new Local Plan and the delivery of additional employment land. It is therefore considered that the additional sites allocation process is not appropriate, justified or positively prepared, nor does it reflect the national policy position that the plan should be prepared with the objective of contributing to the achievement of sustainable development.	<p>The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process and can meet its development requirements without needing to undertake a Green Wedge review. This approach accords with the evidence base.</p> <p>The purpose of the IIA is to appraise the Local Plan as proposed at each stage of its evolution, including the reasonable options presented therein. The IIA is not tasked with appraising all alternative options, of which there are many combinations. The Additional Sites consultation presents a range of sites at various spatial scales which are considered to be capable of meeting the identified development requirements.</p> <p>No change to the IIA.</p>
1396287	Vistry Strategic Land	ASIIA-44	Land South of Writtle and North of the A414 - The sustainability credentials of Writtle are clear and more so than the lower tier settlements of Ford End, Rettendon Place and Woodham Ferrers. The IIA that has been prepared in support of both the Pre-Submission Local Plan and this Focused Consultation has been done so on the basis of a fundamentally flawed approach to its assessment of the Green Belt that exists within the District, and of the settlements situated within the Green Belt. That flawed approach stems entirely from the City Council discounting options for any form of sustainable development at settlements within the Green Belt at an early stage based on the available evidence. The available evidence of course does not include any Green Belt Review, and the IIA has been progressed without being able to assess options on any land within the Green Belt that extends across 36% of the City	<p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>The purpose of the IIA is to appraise the Local Plan as proposed at each stage of its evolution, including the reasonable options presented therein. The IIA is not tasked with appraising all alternative options, of which there are many combinations. The Additional Sites consultation presents a range of sites at various spatial scales</p>

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			<p>Council's area. So, as with the draft Local Plan itself, the IIA only represents a partial picture of the opportunities for sustainable patterns of growth that exist in Chelmsford, with Writtle perhaps being the most obvious example where both the draft Plan and its accompanying IIA have overlooked a settlement which is demonstrably far more sustainable than the three settlements highlighted above. The key aspects of greater sustainability for the settlement of Writtle, and specifically for this site, are described in the following paragraphs.</p>	<p>which are considered to be capable of meeting the identified development requirements.</p> <p>As per the SEA regulations, the SA needs to consider and compare reasonable alternatives as the plan evolves and assess these against the baseline environmental, economic and social characteristics of the plan area. Reasonable alternatives are the different realistic options considered by the plan-maker in developing the levels of growth, policies and site allocations in the plan. It has been established through case law (R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378) that:</p> <ul style="list-style-type: none"> - Reasonable alternatives does not include all possible alternatives: the use of the word "reasonable" clearly and necessarily imports an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds. - An option which does not achieve the objectives, even if it can properly be called an "alternative" to the preferred plan, is not a "reasonable alternative". - The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional public law grounds. If the authority rationally determines that a particular option will not meet the objectives, that option is not a reasonable alternative and it does not have to be included in the SEA Report or process."

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				<p>A range of development quanta, broad distributions of development and site options available have been tested through the IIA. It is considered that an appropriate range of realistic options and reasonable alternatives have been tested through this iterative process.</p> <p>No change to the IIA.</p>
1396287	Vistry Strategic Land	ASIIA-45	<p>Skeggs Farm - The sustainability credentials of the site is clear and more so than the proposed allocations at the lower tier settlements of Ford End, Rettendon Place and Woodham Ferrers. The IIA that has been prepared in support of both the Pre-Submission Local Plan and this Focused Consultation has been done so on the basis of a fundamentally flawed approach to its assessment of the Green Belt that exists within the District, and of the settlements situated within the Green Belt. That flawed approach stems entirely from the City Council discounting options for any form of sustainable development within the Green Belt at an early stage based on the available evidence. The available evidence of course does not include any Green Belt Review, and the IIA has been progressed without being able to assess options on any land within the Green Belt that extends across 36% of the City Council's area. So, as with the draft Local Plan itself, the IIA only represents a partial picture of the opportunities for sustainable patterns of growth that exist in Chelmsford, with land parcels to the south-west of the Chelmsford Urban Area, including Writtle, perhaps being the most obvious examples where both the draft Plan and its accompanying IIA have overlooked locations which are demonstrably far more sustainable than the three settlements highlighted above.</p>	<p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process and can meet its development requirements without needing to undertake a Green Wedge review. This approach accords with the evidence base.</p> <p>The purpose of the IIA is to appraise the Local Plan as proposed at each stage of its evolution, including the reasonable options presented therein. The IIA is not tasked with appraising all alternative options, of which there are many combinations. The Additional Sites consultation presents a range of sites at various spatial scales which are considered to be capable of meeting the identified development requirements.</p> <p>As per the SEA regulations, the SA needs to consider and compare reasonable alternatives as the plan evolves and assess these against the baseline environmental, economic and social</p>

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				<p>characteristics of the plan area. Reasonable alternatives are the different realistic options considered by the plan-maker in developing the levels of growth, policies and site allocations in the plan. It has been established through case law (R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378) that:</p> <ul style="list-style-type: none"> - Reasonable alternatives does not include all possible alternatives: the use of the word “reasonable” clearly and necessarily imports an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds. - An option which does not achieve the objectives, even if it can properly be called an “alternative” to the preferred plan, is not a “reasonable alternative”. - The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional public law grounds. If the authority rationally determines that a particular option will not meet the objectives, that option is not a reasonable alternative and it does not have to be included in the SEA Report or process.” <p>A range of development quanta, broad distributions of development and site options available have been tested through the IIA. It is considered that an appropriate range of realistic options and reasonable alternatives have been tested through this iterative process.</p> <p>No change to the IIA.</p>

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1249937	Natural England Consultations Team	ASIIA-47	We note that the HRA Report Addendum presented in Appendix F of the IIA considers the proposed changes arising from the publication of the Council's Focused Consultation Additional Sites (Regulation 19) Document. The HRA Addendum concludes that the proposed changes to the Local Plan do not affect the findings of the previous HRA work (presented in Appendix N of the Pre-Submission IIA Report) and that the Local Plan will not have adverse effects on any European sites either alone or in combination. Natural England will be able to support this conclusion once all the additional site allocations with the Zone of Influence for Essex RAMS have been acknowledged and appropriate requirements included within the relevant site allocation policies, in line with our advice above.	Support for the conclusions of the HRA is acknowledged. Requirements for RAMS contributions is set out in policies S4 and DM16 in the Pre-Submission Local Plan. It is not included within individual site allocation policies to avoid repetition. No change to the HRA.
1397946	Barratt David Wilson	ASIIA-48	BDW is generally supportive of the Council's approach to growth and its approach to meeting its housing requirements in a sustainable way, building upon what has already been achieved through the adopted Local Plan, and continuing the allocations of Strategic Growth Sites 3b, 3c and 3d. However, the Council is proposing some Additional Sites which no longer support a sustainable pattern of development and do not comply with the policies set out in the December 2024 NPPF.	A range of development quanta, broad distributions of development and site options available have been tested through the IIA. It is considered that an appropriate range of realistic options and reasonable alternatives have been tested through this iterative process. No change to the IIA.
1326599	Dandara	ASIIA-49	<p>Growth Site 14b Ford End</p> <p>Dandara welcomes the measures taken by the Council since the previous Regulation 19 consultation to enhance its five-year housing land supply position, including the uplift in the amount of development planned at Growth Site 14b. Increasing the number of new homes allocated at the site will provide a further boost to five-year land supply whilst enhancing the community benefits that can be delivered and the resilience of the allocation. Dandara confirms its intention to deliver the site within five years.</p> <p>2.30 Whilst Dandara supports the broad thrust of Strategic Policy S7's approach, it objects to the justification for a new settlement to the East of Chelmsford, taking account of the reasonable alternatives. These include the allocation of further urban extensions on the edge of the urban area.</p>	Support for the proposed allocation is noted. The purpose of the IIA is to appraise the Local Plan as proposed at each stage of its evolution, including the reasonable options presented therein. The IIA is not tasked with appraising all alternative options, of which there are many combinations. The Additional Sites consultation presents a range of sites at various spatial scales which are considered to be capable of meeting the identified development requirements. As per the SEA regulations, the SA needs to consider and compare reasonable alternatives as the plan evolves and assess these against the baseline environmental, economic and social characteristics of the plan area. Reasonable

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			<p>2.31 Dandara’s concerns are exacerbated by the reliance of the Spatial Strategy on Junction 19 of the A12. This is a significant deliverability risk, due to the Government’s decision to cancel planned improvements to the A12 that would have delivered required capacity. The Local Plan’s traffic modelling concludes that the full improvements that were proposed to Junction 19 are required as a minimum to deliver the strategic growth expected by the Local Plan. Whilst discussions are on-going with National Highways to look at options for a phased approach to works to the junction to support the proposed Local Plan growth, but no outcome has yet been reached.</p> <p>2.32 Furthermore, the evidence base supporting the draft Plan has not been sufficiently updated to justify the decision to allocate Hammonds Farm in favour of other options that are better connected to existing services. The Integrated Impact Assessment (IIA) supporting the previous Regulation 19 consultation did not assess the potential benefits of further allocations north of South Woodham Ferrers, nor of smaller sites adjacent to existing higher order settlements. It stated simply at 6.4.41 that: <i>“It was not considered appropriate to try to meet the remaining residual needs through a selection of additional small sites. Over 90 small sites were submitted for consideration for development. More than half have been discounted because they are in the Green Belt or Green Wedge. Many other sites are unsuitable for a number of reasons, such as due to not meeting other Local Plan policies on a wide range of issues, being in an unsustainable location, being distant from defined settlements, or other factors including topology. A number of smaller site allocations are allocated but attempting to meet residual needs would not be feasible due to the lack of site supply. Even if this could be accommodated, it would not be a balanced strategy. While the smaller sites could potentially deliver faster than the large scale sites, they would not deliver the same benefits in terms of new or improvements to existing community services and facilities. Some of the smaller sites being allocated form part of a larger promoted area, where a larger allocation may not be appropriate for the</i></p>	<p>alternatives are the different realistic options considered by the plan-maker in developing the levels of growth, policies and site allocations in the plan. It has been established through case law (R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378) that:</p> <ul style="list-style-type: none"> - Reasonable alternatives does not include all possible alternatives: the use of the word “reasonable” clearly and necessarily imports an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds. - An option which does not achieve the objectives, even if it can properly be called an “alternative” to the preferred plan, is not a “reasonable alternative”. - The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional public law grounds. If the authority rationally determines that a particular option will not meet the objectives, that option is not a reasonable alternative and it does not have to be included in the SEA Report or process.” <p>A range of development quanta, broad distributions of development and site options available have been tested through the IIA. It is considered that an appropriate range of realistic options and reasonable alternatives have been tested through this iterative process.</p> <p>No change to the IIA.</p>

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			<p><i>settlement due to issues such as access, surrounding density and character, along with not helping the Council to meet the 10% small sites target.”</i></p> <p>2.33 The update to IID supporting the Additional Sites consultation does not do so either. It only assesses the option of allocating a single strategic site or sites) as a reasonable alternative. It does not assess the potential benefits of alternative smaller sites or of allocating further smaller sites to boost housing supply further. It must do so before the Plan can be found sound.</p>	
1326599	Dandara	ASIIA-50	<p>Our response supports the proposed allocation of Strategic Growth Site 18a at North West Chelmsford (land north of Hollow Lane) for around 100 dwellings. Dandara controls this land and confirms that it is available, suitable and deliverable as anticipated by Strategic Growth Site Policy 18a. It is submitting supporting information alongside these representations to help verify this position, including a newly prepared masterplan and Vision Document copied at Appendix 1.</p> <p>1.3 Dandara is continuing to highlight the opportunity presented by its wider holding at North West Chelmsford, which could deliver up to 850 dwellings in total. Allocating the land in full would boost housing land supply on an easily deliverable and sustainable site and enhance the resilience of the Plan. Taking account of the risks associated with the wider spatial strategy adopted by the Council and our concerns about the soundness of policy S6 and S7, we believe this is a necessary amendment.</p> <p>1.4 Whilst Dandara welcomes the measures taken by the Council since the main Regulation 19 consultation to enhance its five-year housing land supply position, including the proposed allocation of its land north of Hollow Lane, it has remaining concerns about the soundness of the Plan in respect of:</p> <ul style="list-style-type: none"> ● Insufficient housing supply allocations to ensure that the Plan’s housing requirement is met in full, taking account of the limited buffer proposed. 	<p>Support for the proposed allocation at Hollow Lane is noted.</p> <p>The options presented within the Additional Sites IIA Addendum present reasonable alternatives in respect of delivering the development shortfall created by changes to the context of the Replacement Local Plan (RLP). The IIA Addendum is transparent in its scoring of the Options and the reasons for the selection of Option 1 over Option 2, setting out sites which could meet each option and cross-referencing previous Options Assessment work (reproduced in Appendix A).</p> <p>The reasons for the selection of Option 1 and the sites identified are set out in the IIA Addendum Report and include accordance with: the Local Plan’s Strategic Priorities, Vision, Spatial Principles; the settlement hierarchy; and the presence of an approved Masterplan, and/or planning permission and/or resolution to grant planning permission, demonstrating their deliverability.</p> <p>A range of development quanta, broad distributions of development and site options</p>

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			<ul style="list-style-type: none"> Over optimistic assumptions about the likely delivery timeframes for the draft Plan's main allocation - the 3,000 new homes expected to come forward at Hammonds Farm. Significant risks associated with the delivery of a new settlement at Hammonds Farm, including the substantial upfront highways and other infrastructure required to enable the development to come forward and the risks presented by the Government's decision to cancel planned A12 upgrades. The justification for the allocation of a new settlement east of Chelmsford compared with the reasonable alternatives, including further allocations to the west and north-west of Chelmsford. 	<p>available have been tested through the IIA. It is considered that an appropriate range of realistic options and reasonable alternatives have been tested through this iterative process.</p> <p>No change to the IIA.</p>
1326599	Dandara	ASIIA-51	<p>Dandara's site to the west of Willow Grove at South Woodham Ferrers presents an untapped opportunity to help address these issues. It could deliver up to 200 dwellings on an easily deliverable site, within five years, in a highly sustainable location just 15 minutes' walk from South Woodham Ferrers train station. It was assessed very positively in the SHLAA, yet it is not proposed for allocation. A concept masterplan and Vision Document is submitted alongside these representations to demonstrate how it would provide a logical extension to South Woodham Ferrers urban area and Strategic Growth Site 10 immediately to the east, which is already allocated in the adopted Local Plan.</p> <p>The update to the IIA supporting the Additional Sites consultation only assesses the option of allocating a single strategic site or sites as a reasonable alternative. It does not assess the potential benefits of alternative smaller sites or of allocating further smaller sites to boost housing supply further.</p> <p>Dandara's land west of Willow Grove does not therefore appear to have been properly considered, despite it having been assessed positively in every category (SHELAA site 20SHELAA3 and 21SHELAA4).</p>	<p>As per the SEA regulations, the SA needs to consider and compare reasonable alternatives as the plan evolves and assess these against the baseline environmental, economic and social characteristics of the plan area. Reasonable alternatives are the different realistic options considered by the plan-maker in developing the levels of growth, policies and site allocations in the plan. It has been established through case law (R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378) that:</p> <ul style="list-style-type: none"> - Reasonable alternatives does not include all possible alternatives: the use of the word "reasonable" clearly and necessarily imports an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds. - An option which does not achieve the objectives, even if it can properly be called an "alternative" to the preferred plan, is not a "reasonable alternative".

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				<p>- The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional public law grounds. If the authority rationally determines that a particular option will not meet the objectives, that option is not a reasonable alternative and it does not have to be included in the SEA Report or process.”</p> <p>A range of development quanta, broad distributions of development and site options available have been tested through the IIA. It is considered that an appropriate range of realistic options and reasonable alternatives have been tested through this iterative process.</p> <p>The purpose of the IIA is to appraise the Local Plan as proposed at each stage of its evolution, including the reasonable options presented therein. The IIA is not tasked with appraising all alternative options, of which there are many combinations. The Additional Sites consultation presents a range of sites at various spatial scales which are considered to be capable of meeting the identified development requirements.</p> <p>No change to the IIA.</p>
1303557	Obsidian Strategic	ASIIA-52	Obsidian Strategic controls approximately 9.2 hectares (22.6 acres) of land west of Galleywood Road, on the south-eastern edge of Chelmsford’s urban area. The land lies directly adjacent to Great Baddow High School and its allocation for development in the emerging Local Plan would present a unique opportunity to help address Chelmsford’s Housing Crisis in a highly sustainable location, whilst supporting the future expansion and enhancement of educational facilities at Great Baddow High School.	<p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council’s administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>The purpose of the IIA is to appraise the Local Plan as proposed at each stage of its evolution,</p>

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			<p>We are urging the Council to reconsider its blanket approach to ruling out the opportunity to deliver sustainable development in the Green Belt and to carefully consider the unique set of benefits that would be afforded by allowing the release of land in Great Baddow.</p>	<p>including the reasonable options presented therein. The IIA is not tasked with appraising all alternative options, of which there are many combinations. The Additional Sites consultation presents a range of sites at various spatial scales which are considered to be capable of meeting the identified development requirements.</p> <p>As per the SEA regulations, the SA needs to consider and compare reasonable alternatives as the plan evolves and assess these against the baseline environmental, economic and social characteristics of the plan area. Reasonable alternatives are the different realistic options considered by the plan-maker in developing the levels of growth, policies and site allocations in the plan. It has been established through case law (R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378) that:</p> <ul style="list-style-type: none"> - Reasonable alternatives does not include all possible alternatives: the use of the word “reasonable” clearly and necessarily imports an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds. - An option which does not achieve the objectives, even if it can properly be called an “alternative” to the preferred plan, is not a “reasonable alternative”. - The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional public law grounds. If the authority rationally determines that a particular option will not

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				<p>meet the objectives, that option is not a reasonable alternative and it does not have to be included in the SEA Report or process.”</p> <p>A range of development quanta, broad distributions of development and site options available have been tested through the IIA. It is considered that an appropriate range of realistic options and reasonable alternatives have been tested through this iterative process.</p> <p>No change to the IIA.</p>
1360942	Alan and Jennifer Swash	ASIIA-54	<p>Waltham Road Employment Area (Growth Site 9a) The IIA is completely silent on any possible negative impacts upon nearby residential properties, including our own property, and states that” Growth Site Policy 9a contains appropriate mitigation measures to be applied to development.” In this respect, the IIA is flawed through its clear and obvious failure to assess any possible impacts upon nearby residential properties, and we object to the IIA on that basis.</p>	<p>The IIA, reflecting its legal remit and associated guidance, does not take account of the likely effects of development on residential receptors. Matters of residential amenity are considered through Strategic and Development Management Policies within the Local Plan against submitted site proposals.</p> <p>No change to the IIA.</p>
1397696	Mr and Mrs Simon and Susan Polley	ASIIA-55	<p>The evidence used in the Local Plan to justify development of SGS 18a in the open countryside of Chignal parish is challenged in detail in the Parish Council’s comments on the Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum (IIA), Consequently, the IIA scoring is disputed in respect of:</p> <ul style="list-style-type: none"> - Biodiversity and Geodiversity - Housing - Sustainable Living & Revitalisation - Health and Well-being - Transport - Cultural Heritage - Landscape and Townscape 	<p>The role of the IIA is to present an assessment of likely significant effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance.</p> <p>The site assessments within the IIA were undertaken using GIS analysis to ensure consistent treatment. Where a site is selected, the specific requirements of Strategic and Development Management Policies will implement mitigation measures in response to the detailed plans submitted by site proposers.</p> <p>In particular, the provision and capacity of appropriate community infrastructure is a matter for the relevant authority in conjunction with the</p>

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				<p>Council to ensure that adequate provision is made as part of new development, guided by plan policies.</p> <p>No change to the IIA.</p>
310453	Mr Neil Hawes	ASIIA-56	<p>I object to the proposed development on the following grounds. From simple searches on Google there is a mind blowing amount of development around Ford End with the lack of relevant infrastructure.</p> <p>I am unable to see any plans for new doctors surgeries to support the Parish of Great Waltham and with the Government recently scraped the new hospital at junction 7a on the M11. Broomfield hospital is already at full stretch. With the vast numbers of homes being built around Maldon, Danbury Chelmsford and Dunmow the Hospital will be overrun with patients.</p> <p>Beaulieu Park is producing 3600 homes, Channels 2500 homes, there are another 38 homes being built in Felsted. 800 new homes are proposed just south of the Race Course and more to the East of the A131 Great Leighs. Just North of Ford End over 200 homes are being proposed by Uttlesford Council opposite North End and the Butchers Arms Pub. Further to this the Woodlands Park development in Great Dunmow has 769 homes, however upon closer inspection of the Great Dunmow Town Council development plan there is a proposal to build a further 2019 homes, taking the total for Great Dunmow to 2788. The reality is this means that there are 8126 that have been or will be built within a 5 mile radius of Ford End. If you double that radius to 10 miles, it captures the proposed 5000 new homes on the former RAF Wethersfield site. (now housing 1200 asylum seekers.) A recent traffic survey conducted on the B1008 through Ford End, showed a 35.9% increase in traffic from 2021. With the above an increase in housing surrounding Ford End and further development of this small village, further substantial increase in vehicles will pass through our village going between the A120 and Chelmsford. Lorries using the</p>	<p>The observations on the extent of surrounding development, service provision, traffic levels, biodiversity, site development scale and land use quality are noted. The IIA takes into account matters of biodiversity, service provision, traffic generation and land quality, scoring neutral for biodiversity, mixed positive/negative for sustainable living and negative for land use, reflecting the scale of the site. A detailed site survey would be required to be determine the precise land use Grade. Site-specific policy takes account of and address the sustainability scoring.</p> <p>No change to the IIA.</p>

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			<p>A131 to bypass the villages puts at least an extra 20 miles on the journey, which they say increases their carbon footprint.</p> <p>The original plan for Ford End was for 20 homes, suddenly Dandara the chosen developer, has held a local consultation for more than double to 50 houses. Now we find that the council want to increase that number to 75 which will increase the size of our village by more than a half.</p> <p>Building on the land will disrupt the transient movement and feeding areas of deer and badgers that can be regularly seen at night crossing the road and throughout the village.</p> <p>This proposed development (Ford End) is on prime grade 2 agricultural land. During the First World War, the UK had food security for 6 weeks, now we can only boast security for 6 days. If you keep building on agricultural land you are reducing the ability of UK food production, raising costs of food and making us more reliant on imported food along with the increase in the carbon footprint. Within 10 years over 15% of farmland will have been built over.</p>	
1398025	Mrs and Mrs Stainton and Mrs Heather Smith	ASIIA-57	<p>The evidence used in the Local Plan to justify development of SGS 18a in the open countryside of Chignal parish is challenged in detail in the Parish Council's comments on the Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum (IIA), Consequently, the IIA scoring is disputed in respect of:</p> <ul style="list-style-type: none"> - Biodiversity and Geodiversity - Housing - Sustainable Living & Revitalisation - Health and Well-being - Transport - Cultural Heritage - Landscape and Townscape 	<p>The role of the IIA is to present an assessment of likely significant effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance.</p> <p>The site assessments within the IIA were undertaken using GIS analysis to ensure consistent treatment. Where a site is selected, the specific requirements of Strategic and Development Management Policies will implement mitigation measures in response to the detailed plans submitted by site proposers.</p> <p>In particular, the provision and capacity of appropriate community infrastructure is a matter for the relevant authority in conjunction with the</p>



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				Council to ensure that adequate provision is made as part of new development, guided by plan policies. No change to the IIA.

CHELMSFORD POLICY BOARD WORK PROGRAMME

19 March 2026
<ul style="list-style-type: none"> - Consultation Feedback on Review of Local Plan Focused Consultation on Additional Sites and Integrated Impact Assessment (IIA) (Regulation 19)
18 May 2026
<ul style="list-style-type: none"> - Review of Local Plan - Agreement to submit the Local Plan (Regulation 22) and Integrated Impact Assessment (IIA) for Independent Examination (recommendation to Full Council via Cabinet)
<i>Standing or other items not currently programmed</i>
<ul style="list-style-type: none"> - Recommendation and referral to Full Council to adopt the review of Local Plan (Regulation 26) - Agreement to consult on new and updated Supplementary Plans