

Boreham Neighbourhood Plan Representations (Regulation 16)

1252951, Chelmsford City Council, Chelmsford City Council

Person ID	1252951
Title	Chelmsford City Council
Company / Organisation	Chelmsford City Council
ID	BNP-4
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	<p>Chelmsford City Council welcomes the opportunity to carry out formal consultation on the Submission Boreham Neighbourhood Plan. This meets its obligations under Regulation 16 of The Neighbourhood Planning (General) Regulations 2012.</p> <p>The Council has worked closely with Boreham Parish Council and is pleased to have received the Submission Document and supporting information. Chelmsford City Council made informal comments at several stages of the Plan's development, and the formal Regulation 14 Consultation (29 September to 10 November 2024).</p> <p>The Neighbourhood Plan Group is to be commended for its hard work. It identified key themes through community consultation and has thoroughly examined each of them leading to a range of policies to influence future development and areas for protection in the Parish.</p>

Person ID	484337
Company / Organisation	Forestry Commission England
ID	BNP-1
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	<p>Existing trees in your community</p> <p>The Forestry Commission would like to encourage communities to review the trees and woodlands in their neighbourhood and consider whether they are sufficiently diverse in age and species to prove resilient in the face of tree pests and diseases or climate change. For example, if you have a high proportion of Ash, you are likely to see the majority suffering from Ash Dieback. Some communities are proactively planting different species straight away, to mitigate the effect of losing the Ash; you can find out more here. https://www.forestresearch.gov.uk/tools-and-resources/fthr/pest-and-disease-resources/ash-dieback-hymenoscyphus-fraxineus/</p> <p>Alternatively, if you have a high proportion of Beech, you may find they suffer particularly from drought or flood stress as the climate becomes more extreme. There are resources available to help you get ideas for other species you can plant to diversify your tree stock and make it more resilient. https://www.forestresearch.gov.uk/tools-and-resources/fthr/ecological-site-classification/how-to-register-to-use-esc/</p> <p>If you have ancient woodland within or adjacent to your boundary it is important that it is considered within your plan. Ancient woodlands are irreplaceable, they have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless “there are wholly exceptional reasons and a suitable compensation strategy exists” (National Planning Policy Framework paragraph 180).</p> <p>The Forestry Commission has prepared joint Standing Advice with Natural England on ancient woodland and veteran trees. This advice is a material consideration for planning decisions across England and can also be a useful starting point for policy considerations. https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions</p> <p>The Standing Advice explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees. It will provides links to Natural England’s Ancient Woodland Inventory and assessment guides as well as other tools to assist you in assessing potential impacts. https://naturalengland-defra.opendata.arcgis.com/datasets/a14064ca50e242c4a92d020764a6d9df_0/explore; https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740503/FCNE_AWSA_AssessmentGuideFinalSept2018.pdf</p> <p>Deforestation</p> <p>The overarching policy for the sustainable management of forests, woodland and trees in England is a presumption against deforestation.</p> <p>Woodland Creation</p> <p>The UK is committed in law to net zero emissions by 2050. Tree planting is recognised as contributing to efforts to tackle the biodiversity and climate emergencies we are currently facing. Neighbourhood plans are a useful mechanism for promoting tree planting close to people so that the cultural and health benefits of trees can be enjoyed alongside their broader environmental benefits. Any planting considered by the plan should require healthy resilient tree stock to minimise the risk of pests and diseases and maximise its climate change resilience, a robust management plan should also be put in place.</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes

Person ID	1253058
Position	Consultations Team
Company / Organisation	Historic England
ID	BNP-16
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	<p>Having reviewed the plan and relevant documentation we do not consider it necessary for Historic England to provide additional comments at this time.</p> <p>We would refer you if appropriate to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</p> <p>We would be grateful if you would notify us on eastplanningpolicy@historicengland.org.uk if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p>

Person ID	1357045
Title	Mrs
Given Name	Margaret
Family Name	Adams
ID	BNP-13
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Section 4.2
Question 2	<p>I am writing to share with you the objectives in the Boreham Neighbourhood Plan which are most important to me.</p> <p>To maintain Boreham's separation from Chelmsford, ensuring the parish keeps its historic character, as a village settlement set in an agricultural landscape and to conserve and enhance Boreham's declining natural environment.</p> <p>Further to this to maintain a clear separation of Boreham village from the urban edge of Chelmsford.and to maintain the open agricultural landscape around the village .</p> <p>To promote high quality design and sustainability in the built environment with specific reference to energy efficiency, water management and use of native landscape planting.</p> <p>To support a flourishing and inclusive community through the provision of a mix of housing types.</p> <p>To provide local, sustainable and high-quality early years education and childcare, and school places for all the children of the parish and to support and promote the provision of healthcare for increased patient numbers within the parish.</p> <p>To encourage the retention, creation and growth of local employment opportunities without increased local use of HGVs compromising the nature of the parish as a rural community, or negatively impacting the character and appearance of the village.Also to promote the use of active and sustainable modes of travel including walking, cycling and public transport.</p> <p>To improve connectivity across Main Road by slowing traffic and deterring through traffic in order to increase pedestrian safety.</p> <p>And an objective very important to me as I live in Church Road is to deter through traffic from using Church Road/Plantation/Road/Waltham Road which seems to be increasing by the day and already reaching a dangerous and unacceptable level.</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes

1402396, Operations (East), National Highways

Person ID	1402396
Given Name	National Highways
Family Name	
Position	Operations (East)
Company / Organisation	National Highways
ID	BNP-60
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	<p>NH has a vested interest in managing the Strategic Road Network (SRN) across the region. In terms of the Boreham area, the nearest link to the SRN is taken at Junction 19 for the A12.</p> <p>We have reviewed the Regulation 16 Neighbourhood Plan submitted in order to inform the Sustainability Appraisal, which is required as part of statutory requirements under the Planning and Compulsory Purchase Act 2004.</p> <p>We recognise the challenges of the area in accommodating a key SRN junction, the new Beaulieu Parkway railway station and future development. The Plan suggests ways in which to encourage sustainable travel and we endorse this approach, whether in relation to existing or future developments.</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563530
Include files	1402396 National Highways.pdf

1400994, David, Barton, Community Campaigner

Person ID	1400994
Given Name	David
Family Name	Barton
Position	Community Campaigner
ID	BNP-5
Question 2	Utilise Traditional Architecture Design Codes for all new construction with a bon on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6557985
Include files	COMMUNITY CAMPAIGNER DAVID RICHARD BARTON- FEEDBACK SUBMISSION UK AND IRELAND PLANNING CONSULTATIONS FV.pdf

1381018, Development Liaison Officer, National Grid Electricity Transmission

Person ID	1381018
Given Name	National Grid Electricity Transmission
Family Name	
Position	Development Liaison Officer
Company / Organisation	National Grid Electricity Transmission
ID	BNP-21
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	Following a review of the above Neighbourhood Plan, we have identified one or more NGET assets within the Plan area. Details of NGET assets are provided below. (Please see attached for details and map)
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563091
Include files	1381018 National Grid Electricity Transmission.pdf

Person ID	1158309
Title	Mr
Given Name	Nigel
Family Name	Brown
ID	BNP-37
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	<ul style="list-style-type: none"> • The Boreham Neighbourhood Development Plan (BNDP) is a well-structured, comprehensive document which will be effective in informing local planning decisions. It will help shape the processes of change ensuring that Boreham remains a separate village in a rural setting and with a clear identity. • The BNDP clearly identifies the importance of maintaining the separation of Boreham from the urban area of Chelmsford which is vital to maintaining its separate village identity. • The BNDP has considered the need for allocating land specifically for development and not made any recommendations beyond those already agreed as part of Chelmsford City Council's Local Plan. This aligns with the view of residents and is appropriate for Boreham's local needs and the wider development in the Chelmsford local authority area. • The BNDP provides a useful summary of the historic and natural environment and emphasises their importance in maintaining the essential character of Boreham parish. • The BNDP identifies a range of issues around Main Road with through traffic effectively seperating a substantial part of the village and wider parish from the main village. It identifies potential solutions which could ameliorate the situation and enhance the wider environment.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Person ID	1158309
Title	Mr
Given Name	Nigel
Family Name	Brown
ID	BNP-39
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Section 4
Question 2	The BNDP Objectives are appropriate to constructively help shape change in the Parish.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Person ID	1158309
Title	Mr

Given Name	Nigel
Family Name	Brown
ID	BNP-40
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Section 5
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Person ID	1158309
Title	Mr
Given Name	Nigel
Family Name	Brown
ID	BNP-38
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Section 3
Question 2	The BNDP provides an accurate summary of the current situation and sets out appropriate Objectives and Policies which should help to maintain and enhance the areas character and facilities.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes

Person ID	1329232
Title	Mr
Given Name	William
Family Name	Brown
ID	BNP-19
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Section 3
Question 2	The Neighbourhood Plan does go a long way to make the area better in its aims - albeit within certain constraints (beyond parish control). It does take into account the historic areas around Boreham and the rapidly developing area around the Chelmer and Blackwater Navigation for leisure purposes. In addition, it also notes that the new homes in the Orchard Way development were not originally in the plan.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Person ID	1329232
Title	Mr
Given Name	William
Family Name	Brown
ID	BNP-20
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Section 4 - 6
Question 2	The vision and objectives are broadly welcome - keeping the gap between Springfield (Chelmsford) and Boreham. It shows a strong desire to keep Boreham a village (albeit not far from Chelmsford), Boreham's natural setting would be enhanced. The housing mix would reflect the needs of the community (without large developments being needed). Big omission by Beaulieu Railway Station - no pedestrian/cycle bridge to connect Boreham without going via busy Junction 19 (admin added: of the A12). In short, I commend the effort and support the plan.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes

Person ID	1380324
Family Name	CHP
Company / Organisation	CHP
ID	BNP-70
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 2
Question 2	<p>Policy 2 requires the retention of all existing mature trees, hedgerows and habitats which are important for their historic, visual or biodiversity value. Whilst this approach is supported in principle, we propose that there is further flexibility in this policy in acknowledgements of the individual site constraints that can present themselves, as well as the increase in value that can be achieved by new and replacement planting, to prevent this requirement potentially becoming a disproportionate constraint to development. It is instead proposed that any such features are retained "where feasible" in the interests of ensuring the effective use of land in accordance with the NPPF.</p> <p>Similarly, CHP propose that part 2 of the policy reads "Development proposals for new dwellings shall seek to, where feasible:...".</p> <p>(See attachment 1380324 CHP for tracked changes).</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563752
Include files	1380324 CHP.pdf
Person ID	1380324
Family Name	CHP
Company / Organisation	CHP
ID	BNP-74
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 7
Question 2	<p>Policy 7 should allow for consideration on the nature of different proposals, and for infrastructure to meet the relevant tests set out in CIL Regulations accordingly (Regulation 122). This would ensure that there is sufficient flexibility within the policy for contributions to go to directly relevant and necessary infrastructure. In the case of Land at Main Road for example, a scheme of homes for older people may not generate requirements for contributions to local school contributions. More generally, caution should also be had to ensure required contributions to not duplicate that already covered under Chelmsford's wider Community Infrastructure Levy.</p> <p>In conclusion, we propose that criteria 1 should be updated to say "All major development shall make proportionate contributions towards local infrastructure, services and facilities, in accordance with the CIL Regulations, including where relevant:". This will ensure that the Neighbourhood Plan meets the basic conditions of aligning with the NPPF and local development plan.</p> <p>(See attachment 1380324 CHP for tracked changes)</p>

Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563752
Include files	1380324 CHP.pdf
Person ID	1380324
Family Name	CHP
Company / Organisation	CHP
ID	BNP-68
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	<p>CHP are taking forward a development for specialist housing on land at Main Road, and thus have a direct interest in the new Neighbourhood Plan, given their ambition to be able to support the Plan's intentions through the delivery of their proposals.</p> <p>CHP</p> <p>CHP are an affordable housing provider based in Chelmsford. They are working closely with Chelmsford City Council to deliver specialist housing in sustainable locations in and around Chelmsford.</p> <p>Overall, the proposed Neighbourhood Plan appears to have been generally positively prepared in its acknowledgement of potential development that could be delivered in the Parish, and its overall alignment with the Chelmsford Local Plan. In this respect, CHP are broadly supportive of the Neighbourhood Plan and its objectives, but do however have some concerns which give rise to a need for objection at this stage. This is set out in further detail below, but primary relates to a lack of compliance with the National Planning Policy Framework (NPPF) as one of the five basic conditions.</p> <p>Summary</p> <p>This representation, made on behalf of CHP, seeks to propose constructive recommendations which it is considered will help to ensure the longevity and effectiveness of the Neighbourhood Plan in meeting it's wider objectives, primarily in ensuring it meets the basic conditions in relation to compliance with the NPPF and strategic policies of the adopted local development plan. These primarily propose wording amendments that ensure appropriate flexibility and for consideration of specific policies in the context of specific site characteristics and constraints, so as to not disproportionately frustrate growth in the area. It is also critical that the Plan aligns with the most up to date Local Plan at the relevant time, and the latest housing needs respectively.</p> <p>(See attachment 1380324 CHP for site information and detailed comments).</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563752
Include files	1380324 CHP.pdf
Person ID	1380324

Family Name	CHP
Company / Organisation	CHP
ID	BNP-72
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 5
Question 2	As discussed earlier in this representation, it is unnecessarily restrictive to require that all new development shall “retain existing trees and green spaces that support the character of the area”. Instead, it is proposed that the policy reads “All new development shall, where feasible:...” to ensure that such an objective is considered against the need for development, as well as the value or enhancements to character that can be achieved through new or replacement planting. This will ensure the most effective use of land, and the enhancement of the natural environment as well as jus the conservation, in accordance with the NPPF. (See attachment 1380324 CHP for tracked changes).
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563752
Include files	1380324 CHP.pdf
Person ID	1380324
Family Name	CHP
Company / Organisation	CHP
ID	BNP-69
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 1
Question 2	This policy appears to accord with national and local policies in the assessment of impact on heritage assets, and considering these against the wider public benefits of the associated development. This policy is therefore supported.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563752
Include files	1380324 CHP.pdf
Person ID	1380324
Family Name	CHP
Company / Organisation	CHP

ID	BNP-73
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 6
Question 2	CHP support Policy 6 and its recognition that new housing development proposals shall contribute to a balanced mix of housing types, including housing for older people.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563752
Include files	1380324 CHP.pdf
Person ID	1380324
Family Name	CHP
Company / Organisation	CHP
ID	BNP-71
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 4
Question 2	<p>We note that the Neighbourhood Plan does not propose the allocation of additional sites, instead acknowledging that the Defined Settlement Boundary set out in the Chelmsford Local Plan adopted in May 2020 sufficiently met local housing needs for the settlement set out in the same Plan.</p> <p>The proposed Policy 4 therefore confirms that new proposals for development within the Defined Settlement Boundary will be supported, whilst major development outside of the boundary will only be supported “where it is demonstrated that it meets a specific need within the village and it is accompanied by the relevant infrastructure and services”. It goes on to confirm that residential development outside of the Defined Settlement Boundary should be located adjacent to the existing settlement, amongst other objectives relating to the overall character and impact of proposals.</p> <p>This approach is generally supported and ensures that development in Boreham aligns with the City Council's strategic vision for the City, and is considered in the context of additional growth proposed for the surrounding area. In addition, the proposals for land at Main Road, Boreham do currently intend to provide homes that will meet a specific need (specialist development for older persons), and is adjacent to the settlement boundary, it is proposed that the Neighbourhood Plan refers to the settlement boundary as amended for the new Local Plan.</p> <p>Despite the above position, we do have concerns that the current Settlement Boundary was defined with consideration for now out-of-date housing need requirements and as such the this proposed Policy 4 could be undermined by more recent housing needs for the District. It is a basic condition that the Neighbourhood Plan must be in general conformity with the strategic policies in the adopted local development plan. Aligning with the settlement boundary set through the emerging Local Plan would therefore best ensure the longevity and ultimate success of this policy and the Neighbourhood Plan as a whole in appropriately managing growth in Boreham.</p> <p>We therefore propose that the Neighbourhood Plan is amended to refer to the 2025 Drat Chelmsford Local Plan Settlement Boundary for Boreham in the context of Policy 4.</p> <p>(See attachment 1380324 CHP for full comments).</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes

Additional Information - If you wish to submit any supporting information, please upload it here	6563752
Include files	1380324 CHP.pdf
Person ID	1380324
Family Name	CHP
Company / Organisation	CHP
ID	BNP-75
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 10
Question 2	<p>Policy 10 considers the potential impact of new development on Main Road specifically, as well as other roads under Part 2 of the policy. Whilst the policy acknowledges that schemes need only to “endeavour to improve” and thus could be seen to be affording some flexibility, it is considered that this could be clearer. As with comments on other policies, it is important that the proposed policies acknowledge the different circumstances of different sites and proposals, and allow scope for the application of the policies in a proportionate manner. It is not appropriate to apply generic requirements to all major sites and instead we propose that the policy is amended to allow infrastructure improvements to be informed by site-specific transport assessment work, and also in accordance with CIL Regulation tests. This will ensure that new sites are only expected to make improvements that are relevant and proportionate to their potential impact. The nature of vehicle movements generated by a scheme for older people for example could be very different to that for new employment land.</p> <p>We propose that Part 1 of the policy is amended to read as follows:</p> <p>“Development proposals of 10 dwellings and above and all non-residential development that will have a direct or indirect effect on traffic volumes, as evidenced by relevant transport assessment work, along Main Rd shall endeavour to improve the connectivity across Main Rd, which may include using the following means:”</p> <p>(See attachment 1380324 CHP for tracked changes)</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563752
Include files	1380324 CHP.pdf

1357096, Mr, John, Cannon

Person ID	1357096
Title	Mr
Given Name	John
Family Name	Cannon
ID	BNP-36
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	I would like to confirm that I support Boreham conservation society's opinions they have for the neighbourhood plans.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes

970008, Mr, William, Carrington

Person ID	970008
Title	Mr
Given Name	William
Family Name	Carrington
ID	BNP-41
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	5.2.2
Question 2	"This land is an attractive site for developers and could be sold for development at premium price" I object to this part of the plan as the idea is not to have further developments as I would prefer Boreham to remain a village. Any further development would have an impact on Boreham School and the Doctor's Surgery.

1401947, Mr, William, Carrington

Person ID	1401947
Title	Mr
Given Name	William
Family Name	Carrington
ID	BNP-18
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	5.2.2
Question 2	"This land is an attractive site for developers and could be sold for development at premium price." I object to this part of the plan as the idea is not to have further developments as I would prefer Boreham to remain a village. Any further development would have an impact on Boreham School and the Doctor's Surgery.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes

Person ID	1249937
Family Name	Consultations Team
Position	Consultations Team
Company / Organisation	Natural England
ID	BNP-48
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	<p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.</p> <p>Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.</p> <p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.</p> <p>(See attachment 1249937 Natural England for full comments and annex).</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563203
Include files	1249937 Natural England.pdf

1401203, Karen, Fardell

Person ID	1401203
Given Name	Karen
Family Name	Fardell
ID	BNP-14
Question 2	I would like to support the Boreham Neighbourhood Plan as set out in the draft documents.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes

Person ID	1360219
Given Name	Vivienne
Family Name	Flack
ID	BNP-47
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	<ul style="list-style-type: none"> • The Boreham Neighbourhood Development Plan (BNDP) is an excellent document which will be helpful in making local planning decisions. It will ensure that any changes made will maintain Boreham as a separate rural area from the urban area of Chelmsford which is essential in ensuring a village identity. • The BNDP has thought about the need to allocate land for development but has not made any suggestions outside those made in the Chelmsford City Council's Local Plan. This fits in with the opinions expressed by local residents and Boreham's local needs. • The BNDP seeks to emphasise the importance of the local historic and natural environment in maintaining the character of Boreham as a village. • The BNDP empasises the issues around Main Road. The high volume of through traffic means that a large part of the village is cut off from the central part of the village. The BNDP talks about possible solutions which could help the situation and improve the surrounding environment.

311148, Principal Planning Officer (Spatial Planning), Essex County Council

Person ID	311148
Title	
Given Name	Essex County Council
Family Name	
Position	Principal Planning Officer (Spatial Planning)
Company / Organisation	Essex County Council
ID	BNP-25
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 1
Question 2	ECC recommend 'shall' be replaced by 'should' to provide consistency with the NPPF. Development proposals should shall preserve and, where appropriate, enhance designated and non-designated heritage assets including their setting which make a significant contribution to the historic fabric of Boreham. Development proposals affecting designated and non-designated heritage assets (or their settings) should all be evidenced by appropriate analysis to enable a balanced judgment regarding the scale of any harm or loss to the significance of the heritage asset and its setting. Development proposals affecting designated heritage assets should all be considered against any public benefits arising from the proposed development. Development proposals should all seek to conserve and enhance the historic grain of the landscape wherever possible. (See attachment 311148 ECC for tracked changes)
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563188
Include files	311148 ECC.pdf
Person ID	311148
Title	
Given Name	Essex County Council
Family Name	
Position	Principal Planning Officer (Spatial Planning)
Company / Organisation	Essex County Council
ID	BNP-29
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 8

Question 2	<p>ECC welcome reference in Part 1c to new development being required to provide older peoples' housing, including bungalows. ECC maintains its requirement from the Regulation 14 consultation to refer to 'supported and specialist' housing. This was highlighted in the 2020 Boreham Neighbourhood Plan Questionnaire.</p> <p>c) Older peoples' housing, including bungalows and supported and specialist sheltered housing.</p> <p>The ECC Supported and Specialist Housing and Accommodation Needs Assessment (SSHANA) was published in August 2025 and updated in December 2025. Given the timescales for the preparation of the Local Plan the SSHANA has not informed the Local Housing Needs Assessment for the Local Plan Review to 2041 or this Plan. However, it should be used in the preparation of any review of the Plan and with regards any relevant planning applications in the future. ECC notes that the Chelmsford Local Plan Review Focused Consultation Additional Sites (Regulation 19) 2025 allocates the following older person sites in Boreham which are supported by ECC.</p> <ul style="list-style-type: none"> • <p>Growth Site Policy 9b – Land to the East of 118 to 124 Plantation Road - is allocated for around 60 new specialist residential homes for older persons to include affordable housing</p> <ul style="list-style-type: none"> • Growth Site Policy 9c – South of Main Road and Dukes Wood Close - is allocated for around 22 new specialist residential homes for older persons to include affordable housing. <p>(See attachment 311148 ECC for tracked changes)</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563188
Include files	311148 ECC.pdf
Person ID	311148
Title	
Given Name	Essex County Council
Family Name	
Position	Principal Planning Officer (Spatial Planning)
Company / Organisation	Essex County Council
ID	BNP-33
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 9
Question 2	<p>ECC welcome reference to the ECC Developers' Guide to Infrastructure Contributions in paragraph 1. To ensure longevity the date of the Guide and footnote should be deleted. Development proposals should be required to 'have regard to' the Guide and not be 'in accordance with' as it does not comprise part of the Local Development Plan for Chelmsford.</p> <p>ECC require criteria 1 is amended to read:</p> <ul style="list-style-type: none"> • All developments that generate significant amounts of movement will be required to produce a Travel Plan having regard to the thresholds in the ECC Developers' Guide to Infrastructure Contributions. <p>ECC require reference in criteria 2 to the Essex Parking Standards be amended to have regard to the 'Essex Parking Guidance prepared by the Essex Planning Officers Association (EPOA)' to read.</p> <p>2. All development must shall provide cycle parking on-site having regard to the standards set out in the Essex Parking Guidance prepared by EPOA Standards</p>

	<p>ECC recommend reference to new development of 10 dwellings and above and all non-residential development being required to provide a contribution to criteria a to f (new walking and cycling routes and their connectivity; cycle storage, parking and changing facilities; and public transport) is deleted. All development proposals will be assessed on their own merits in relation to the impact they have upon the highway network. There are no types of development which are exempt from necessary highway infrastructure obligations.</p> <p>ECC recommend criteria 3, sentence 1 is deleted and replaced with:</p> <ul style="list-style-type: none"> • New development must be designed to prioritise and maximise opportunities for active and sustainable transport and movement, including: <p>ECC require criteria 3 b is amended to refer to 'walking and cycling routes' rather than facilities.</p> <p>b) Connections to existing bridleways, walking and cycling routes facilities without reducing the capacity, safety and convenience of these routes. (See attachment 311148 for tracked changes).</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563188
Include files	311148 ECC.pdf
Person ID	311148
Title	
Given Name	Essex County Council
Family Name	
Position	Principal Planning Officer (Spatial Planning)
Company / Organisation	Essex County Council
ID	BNP-23
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	2.2
Question 2	<p>Although Neighbourhood Plans should not seek to establish policy for minerals and waste land uses, they should include context on such matters, as relevant to the area. ECC seek paragraphs 1 and 5, first sentence are deleted and replaced with the following to provide clarity on what constitutes the Development Plan for the City Council area and their roles.</p> <p>Once 'made', the Neighbourhood Plan will form part of the development plan for the area alongside the adopted Chelmsford Local Plan, Essex Minerals Local Plan (2014) and the Essex and Southend-on-Sea Waste Local Plan (2017). Policies within these Local Plans and Neighbourhood Plan should therefore be considered collectively in the determination of development proposals in the area. It is a requirement that the Neighbourhood Plan is in general conformity with the strategic policies of the Local Plan.</p> <p>Essex County Council is the Minerals and Waste Authority for the Plan area and is responsible for the production of mineral and waste local plans. These plans set out the policy framework within which minerals and waste planning applications are assessed. They also contain policies which safeguard known mineral bearing land from sterilisation, and existing, permitted and allocated mineral and waste infrastructure from proximal development which may compromise their operation.</p> <p>A MLP Review has commenced to extend the Plan period from 2029 to 2040. Regulation 18 public consultations were held in 2021 and 2024. The MWPA is presently reviewing the consultation responses and the next stage will be to consult on a schedule of preferred sites.</p> <p>The Plan area includes land within a Mineral Safeguarding Area (MSA) due to the presence of sand and gravel deposits beneath the ground and Mineral and Waste Consultation Areas (see Appendix 1 of attachment 311148 ECC).</p>

	<p>Consequently, given the presence of the above in the Plan area, the following wording needs to be included:</p> <p>The Plan area includes land within a Mineral Safeguarding Area (MSA) due to the presence of sand and gravel deposits beneath the ground and Mineral Consultation Areas (MCA). These areas are subject to a mineral safeguarding policy (see Policy S8 of the MLP), which seeks to prevent deposits being unnecessarily sterilised by non-mineral development. Proposals for non-mineral development coming forward in land designated as a MSA must demonstrate compliance with Policy S8 of the MLP. A Mineral Resource Assessment (MRA) would be required as part of a planning application for sites of 5ha where the application site falls within the MSA for sand and gravel, 3 ha for chalk and greater than 1 dwelling for brickearth or brick clay to establish the practicality and environmental feasibility of the prior extraction of mineral such that the resource is not sterilised. ECC, as the MWPA, must be consulted on all applications for non-mineral and non-waste development proposed within these areas that meet the tests set out in Policy S8.</p> <p>Policy 2 of the WLP establishes Waste Consultation Areas (WCAs) at a distance of 250m (400m in the case of Water Recycling Centres) around permitted, allocated and existing waste infrastructure. Policy 8 of the MLP establishes Mineral Consultation Areas (MCAs) within and up to 250m from each safeguarded permitted minerals development and Preferred and Reserve Site allocation as shown on the Policies Map of the MLP. ECC must be consulted on all applications for non-minerals and non-waste development proposed within these areas.</p> <p>(See attachment 311148 ECC for tracked changes)</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563188
Include files	311148 ECC.pdf
Person ID	311148
Title	
Given Name	Essex County Council
Family Name	
Position	Principal Planning Officer (Spatial Planning)
Company / Organisation	Essex County Council
ID	BNP-27
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 4
Question 2	<p>ECC require the typo is amended in criteria 1.</p> <p>1. Development proposals within the Defined Settlement Boundary identified in Figure 5.7 will be supported where they meet the aims of sustainable development and the requirements set out in other policies of the Boreham Neighbourhood Plan and the Chelmsford Local Plan. and the Chelmsford Local Plan.</p> <p>(See attachment 311148 ECC for tracked changes).</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563188

Include files	311148 ECC.pdf
Person ID	311148
Title	
Given Name	Essex County Council
Family Name	
Position	Principal Planning Officer (Spatial Planning)
Company / Organisation	Essex County Council
ID	BNP-31
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 8
Question 2	<p>Objectives</p> <p>ECC welcome the Objective (page 65) has been updated to refer to 'gigabit speed broadband' and '5G mobile' connectivity, which is consistent with the latest technology but reference to 'superfast' should be deleted.</p> <p>This can be achieved by introducing gigabit speed superfast broadband to the village. We also have an objective to retain, create and grow local employment opportunities which will not alter the nature of the parish as a rural community and it is our belief that such enterprises require adequate access to gigabit speed broadband and 5G mobile services if we are to protect the character and appearance of the village</p> <p>ECC recommend reference is made to cabling being linked to 'at least two open access network providers' to prevent landowners selling their land with exclusivity being given to one supplier of fixed line broadband services. This has an impact on digital inclusion and with no competition results in prices often higher when compared to 'open networks' and multifibre networks.</p> <ol style="list-style-type: none"> 1. Proposals for new developments or expansion of existing properties shall include provision for receiving gigabit high speed and reliable 5G mobile and broadband connectivity. 2. The BNDP will support proposals to provide access to a gigabit speed super-fast broadband network to serve the village and other properties in the countryside. In doing so, it will require the location and design of any above-ground network installations to be sympathetically chosen and designed to reflect the character of the local area. 3. Proposals will be supported where the appropriate cabling and ducting is provided to the premises and linked to at least two open access network providers, enabling occupiers to subscribe to the fastest available connections. <p>Justification</p> <p>ECC recommend paragraph 2 is deleted and replaced with the following up-to- date text which will provide longevity with regards the Digital Strategy for Essex and its rolling Action Plans.</p> <p>Superfast Essex is a programme run by Digital Essex to bring faster broadband to homes and businesses across the county. ECC published its Digital Strategy for Essex in 2021 with updates to its Action Plan on a rolling basis. These help to build a smarter, well-connected county where residents and businesses can thrive based on the following three pillars of delivery:</p> <ul style="list-style-type: none"> • Inclusive Essex: Everyone Connected, everyone included - To ensure all residents and businesses can benefit from digital services, regardless of access, skills, or confidence. • Connected Essex: Reliable connectivity, ready for the future -To support the delivery of fast, reliable, and futureproof digital infrastructure equipped for emerging technologies. <p>12</p> <ul style="list-style-type: none"> • Smart Essex: Intelligent infrastructure, real-world innovation - To transform Essex's digital connectivity into smart infrastructure and IoT-enabled services that improve lives, enhance public services, and support economic growth. <p>(See attachment 311148 for tracked changes and website links).</p>

Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563188
Include files	311148 ECC.pdf
Person ID	311148
Title	
Given Name	Essex County Council
Family Name	
Position	Principal Planning Officer (Spatial Planning)
Company / Organisation	Essex County Council
ID	BNP-35
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Chapter 6
Question 2	ECC require Action 1 to be amended to make reference to the Essex Local Nature Recovery Strategy. Please refer to comments to Policy 2 – Biodiversity. In Boreham, efforts of the local farming community, nature groups and developers need to be coordinated to create connected wildlife corridors which will enhance the impact on nature's recovery and maintain or preferably improve on our present biodiversity having regard to the Essex Local Nature Recovery Strategy. (See attachment 311148 ECC for tracked changes).
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563188
Include files	311148 ECC.pdf
Person ID	311148
Title	
Given Name	Essex County Council
Family Name	
Position	Principal Planning Officer (Spatial Planning)
Company / Organisation	Essex County Council
ID	BNP-24

Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	4.2.2
Question 2	<p>ECC notes in the Boreham Neighbourhood Development Plan Consultation Statement (December 2025) that the need for multifunctional green infrastructure has been included under Policy 5 - High Quality Design, Criteria 2 d. However, ECC consider reference to 'multifunctional green infrastructure' is included within Objective 4 and Policy 5 (see comment to Policy 5).</p> <p>Objective 4: To conserve and enhance Boreham's declining natural environment, to deliver a net gain in biodiversity, deliver multifunctional green infrastructure and improve soil conservation throughout the parish.</p> <p>Green Infrastructure (GI) should be approached from a multifunctional perspective, combining uses such as sustainable drainage, public open space, walking and cycling routes and biodiversity conservation to combine functional uses with amenity benefits. The importance of multifunctional GI is reinforced by the National Green Infrastructure Framework (January 2023). GI Principles: the why, what and how of good GI.</p> <ul style="list-style-type: none"> • GI Standards: guidance on national standards for GI quantity and quality. • GI Maps: mapped environmental, socio-economic datasets to support the standards. • GI Planning and Design Guide: practical, evidence-based advice on how to design good quality GI. • GI Process Journeys: guides on how to apply all the products in the GI Framework. <p>Essex Green Infrastructure Strategy (2020) and the Essex Green Infrastructure Standards (June 2022). Essex Local Nature Recovery Strategy (See attachment 311148 ECC for tracked changes and website links)</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563188
Include files	311148 ECC.pdf
Person ID	311148
Title	
Given Name	Essex County Council
Family Name	
Position	Principal Planning Officer (Spatial Planning)
Company / Organisation	Essex County Council
ID	BNP-28
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 5
Question 2	<p>ECC notes several references in the plan to concerns regarding sufficient off-street parking (page 27 and 100) and school pick up parking; obstructive parking in Church Road; and excessive parking near River Chelmer. These issues could be progressed through the Chelmsford Local Highways Panel (CLHP) – see response below to Policy 11 Main Road, Boreham. Please be aware that LHPs are currently focusing on setting the programme of work that will be delivered during this and the next financial year. Therefore, new requests for schemes of this nature are currently unable to be progressed.</p>

ECC support reference in Part 2 c for development being required to have regard to the Essex Parking Standards. ECC require this to not only be applied to major development as set out in the policy but to minor development consistent with the Essex Parking Guidance. This sets standards for both major and minor development as defined below.

Major development is defined as a development involving any one or more of the following:

- the provision of dwellings/houses where: the number of dwellings/houses to be provided is 10 or more; or 2. is to be carried out on a site having an area of 0.5ha or more and it is not known whether the development provides 10 or more dwellings/houses;
- the provision of a building(s) where the floor space to be created by the development is 1,000sqm or more; or
- is to be carried out on a site having an area of 1ha or more.

Minor development is defined as anything less than the criteria for major development.

EPOA updated and approved new 2024 parking guidance for new development. The guidance looks at solutions to accommodate parking for a range of vehicles – powered and unpowered, and proposes a level of provision which balance demand/provision with the need to create quality public/private spaces. The 2024 guidance is split into two parts:

- Part 1 (click here) – for most development applications across Essex - this guidance provides the foundations for part 2.

- Part 2 – (click here) for Garden Communities and Large Scale Developments – this part is focused on outcomes for sustainable growth to create quality places. This guidance is accompanied by a connectivity tool spreadsheet

ECC require reference in criteria 2 c to the Essex Parking Standards be amended to refer to all development being required to have regard to the 'Essex Parking Guidance prepared by the Essex Planning Officers Association (EPOA)' to read.

c) All development is required to provide adequate parking having regard to the Essex Parking Guidance prepared by the Essex Planning Officers Association Standards, appropriately screened where possible; and

ECC welcomes the ambition of criteria d to incorporate sustainable design features promoting energy conservation and efficiency and support renewable energy and low carbon energy generation, which will help avoid having to retrofit development in the future.

Chelmsford City Council (CCC) is undertaking a review of the Local Plan to 2041 with the intention to submit by mid-June 2026 under the NPPF 2024 transitional arrangements. Through the Essex Planning Officers Association (EPOA) and led by the Climate and Planning Unit at ECC, the following evidence-led planning policies, guidance and advice, has been prepared as set out in the Essex Design Guide.

The policies are recommended to be embedded in local plans, strategies and other planning documents that guide development in Greater Essex. ECC considers the policies are deliverable now, flexible, viable, and help prevent the need for additional new homes needing to be 'retrofitted' in future years. The evidence supporting these policies can be viewed on the Essex Design Guide here.

Please refer to the Open Legal Advice B briefing note which can be viewed here. This advises that Local Planning Authorities can require higher building fabric and energy efficiency standards than those set in Building Regulations for new development coming forward now and crucially in advance of adopted local plan 'net zero' policy. The advice highlights that the model policies and evidence base can also be used by those drafting and bringing forward neighbourhood plans in advance of Local Plans.

The CCC Regulation 19 Plan included a draft Policy GE1 Operational Energy and Carbon (net zero) in homes and buildings. The Reg 19 Plan did not include draft Policy GE2 Embodied Carbon and Circular Economy in homes and buildings given timelines of the preparation of the evidence to support the position and plan preparation. At present it is not known whether the Local Plan will be found sound following examination scheduled for later in 2026 and provide the strategic policy direction on this matter. Considering this context, ECC recommends incorporating Policies GE1 and GE2 to strengthen the Plan's alignment with current net zero expectations and emerging sustainability policy in advance of any potential adoption of the Local Plan.

Consequently, ECC recommend the following policies be included in the Regulation 16 Plan.

- EPOA Planning Policy Statement – Operational Energy and Carbon (Net Zero), October 2025 - GE1: Operational Energy and Carbon (net zero) in homes and buildings
- EPOA Planning Policy Statement – Embodied Carbon and Circular Economy (October 2025) - GE2 Embodied Carbon and Circular Economy in homes and buildings

	<p>The Water Strategy for Essex (prepared by ECC) recommends that Local Plan policies should set ambitious policies for water efficiency and resilience for new homes and non-residential development to reduce the impact of water security. Essex, including the plan area, is a 'Seriously Water Stressed Area'.</p> <p>ECC welcome reference to water efficiency in this criteria which should be supported by reference in the justification to the Shared Standards in Water Efficiency for Local Plans (June 2025). These standards recommend:</p> <ul style="list-style-type: none"> • <p>New homes to aim to achieve a design standard of up to 85 litres/person/day (l/p/d) for residential developments. Where there is insufficient justification for 85 l/p/d, for example on viability grounds or local environmental risks, there could still be a case for a design standard that is more stringent than building regulations e.g. 90 or 95 l/p/d.</p> <ul style="list-style-type: none"> • <p>New, extended or redeveloped non-household development to aim to achieve full credits in the BREEAM water calculator, with a minimum of 3 credits in WAT013.</p> <ul style="list-style-type: none"> • <p>All major non-household developments include water saving measures and water reuse in their designs.</p> <p>Following the CCC Regulation 19 Local Plan consultation ECC has signed a Statement of Common Ground with the City Council supporting Policy DM25 – Sustainable Buildings, Part A which requires all new dwellings to achieve a water efficiency standard of 90 litres/person/day.</p> <p>ECC require the following paragraph be added to the policy justification to read.</p> <p>The Shared Standards in Water Efficiency for Local Plans (June 2025) set out a collaborative and collective approach by Anglian Water, Cambridge Water, Essex and Suffolk Water, Affinity Water, the Environment Agency, and Natural England, provide advice and evidence to Local Planning Authorities (LPAs) on how they can secure higher water efficiency standards for new homes and commercial developments.</p> <p>ECC requires an amendment to criteria 2 f to provide consistency with the suggested amendment to objective 4 and to clarify the wider benefits of GI. GI should be approached from a multifunctional perspective, combining uses such as sustainable drainage, public open space, walking and cycling routes and biodiversity conservation to combine functional uses with amenity benefits. The importance of multifunctional GI is reinforced by the Essex Local Nature Recovery Strategy.</p> <p>f) For residential development only, provide adequate multifunctional green infrastructure space for community play and wildlife benefits.</p> <p>(See attachment 311148 for tracked changes and website links).</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563188
Include files	311148 ECC.pdf
Person ID	311148
Title	
Given Name	Essex County Council
Family Name	
Position	Principal Planning Officer (Spatial Planning)
Company / Organisation	Essex County Council
ID	BNP-32
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	5.6

Question 2	Objective ECC recommend references to Beaulieu Park Station are reviewed to ensure references indicate that the station is operational. The Neighbourhood plan seeks to increase and improve the use of active travel in the village, both for transport and for recreation and to ensure that sustainable transport levels are maintained. In addition, it is essential that Boreham residents are able to access new rail services at Beaulieu Park Station via active travel when this facility opens. (See attachment 311148 for tracked changes).
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563188
Include files	311148 ECC.pdf
Person ID	311148
Title	
Given Name	Essex County Council
Family Name	
Position	Principal Planning Officer (Spatial Planning)
Company / Organisation	Essex County Council
ID	BNP-22
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	ECC welcome that many comments made to the Regulation 14 Plan have been incorporate into the Regulation 16 Plan, as set out in the 'Consultation Statement, March 2025'. The ECC response outlines where changes need to be made to ensure ECC can deliver its statutory responsibilities and recommends other changes for your consideration. Everyone's Essex Everyone's Essex, the Council's organisation strategy, sets out a strategic aim for a strong, inclusive and sustainable economy. This strategic aim includes a commitment to deliver and maintain high quality infrastructure to support a growing economy and the delivery of new homes and communities. Achieving this requires us to ensure that the development, planning and infrastructure delivery across the administrative county, can be aligned and support the Local and Neighbourhood Plans that are being prepared across the county, at its borders and beyond. This is to ensure that the planned growth includes provision for the delivery of ECC's infrastructure and services commensurate with the growth being planned, and to support existing and future residents and businesses. The response reflects this aim. (See attachment 311148 for covering letter)
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563188
Include files	311148 ECC.pdf

Person ID	311148
Title	
Given Name	Essex County Council
Family Name	
Position	Principal Planning Officer (Spatial Planning)
Company / Organisation	Essex County Council
ID	BNP-26
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 2
Question 2	<p>ECC recommend the text relating to footnote 24 and the Essex Local Nature Recovery Strategy is replaced with:</p> <p>ECC is the Responsible Authority for preparing and delivering the Essex Local Nature Recovery Strategy (ELNRS). The ELNRS was approved and published in July 2025 and identifies existing spaces for nature, areas of biodiversity importance, and locations offering opportunities for nature recovery. It provides the baseline for habitat information across Essex and will inform actions to support biodiversity management and enhancement. The Strategy plays a central role in the implementation of Biodiversity Net Gain (BNG) by providing a strategic framework for off-site BNG delivery. It includes strategic opportunity maps that identify areas with the greatest potential for environmental benefit through new habitat creation. Sites identified as being of strategic significance attract a 15% uplift in biodiversity units, providing a corresponding bonus on units secured in these locations.</p> <p>ECC recommend Part 1 is amended to refer to 'all development proposals' to cover all eventualities rather than just new buildings or structures'.</p> <p>All development proposals for new buildings or structures will be required to demonstrate how they will conserve or enhance existing ecological assets. This should include retaining existing mature trees, hedgerows and habitats which are important for their historic, visual or biodiversity value.</p> <p>ECC welcome the inclusion of suggested amendments to Part 2b made at the Regulation 14 stage to clearly reflect the hierarchy of providing BNG and reference to the ELNRS. However, ECC consider 'rather than through BNG offset schemes' should be deleted as it is repeating 'prior to delivering off site'.</p> <p>b) Deliver a minimum 10% biodiversity net gain (BNG) on qualifying sites at the development site (preferred) or elsewhere within Boreham Parish prior to delivering off site having regard to the Essex Local Nature Recovery Strategy rather than through BNG offset schemes; and</p> <p>As Lead Local Flood Authority, ECC expects the management of surface water to follow the drainage hierarchy. With concern over climate change and increasing risk of water scarcity, re-use of rainwater wherever possible should be utilised. Therefore, in accordance with the drainage hierarchy contained in Approved Document H of the Building Regulations, Planning Practice Guidance and the need to mitigate against water scarcity, all surface water run off must aim to be discharged as high up the following hierarchy as possible:</p> <ul style="list-style-type: none"> • Rainwater re-use (rainwater harvesting/greywater recycling) • An adequate soakaway or other infiltration system • Hybrid solution of infiltration and discharging to a surface water body • To a surface water body (e.g. an ordinary watercourse) • To a surface water sewer, highway drain, or other drainage system • To a combined sewer. <p>ECC require Part e is amended to reflect the position of rainwater harvesting in the drainage hierarchy.</p> <p>e) Take account of the potential impacts of climate change in the design of developments by providing integrated water management techniques, including optimising (e.g. include drought resistant plants (Appendix 3), rain water capture measures etc.) and providing rainwater harvesting on site to minimise overall water consumption and maximise its reuse; and ...</p> <p>(See attachment 311148 ECC for tracked changes)</p>

Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563188
Include files	311148 ECC.pdf
Person ID	311148
Title	
Given Name	Essex County Council
Family Name	
Position	Principal Planning Officer (Spatial Planning)
Company / Organisation	Essex County Council
ID	BNP-30
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 7
Question 2	<p>Paragraph 2 needs to be updated to reflect the current position to read:</p> <p>ECC has supported the opening of a new preschool in the former Garden Cottage Nursery premises. This has seen new term-time places for children aged 2-4 to be reintroduced. There are further plans for additional nursery provision to open shortly within the grounds of Boreham Primary school. Both of these provisions will help to meet the need for childcare places within the ward, although places for children aged 0-2 years are still in short supply. So Boreham is currently served by Little Hedgehogs and Small Steps pre-schools. Little Hedgehogs is one of very few local facilities accepting infants below the age of 2. Small Steps at the village hall is pre-school for ages 2.5 to 4 years old. Primary school places are also limited within Boreham. Additional capacity has been created with the opening of Beaulieu Park Primary School and there are alternative primary schools within 5 miles of Boreham but Boreham parents have expressed a strong desire for pre-school and primary school aged children to be educated within our village.</p> <p>ECC, as lead authority for Education, has the responsibility for school place planning. ECC identifies the need for school places and identifies surpluses or deficits through the current 10 Year Plan for Essex School Places covering the period 2026-2035.</p> <p>ECC notes that reference is made to the lack of existing primary school capacity in Boreham and ECC request that further reference is specifically made to Boreham Primary School being near to capacity with limited scope to expand on-site. Primary school places are also limited within Boreham with Boreham Primary School being near to capacity with limited scope to expand on site.</p> <p>Objectives</p> <p>Paragraph 1 makes reference to 'major development proposals' comprising 10 or more dwellings being required to provide a contribution to infrastructure in the Plan area on page 62. The ECC Developers' Guide to Infrastructure Contributions (2025) sets out the range of contributions for infrastructure necessary to ensure development is acceptable in planning terms (5A. Contributions Reference Table, page 26). The general threshold for collecting a developer contribution is for development of 20 or more dwellings which would be covered by the 10 dwelling threshold. However, there are developments of below 10 dwellings that require works and/or developer contributions as set out in the Guide. Consequently, ECC require reference to 'major' to be deleted from paragraph 1 to simply refer to all development.</p> <p>1. All major development shall make contributions towards local infrastructure, services and facilities where appropriate, including:</p> <p>To provide clarity with regards the means of securing appropriate highway mitigation ECC require Criteria 1 a to be amended to reflect all appropriate options. All development proposals that may be required to contribute to highway projects identified in Table 5.1 will be assessed on their own merits in relation to the impact they have upon the highway network. There are no types of development which are exempt from necessary highway infrastructure obligations. They may be delivered through S106/S278 or CIL.</p>

a) Appropriate mitigation through planning conditions, highway works (S278) and/or financial contributions (S106), compensation and enhancements to the local and strategic road network as required by the Local Highways and Transportation Authority

Reference to education provision in paragraph 1 c should refer to primary, secondary and early years education and childcare, post-16 and Special Education Needs and Disabilities (SEND).

c) Financial contributions to early years, primary, and secondary, early years education and childcare, post 16 and Special Education Needs and Disabilities provision

Justification

ECC require paragraph 2 on pages 63 and 64 are deleted and replaced with a more up-to-date position with regards the provision of early years and childcare in neighbouring Hatfield Peverel and Terling.

The neighbouring ward of Hatfield Peverel and Terling is also at close to capacity when considering Early Years availability with only 10 places declared as available during the Summer 2025 audit. However, following a recent advertisement, using collected S106 contributions, it is anticipated a new nursery provision will open within the next year to help to meet some of the continued shortfall in this area.

Since 2024, early years funding entitlement has been extended for working families. The roll out of this funding completed in September 2025 and has had an impact on demand for childcare places as more families are eligible (30 hours funded weekly childcare for eligible families with children aged over 9 months). This has led to an increased demand for places, especially for younger children (1 and 2 year olds). The latest childcare sufficiency audit for 2025 shows that Hatfield Peverel and Terling ward was in high demand for early years places, with less than 5% of places being available.

Reference is made on page 64 to further major development within Boreham being required to include provision for extending the number of primary school places to accommodate additional young families and to reduce the need for primary school aged children to travel to schools outside the village. The Chelmsford Local Plan Review to 2041 decided not to allocate significant growth at Boreham partly due to the constraints regarding future primary school capacity. The ECC Developers' Guide indicates that a new 420 place primary school would be generated by approximately 1,400 new houses or a mixed development of approaching 2,000 dwellings.

Justification

Non-statutory guidance for local authorities 'Securing developer contributions for education' to support housing growth and developers' contributions identified in paragraph 1 was updated in August 2023 and can be viewed here.

As referenced above, the Chelmsford Local Plan Review to 2041 decided not to allocate significant growth at Boreham partly due to the constraints regarding future primary school capacity. The ECC Developers' Guide indicates that a new 420 place primary school would be generated by approximately 1,400 new houses or a mixed development of approaching 2,000 dwellings.

If it is not practical or desirable to use S106 contributions to provide additional capacity at Boreham Primary school due to site constraints, result in an unacceptable admission number or the lack of on site necessary infrastructure, then any financial contributions will be used to fund capital works to add additional capacity at any existing school in the Planning Group for Boreham, namely City northeast (Springfield).

(See attachment 311148 ECC for tracked changes).

Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563188
Include files	311148 ECC.pdf
Person ID	311148
Title	
Given Name	Essex County Council
Family Name	
Position	Principal Planning Officer (Spatial Planning)
Company / Organisation	Essex County Council

ID	BNP-34
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 10
Question 2	<p>Key Issues</p> <p>Reference is made on page 70 to the traffic levels along Main Road leading to air quality issues. ECC published its countywide Essex Air Quality Strategy setting out the current baseline position in Essex, identify and prioritise areas of concern and set out actions to be taken to improve air quality. Between 2015 and 2020, CCC undertook monitoring for nitrogen dioxide (NO2) on Main Road, Boreham, but then ceased because measured concentrations were well within the relevant Air Quality Objective. No existing air quality issues have been identified in the plan area which can be viewed here.</p> <p>Objectives</p> <p>Delete reference to development proposals of 10 dwellings and above and all non-residential development in criteria 1. All development proposals are required to be assessed on their own merits in relation to the impact they have upon the highway network. There are no types of development which are exempt from necessary highway infrastructure obligations.</p> <p>ECC require criteria 1 be amended to read:</p> <p>1.</p> <p>All development proposals of 10 dwellings and above and all non-residential development that will have a direct or indirect effect on traffic volumes along Main Rd should shall be required endeavour to improve the connectivity across Main Rd using the following means:</p> <p>ECC note the measures in Criteria 1a, b and c i – iv and a to g on page 70 that the parish council consider may help ease traffic flow and its impacts along Main Road .</p> <p>Any development site that proposes more than 50 dwellings, or commercial development that generates equivalent or higher traffic flows, will require a full Transport Assessment (TA). Lower levels of development may require a Transport Statement (TS). The TA must demonstrate how the development will provide active and sustainable transport measures that achieve mode share targets and ensure that the site is accessible by a choice of modes other than the private car, including cycling, walking and public transport. It should also assess the residual impact of the development traffic on the highway network, including identifying appropriate mitigation to ensure there is no detrimental impact on the safety and capacity of the highway network. Early pre-application discussion with the Highway Authority is essential to agree the scope of any TA or TS and for the applicant to understand the transportation requirements and strategy for the local area. The TA must be approved in writing by the Highway Authority, prior to determining the planning application. Details on the thresholds for TAs and TSs are given in Appendix B of ECC's Development Management Policies February 2011 and any subsequent updates.</p> <p>However, the following amendments are required to Criteria 2 to clarify the appropriate process to identify the impacts of development on highway capacity and safety, the necessary mitigation measures and means of delivery and funding.</p> <p>2. Development proposals shall endeavour to reduce through traffic and/or mitigate the effects of this traffic on Church Road/Plantation Road/Waltham Road. Any proposals are likely to be remote from the built up area of the village. Where developments are remote from the above roads but will inevitably affect traffic flows, then financial contributions will be sought towards mitigation works. Developers will be required to prepare a Transport Assessment or Transport Statement, and a Travel Plan, which must demonstrate to the satisfaction of the local Highway and Transportation Authority how the impacts of the development will be mitigated to limit significant effects on the highway network, junction capacity and safety.</p> <p>ECC require the following additional criteria to clarify how the necessary mitigation will be delivered.</p> <p>Where necessary, the Council will secure planning conditions, highway works (s278) and/or financial contributions (s106) to deliver mitigation works necessary mitigate the impacts of development.</p> <p>(See attachment 311148 ECC for tracked changes and website links).</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563188
Include files	311148 ECC.pdf

1253368, Strategic Designing Out Crime Officer, Essex Police

Person ID	1253368
Title	
Given Name	Essex Police
Family Name	
Position	Strategic Designing Out Crime Officer
Company / Organisation	Essex Police
ID	BNP-54
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	4.2.7
Question 2	Objectives 16, 20 and 21 references the opportunity to increase the availability of public footpaths, cycle routes and bridleways whilst increasing sustainable modes of travel. It is recommended to ensure that crime and perception of crime have been considered a material consideration throughout the design process. Taking the above into account the DOCO would like to bring to your attention the 'Violence against Women and Girls' strategy. Statistically these crimes disproportionately effects women in inclusive public realm spaces.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563501
Include files	1253368 Essex Police DOCO.pdf
Person ID	1253368
Title	
Given Name	Essex Police
Family Name	
Position	Strategic Designing Out Crime Officer
Company / Organisation	Essex Police
ID	BNP-52
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	4.2.4; 5.3.2
Question 2	Objective 13 references the promotion of high-quality design; it is recommended that housing is not just sufficient and of a high-quality standard but also, they should be safe, inclusive and well-designed. paragraph (f) Policy 12. Achieving well-designed places page 40 It is advised that a Secured by Design accreditation is achieved for all future development in Boreham, this will support in creating high quality, safe and sustainable design.

Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563501
Include files	1253368 Essex Police DOCO.pdf
Person ID	1253368
Title	
Given Name	Essex Police
Family Name	
Position	Strategic Designing Out Crime Officer
Company / Organisation	Essex Police
ID	BNP-56
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 9, 5.6.2, Policy 10
Question 2	<p>As previously alluded to, it is essential there is liaison with the DOCO when creating routes for sustainable travel this will ensure safety is considered for future users. It is strongly recommended to road infrastructure and proposals to connect to neighbouring communities.</p> <p>There is reference to easing congestion and changes to road infrastructure, where development has major implications on the transport network there should be consultation with the development and for the whole of Boreham.</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563501
Include files	1253368 Essex Police DOCO.pdf
Person ID	1253368
Title	
Given Name	Essex Police
Family Name	
Position	Strategic Designing Out Crime Officer
Company / Organisation	Essex Police
ID	BNP-53
Question 1 - Please write in the policy / section number / figure /	4.2.5

appendix / supporting document number below	
Question 2	The DOCO notes Objective 15 which references the requirement for new educational facilities. The DOCO would welcome the opportunity to work in partnership with the Council, Dep educational facilities are inclusive and safe for future users.
Additional Information - If you wish to submit any supporting information, please upload it here	6563501
Include files	1253368 Essex Police DOCO.pdf
Person ID	1253368
Title	
Given Name	Essex Police
Family Name	
Position	Strategic Designing Out Crime Officer
Company / Organisation	Essex Police
ID	BNP-57
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	To help design safe, secure and inclusive environments the DOCO adopts 'Crime Prevention Through Environmental Design' (CPTED) concepts as the mechanism to reduce crime and teams, we seek to influence the built environment to embed and incorporate CPTED concepts via Secured by Design as the preferred enabler.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563501
Include files	1253368 Essex Police DOCO.pdf
Person ID	1253368
Title	
Given Name	Essex Police
Family Name	
Position	Strategic Designing Out Crime Officer
Company / Organisation	Essex Police
ID	BNP-51
Question 1 - Please write in the policy / section number / figure /	Section 4

appendix / supporting document number below	
Question 2	<p>The DOCO would kindly request consideration of incorporating the concept of 'safety' when referencing development proposals within the Vision Statement. The negative impact that should be considered from the outset within future design proposals, as this will support sustainability agendas.</p> <p>The DOCO would like to bring to your attention the detrimental impact crime and ASB can have on new communities. Additionally, in support of the below, we would welcome future evidence. 'The relationship between an area's health and crime levels is complex. On one hand, living in areas with high levels of crime can affect people's health negatively. In addition to the direct detrimental impact on health. Research shows that fear of crime results in people exercising less, as well as reducing how often people socialise, resulting in poorer mental and physical health. Crime rates are higher in more deprived areas, and deprivation is itself strongly associated with poor health.'</p> <p>https://www.health.org.uk/evidence-hub/our-surroundings/safety/relationship-between-neighbourhood-crime-and-health#:~:text=On%20one%20hand%2C%20living%20in%20areas%20with%20high%20levels%20of%20crime,~:text=On%20one%20hand%2C%20living%20in%20areas%20with%20high%20levels%20of%20crime</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563501
Include files	1253368 Essex Police DOCO.pdf
Person ID	1253368
Title	
Given Name	Essex Police
Family Name	
Position	Strategic Designing Out Crime Officer
Company / Organisation	Essex Police
ID	BNP-55
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	5.2
Question 2	It should be noted that Secured by Design standards can be incorporated when designing homes to meet various ecological requirements such as lighting and housing design. Early on, it is important to consider energy efficient and safe such as Passivhaus standards.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563501
Include files	1253368 Essex Police DOCO.pdf

Person ID	1146480
Title	
Given Name	Aquila Developments Ltd
Family Name	
Position	
Company / Organisation	Aquila Developments Ltd
ID	BNP-6
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 4, sub section2
Question 2	As presently worded on our reading this policy requires Major Development outside the Boreham Defined Settlement Boundary to demonstrate need in relation to the village itself. This is neither appropriate nor reasonable given that the Plan area includes areas of land which demonstrably are either part of or exhibit a close relationship to the Chelmsford urban area where development needs necessarily relate to this wider area. The sub para should be deleted.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Person ID	1146480
Title	
Given Name	Aquila Developments Ltd
Family Name	
Position	
Company / Organisation	Aquila Developments Ltd
ID	BNP-15
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 7
Question 2	As currently drafted Policy7 does not reflect the legal requirements applicable to planning obligations in that it suggests a blanket approach for all major development . It should be reworded accordingly : Where appropriate and necessary major development shall make contributionsetc
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes

972070, Mr, Simon, Hurrell

Person ID	972070
Title	Mr
Given Name	Simon
Family Name	Hurrell
ID	BNP-49
Question 2	I agree wholeheartedly with the Boreham Neighbourhood Plan. I have lived here for over 35 years and in that time I have seen many changes to the village, not always for the better. I support the views of the plan because I believe they represent what is best for the village and the residents. I note in particular what the plan highlights with regard to expansion and the strain it would put on the local services and infrastructure, in particular the already overwhelmed doctor's surgery. I also highlight the failing bus service and lack of cycle provision. The fact that it is not possible to catch a bus to the new Beaulieu station! - Bizarre! I am also fully behind the nature corridors and the need for nature and biodiversity.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes

1398045, Senior Land and Development Manager, This Land

Person ID	1398045
Title	
Given Name	This Land
Family Name	
Position	Senior Land and Development Manager
Company / Organisation	This Land
ID	BNP-58
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 4
Question 2	<p>The proposed policy and associated Coalescence Safeguarding Zone fail to meet the Basic Conditions for the following principal reasons:</p> <ol style="list-style-type: none"> 1. The policy does not contribute to the achievement of sustainable development. 2. The policy is not in general conformity with the strategic policies of the development plan. 3. The evidence base, namely the Coalescence Assessment (March 2023), is not robust or proportionate. <p>For the avoidance of doubt, it is our position that the Boreham Neighbourhood Plan is capable of meeting the Basic Conditions, subject to the deletion of the Coalescence Safeguarding Zone and Policy 4(4)(a)–(d). The issues identified are discrete and remediable and do not undermine the Plan as a whole.</p> <p>Please see accompanying representations for full detail of comment (Attachment 13989045 This Land).</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563510
Include files	1398045 This Land.pdf

Person ID	1398017
Family Name	LVJ Maldon Limited
ID	BNP-62
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 2
Question 2	<p>As drafted, Policy 2 currently requires all existing mature trees, hedgerows and habitats which are important for their historic, visual or biodiversity value to be retained. However in order to facilitate development coming forward, whilst recognising the need to support biodiversity objectives, it is necessary to incorporate flexibility into the policy. This can be achieved by requiring that the retention of mature trees and hedgerows should be prioritised “where appropriate”, unless evidence is provided that their removal is necessary to enable high-quality development whilst the loss can be satisfactorily mitigated.</p> <p>Similarly in relation to new dwellings, to incorporate necessary flexibility, criteria 2 should be updated to state “Development proposals for new dwellings shall seek, where appropriate, to”. (Additional text underlined).</p> <p>(See attachment 1398017 LVJ Maldon for tracked changes)</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563749
Include files	1398017 LVJ Maldon.pdf
Person ID	1398017
Family Name	LVJ Maldon Limited
ID	BNP-66
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 9
Question 2	<p>In order to ensure that the Policy wording is clear and unambiguous, criteria 3 of Policy 9 should be updated to clarify that all transport requirements to be provided by a major development proposal should be informed by detailed transport work i.e. Transport Statement or Transport Assessment. Such work would review the highways network and the implications of the proposal and thus identify what requirements would be necessary to support such a development and make it acceptable. Similarly, it should be confirmed that financial contributions will only be required in accordance with Regulation 122 of the CIL Regulations. The Policy wording should therefore be updated as follows</p> <p>3. All major developments (as defined in the Glossary to the NPPF) shall, where relevant and supported by detailed transport work, provide the following:</p> <p>... d) Financial contributions, where required by the Local Highways and Transportation Authority, in accordance with the CIL Regulations, towards;...</p> <p>Similarly for Policy 10, the wording should be updated to confirm that the requirements will flow from detailed transport work i.e. “Development proposals of 10 dwellings and above and all non-residential development that will have a direct or indirect effect on traffic volumes along Main Rd as identified by detailed transport work shall endeavour to improve the connectivity across Main Rd using the following means”. This is again necessary to ensure that any improvements etc. are proportionate to the development proposed and that any works are only necessary where identified following detailed transport work.</p> <p>(See attachment 1398017 LVJ Maldon for tracked changes)</p>

Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563749
Include files	1398017 LVJ Maldon.pdf
Person ID	1398017
Family Name	LVJ Maldon Limited
ID	BNP-64
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 5
Question 2	<p>Whilst new development should achieve high quality design, in order to ensure all types of development can come forward without unnecessary constraint the first criteria of Policy 5 should be updated to say "All new development shall, where appropriate:" in order to recognise, for instance, that some development that may come forward may be more modern in appearance but would still however be appropriate for the location and the type of development proposed. This would also recognise the differences between residential and commercial development.</p> <p>(See attachment 1398017 LVJ Maldon for tracked changes)</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563749
Include files	1398017 LVJ Maldon.pdf
Person ID	1398017
Family Name	LVJ Maldon Limited
ID	BNP-61
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	<p>LVJ Maldon Limited is a development company that is in contract to work in partnership with the landowners and deliver this site for its proposed allocated employment use within Chelmsford City Council's emerging Local Plan (Growth Site Policy 9a 'Waltham Road Employment Area').</p> <p>The site will provide for important local employment opportunities within the Boreham area and is therefore fully consistent with the aims and objectives of the Boreham Neighbourhood Plan, Chelmsford City Council Local Plan and national planning policy.</p> <p>It is our client's intention to prepare and submit a planning application to bring forward this allocation in due course. Bearing in mind the site will be covered by the Neighbourhood Plan policies, these representations have been made to take into account their potential future application.</p> <p>A Neighbourhood Plan is of course required to meet the Basic Conditions as set out at paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.</p>

	<p>Whilst we support the aims of the neighbourhood plan overall. It is not considered that the Neighbourhood Plan as currently drafted fully meets the Basic Conditions as it does not contribute to the achievement of sustainable development as it places unnecessarily restricts on future development. We would request the following changes: (See attachment 1398017 LVJ Maldon for details of changes proposed).</p> <p>Summary</p> <p>The emerging Chelmsford City Council Local Plan identifies new employment land allocations and the expansion of existing employment areas to ensure that sufficient land is available to meet future economic needs. Included within this is Strategic Growth Site Policy 9a which comprises land north of the existing Waltham Road Employment Area. There is a high demand for employment and industrial units due to a historic persistent lack of supply. Development of the site is therefore essential to support sustainable economic growth and job creation. The adjacent site is already allocated within the Local Plan, indicating its suitability for additional employment development. The site is suitable and deliverable and can provide much-needed employment space early in the plan period.</p> <p>It is therefore imperative that the Neighbourhood Plan aligns with, and supports, this strategic direction. As currently drafted, some policies, particularly those imposing inflexible environmental or design requirements, risk unintentionally constraining the timely delivery of employment land that the emerging Local Plan clearly anticipates coming forward both in the near future and over the plan period. To ensure the Neighbourhood Plan contributes positively to sustainable development, further clarification and flexibility are needed within the drafting of Policies 2, 3, 5, 7, 9 and 10.</p> <p>Introducing proportionate flexibility within those policies identified will help align the Neighbourhood Plan with strategic objectives, avoid unnecessary constraints on sustainable development, and ensure that environmental, design and transport requirements are applied appropriately, based on evidence and relevance to the type of development proposed.</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563749
Include files	1398017 LVJ Maldon.pdf
Person ID	1398017
Family Name	LVJ Maldon Limited
ID	BNP-65
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 7
Question 2	<p>The Policy needs to make clear that the contributions listed may not be relevant to all types of major development. For instance, primary and secondary education and healthcare contributions are not relevant to employment proposals. As such these contributions would not meet the tests set out under the CIL Regulations (Regulation 122) as they would not be required to make the development acceptable. For clarity therefore criteria 1 should be updated to say "All major development shall make proportionate contributions towards local infrastructure, services and facilities, in accordance with the CIL Regulations, including where relevant."</p> <p>(See attachment 1398017 LVJ Maldon for tracked changes)</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563749
Include files	1398017 LVJ Maldon.pdf

Person ID	1398017
Family Name	LVJ Maldon Limited
ID	BNP-63
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 3
Question 2	<p>Policy 3, criteria 2 states that any proposed development must demonstrate that it will not detrimentally impact on the views to be protected as shown on figure 5.6. There are two views indicated in relation to our client's site which can be seen on the extract below. Bearing in mind the site is proposed to be allocated for employment development it is not considered appropriate to include these protected views within the Neighbourhood Plan as it causes the potential to unnecessarily constrain development and future expansion in a sustainable and appropriate location for employment development.</p> <p>Our client's land is generally constrained by strong landscape boundaries with trees and hedgerows. There are therefore no important longer distance views across the site and the neighbourhood plan does not provide convincing evidence to support this. One view is shown running through an existing property so clearly will be blocked by this existing development in any case.</p> <p>Any impacts on the wider landscape and associated mitigation would be picked up in any event within a Landscape and Visual Impact Assessment and thus the additional inclusion of protected views is unnecessary and would stymie development. These two distant views should therefore be removed from figure 5.6. This would ensure the Neighbourhood Plan is consistent with national policy.</p> <p>(See attachment 1398017 LVJ Maldon for Figure 5.6)</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563749
Include files	1398017 LVJ Maldon.pdf
Person ID	1398017
Family Name	LVJ Maldon Limited
ID	BNP-67
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 10
Question 2	<p>In order to ensure that the Policy wording is clear and unambiguous, criteria 3 of Policy 9 should be updated to clarify that all transport requirements to be provided by a major development proposal should be informed by detailed transport work i.e. Transport Statement or Transport Assessment. Such work would review the highways network and the implications of the proposal and thus identify what requirements would be necessary to support such a development and make it acceptable. Similarly, it should be confirmed that financial contributions will only be required in accordance with Regulation 122 of the CIL Regulations. The Policy wording should therefore be updated as follows</p> <p>3. All major developments (as defined in the Glossary to the NPPF) shall, where relevant and supported by detailed transport work, provide the following:</p> <p>... d) Financial contributions, where required by the Local Highways and Transportation Authority, in accordance with the CIL Regulations, towards;...</p> <p>Similarly for Policy 10, the wording should be updated to confirm that the requirements will flow from detailed transport work i.e. "Development proposals of 10 dwellings and above and all non-residential development that will have a direct or indirect effect on traffic volumes along Main Rd as identified by detailed transport work shall</p>

	endeavour to improve the connectivity across Main Rd using the following means". This is again necessary to ensure that any improvements etc. are proportionate to the development proposed and that any works are only necessary where identified following detailed transport work. (See attachment 1398017 LVJ Maldon for tracked changes) (See attachment 1398017 LVJ Maldon for tracked changes)
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563749
Include files	1398017 LVJ Maldon.pdf

Person ID	967587
Title	Ms
Given Name	Ann
Family Name	Martin
ID	BNP-9
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	<p>General Comments:-</p> <ul style="list-style-type: none"> • The BNDP has not made any recommendations as to allocating land for development. • In my view Boreham has already given up a large area of the Parish to facilitate the creation of Chelmsford Garden Community under a parish boundary review undertaken by Chelmsford City Council. This new community will eventually have thousands of dwellings which would have otherwise been within Boreham Parish. • In addition, the development at Orchard Way off Plantation Road has already provided some 150 new dwellings for Boreham, completed in the early 2020s. This allocation, at the time, was promoted as the total requirement for Boreham within the Chelmsford Local Plan adopted in 2020 to take potential development up to 2035. However, it is understood that Local Plans change at review periods and this limit on allocation may change. I would oppose any increase in allocation both in the Local Plan and the BNDP. • Bearing in mind the comments above, the decision within the Plan not to include further specific land for development is correct. The Parish has provided more than its fair share of development land in recent years and into the future. • The BNDP has considered the concerns of local residents and has made reference to, and addressed the points made and endeavoured to include solutions. • My concerns regarding the issues surrounding Main Road and the through traffic effectively severing a substantial part of the village from the main village have been addressed, offering possible solutions to improve the environment. • Maintaining the separation of Boreham from the urban area of Chelmsford and keeping its village surroundings is important to me and has been effectively addressed. • The Boreham Neighbourhood Development Plan (BNDP) is a well thought out document that is easily understood. <p>In view of the above comments, I strongly support the Boreham Neighbourhood Development Plan as submitted in the Regulation 16 Consultation February/March 2026</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes

Person ID	964170
Title	Mr
Given Name	Charles
Family Name	Martin
ID	BNP-8
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	<p>BOREHAM NEIGHBOURHOOD DEVELOPMENT PLAN REGULATION 16 CONSULTATION RESPONSE 13th February 2026</p> <p>General Comments:-</p> <ul style="list-style-type: none"> • The Boreham Neighbourhood Development Plan (BNDP) is a well thought out document that is easily understood and will be an effective tool in the local planning process for Boreham alongside the Chelmsford City Council's Local Plan. • The BNDP has considered the returns from the Questionnaire and other consultations and where practicable, has made reference to, and addressed the points made and endeavoured to include solutions. • The BNDP has considered the need for allocating land specifically for development and not made any recommendations, aligning with the view of residents. • In my view Boreham has already given up a large area of the Parish to facilitate the creation of Chelmsford Garden Community under a parish boundary review undertaken by Chelmsford City Council, see Fig 3.1 and 3.2 in the BNDP. This new community will eventually have thousands of dwellings. • In addition, the development at Orchard Way off Plantation Road has already provided some 150 new dwellings for Boreham, completed in the early 2020s. This allocation, at the time, was promoted as the total requirement for Boreham within the Chelmsford Local Plan adopted in 2020 to take potential development up to 2035. • Bearing in mind the comments above, the decision within the Plan not to include further specific land for development is sound. The Parish has provided more than its fair share of development land in recent years and into the future. • Concerns regarding the issues surrounding Main Road and the through traffic effectively severing a substantial part of the village from the main village have been addressed, offering possible solutions to improve the environment. • Maintaining the separation of Boreham from the urban area of Chelmsford and keeping its village surroundings is important to residents and has been effectively addressed. <p>Section 3. The BNDP sets out the existing situation accurately and provides Objectives and Policies to improve/stabilise the area's surroundings/facilities.</p> <p>Section 4. All the Objectives cover residents' aspirations for the Parish going forward and attempt to improve the village environment.</p> <p>Section 5. All the subsections accurately highlight "key issues" and "objectives" and provide sound Policies to cover these.</p> <p>In view of the above comments, I strongly support the Boreham Neighbourhood Development Plan as submitted in the Regulation 16 Consultation February/March 2026</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes

1048947, Assistant Clerk, Danbury Parish Council

Person ID	1048947
Title	
Given Name	Danbury Parish Council
Family Name	
Position	Assistant Clerk
Company / Organisation	Danbury Parish Council
ID	BNP-7
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	Danbury Parish Council congratulates Boreham on preparing their Neighbourhood Plan and strongly supports its contents.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes

Person ID	1399136
Title	Mr
Given Name	Ryan
Family Name	Pearcy
ID	BNP-3
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	5.3.1 coalescence zone
Question 2	<p>I understand and agree with the purpose of the coalescence zone but the whole document argues to prevent merging in both west and east, yet the zone only covers the west and south.</p> <p>Why does it cover such a broad area to the south? With the inability to expand north this is limiting all further developments to the east, taking future housing further away from current infrastructure, outlined in the document, such as shops, school, community centre and health centre.</p> <p>Please provide clarity on the reason for such a sweeping zone, especially across the south</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes

1395466, Mrs, Heidi, Robinson

Person ID	1395466
Title	Mrs
Given Name	Heidi
Family Name	Robinson
ID	BNP-12
Question 2	<p>I fully support the extensive and excellent Neighbourhood Plan which has been submitted.</p> <p>A lot of remarkable work, intelligence, dedication and perseverance has gone into it by very dedicated members of the Boreham community. I would like to add my voice to all those who applaud it.</p> <p>This plan deserves now to be implemented to the fullest extent. As a result the identity of Boreham as a village will be more fully secured.</p> <p>We can then look forward to experiencing the much appreciated qualities that arise from living not in a suburb but a clearly identifiable village and community.</p> <p>I have lived in Boreham since 1958, and having become a British citizen I have greatly appreciated and enjoyed living here. We have had to accept the tremendous changes and growth since then, but I sincerely hope the acceptable limits are seen to have been reached at last. Please, let the Neighbourhood Plan be followed and let it succeed.</p>

Person ID	1360942
Given Name	Alan and Jennifer
Family Name	Swash
ID	BNP-59
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	<p>We strongly support the Boreham Neighbourhood Development Plan as submitted in the Regulation 16 Consultation February/March 2026. The Plan clearly sets out and explains the Village, its development over many years and key issues for local people. We find the Policies and Objectives clear and succinct giving clear direction to the future of Boreham.</p> <p>It is a well-considered document which we believe represents the views of the local community of Boreham. It gives clear direction for the future of Boreham whilst setting down in a clear and precise way what local people think is important for a sustainable village community.</p> <p>A key principle is maintaining the clear separation, both physically and visually, of Boreham from the urban expansion of Chelmsford. We support the idea to restrict major development on land between Boreham and junction 19 on the A12 leaving a clear zone to maintain separation.</p> <p>We support the principle of not identifying specific sites for future development but to set out clear criteria by which future projects will be judged. We believe this is in line with the wishes and opinions of local residents. Boreham has had significant development in the past 20 years with little or no improvement to local infrastructure. The most recent of which was Orchard Way which was the housing allocation through to 2035. Further part of the Chelmsford Garden Community development is taking place on land previously within Boreham Parish.</p> <p>The Plan covers local concerns on the high level of through traffic using local roads, in particular Main Road, Plantation Road and Waltham Road and the need to control this going forward.</p> <p>We repeat that we strongly support the Boreham Neighbourhood Development Plan as submitted in the Regulation 16 Consultation and recommend its endorsement by the Inspector.</p>

Person ID	1329357
Given Name	Tarmac
Family Name	Trading Ltd
Position	Agent
Company / Organisation	Tarmac
ID	BNP-45
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 7
Question 2	<p>The policy requires 'all major development' to make contributions towards local infrastructure, services and facilities. 'Major development' should be defined in this policy as that defined in Annex 2 of the NPPF.</p> <p>The wording should also be amended to ensure that obligations are specific and relevant to the development type in line with national policy requirements. Paragraph 57 of the NPPF sets out that planning obligations must only be sought where they meet all of the following tests:</p> <p>a) Necessary to make the development acceptable in planning terms</p> <p>b) Directly related to the development; and</p> <p>c) Fairly and reasonably related in scale and kind to the development.</p> <p>Part (b) should read 'Appropriate measures to promote and enhance active and sustainable modes of transport as required by the Local Highways Authority and Local Planning Authority, in consultation with the Parish Council'</p> <p>Part (c) should read 'Financial contributions to early years, primary and secondary education provision as requested by the Local Planning Authority where required, in consultation with the Parish Council'</p> <p>Part (e) should read 'Where requested by the Local Planning Authority, provide or make financial contributions to new or enhanced sport, leisure and recreation facilities; and where a need is identified by the Local Planning Authority provide or make financial contributions to new small-scale businesses.....'</p> <p>(See attachment 1329357 Tarmac Trading Ltd for full rep including tracked changes).</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563194
Include files	1329357 Tarmac Trading Ltd.pdf
Person ID	1329357
Given Name	Tarmac
Family Name	Trading Ltd

Position	Agent
Company / Organisation	Tarmac
ID	BNP-43
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 4
Question 2	<p>At present the Policy requires all 'major development of new buildings' outside of the settlement boundary to demonstrate that they meet a specific a need within the village. It also requires all 'major development of new buildings' to be accompanied by the relevant infrastructure and services where the proposal lies outside the settlement boundary. This requirement is not reasonable for all development proposals as some developments may help meet the need of the wider region and country as a whole; and infrastructure mitigation (if necessary) will be considered through the planning process.</p> <p>It is also considered that the policy at present conflicts with Policy DM4 of the adopted Local Plan (2020) with regard to the Waltham Road Industrial Estate employment area. Policy DM4 supports development within the existing employment area in line with conditions set out in the policy. The Neighbourhood Plan, however, places additional requirements on development within this employment area as it lies outside the settlement boundary. This conflicts with national policy requirements and guidance surrounding neighbourhood plan. As set out within paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, neighbourhood plans should be in general conformity with the strategic policies contained in the development plan. In addition, as highlighted by paragraph 044 of the PPG, neighbourhood plans should not be used to constrain the delivery of a strategic site allocated for development in the local plan or spatial development strategy.</p> <p>Consequently, we consider that the existing Waltham Road industrial estate should be shown within the Neighbourhood Plan as a separate existing employment area outside of the settlement boundary. This employment area should also be exempt from the requirements in Policy 4 so that the Policy does not conflict with the adopted Local Plan. If the Parish wish to enact controls over the employment area, it is recommended that a separate Policy be provided for the employment area with requirements in line with National, Local and emerging Local Plan policy. The importance of designating the existing employment area is also reinforced whereby local employment opportunities, or lack thereof, are identified as a weakness within the Neighbourhood Plan. An existing employment area designation, with suitable policy would safeguard the site from the loss of employment-generating uses.</p> <p>Draft Policy 4 should also define 'major development' (as in Policy 5) as that defined by the NPPF. As set out in paragraph 041 of the PPG, a policy in a neighbourhood plan 'should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications.</p> <p>(See attachment 1329357 Tarmac Trading Ltd for full rep including web link).</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563194
Include files	1329357 Tarmac Trading Ltd.pdf
Person ID	1329357
Given Name	Tarmac
Family Name	Trading Ltd
Position	Agent
Company / Organisation	Tarmac
ID	BNP-44
Question 1 - Please write in the policy / section number / figure /	Policy 5

appendix / supporting document number below	
Question 2	<p>At present, this policy requires all new development to 'add to or maintain the rural nature, character, and appearance of the Parish' and 'to complement the existing street scene'. This places an unreasonable and unjustified requirement on certain development proposals, for example, where they have no relevance to the street scene or are within an industrial estate.</p> <p>This conflicts with NPPF paragraphs 36 and 37 which require policies to be justified and consistent with national policy. For the Waltham Road industrial estate, the draft policy also creates adverse conditions for employment development, in conflict with paragraph 85 of the NPPF. Paragraph 85 requires planning policies to help create the conditions in which businesses can invest, expand and adapt and to allow each area to build on its strengths.</p> <p>As such, the policy should be amended as below.</p> <p>All new development shall, where appropriate:</p> <p>a)add to or maintain the rural nature, character, and appearance of the Parish; and b)Retain existing trees and green spaces that support the character of the area; and c)Complement the existing street scene; and d)Scale development appropriately to minimise intrusion on neighbouring residentialproperties and surrounding areas</p> <p>Part 2 of the policy must also be refined. Part 2(a) requires all new major development create well designed and easily accessible places to live'. This is unjustified for non-residential development proposals. The policy should be directed towards residential development only and the wording refined as below:</p> <p>a) For residential development only, create well designed and easily accessible places to live ... (See attachment 1329357 Tarmac Trading Ltd for full rep including tracked changes).</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563194
Include files	1329357 Tarmac Trading Ltd.pdf
Person ID	1329357
Given Name	Tarmac
Family Name	Trading Ltd
Position	Agent
Company / Organisation	Tarmac
ID	BNP-42
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	<p>These representations make comment on the policies within the draft Plan where we consider further review of a policy is necessary. This letter also makes comment on the draft Plan as a whole.</p> <p>The letter is set out to follow the identified policies within the Draft Neighbourhood Plan. If a policy is not commented on, there are no comments to be made from Tarmac's perspective. Where these representations make suggestions to proposed policy, the wording to be included is underlined.</p>

Tarmac's Interest

Tarmac are the freehold owner of a site within the Waltham Road Industrial Estate, which is set to the north east of the Neighbourhood Plan area. The site presently hosts a General Industrial Use (Use Class B2) and contributes to employment in the local area. The location of the interest can be seen on figure 1 below.

Planning Policy Context

Once formally made, the Neighbourhood Plan will form part of the Development Plan for Chelmsford. As set out in Paragraph 13 of the National Planning Policy Framework (NPPF) (2024), Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies. Paragraph 30 goes on to state that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. Further guidance on the preparation of neighbourhood plans can be found within the Planning Practice Guidance (PPG) for neighbourhood planning (published 2020).

Emerging Chelmsford Draft Plan

There is no recognition within the Neighbourhood Plan of the draft policies and allocations made emerging Chelmsford Local Plan which has recently been submitted to the Planning Inspectorate for examination. This risks conflict with the emerging Local Plan.

As set out in the PPG (paragraph 009), it is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan. Moreover, neighbourhood plans should not be used to constrain the delivery of a strategic site allocated for development in the local plan or spatial development strategy (paragraph 044). This is because section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan.

Should the Neighbourhood Plan be adopted prior to the adoption of the emerging Local Plan, greater recognition of the draft policies and allocations within the emerging Local Plan is necessary. This is because Policy 4 of the Neighbourhood Plan as drafted will conflict with and constrain development within the strategic employment allocation under the draft Local Plan Strategic Growth Policy 9a. As such, the policy would be immediately superseded upon adoption of the new Local Plan.

It is also highlighted that the submission draft Local Plan anticipates the Neighbourhood Plan will help shape the site allocation for the strategic Waltham Road Employment Area (2.70). The draft Neighbourhood Plan does not do this and as such, greater collaboration is needed with Chelmsford Council as the Local Planning Authority in line with the PPG and best practice.

Conclusion

The draft Neighbourhood Plan correctly recognises the need for mitigation where development has adverse impacts on existing infrastructure. It is necessary, however, to ensure that the proposed policies are not overly onerous, are consistent, and are relevant to the development proposed. The draft Plan should also ensure conformity with the adopted Local Plan.

(See attachment 1329357 Tarmac Trading Ltd for full rep incl. Figure 1)

Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?

Yes

Additional Information - If you wish to submit any supporting information, please upload it here

6563194

Include files

[1329357 Tarmac Trading Ltd.pdf](#)

Person ID

1329357

Given Name

Tarmac

Family Name

Trading Ltd

Position

Agent

Company / Organisation

Tarmac

ID

BNP-46

Question 1 - Please write in the policy / section number / figure /

Policy 10

appendix / supporting document number below	
Question 2	<p>Part (1) of the policy requires all development proposals of 10 dwellings and above, and for all non-residential development that will have a 'direct or indirect effect on traffic volumes along Main Rd to endeavour to improve the connectivity across Main Rd'.</p> <p>The policy should define 'direct or indirect effect'. Currently, the policy requires further endeavours to be made even where development will have a positive effect on traffic volumes. These 'effects' should also be defined in planning terms to align with the requirements of the NPPF i.e. significant adverse impacts. As highlighted above, a policy in a neighbourhood plan should be clear and unambiguous and should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications (paragraph 041, PPG).</p> <p>Part (2) of the policy relates to all development proposals, requiring endeavours to be made to reduce traffic and/or mitigate effects of this traffic on Church Road/Plantation Road/Waltham Road. This approach will not be relevant or justified for certain development proposals. As above, the type of 'effects' must also be specified.</p> <p>The policy should also recognise that mitigation works/financial contributions should be required as requested by the Local Highway Authority.</p> <p>Furthermore, an unreasonable requirement to avoid Main Road or Waltham Road will no doubt impact on the ability for businesses to grown on Waltham Road Industrial Estate. The Neighbourhood Plan identifies lack of local employment is an issue, yet this policy is extremely preventative to the existing position and their future scope to expand and provide more jobs. This policy therefore requires significant revision in order to accord with guidance for Neighbourhood Plans, as well as ensuring that the growth of the limited businesses in the area is not restricted.</p> <p>We suggest the wording is amended as below:</p> <p>(2)Where development proposals have significant adverse effects on traffic on Church Road/Plantation Road/Waltham Road, they shall endeavour to reduce through traffic and/or mitigate the effects of this traffic wherever possible and reasonable. Mitigation works and/or financial contributions will be agreed with the Local Highway Authority. (See attachment 1329357 Tarmac Trading Ltd for full rep including tracked changes).</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563194
Include files	1329357 Tarmac Trading Ltd.pdf

Person ID	1360682
Family Name	Urban Provincial
Company / Organisation	Urban Provincial
ID	BNP-78
Officer Q1	Yes
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 4
Question 2	<p>Our representations on policy 4 focus on the soundness of the policy specifically whether the policy is effective in describing the boundary of the settlement given that Chelmsford Council as part of their emerging Local Plan have allocated a development site outside of the Boundary. The draft Focused Consultation Additional Sites (Reg 19) Document dated December 2025 recently published and consulted on by Chelmsford Council identifies Growth Site Policy 9b –Land to the East of 118 to 124 Plantation Road, Boreham as a site allocation for circa 60 new homes. While not forming part of these representations it is also noted there is site allocation immediately to the north. This allocations is outside of the defined settlement boundary as shown in the Neighbourhood Plan and thus would be subject to constraints Policy 4 imposes on development. While the aspirations of Policy 4 are noted we consider that without reference to the specific site allocations the Neighbourhood Plan does not conform with the emerging Local Plan for Chelmsford. Policy 4 would contradict the ability for site allocations to come forward outside of the shown settlement boundary unless very specific criteria are met. This creates ambiguity between the plans and in our view makes policy 4 unsound. We believe this issue can be resolved simply and effectively through minor amendments to Policy 4 acknowledging the site allocations. We suggest amending part 1 of the policy as per the changes suggested below Development proposals within the Defined Settlement Boundary identified in Figure 5.7 or an existing site allocation with the Chelmsford Local Plan will be supported where they meet the aims of sustainable development and the requirements set out in other policies of the Boreham Neighbourhood Plan and the Chelmsford Local Plan and the Chelmsford Local Plan. These changes reference the importance of the site allocations while retaining the overall intent of the policy. We consider that these changes ensure the soundness of the Local Plan and conformity with the Chelmsford Local Plan.</p> <p>Site Plan</p> <p>To assist with the comments above we enclose in appendix 1 a plan showing the extent of landownership which forms part of the Site Allocation in the draft Focused Consultation Additional Sites (Reg 19) Document dated December 2025.</p> <p>Summary and Next Steps</p> <p>Overall, we support the Boreham Neighbourhood Plan and the ambitions for the area. We ask that weight is given to the draft Chelmsford Local Plan given its advanced stage of consultation and that the Boreham NP is amended to reflect the proposed site allocations for the village. This can best be undertaken through the Settlement Boundary Policy however we are happy to discuss other means to capture this change.</p> <p>(See attachment 1360682 Urban and Provincial for site plan and tracked changes).</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Additional Information - If you wish to submit any supporting information, please upload it here	6563765
Include files	1360682 Urban and Provincial.pdf

1346656, Executive Officer, Chelmsford Garden Community Council

Person ID	1346656
Title	
Given Name	Chelmsford Garden Community Council
Family Name	
Position	Executive Officer
Company / Organisation	Chelmsford Garden Community Council
ID	BNP-10
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	Policy 4
Question 2	It is noted that other than a brief mention of New Hall school as a heritage asset, the document predominantly deals with the centre of Boreham Village and makes the point that it wishes to respect the area of the village and avoid coalescing with other local developments. Chelmsford Garden Community Council respects that view and considers that this bolsters the argument that there should be a reconsideration of the boundaries of both Boreham Parish and the Parish of Chelmsford Garden Community. It is considered that this strengthens the argument that all of the land within the Parish of Boreham to the to the west of the A12 should be brought into the Parish of Chelmsford Garden Community as it has a far greater connection to this Parish and is outside the curtilage of the village of Boreham.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes
Person ID	1346656
Title	
Given Name	Chelmsford Garden Community Council
Family Name	
Position	Executive Officer
Company / Organisation	Chelmsford Garden Community Council
ID	BNP-11
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	5.6.2
Question 2	It is noted that the proposals highlight a concern of the volume of traffic traveling along Main Road Boreham and contends that consideration should be given to reducing such traffic. Chelmsford Garden Community Council appreciates this issue but has noted that this is really the only alternative road to the use of the A12 in that area. Whilst understanding the need to calm traffic in a predominantly residential area, Chelmsford Garden Community Council asks that within the development of any traffic calming measures, careful consideration is given to the impact upon neighbouring areas so as not to simply transfer the problem to another community.
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes

Person ID	1374393
Title	Mr
Given Name	Andrew
Family Name	White
ID	BNP-76
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	<p>We are residents living opposite the field with the proposed expansion of the Industrial site on Waltham Road.</p> <p>We have grave concerns regarding this expansion. Waltham Road is already a very busy road, this will increase the traffic levels, noise levels and of course an impact on the wildlife who habitat within the field. This is a rural road and heavy HGVs will impact ours and our neighbouring property immensely as our properties are less than 1 metre from the road and already with the heavy flow of traffic our houses shake as we feel the movement of the traffic on a daily basis with the increase of traffic over the years.</p> <p>Currently, the industrial site has very bright lighting that already impacts on the neighbouring properties which will only get worse if the site increased. The noise, dirt, pollution and the fact that they often burn excess waste in the form of a fire the smoke levels are unacceptable, the fire brigade has been called out to them on a number of occasions. The impact on traffic passing our houses and queues at the junction of Waltham Rd and Main Rd would drastically increase and cause major congestion in the village.</p> <p>The proposed buildings are not acceptable or appropriate for the site and the setting encroaching on open countryside.</p> <p>The lack of mains utilities in the form of gas and sewage is also an issue.</p> <p>As this proposal stands it will cause an unacceptable impact on local residential properties. This is an inappropriate location and should be kept as a green field site.</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes

Person ID	1378904
Title	Mrs
Given Name	Vicky
Family Name	White
ID	BNP-77
Question 1 - Please write in the policy / section number / figure / appendix / supporting document number below	General
Question 2	<p>We are residents living opposite the field with the proposed expansion of the Industrial site on Waltham Road.</p> <p>We have grave concerns regarding this expansion. Waltham Road is already a very busy road, this will increase the traffic levels, noise levels and of course an impact on the wildlife who habitat within the field. This is a rural road and heavy HGVs will impact ours and our neighbouring property immensely as our properties are less than 1 metre from the road and already with the heavy flow of traffic our houses shake as we feel the movement of the traffic on a daily basis with the increase of traffic over the years.</p> <p>Currently, the industrial site has very bright lighting that already impacts on the neighbouring properties which will only get worse if the site increased. The noise, dirt, pollution and the fact that they often burn excess waste in the form of a fire the smoke levels are unacceptable, the fire brigade has been called out to them on a number of occasions. The impact on traffic passing our houses and queues at the junction of Waltham Rd and Main Rd would drastically increase and cause major congestion in the village.</p> <p>The proposed buildings are not acceptable or appropriate for the site and the setting encroaching on open countryside.</p> <p>The lack of mains utilities in the form of gas and sewage is also an issue.</p> <p>As this proposal stands it will cause an unacceptable impact on local residential properties. This is an inappropriate location and should be kept as a green field site.</p>
Question 3 - Do you wish to be notified of the decision on the Boreham Neighbourhood Plan?	Yes