HS005 Matter 5

Chelmsford Local Plan

Examination Hearing Statement – Securing the right type of homes

November/December 2026



Chelmsford Local Plan

Introduction

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

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

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

Matter 5 – Securing the right type of homes	
Issue 1	**Whether the Plan will provide for the right mix of housing**
Q5.1	**<u>Policy DM1 – Size and Type of Housing</u>** **Does the housing mix set out in the policy fully reflect local needs and market conditions?**

CCC Response to Q5.1

4. It is the Council's position that the housing mix set out in the policy fully reflects local needs and provides flexibility to meet market conditions.

5. The National Planning Policy Framework (NPPF) states that the overall aim should be to meet as much of an area's identified housing needs as possible, including an appropriate mix of housing types for the local community (NPFF, paragraph 60, page 17). Paragraph 63 of the NPPF (2023) requires the size, type and tenure of housing need for different groups in the community to be assessed and reflected in planning policies. It states these groups should include those who require affordable housing, families with children; older people; students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes (page 17).

6. The size of housing for all households whose needs can be met by the market is set out in Table 4 of Policy DM1 (**SD001**, page 237). This is taken from the Strategic Housing Needs Assessments (SHNA) (**AH001,** paragraph 5.36, page 115 (pdf page 119) and **AH004,** paragraph 3.9, page 37 (pdf page 43)) where the analysis of the size of housing required derived outputs for three broad categories – market housing, affordable home ownership and rented affordable housing.

7. The percentage range for the mix of market housing was introduced to enable greater flexibility for different market conditions and site typologies. The supporting text in

paragraph 8.3 of **SD001** (page 237) further acknowledges that site location and area character are also relevant considerations and the final mix of housing/types will be subject to negotiation on individual development sites.

8. To support the needs of households with disabilities and an ageing population, Policy DM1 also requires 50% of new dwellings on major residential schemes to achieve Part M Category 2 (Accessible and adaptable dwellings) M4(2) of Schedule 1 (para 1) of the Building Regulations 2010 (as amended).

9. The housing needs of households requiring wheelchair accessible affordable housing for rent will continue to be met through the requirement for 5% of new affordable dwellings to meet the requirements of Part M, Category 3 (Wheelchair user dwellings) M4 (3) (b) of Schedule 1 (para 1) to the Building Regulations (as amended).

10. Information relating to this need is updated annually through the publication of a Wheelchair Accessible Planning Advice Note (**PL038**). This information provides a guide to the mix of wheelchair accessible affordable housing for rent that will be required as part of planning obligations negotiated in a financial year. As a guide, it provides flexibility to meet respond to market conditions as well as changes in housing need. Further guidance on the location and most appropriate type of wheelchair accessible homes to meet local market conditions specified by Registered Providers operating in the area, is set out in paragraphs 5.42 and 5.43 of the Planning Obligations Supplementary Planning Document (POSPD) (**INF016**).

11. A new Policy requirement has been introduced in Policy DM1 D)i (**SD001**, page 236) to meet the market housing needs of older people in response to the ageing population profile and to achieve a choice of attractive housing options for older people. Paragraph 4.127 of the Planning Obligations Supplementary Planning Document (POSPD) (**INF016**) provides flexibility in how this is provided to respond to market conditions.

12. The Council proposes to meet the needs of people wishing to commission or build their own homes through Policy DM1Ci (**SD001**, page 236). Further information on the demand and supply of self-build and custom build homes is updated annually in the Self-Build and Custom Housebuilding Monitoring Report (**LDS022**). Paragraph 4.16 of the Planning Obligations Supplementary Planning Document (POSPD) (**INF016**) provides guidance on the types of self-build and custom build homes that would meet the requirement. It provides a range of options to meet market needs. Further guidance is also provided in the Community Led Housing Planning Advice Note (November 2002) (**AH007**).

13. Policy DM1 C)ii (**SD001**, page 236) requires the provision of Specialist Residential Accommodation within all developments of more than 100 dwellings. Paragraph 8.15 (**SD001**, page 239) advises that Specialist Residential Accommodation can include housing for older people, student accommodation, homes for those with disabilities and support needs, residential institutions and gypsy and traveller accommodation in

recognition that there are certain groups of people within the community that need specialist accommodation that caters for their specific needs.

14. The demand and housing need for Specialist Residential Accommodation is very diverse and calculated in different ways. Paragraph 8.16 (**SD001**, page 239) therefore advises that the Council will refer to the latest assessment of housing need and work with Essex County Council to identify the housing need for, and to secure provision of, suitable sites.

15. The Planning Obligations Supplementary Planning Document (POSPD) (**INF016**) references some of the relevant assessments (paragraphs 4.55 – 4.56, page 16 (pdf page 17)) and provides a justification for the rationale of one specialist residential dwelling per 100 residential dwellings on threshold sites (paragraphs 4.57 – 4.58). Paragraphs 4.59 - 4.63 explain the calculation of, and why a contribution in lieu of on-site provision of Specialist Residential Accommodation might be appropriate. This offers flexibility to respond to both demand and market conditions.

16. The SHNA (**AH001),** as updated by the 2024 addendum **(AH004**), does not estimate the need for additional private rented housing as it is likely that the decision of households as to whether to buy or rent a home in the open market is dependent on several factors including mortgage lending practices and the availability of Housing Benefit that will fluctuate over time.

17. The need and requirements for affordable housing are set out in Policy DM2 (**SD001**, page 239 – 246). The rented affordable housing mix is referenced in Table 5 of Policy DM2 (**SD001**, page 243). This was calculated in the SHNA **(AH001,** paragraph 5.35, page 115 (pdf page 119)) and updated in **AH004,** paragraph 3.9, page 37 (pdf page 43)) with reference to the current profile of housing and demographic projections, as well as the Council's Housing Register. Because the analysis in the SHNA **(AH001)** did not show a definitive need for affordable home ownership, this mix is not referenced in Policy DM2 (**SD001**, page 243) although it is referenced in the Table 7 and paragraph 5.35 of the Planning Obligations Supplementary Planning Document (POSPD) (**INF016**).

18. The analysis of affordable home ownership was based on the profile of households living in private rented accommodation so the conclusion for that tenure is considered a reasonable starting point for considering the size of homes required.

19. The Council considers the housing mix set out in the policy fully reflects local needs and market conditions so is sound.

Q5.2	**Is the policy soundly based in terms of percentage requirements and will it be effective in ensuring the delivery of a mix of housing in accordance with national policy?**

CCC Response to Q5.2

20. It is the Council's position that the percentage requirements are soundly based and will be effective in ensuring the delivery of a mix of housing in accordance with national policy.

21. The requirement for 50% of new dwellings on major residential schemes to achieve Part M Category 2 (Accessible and adaptable dwellings) M4(2) of Schedule 1 (para 1) of the Building Regulations 2010 (as amended) was originally justified in Accessible Housing Need in Chelmsford (**AH008**). This was prepared specifically to assess the need for accessible and adaptable housing to support the examination of the 2020 Local Plan. The requirement was modified from 'each dwelling', by the Inspector following the examination of the 2020 Local Plan (**OSP016**, MM65, page 46 pdf page 92)).

22. In earlier stages of the review of the Local Plan, the Council proposed setting the requirement for accessible and adaptable homes at 100% of all new homes again, following analysis of the prevalence of disabilities and forecast growth in older person households in the **AH001** (page 134, pdf page 138)). However, the development industry made representations that included the comment that this policy requirement will become outdated if it becomes a mandatory requirement, as suggested in the Government's response to the consultation in raising the accessibility standards on new homes in July 2022.

23. This Policy requirement is effectively implemented through planning conditions which provide clear technical standards against which compliance can be verified. The application of conditions (where relevant) are reported annually in the Authority Monitoring Reports (**LDS019**, page 21 (pdf page 23), **LDS002**, page 20 (pdf page 22) and **LDS020,** page 20 (pdf page 22)).

24. The requirement for 5% of new homes to be provided as self-build or custom build housing on all development of more than 100 dwellings relates to the mean number of new applications to the Council's Self-Build and Custom Build Register and the projected new supply on threshold sites.

25. The mean number of new applicants changes each year and at the time of reviewing the policy the mean number was 46 applications, as set out in paragraph 8.11 of **SD001**. The latest demand information is shown in the Self-Build and Custom Housebuilding Monitoring Report (**LDS022,** Table 2, page 3 (pdf page 4)). The current mean across the last 10 years is 36 new applications per annum. Using the anticipated supply across the Local Plan period set out in Figure 23 of the Submission Topic Paper- Housing (**TP009)** (pages 39-41 (pdf pages 40-42) through applying the

5% calculation on threshold sites, the percentage of new applications from supply is 4.57% (36/787). Given the potential fluctuation in new applicants to the register each year and the requirement to consider how local planning policies may address identified requirements for self and custom housebuilding to ensure enough serviced plots with suitable permission come forward, 5% is considered sound.

26. When the policy was originally drafted in preparation for the examination of the 2020 Local Plan, the Council had proposed 'a minimum of 5%', however this was modified to 5% by the Inspector to ensure the approach was sound and effective (**OSP016**, MM65, page 46 pdf page 92)).

27. This Policy requirement is effectively implemented through Section 106 agreements. Further guidance on the relevant provisions that will apply in the Section 106 agreement, the mix of housing required, design requirements and Community Infrastructure Levy exemptions, is provided in the Planning Obligations Supplementary Planning Document (POSPD) (**INF016**). This also provides links to a Self-Build and Custom Build Design Code Template (**PL039**), which should normally be submitted at the outline planning stage. Supply information is published annually through the Self-Build and Custom housebuilding Monitoring Report (**LDS022,** Table 8, page 7 (pdf page 8)). The 49 planning permissions reported in Year 3 for Base Period 7 includes 26 permissions secured from a threshold site and was required to address the shortfall carried over from Base Period 6, as well as demand from new applicants.

28. The percentage requirement for greenfield developments of more than 500 dwellings to provide 10% of market housing for older people is based on a housing requirement figure and the SHNA report (**AH001**) as updated by the addendum (**AH004**).

29. The dwelling need for older persons specialist residential accommodation estimated in the SHNA report (**AH001**, Figure 6.11 and paragraph 6.32, page 130 (pdf 134) and updated in **AH004** (Figure 4.4, page 41 (pdf 47)), ranged between 7% - 13% using an annual housing requirement figures of 1,206 and 955 dwellings per annum respectively ((1,624/19)/1, 210 in 2024 and (2,405/19)/955 in 2023). The slight difference between the conclusions related more to the inclusion of new and pipeline supply in **AH004** (paragraph 4.6, page 41 (pdf 47)). The policy requirement reflects the mean percentage from the two assessments.

30. The percentage requirement is only applied to sites of more than 500 dwellings because the need identified in the SHNA report (**AH001)** as updated by **AH004,** is for specialist residential accommodation that is normally only provided where a critical mass of 50 specialist units is supported in one location.

31. This requirement will be secured through a Section 106 specifying the amount, age restriction and form of the older persons residential provision as set out in paragraph 4.127 of the Planning Obligations Supplementary Planning Document (POSPD) (**INF016**)**.**

32. The justification and effectiveness of Policy DM1B)i (**SD001**, page 236) - Wheelchair user dwellings - is set out in the Council's response to Q5.4.

33. It is the Council's position that the percentage requirements are soundly based and effective in delivering a mix of housing so are sound.

Q5.3	**Are the housing mix requirements justified by the Strategic Housing Needs Assessment (SHNA)?**

CCC Response to Q5.3

34. It is the Council's position that the housing mix requirements are justified by the Strategic Housing Needs Assessment (SHNA) **(AH001)** as updated in **AH004.**

35. The size ranges are taken from the SHNA **(AH001,** paragraph 5.36, page 115 (pdf page 119)) and updated in **AH004,** paragraph 3.9, page 37 (pdf page 43)). They model the current profile of housing with demographic projections to assess the profile of housing that is needed over the Local Plan period, on the assumption that occupancy patterns for each age group within each tenure remain the same.

36. The model recognises that the size of housing which households occupy relates more to their wealth and age than the number of people they contain, hence it does not automatically convert the net increase in the number of households into a suggested profile for additional housing to be provided. Equally, replicating existing occupancy patterns at a local level would result in conclusions being skewed by the existing housing profile. Therefore, the approach the model takes is to interrogate information derived in demographic projections about the number of household reference persons in each age group and applies this to the profile of housing within these groups, applying regional occupancy assumptions. Adjustments are then applied for under-occupation (reduced over time) and overcrowding by tenure.

37. The housing mix modelling was updated in **AH004** using the higher housing delivery figure of 1,206 dwellings per annum. The results were broadly the same as those shown in **AH001,** therefore the mixes provided in Table 4 of Policy DM1 (**SD001**, page 237), Table 5 of Policy DM2 (**SD001**, page 243) and Table 7 of the Planning Obligations SPD (**INF016**) remain unchanged by the update.

38. The projected change shown in the number of people with disabilities (**AH001**, Figure 6.9, page 126 (pdf page 130), and **AH004**, Figure 4.3, page 40 (pdf page 46) and Errata Sheet), and the notable increase in the older person population (**AH001**, Figure 6.3, page 122 (pdf page 126) and **AH004**, Figure 4.2, page 40 (pdf page46)) justifies the requirement for accessible and adaptable homes as defined in Part M4(2) of Building Regulations.

39. The SHNA (**AH001**, Figure 6.7, page 125 (pdf page 129)) shows that in 2021 a total of 27.4% of households in Chelmsford included someone with a Long-Term Health Problem or Disability (LTHPD). The SHNA analysis also shows that those people in the oldest age bands are more likely to have a LTHPD (**AH001**, Figure 6.8, page 125 (pdf page 129)) and based on the population growth of people over 65 (36% of the total projected population change (**AH001**, paragraph 6.6 and Figure 6.3, page 122 (pdf page126)), provides clear evidence to justify accessible and adaptable homes, subject to viability considerations.

40. The SHNA (**AH001**) also reviewed the need for wheelchair accessible and adaptable dwellings that might be required in the future. It concluded that to meet the identified need, the Council could seek a proportion (up to 5%) of all market homes to be M4(3) compliant and a potentially higher figure in the affordable sector (10%) (**AH001**, page 134, (PDF page 138).

41. The Council's approach to self and custom build housing was reviewed in **AH001** (paragraphs 8.2 – 8.8) and on the basis that data from the Council could demonstrate that demand had been met with enough suitable planning permissions before the relevant deadline, concluded the Council should continue with its current approach (**AH001**, page 157 (PDF page 161)).

42. The characteristics and housing needs of the older person population was reviewed in the SHNA (**AH001**) and update in **AH004**. The dwelling need for older persons specialist residential accommodation estimated in the SHNA report **AH001** (Figure 6.11 and paragraph 6.32, page 130 (pdf 134) and updated in **AH004** (Figure 4.4, page 41 (pdf 47)) ranged between 7% - 13% using annual housing requirement figures of 1,206 and 955 dwellings per annum respectively ((1,624/19)/1, 210 in 2024 and (2,405/19)/955 in 2023). The policy requirement in Policy DM1D)i, reflects the mean percentage from the two assessments.

43. The final section of the SHNA (**AH001,** paragraphs 8.9 – 8.38, pages 152 – 156, (pdf pages 156 – 160)) assess the needs of Looked After Children and notes that if additional supply for children is required, the Council could seek to include such accommodation as part of Policy DM1Cii.

44. The housing mix requirements in Policy DM1 are therefore justified.

Q5.4	**Is the requirement for 5% of affordable dwellings to be built to meet the requirement of Part M of the Building Regulations 2010 (as amended) justified and soundly based. Will this requirement be effective in delivering that type of housing?**

CCC Response to Q5.4

45. Policy DM1 B)i requires that, on developments of 30 or more dwellings, 5% of affordable dwellings meet Part M Category 3 (Wheelchair User Dwellings) M4(3)(2)(b)

of Schedule 1 to the Building Regulations 2010 (as amended), or any subsequent Government standard. The Council considers this requirement to be justified, soundly based and effective in delivering wheelchair user housing.

46. Paragraph 007 of the Housing: Optional Technical Standards Planning Practice Guidance (PPG) (Reference ID: 56-007-20150327) requires local planning authorities seeking to apply the optional M4(3) standard identify and evidence need, including consideration of the size, type, tenure and location of housing required, the accessibility and adaptability of the existing housing stock, and the impact of the proposed requirement on viability.

47. The Council's original justification for Policy DM1 B)i was set out in Accessible Housing Need in Chelmsford (AH008), which was prepared specifically to assess the need for accessible and adaptable housing, including wheelchair user dwellings, in accordance with national policy and guidance applicable at the time of the current Local Plan's adoption (paragraph 1.4, page 2 (pdf page 4)). The evidence was accepted through the examination process and informed the adoption of the policy, subject to modification from a 'minimum of 5%', to 5% by the Inspector to ensure the approach was sound and effective (**OSP016**, MM65, page 46 pdf page 92)). The study identified an ageing population, increasing levels of disability and mobility impairment, and a clear relationship between demographic change and future demand for wheelchair accessible housing.

48. The study also considered local Housing Register evidence and identified a specific need for wheelchair user dwellings within affordable housing. At the time the evidence was prepared, 3.66% of households on the Housing Register were wheelchair users, rising to 7.1% amongst households requiring affordable housing (paragraphs 6.20 and 6.38, pages 23-26 (pdf pages 25-28)). **AH008** concluded that an appropriate requirement would be between 3.66% and 7.1% of affordable dwellings meeting the M4(3) standard (paragraphs 6.77-6.81, p.32/pdf p.34). The policy requirement for 5% of affordable dwellings to meet the M4(3)(2)(b) standard falls within this evidenced range and provides sufficient flexibility to respond to potential increases in wheelchair-user need over the plan period.

49. Whilst **AH008** informed the original formulation of Policy DM1 B)i, more recent evidence continues to support the policy approach. The Strategic Housing Needs Assessment 2023 (**AH001**) identifies a need for up to 1,060 wheelchair user dwellings over the period 2022-2041, equivalent to approximately 33-57 wheelchair user dwellings per annum (Figure 6.14, pages 132-133). **AH001** concludes that there is a clear need to increase the supply of wheelchair user dwellings and specifically states that the Council could consider requiring around 5% of new homes to meet M4(3), with a higher proportion of around 10% in the affordable sector (paragraphs 6.41-6.42, pages 133-134). This conclusion directly supports the requirement in Policy DM1 B)i that 5% of affordable housing should be provided as wheelchair user dwellings.

50. More recently, the Strategic Housing Needs Assessment Addendum 2024 (**AH004**) has reviewed the evidence relating to older and disabled people and continues to

identify substantial need. The Addendum (**AH004**) projects a 36% increase in the population aged 65 and over between 2022 and 2041, together with a 44% increase in older people experiencing mobility problems (Figure 4.3, pages 39-40). It identifies an estimated need for 637 wheelchair user homes over the plan period, equating to around 34 homes per annum (Figure 4.5, page 41). The Addendum (**AH004**) concludes that the findings are broadly consistent with those of the 2023 SHNA (**AH001**) and confirms the continuing need for wheelchair user housing arising from demographic change and increasing disability prevalence.

51. The Council has supplemented the strategic evidence base through the annual publication of the Wheelchair Accessible Homes Planning Advice Note, which provides an updated assessment of Housing Register demand for wheelchair accessible housing. The Wheelchair Accessible Planning Advice Note (**PL038**) (PAN) focuses on households requiring wheelchair accessible accommodation from the Housing Register that are in the highest and most urgent levels of housing need (Bands 1 and 2). The evidence demonstrates an ongoing requirement for wheelchair accessible affordable housing across a range of dwelling sizes and supports paragraph 8.10 of Policy DM1, which requires wheelchair user dwellings to be provided at a range of sizes. The Council continues to review and update this evidence annually to ensure that delivery of wheelchair user housing remains aligned with identified local need throughout the plan period.

52. The Local Plan Viability Assessment Update Note (**V003**, Table 9.2 L, page 47) modelled the requirements for 5% of affordable homes on sites of 30 or more dwellings to be M4(3)b wheelchair user dwellings to ensure the cumulative impact of standards and policies did not undermine deliverability of the Local Plan.

53. The policy threshold of 30 dwellings ensures that wheelchair user housing is sought only on developments of sufficient scale to reasonably accommodate specialist provision whilst maintaining flexibility in the delivery of affordable housing. In doing so, the policy directs provision towards the area of greatest evidenced need whilst avoiding an undue burden on smaller developments. The Council therefore considers that the threshold represents a balanced and proportionate approach, consistent with Paragraph 001 of the Housing: optional technical standards, PPG (Reference ID: 56-001-20150327).

54. The Council considers that Policy DM1 B)i is supported by robust implementation mechanisms. Paragraphs 8.8-8.10 of the Local Plan establish that wheelchair user dwellings should be provided as affordable housing for rent where the Council is responsible for allocation or nomination and that dwelling size requirements should be informed by the annually updated Wheelchair Accessible Homes PAN.

55. The Wheelchair Accessible PAN (**PL038**) confirms that the Council will apply planning conditions requiring compliance with Part M Category 3 M4(3)(2)(b) on relevant schemes – full and reserved matters as applicable (page 3 (pdf page 4)). It also confirms that the Council's Section 106 agreement template requires 5% of affordable housing units to be provided as Wheelchair Housing Units meeting the M4(3)(2)(b)

standard (page 3 (pdf page 4)).

56. Once secured through planning permission, compliance is assessed through the Building Control process and verified with Registered Providers. The Council therefore has an effective mechanism for implementation, monitoring and delivery.

57. In conclusion, the Council considers that Policy DM1 B)i is justified, soundly based and effective. The requirement is supported by the evidence that informed the original policy approach in **AH008**, together with the subsequent documentation within **AH001**, **AH004** and Wheelchair Accessible Homes PANs. Collectively these documents demonstrate a continuing and significant need for wheelchair user housing arising from demographic change, increasing disability prevalence and evidenced Housing Register demand.

Q5.5	**Do the housing mix and accessibility requirements strike an acceptable balance between meeting assessed needs and allowing the development industry appropriate flexibility?**

CCC Response to Q5.5

58. It is the Council's position that housing mix and accessibility requirements strike an acceptable balance between meeting assessed needs and allowing the development industry appropriate flexibility.

59. The percentage range for the mix of market housing is a guide that reflects modelling of the current profile of housing with demographic projections to show the profile of housing that is needed over the Local Plan period. The percentage range has been introduced to enable greater flexibility for different market conditions and site typologies. The supporting text in paragraph 8.3 (page 237) of **SD001** further acknowledges that site location and area character are also relevant considerations and the final mix of housing/types will be subject to negotiation on individual development sites.

60. The 50% requirements for new dwellings on major residential schemes to achieve Part M Category 2 (Accessible and adaptable dwellings) M4(2) of Schedule 1 (para 1) of the Building Regulations 2010 (as amended) supports the needs of households with disabilities and an ageing population but avoids undue burden on smaller developments and enables dwellings where compliance would be difficult to achieve to only secure the mandatory baseline accessibility standard.

61. Wheelchair accessible affordable housing for rent will continue to be met through the requirement for 5% of new affordable dwellings to meet the requirements of Part M, Category 3 (Wheelchair user dwellings) M4 (3) (b) of Schedule 1 (para 1) to the Building Regulations (as amended). Information relating to this need will continue to be updated annually and provide a guide to the mix of wheelchair accessible affordable housing for rent that will be required as part of planning obligations

negotiated in a financial year. As a guide, it provides flexibility to meet respond to market conditions as well as changes in housing need.

62. In accordance with paragraph 8.16 (**SD001**, page 239), the Council will refer to the latest assessment of housing need and work with Essex County Council to identify the housing need for, and to secure provision of, suitable sites for Specialist Residential Accommodation.

63. The Planning Obligations Supplementary Planning Document (POSPD) (**INF016**) provides a justification for the rationale of one specialist residential dwelling per 100 residential dwellings on threshold sites (paragraphs 4.57 – 4.58). Paragraphs 4.59 - 4.63 explains the calculation of, and why a contribution in lieu of on-site provision of Specialist Residential Accommodation, might be appropriate. This offers flexibility to respond to both the range of demand and allows the development industry appropriate flexibility.

64. Policy DM1 D)i (**SD001**, page 236) seeks to address the market housing needs of older people in response to the ageing population profile as well as achieve a choice of attractive housing options for older people. Paragraph 4.127 of the Planning Obligations Supplementary Planning Document (POSPD) (**INF016**) provides flexibility in how this is provided to respond to market conditions.

65. The housing mix and accessibility requirements in Policy DM1 therefore strike an acceptable balance between meeting assessed needs and allowing the development industry appropriate flexibility. The policy is therefore appropriate, justified and sound.

Q5.6	**<u>Policy DM2 – Affordable Housing and Rural Exception Sites</u>** **Is the 35% affordable housing requirement on sites comprising 10 or more residential units or with a site area of 0.5 hectares or more justified and soundly based. Will it be effective in securing the delivery of affordable housing on all sites to which it applies?**

CCC Response to Q5.6

66. It is the Council's position that the 35% affordable housing requirement on sites comprising 10 or more residential units or with a site area of 0.5 hectares is justified, soundly based and capable of being effective.

67. The NPPF (2023) states that within the context of the Standard Method establishing overall housing need, the size, type and tenure of housing needed for different groups in the community, including affordable housing, should be assessed and reflected in planning policies (paragraph 63, page 17).

68. Paragraph 65 of the NPPF (2023) states that provision of affordable housing should only be sought for residential developments that are not major developments, other than in designated rural areas (page, 18).

69. The NPPF (2023) defines major development for housing as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more (Annex 2, page 72).

70. Paragraph 66 of the NPPF (2023) states that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership (with some exceptions), (page, 18).

71. Paragraph 34 of the NPPF (2023) sets to out that plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required along with other infrastructure and such polices should not undermine the deliverability of the plan (page 11).

72. The SHNA and addendum report (**AH001** and **AH004**) assessed this need against an overall Standard Method output of 955 (**AH001**) and 1,206 (**AH004**). The addendum note was prepared as a partial update to **AH001** to assess the implications of moving to the higher overall delivery rate.

73. The 2024 addendum report (**AH004**, Figure 2.12 page 24 (pdf page 28)) identified a total affordable housing need in Chelmsford of 966 affordable dwellings for rent per-annum, which is notionally 79% of the local housing need calculated using a figure of 1,206 dwellings per year.

74. The SHNA considers the estimate need for affordable housing and notes that interpreting the affordable need figure in the context of the local housing need calculated using the Standard Method is not possible as the two do not measure the same thing. Many households already live in housing and do not therefore generate an overall net need for an additional home (**AH001**, paragraph 4.61, page 84, pdf page 88)).

75. When those already in housing are excluded from the affordable housing need calculation, the affordable need falls to 602 per annum (**AH004**, Figure 2.42, page 25 (pdf page 31)).

76. The SHNA (**AH001**), including the addendum report (**AH004**), concludes that whilst there is no direct link between affordable need and the overall housing need, the need for affordable housing is notable across the Council area and the amount delivered will be limited to the amount that can viably be provided.

77. The Local Plan Viability Update (2023) (**V001**) incorporated four sets of appraisals based on 30%, 35%, 40% and 45% affordable housing with sensitivity testing in relation to costs and values as well as variations in environmental and accessibility standards.

78. The November 2024 Update Note (**V002**) considered how changes to national policy and main inputs to **V001** impacted on viability (**V003**, Table 9.1, page 46). A further 2026 Update Note (**V003**) considered how changes in national policy, in the Local Plan, and costs and values may impact on viability and whether it was necessary for the Council to fully update the viability evidence before submitting the Local Plan (**V003**, Table 9.2, page 47).

79. The baseline assessment for all three appraisals (**V001, V002 and V003**) was 35% affordable housing that is provided as 70% affordable rent and 30% affordable home ownership. The affordable home ownership element was switched from 25% First Homes and the balance as shared ownership, to 30% shared ownership in **V003** (equates on a whole site basis to 24.5% affordable rent and 10.5% shared ownership). **V003** concluded that the results were broadly similar to those presented in **V001,** which confirmed that most development had the capacity to bear the impact of the cumulative impact of the policies in the Local Plan, including the 35% affordable housing requirement.

80. National policy states that where up-to-date policies have set out contributions expected from development, it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage (NPPF, 2023, paragraph 58, page 16).

81. **MOD refs 259** and **260** in the Schedule of Proposed Modifications **SD005** are required to ensure that when the Council is satisfied that a development proposal cannot be fully compliant and remain financially viable, a review mechanism is applied equally to all planning obligations to ensure that contributions are improved if viability improves over time.

82. Section 5 of the Planning Obligations Supplementary Planning Document (**INF016**) (**INF016**) provides further guidance on the implementation of Policy DM2 (**SD001**, pages 239-241) and the Council provides a template affordable housing schedule, which is used to secure most obligations.

83. Paragraphs 5.46 – 5.48 of the Planning Obligations Supplementary Planning Document (**INF016**) provides guidance on when an off-site contribution in lieu of on-site affordable housing might be appropriate. This only applies to sites which comprise between 10 - 15 units in total, to avoid a scenario where the affordable contribution on-site is too small to be attractive to a Registered Provider. It also provides greater flexibility to the Council to meet increased demand for temporary accommodation.

84. The effectiveness of this Policy is reviewed annually in the Authority Monitoring Report (**LDS019**, Table 12, page 22 (pdf page 24)), with commentary against the targets set out in the Local Plan monitoring framework (**SD001**, page 322).

85. In conclusion, the 35% is appropriate and proportionate to evidence of housing need considering the overall viability of the Local Plan, can be effectively implemented and monitored and is consistent with national policy. **MOD refs 259** and **260** are required to ensure any review mechanisms that can be justified at the development management stage, are applied equally to all planning obligations.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
259	240		Policy DM2	*Remove fourth paragraph of section A) of the policy:* ~~When particular circumstances justify the need for a viability assessment at planning application stage or in circumstances where a formal amendment is sought, and the Council is satisfied that a development proposal cannot be fully compliant and remain financially viable, comprehensive review mechanisms will be applied through planning obligation agreements to schemes that do not meet, in full, the requirements of Policy DM2 A in order to ensure that affordable housing contributions are improved if viability improves over time.~~	Text amended and moved to Policy S10 so that it applied equally to all planning obligations
260	244		Policy DM2 Paragraphs 8.35 and 8.36	*Delete paragraphs 8.35 and 8.36.*	Text amended and moved to Policy S10 so that it applies equally to all

					planning obligations

Q5.7	**Is the approach to Rural Exception Sites justified, soundly based and consistent with national policy?**

CCC Response to Q5.7

86. It is the Council's position that the approach to Rural Exception Sites is justified, soundly based and consistent with national policy.

87. The NPPF (2023) states that local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help facilitate this (paragraph 82, pages 21 – 22).

88. Paragraph 154 of the NPPF (2023) states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless exceptions apply. One exception includes limited affordable housing for local community needs under policies set out in the development plan, including policies for rural exception sites.

89. The definition of rural exception sites includes small sites used for affordable housing in perpetuity where sites would not normally be used for housing. It goes on to state that rural exception sites should seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. The definition also clarifies that a proportion of market homes may be allowed on the site at the local planning authority's discretion and gives the example of where essential to enable the delivery of affordable units without grant funding (NPPF 2023, Annex 2: Glossary, page 74).

90. Policy DM2B) (**SD001, page 240**) applies this national definition to sites adjacent to the Defined Settlement Boundary within Designated Rural Areas, a list of the latter is provided in the supporting text in paragraph 8.37 (**SD001**, page 244).

91. The Defined Settlement Boundaries are notated on the Draft Policies Map, Section 11 in the Plan (**SD001 and SD002)**, and have been informed by the Urban Area and Defined Settlement Boundary Review 2024 (**PL003**) and the Urban Area and Defined Settlement Boundary Review Technical Note October 2025 (**PL012**). Settlement boundaries determine where specific planning policies apply. They are a recognised tool used to contain a settlement and protect it from unplanned expansion into the countryside. Within a settlement boundary the principle of development is usually more acceptable, whereas development is more strictly controlled beyond the boundary e.g. would not normally be used for housing.

92. The requirement for rural exception sites to be adjacent to the Defined Settlement Boundaries within the Plan accords with national policy in that it promotes housing to be in more sustainable locations and avoids the development of isolated homes in the countryside (NPPF 2023, paragraph 84, page 23).

93. All the areas listed in the supporting text in paragraph 8.37 (**SD001**, page 244) are covered by The Housing Right to Acquire or Franchise) (Designated Rural Areas in the East) Order 1997 (SI 1997/623) and The Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009 (SI 2009/2098) and are therefore subject to the retention restrictions imposed by these Orders.

94. The purpose of these Orders is to help ensure that affordable housing in certain rural areas remains as affordable housing for local people in perpetuity, rather than being lost to the open market through statutory tenant rights. Therefore, the application of the Policy rural areas covered by these Orders ensure any housing facilitated through DM2B) (**SD001**, page 240) can meet the national planning perpetuity requirement.

95. The list of Parishes in the supporting text in paragraph 8.37 (**SD001**, page 244), includes Parishes that are situated in the Green Belt.

96. Paragraph 8.39 (**SD001**, page 245) notes that the Council expects all rural affordable housing proposals submitted under this policy to be accompanied by a local housing need survey conducted at the Parish-wide level. It provides information on the type of information that will be required to justify a proposal and is supplemented by guidance in the Planning Obligations Supplementary Planning Documents (**INF016,** paragraphs 5.67 – 5.69, page 40 (pdf page 41)). This notes that the purpose of the local housing needs survey is not only to establish housing need but identify the types of local connection that households in housing need have with a Parish, to inform the proposed method for prioritising and allocating the dwellings.

97. In accordance with national policy, Policy DM2B) (**SD001**, page 240) allows market housing on rural exception sites where is can be demonstrated to the satisfaction of the Council that market housing is essential to cross-subside the delivery of affordable housing but stipulates that the proportion of market housing must not exceed 50% and the market and affordable housing must not be distinguishable in design and quality standards.

98. The 50% cap guards against the site consisting of predominantly market housing but affords flexibility to deliver affordable housing on rural exception sites where evidenced and sufficient public subsidy is not available.

99. Good design is a key aspect of sustainable development and its application equally across all tenures is essential for achieving this.

100. The Council's approach to Rural Exception Sites is therefore justified, soundly based and consistent with national policy.

Q5.8	**<u>Policy DM3 – Gypsies, Travellers and Travelling Showpeople</u>** **Are the allocations in the Plan, justified, soundly based and consistent with national policy? Will allocations meet identified accommodation needs?**

CCC Response to Q5.8

101. It is the Council's position that the Gypsy and Traveller and Travelling Showpeople allocations in the Local Plan are justified, soundly based and consistent with national policy and will meet identified needs.

102. Paragraph 63 of the NPPF (2023), states that within the context of need established through the Standard Method, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups include travellers which footnote 28 confirms should be assessed in accordance with the definition in Annex 1 of the Planning Policy for Travellers Sites (PPTS) (pages 17).

103. The GTAA identified the overall pitch need for Gypsies and Travellers for the period 2023-2041 as 71, consisting of 26 pitches for households meeting the 2023 Planning Policy for Traveller Sites (PPTS) planning definition of a Gypsy or Traveller **(AH003,** Figure 9, page 39**)**, 27 for any undetermined households where an interview was not able to be completed (**AH003,** Figure 15, page 49); and 18 for households that did not meet the 2023 PPTS definition (**AH003,** Figure 19, Appendix D page 51).

104. The Chelmsford Gypsy and Traveller Accommodation Assessment (GTAA) (**AH003**) recommends that the local proportion of those who met the planning definition (53% in Chelmsford) should be applied to the undetermined need when calculating the total number of households that are considered to meet the planning definition in the report conclusions. Taking into consideration all of the elements of need that have been assessed, together with the assumptions on the proportion of undetermined households that are likely to meet the planning definition, the report set out that 40 pitches are required across the Local Plan period through site expansions or new allocations to meet the needs of households that met the 2023 PPTS definition **(AH003,** Figure 12, page 45**)**.

105. In December 2024, a revised PPTS was published alongside the new NPPF (2024). This widened the definition of Gypsies and Travellers to include 'all other persons with a cultural tradition of nomadism or of living in a caravan'. The impact of the revised PPTS definition on the 2024 GTAA is considered in Housing Topic Paper (**TP009, Figure 9,** page 23 (pdf page 24). In sum, all travellers who were interviewed in the latest GTAA (**AH003**) are now considered to require an allocated pitch (26 households that 'Meet the Planning Definition' plus 18 that 'Do not meet the Planning Definition'), bringing the total need that meets the planning definition to 44, as set out in the new

modifications to Strategic Policy S6 **(SD002,** page 61**)** proposed in Hearing Statement 3 (response to Question 3.16).

106. Strategic Policy S7 **(SD002,** pages 64-68**)**, proposes a total of 30 new allocated permanent pitches on strategic sites for Gypsies and Travellers. These allocations are justified to meet the updated needs identified in the Chelmsford GTAA (**AH003**).

107. The Council will endeavour to ensure early delivery of additional pitches within the strategic site allocations wherever possible. The current supply of and need for new Gypsy and Traveller pitches using the 2024 PPTS and the breakdown of need set out in the GTAA is shown in **TP009** Figure 13, page 30 (pdf page 31).

108. Twenty of the additional thirty net new pitches are proposed in Growth Area 3 on Location 16a East Chelmsford Garden Community (Hammonds Farm). As the site is one of the largest strategic sites in the Plan, it is appropriate for it to meet the largest proportion of the net new need in order to achieve a mixed and balanced community.

109. For the same reason, the remaining ten allocated pitches are proposed to be provided on the other Garden Community site at Location 6 North East Chelmsford (Chelmsford Garden Community). These pitches will be secured as part of the outline planning permission relating to Zone 2, with the section 106 agreement in its final stages of agreement **(PL046-I,** paragraph 7.200, page 42**)**.

110. In accordance with Strategic Policy S7 The Spatial Strategy (**SD002,** page 64), the Council is not proposing to allocate any sites for Gypsies and Travellers in the Green Belt.

111. The GTAA (**AH003**) identified the overall plot need for Travelling Showpeople for the period 2023-2041 as 38. All the need is from households that met the planning definition, so the plot need remains unaffected by the revised PPTs published in 2024.

112. However, at the time of the GTAA (**AH003**) baseline, only 8 plots from an unauthorised yard in Chelmsford were considered in the assessment as there was a Stop Notice in place preventing the occupation of the remaining 3. The potential residents of the unoccupied plots were not considered in the GTAA (**AH003**) as they were not resident in the administrative area of Chelmsford. Subsequently, the yard was granted a temporary planning permission on appeal for a total of 11 plots. Taking account of the current need arising from the undeveloped plots, the revised current need for additional plots is judged to have increased by 3 plots within the first five years and 41 in total across the Local Plan period **(TP009,** Figure 12, page 24, (pdf page 25), as set out in new modifications to Strategic Policy S6 **(SD002,** page 61) proposed in Matter 3 (response to Question 3.16).

113. Strategic Policy S7 **(SD002,** pages 64-68), proposes a total of 28 plots on strategic sites for Travelling Showpeople. These allocations are justified to meet the updated needs identified in the Chelmsford Gypsy and Traveller Accommodation Assessment (GTAA) (**AH003**).

114. Currently, the Travelling Showpeople Plots Trajectory shows a supply of 11 plots against an identified need for 29 plots between 2023-2027. Consequently, the Council will endeavour to ensure earlier delivery of additional plots within the strategic site allocations wherever possible.

115. Thirteen of the net new plots are proposed to be provided on Location 16a East Chelmsford Garden Community (Hammonds Farm). As the site is one of the largest strategic sites in the Plan, it is appropriate for it to meet a proportion of the net new need in order to achieve a mixed and balanced community.

116. The other strategic sites that are required to meet the identified need and achieve mixed and balanced communities are Strategic Growth Sites: 2 (West Chelmsford in Growth Area 1), 7a (Great Leighs Land at Moulsham Hall in Growth Area 2) and 10 (Location 10 North of South Woodham Ferrers in Growth Area 3).

117. The Travelling Showpeople plots on all these sites were allocated in the 2020 Local Plan and are now referenced within planning applications that all have a resolution to grant planning permission, with the associated section 106 agreements being close to completion.

118. In accordance with Strategic Policy S7 The Spatial Strategy **(SD002,** page 64**)**, the Council is not proposing to allocate any sites for Travelling Showpeople in the Green Belt.

119. In summary both the Gypsy and Traveller and Travelling Showpeople allocations in the Local Plan, are considered justified by, and will alongside windfall pitches meet, the evidenced need. The allocations are also soundly based and consistent with national policy.

Q5.9	**Is the windfall policy justified and soundly based? How will it operate in practice? Can windfall be relied upon to meet future housing needs?**

CCC Response to Q5.9

120. It is the Council's position that the windfall policy is justified, soundly based and can be relied upon to meet future housing needs.

121. Strategic Policy S7 **(SD002,** pages 64-68) propose a total of 30 new allocated permanent pitches on strategic sites for Gypsies and Travellers. Strategic Policy S6 A) **(SD002,** page 61) sets out that the remainder of the need will be met through windfall applications using the criteria of Policy DM3 and the regularisation of existing pitches.

122. The 44 pitches identified as required to meet the needs of households that meet the planning definition across the plan period, as set out in the new modifications to

Strategic Policy S6 **(SD002,** page 61) proposed in Hearing Statement 3 (response to Question 3.16), includes 20 pitches to meet the needs of newly forming households. Therefore, future housing needs are already accounted for in the GTAA (**AH003**, Figure 8, page 39 and Figure 18 Appendix D, page 51).

123. The Gypsy and Traveller Pitches Trajectory 2022-2041 (April 2026) **(LDS021)** shows that already five windfall applications for five pitches have been granted planning permission.

124. The Council's SHELAA **(SHELAA001)** is open all year round so landowners can submit a new site on a rolling basis. In response to the low number of sites submitted for Gypsy and Traveller pitches through this process relative to the level of need identified in the draft Chelmsford Gypsy and Traveller Accommodation Assessment (GTAA), the Council conducted a bespoke Call for Gypsy and Traveller Sites in the Autumn of 2023. Two sites were submitted, both of which were in the Green Belt and have since been granted planning permission using the criteria of Policy DM3 (**SD001,** page 246). One additional site (forming one pitch) was submitted to SHELAA in September 2024. All three sites constitute the five windfall sites that has since been granted planning permission as shown in **LDS021**.

125. The Council also considered whether it was feasible to expand existing public sites, but this option was dismissed on the basis that it would result in sites being larger than the preferred 'around 10' site size.

126. National policy (NPPF 2026, Annex D, paragraph 10), requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets. Given the dynamics of the site allocations and the lack of sites submitted to the SHELAA and the bespoke Call for Gypsy and Travellers sites, it has not been possible to meet this requirement. The lack of a five-year supply of pitches was a material consideration in the granting of the windfall planning permissions and will continue to be a material consideration when sites are submitted for planning permission at the development management stage.

127. **MOD Ref 261** in the Schedule of Proposed Modifications **(SD005)** recognises that new Gypsy and Traveller and Travelling Showpeople sites are not normally considered appropriate with the Green Belt or Green Wedge, but windfall pitches in the Green Belt have been granted planning permission using the criteria of Policy DM3 (**SD001,** page 246).

128. Strategic Policies S6 (**SD002,** page 61) and S7 (**SD002,** pages 64-68) propose a total of 28 new allocated permanent plots on strategic sites for Travelling Showpeople. Strategic Policy S6 A) sets out that the remainder of the need identified in the GTAA, will be met through windfall applications using the criteria of Policy DM3 and the regularisation of existing plots

129. The 41 plots identified as required to meet the needs of Travelling Showpeople, as set out in the new modifications to Strategic Policy S6 **(SD002**, page 61**)** proposed in Hearing Statement 3 (response to Question 3.16), includes 12 plots to meet the needs of newly forming households. Therefore, most future housing need is already accounted for in the GTAA (**AH003,** Figure 10**,** page 41).

130. The Gypsy and Traveller Pitches Trajectory 2022-2041 (April 2026) **(LDS021)** shows that 15 plots within strategic allocations have a resolution to grant planning permission, and 8 plots have completed as part of a planning application allowed on appeal (Appeal reference: PP/W1525/W/24/3341747).
131. The site granted planning permission on appeal was the only proposed Travelling Showpeople site in the SHELAA. A bespoke call for sites for Travelling Showpeople plots was not conducted alongside the Call for Gypsy and Traveller Sites, as the Preferred Options Local Plan proposed sufficient allocations to meet the needs identified in the draft GTAA.

132. It is not possible to expand the existing Travelling Showpeople sites and the intensification of plots on existing sites has led to the overcrowding problems identified as net new need in the Chelmsford GTAA (**AH003**, Figure 10, page 41).

133. Including the additional current need associated with three plots not yet developed at a site granted temporary planning permission on appeal, across the plan period the need to be met through windfall applications is small at 2 plots (**TP009,** Figure 14, page 31 (pdf page 32)).

134. The Council's position is that the Local Plan provides a robust approach to the provision of sites for Gypsies and Travellers and Travelling Showpeople that is consistent with national policy. The windfall policy, as clarified by **MOD Ref 261** is justified, soundly based and can be relied upon to meet future housing needs.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
261	247	Policy DM3 Paragraph 8.50		*Amend third sentence:* New Gypsy and Traveller and Travelling Showpeople sites are not <u>normally</u> considered appropriate within the Green Belt or Green Wedge and would also be judged against the appropriate policies within the Local Plan for these areas.	For clarity

Q5.10	**Is the identified need capable of being met during the Plan period?**

CCC Response to Q5.10

135. It is the Council's position that the identified need is capable of being met during the Plan period.

136. The Gypsy and Traveller Pitches Trajectory 2022-2041 (April 2026) **(LDS021)** shows that already five windfall applications for five Gypsy and Traveller pitches have been granted planning permission.

137. Including the additional current need associated with three plots not yet developed at a site granted temporary planning permission on appeal, across the plan period the Travelling Showpeople need to be met through windfall applications is small at 2 plots (**TP009**, Figure 14, page 31 (pdf page 32)).

138. The Council's SHELAA **(SHELAA001)** is open all year round so landowners can submit a new site on a rolling basis.

139. **MOD Ref 261** recognises that new Gypsy and Traveller and Travelling Showpeople sites are not normally considered appropriate with the Green Belt or Green Wedge, but windfall pitches in the Green Belt have been granted planning permission using the criteria of Policy DM3 (**SD001**, page 246).

140. Policy DM1 C)ii (**SD001**, page 236) requires the provision of Specialist Residential Accommodation within all developments of more than 100 dwellings. Paragraph 8.15 (**SD001**, page 239) advises that Specialist Residential Accommodation can include gypsy and traveller accommodation in recognition of the undetermined Gypsy and Traveller need identified in the GTAA (**AH003**, Figure 15, page 49).

141. In conclusion, a combination of site allocations in the Local Plan and Policy requirements set out in Policy DM1 C)ii (**SD001**, page 236) and Policy DM3 (**SD001**, pages 246-247) as clarified by **MOD Ref 261,** will enable sites to come forward and need to be met during the Local Plan period.

Modifications

Ref in SD005	Page No in PSLP	Page No in ASLP	Policy/ Para etc	Modification proposed	Reason
261	247	Policy DM3 Paragraph 8.50		*Amend third sentence:* New Gypsy and Traveller and Travelling Showpeople sites are not <u>normally</u> considered appropriate within the Green Belt or Green Wedge and would also be judged against the appropriate policies within the Local Plan for these areas.	For clarity

EVIDENCE BASE LIST FOR MATTER 5	
SD001	Pre-Submission (Regulation 19) Local Plan Consultation Document
SD002	Pre Submission Additional Sites Consultation 2025
SD005	Schedule of Proposed Modifications (June 2026)
AH001	Chelmsford Strategic Housing Needs Assessment
AH003	Chelmsford Gypsy and Traveller Accommodation Assessment (GTAA) 2024
AH004	Chelmsford Strategic Housing Needs Assessment Addendum (November 2024)
AH007	Community Led Housing Planning Advice Note (November 2022)
AH008	Accessible Housing Need in Chelmsford June 2018
PL003	Urban Area and Defined Settlement Boundary Review 2024
PL012	Urban Area and Defined Settlement Boundary Review Technical Note October 2025
PL039	Self Build and Custom Build Design Code Template
PL038	Wheelchair Accessible Planning Advice Note
PL046-I	CGC Zone 2 Planning Committee Report - 30.6.26
INF016	Planning Obligation SPD May 2026
LDS002	Authority Monitoring Report 2023-24
LDS019	Authority Monitoring Report April 2024 to March 2025
LDS020	Authority Monitoring Report April 2022-2023
LDS021	Gypsy and Traveller Trajectory April 2026
LDS022	Self-Build and Custom Housebuilding Monitoring Report November 2025
OSP016	Chelmsford Local Plan Examination Final Report
SHELAA001	Strategic Housing and Employment Land Availability Assessment
TP009	Submission Topic Paper Housing (May 2026)
V001	Chelmsford Local Plan Viability Update
V002	Chelmsford Local Plan Viability Update Note (November 2024)
V003	Chelmsford Local Plan Viability Update April 2026



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