

PS001

Chelmsford Local Plan
**Pre-Submission
Policies Map
Position Statement**

February 2025

Our Planning Strategy 2022 to 2041

Pre-Submission (Regulation 19) Policies Map Position Statement

February 2025

This document sets out the proposed changes to the adopted Chelmsford Local Plan Policies Map, to be made in association with the Chelmsford Local Plan Pre-Submission (Regulation 19) Document (2025). It documents the proposed changes to the notation and legend from the adopted Policies Map (2020) to the consultation version of the Pre-Submission (Regulation 19) Local Plan.

Map layer	Change from currently adopted Policies Map (2020)	Reason for change	Pre-Submission Map Number (the numbers in bold represent where there has been a change on the Pre-Submission Maps)
Chelmsford City Council Area	No change	N/A	1, 2, 3, 5, 7, 18, 30, 39
Inset	No change	N/A	1, 2, 3, 4, 5
Chelmsford and South Woodham Ferrers Urban Areas	Amend	Boundary amended to include new and updated housing and employment site allocations around the Urban Area and to reflect new planning permissions.	3 , 4, 5, 6, 10, 16
Chelmsford City Centre	Amend	Boundary amended and area reduced in size in line with the Retail Capacity Study 2023	4
South Woodham Ferrers Town Centre	No change	N/A	6
Defined Settlement Boundary (DSB)	Amend	To include new housing site allocations within the DSB and	8 , 9, 10, 11, 12 , 13 , 14, 15 , 16, 17, 18, 19,

Map layer	Change from currently adopted Policies Map (2020)	Reason for change	Pre-Submission Map Number (the numbers in bold represent where there has been a change on the Pre-Submission Maps)
		reflect new planning permissions and developments on settlement edges.	20, 21, 22, 23, 24, 26, 27 , 28, 29, 30, 31, 32, 35, 36 , 37
Area for the former Runwell Hospital Major Developed Site	No change	N/A	33
Boundary of Strategic Growth Site Allocations 2, 3a, 6 and 7a	Amend	To include new strategic growth site allocations (SGS16a), TSP site on 7a and new growth site allocations (SGS3c, GS11b, GS14b and GS17b)	3, 8, 13, 15, 18
New Housing Site (S7 and Relevant Growth Site or Strategic Growth Site Policies)+	Amend	<p>Amended to remove built out sites namely SGS1c, GS1j, GS1o, GS1u, SGS7d, GT1 and GS11</p> <p>Amended to add new housing site allocations SGS1w, SGS1y, GS1z, GS1aa, GS1bb, SGS1cc, GS11b, GS11c, GS14b, SGS16a, SGS16b, GS17a and GS17b</p> <p>Amended to include the site allocation from the Danbury Neighbourhood Plan which was 'made' (adopted) on 20 December 2024.</p>	3, 4, 5, 8, 10, 12, 13, 15, 16, 18, 37

Map layer	Change from currently adopted Policies Map (2020)	Reason for change	Pre-Submission Map Number (the numbers in bold represent where there has been a change on the Pre-Submission Maps)
New Garden Community for Major Housing and Employment Development	Amend	To include new allocation East Chelmsford Garden Community at Hammonds Farm (SGS16a)	3
Specialist Residential Accommodation	No change	N/A	8, 18
New Gypsy and Traveller Site	Remove	Site GT1 removed as site is built out	N/A
New Travelling Showpeople Site	New notation	New notation for SGS7a	18
Proposed Employment Area	Amend	New notation for GS9aand SGS16b	3, 9
Existing Employment Area	Amend	Marriages Mill – has been deleted as an Employment Area and allocated as new housing site (SGS1y)	3, 4 , 5, 7, 9, 12, 13, 16, 18, 34
Rural Employment Area	Amend	The designation for Warners Farm has been expanded as buildings adjacent to the site have planning permission for employment uses	3, 11, 26, 33, 37, 38, 39, 40 , 41
Proposed Rural Employment Area	New	Amended to include new site allocation - SGS15	3
Green Belt	No change	N/A	1, 2, 3, 4, 5, 7, 14, 16, 20, 21, 24, 26, 27, 28, 29, 31, 33, 34, 35, 38, 41

Map layer	Change from currently adopted Policies Map (2020)	Reason for change	Pre-Submission Map Number (the numbers in bold represent where there has been a change on the Pre-Submission Maps)
Special Area of Conservation (SAC)	No change	N/A	2, 5
Special Protection Area and Ramsar Site	No change	N/A	2, 5
Marine Conservation Zone	No change	N/A	2, 5, 7
Site of Special Specific Interest (SSSI)	No change	N/A	2, 5, 8, 12, 22, 35
Schedule Monument	Amend	Amended to include NHLE 1002177: Moulsham Bridge to map	1, 2, 3, 4 , 5, 8, 12, 18, 23, 25, 26, 37
Registered Park and Garden of Special Historic Interest	No change	N/A	3, 12, 19, 37
Local Nature Reserve	No change	N/A	2, 4, 5, 16
Local Wildlife Site	Amend	Relevant boundary changes made to some sites following LOWS evidence base review (November 2024)	1, 2, 3, 4, 5, 8, 9, 10, 12, 14, 16, 18, 19, 20, 22, 23, 24, 25, 26, 32, 33, 34, 35, 37
Essex Wildlife Trust Nature Reserve	No change	N/A	1, 2, 3, 5, 8, 10, 12, 18, 22, 26
Green Wedge	No change	N/A	1, 3, 4, 10, 23, 37
Protected Lane	No change	N/A	1, 2, 3, 5, 9, 11, 12, 13, 14, 16, 18, 19, 22, 25, 32, 34, 35, 37

Map layer	Change from currently adopted Policies Map (2020)	Reason for change	Pre-Submission Map Number (the numbers in bold represent where there has been a change on the Pre-Submission Maps)
Conservation Area	No change	N/A	1, 3, 4, 7, 9, 10, 12, 13, 17, 19, 23, 24, 25, 29, 31, 32, 37
Area for Conservation/Strategic Landscape Enhancement	Amend	To include Strategic Site Allocation SGS16a	3 , 18
Country Park	No change	N/A	5, 12
Proposed County Park	Amend	To include Strategic Site Allocation SGS16a	3
Land allocated for Future Recreation Use and / or SuDS and/or Biodiversity	Amend	This is an amended layer for site SGS3c and a new layer for SGS16a, GS11b and GS17b	3 , 4, 8 , 13 , 18
Open Space	Amend	Relevant changes as per the Open Space evidence base review update (December 2024)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37
New Railway Station	No change	N/A	3
Railway Station Access Road	No change	N/A	3
Radial Distributor Road (RDR1)	No change	N/A	3
Proposed RDR2 Detailed Design within	Amend notation name	To include 'Northern'	3

Map layer	Change from currently adopted Policies Map (2020)	Reason for change	Pre-Submission Map Number (the numbers in bold represent where there has been a change on the Pre-Submission Maps)
New Garden Community Masterplan Area			
Proposed Link Road	Amend	Removed from SPA5	3
Route Capacity Improvement	No change	N/A	2, 5
Proposed Cycle Route	No change	N/A	2, 3, 4, 6, 10, 11, 16, 18, 19, 37
Proposed Bridge	Amend	<p>Amended to remove proposed bridge on SGS10 as not part of the planning permission on that site</p> <p>Amended to remove proposed bridge in Central Park (Bell Meadow) as this has been implemented</p> <p>Amended to add proposed bridges on SGS6 and SGS16a</p> <p>Amended to remove proposed bridge from CW1c</p> <p>Amended to add two bridges from SGS1w to link with CW1a</p>	3, 4
Existing Park and Ride	No change	N/A	3

Map layer	Change from currently adopted Policies Map (2020)	Reason for change	Pre-Submission Map Number (the numbers in bold represent where there has been a change on the Pre-Submission Maps)
Park and Ride Area of Search	Amend	Notation name changed to 'Area considered for additional park and ride facilities'	3
Proposed Chelmsford North East Bypass – Detailed Design within Masterplan Area	No change	N/A	3
Proposed Chelmsford North East Bypass – Safeguarded Corridor	No change	N/A	1, 3, 11
Route Based Strategy	No change	N/A	1, 3, 11
Strategic Trunk Route	No change	N/A	2, 3, 9, 16, 24, 31
Strategic Non-Trunk Route	No change	N/A	1, 2, 3, 11, 18, 33
Regional Route	No change	N/A	2, 3, 37
Location for Primary School	No change	N/A	3
Existing School, Further / Higher Education Establishment	Amend	Extend area for Ford End Primary School Map 1	3, 4, 5, 6, 8, 9, 10, 12, 13, 15 , 16, 18, 19, 20, 22, 23, 24, 26, 28, 29, 30, 32, 33, 35, 36, 37
Retail Allocation	Remove		N/A
Primary Shopping Area	Amend	A new Primary Shopping Area has been added for The Vineyards in Gt Baddow	3 , 4, 6
Primary Frontage	Remove	Notation removed as no longer referred to in Local Plan	N/A

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Secondary Frontage	Remove	Notation removed as no longer referred to in Local Plan	N/A
Principal Neighbourhood Centre	Amend	The Vineyards in Gt Baddow is now designated a Principal Neighbourhood Centre along with the Beaulieu Shopping Parade	3
Retail Frontage of Principal and Local Neighbourhood Centres	Remove	This map layer no longer exists on the Policies Map and has been replaced with boundaries of Local Neighbourhood Centres	N/A
Local Neighbourhood Centres	New	New boundaries	3, 4, 5, 8, 9, 12, 16, 26, 29, 32, 33, 37
Special Policy Area	Amend	Changes made to the boundary of the Writtle College Special Policy Area Writtle SPA renamed ARU Writtle to reflect College now part of ARU from March 2024 and to include Titchmarsh Campus and Rural Education and Training Centre	2, 3, 10, 18, 35, 37
Hazardous Substance Site Safeguarding Zone	No change	N/A	2, 3, 14, 35
Flood Zone 2	Amend	Use latest from Environment Agency	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 19, 21, 23, 24, 25,

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			26, 27, 29, 30, 31, 35, 37, 40
Flood Zone 3	Amend	To use latest from Environment Agency	2, 3, 4, 5, 6, 7, 8, 10, 19, 21, 23, 24, 25, 26, 27, 29, 30, 31, 37, 40
Flood Alleviation Scheme	Remove	Notation removed as no longer being taken forward by the Environment Agency	N/A
Air Quality Management Area	Remove	Due to improvements in Air Quality at the two locations these are no longer designated	N/A
Minerals and Waste Sites	Remove	Not necessary to display on the Policies Map. Refer to Essex County Council's Adopted Minerals and Waste Local Plan	N/A
Mineral Safeguarding Area	Add	New notation	43
Made Neighbourhood Plan Areas	Amend	New notation for 'Made' Neighbourhood Plans at Little Baddow, Writtle, Sandon, South Woodham Ferrers and Danbury.	44
Designated Neighbourhood Plan Areas	Amend	Remove Writtle, Little Baddow, Danbury, Sandon and South Woodham Ferrers as these areas have 'made' neighbourhood plans	N/A – informative map



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