



# LOCAL PLAN NEWSLETTER

JANUARY 2018 NUMBER 4

## Have your say on ...

Chelmsford's new Local Plan. We are consulting on the final stage, the Pre-Submission Local Plan, from 31 January to 14 March 2018. This is your opportunity to get involved with shaping Chelmsford's future.

### What is the Local Plan?

The consultation document, called the Pre-Submission Local Plan, identifies the number and locations for houses, jobs and businesses we are planning for, along with the infrastructure needed to support growth. This includes where children will go to school, where people will work, and how they will get around - new roads, sustainable travel, access to the outdoors using green spaces and the wider countryside.

The Local Plan also includes draft planning policies which will be used to determine planning applications, and settlement boundaries for our towns and villages beyond which development may be restricted.

### Why have a new Local Plan?

Much of the development outlined in the current Local Plan (Local Development Framework adopted from 2008) is either complete or already underway, such as the former Marconi site, Bond Street, Beaulieu/Channels, and Chelmer Valley Park and Ride. To continue this success, it is important that we have an up-to-date plan to meet local development needs to 2036 and beyond and ensure Chelmsford remains a vibrant and attractive place to live, work and socialise.

### How have we got to this stage?

There have been two previous stages of consultation which many people and organisations have commented on. The first was the Issues and Options consultation in 2015/16 and most recently the Preferred Options in Spring 2017. The responses received to these consultations have been carefully considered and used to progress the Local Plan to this final stage.

The responses received to the Preferred Options have been summarised in a 'You Said, We Did' feedback report. This document also sets out how we have taken the key comments made into consideration and the main changes made to the latest draft Local Plan. This can be read on our website:

[www.chelmsford.gov.uk/new-local-plan](http://www.chelmsford.gov.uk/new-local-plan). The main changes to this Local Plan includes a reduction in the numbers of homes on some sites, introduction of new urban sites and changes to policy wording.

In preparing the Local Plan we have also used a wide range of technical studies covering subjects such as housing, traffic, landscape and sustainability and have had meetings with education, transport, health and utilities providers.



# New development: Where and how much?



The Local Plan provides for a total of 21,893 new homes, consisting of:

- 11,408 existing commitments for new homes and sites with planning permission
- 9,085 new homes on new site allocations (plus 1,400 windfall allowance)

In addition:

- 10 Gypsy and Traveller pitches on one new site
- 24 Travelling Showpeople plots on 4 new sites

Some existing commitments in previous plans have not yet been built, and are brought forward into the new Local Plan



- 725 new jobs a year to 2036
- 55,000sqm of business/employment space, with two office/business parks



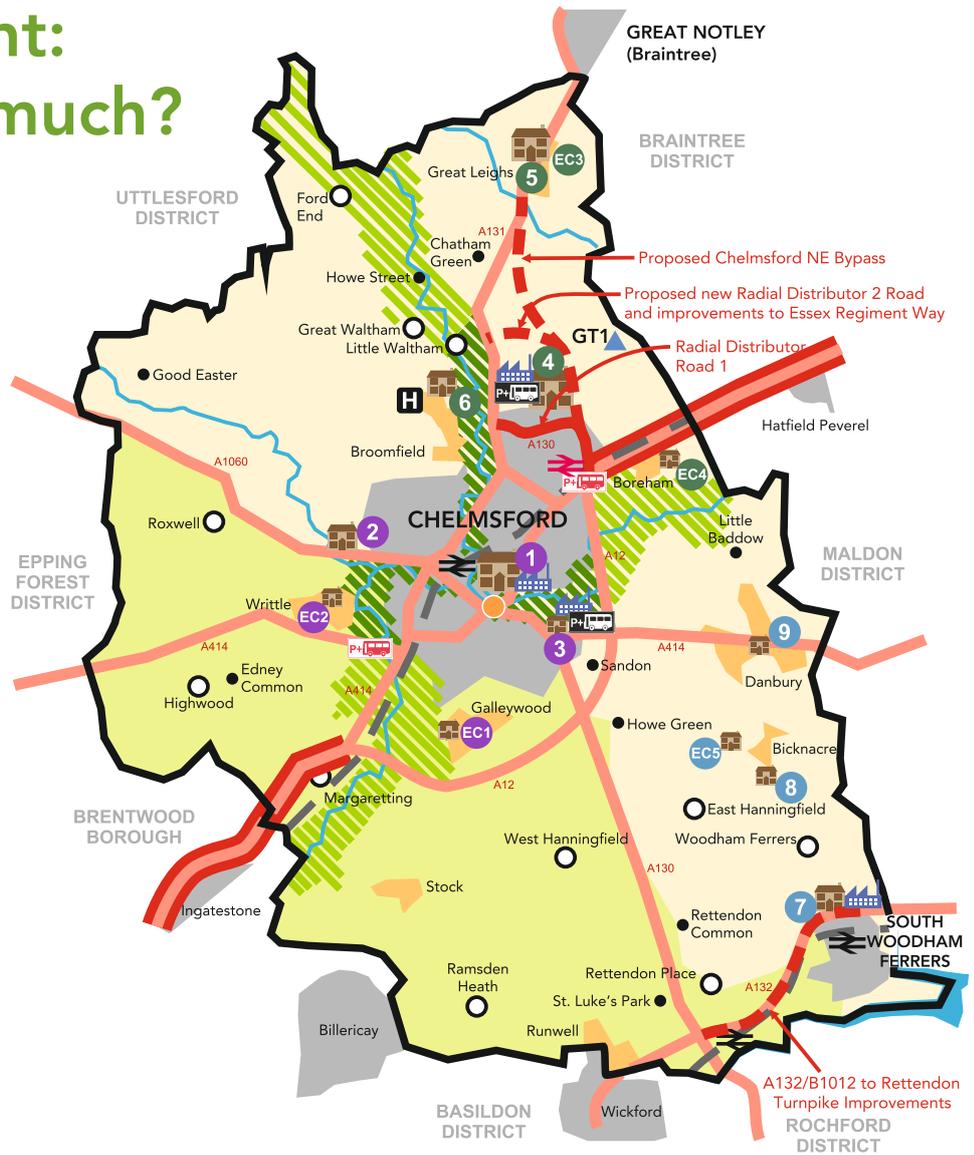
- The Green Belt will be protected from development
- Other valued landscapes including river valleys will also be protected through Green Wedges and Green Corridors
- Protection for heritage assets such as listed buildings, and areas for wildlife and nature conservation

Development is focused on three growth areas:

**Growth Area 1**  
Central and Urban Chelmsford

**Growth Area 2**  
North Chelmsford

**Growth Area 3**  
South and East Chelmsford



STRATEGIC EMPLOYMENT LOCATION	RURAL AREA	PROPOSED PARK AND RIDE
HOUSING: CHELMSFORD CENTRAL & URBAN	CITY / TOWN	PROPOSED STRATEGIC NEW ROAD
HOUSING: NORTH CHELMSFORD	KEY SERVICE SETTLEMENT	MAJOR ROADS
HOUSING: SOUTH CHELMSFORD	SERVICE SETTLEMENT	A12 IMPROVEMENTS
GYPSY AND TRAVELLER SITE	SMALL SETTLEMENT	ARMY AND NAVY IMPROVEMENTS
GREEN BELT	PROPOSED RAIL STATION	RAIL STATION
GREEN WEDGE	RAIL STATION	RAILWAY LINE
GREEN CORRIDOR	RAILWAY LINE	A132/B1012 TO RETTENDON TURNPIKE IMPROVEMENTS
		BROOMFIELD HOSPITAL
		RIVER



Other things needed to serve new development include:

- Chelmsford North East Bypass
- New link road and improvements to Essex Regiment Way
- Local road improvements including an additional access to Broomfield Hospital
- Beaulieu Park Railway Station
- New and upgraded cycling and walking routes
- Additional/expanded Park and Ride sites
- New schools and early years/nursery school provision
- More healthcare facilities
- Neighbourhood centres with shops, community and leisure facilities
- Open space including two new Country Parks.

## Growth Area 1 Central and Urban Chelmsford

New development will be focused mainly on brownfield land in the City Centre, to strengthen the City as a major residential, employment and retail centre. Two other locations for development to the West and East of Chelmsford are on greenfield land. All the areas will focus on improving and enhancing public access in the Green Wedge and provide opportunities for sustainable travel (cycling and walking) to connect with the City Centre's services and facilities. Other benefits to the local area include a new Country Park, new employment, new primary schools, early years and childcare provision.

### 1 Brownfield sites in Chelmsford Urban Area

- 2,205 Homes
- 4,000sqm Office
- 11,500sqm Food Retail
- Primary school
- 2 special schools
- 4 nursery schools

### 2 West Chelmsford

- 800 Homes
- 5 Travelling Showpeople Plots
- Primary school and nursery school

### 3 3a East Chelmsford - Manor Farm

- 250 Homes
- Country Park
- New access into Sandford Mill

### 3b East Chelmsford - Land North of Maldon Road

- 5,000sqm Office/Business Park
- Nursery school

### 3c East Chelmsford - Land South of Maldon Road

- 100 Homes

### 3d East Chelmsford - Land North of Maldon Road

- 50 Homes

#### **Existing commitments:**

Lockside, Navigation Rd; Peninsula Site, Wharf Road; Depot and Nursery Site, Waterhouse Lane; Writtle Telephone Exchange; Galleywood Reservoir

- 609 Homes

## Growth Area 2 North Chelmsford

Growth is focused at three locations and accommodates new large neighbourhoods and employment opportunities. Development in this Growth Area, is a major opportunity to help deliver new infrastructure such as significant transport infrastructure planned for the A130/A131 corridor including a new Chelmsford North East Bypass, new railway station and expansion of Park and Ride. New developments will create attractive well-designed communities focused around open space, leisure facilities, new schools, early years and childcare provision, green infrastructure and employment opportunities.

### 4 North East Chelmsford

- 3,000 Homes
- 9 Travelling Showpeople Plots
- 45,000sqm Office/Business Park
- Country Park
- Chelmsford North East Bypass
- Secondary school
- 2 Primary schools
- Nursery school
- Neighbourhood Centre

### 5 5a Great Leighs - Land at Moulsham Hall

- 750 Homes
- 5 Travelling Showpeople Plots
- Primary school and nursery school
- Neighbourhood Centre

### 5b Great Leighs - Land East of London Road

- 250 specialist residential homes for older people

### 5c Great Leighs - Land North and South of Banters Lane

- 100 Homes

### 6 North of Broomfield

- 450 Homes
- Nursery school
- New road access into Broomfield Hospital
- Neighbourhood Centre

## GT1 Drakes Lane, Little Waltham

- 10 Traveller Pitches

#### **Existing commitments:**

North East Chelmsford, Beaulieu and Channels post 2021 delivery; Land East of Main Road Great Leighs; Land East of Plantation Road Boreham

- 2,669 Homes

## Growth Area 3 South and East Chelmsford

Development will be concentrated to the north of South Woodham Ferrers. Growth here will be well connected to the town, set in attractive landscape incorporating a new Neighbourhood Centre, a new employment area, and open space/leisure facilities. It will help to bring forward improvements to the A132. Smaller development proposals for Bicknacre and Danbury will contribute towards existing facilities such as primary schools, early years and childcare provision, food shopping facilities and healthcare facilities.

### 7 North of South Woodham Ferrers

- 1,000 Homes
- 5 Travelling Showpeople Plots
- 1,000sqm Flexible Business Space
- 1,900sqm Food Retail
- Primary school (if required) and nursery school
- Neighbourhood Centre
- A132 improvements

### 8 South of Bicknacre

- 30 Homes

### 9 Danbury

- 100 Homes

#### **Existing commitments:**

St Giles Bicknacre

- 32 units for Specialist Residential Accommodation



# Get involved - visit an exhibition



We are arranging a series of drop-in exhibitions in areas where development is proposed. To see the latest schedule of locations, dates and times, please visit:

[www.chelmsford.gov.uk/new-local-plan](http://www.chelmsford.gov.uk/new-local-plan)

# Get involved - register and comment NOW

You can have your say on this Pre-Submission Local Plan document; and on the sustainability and habitat assessments.

**The consultation runs for 6 weeks from 31 January to 14 March.**

This consultation focuses on legal compliance and consistency with national policy, known as the test of 'Soundness'. All comments will be considered and submitted alongside the Local Plan and evidence base to the Planning Inspector holding an Independent Examination.

To ensure that comments are submitted in a format required by the Planning Inspector, please refer to our guidance on submitting representations.

We prefer receiving comments online, using our specially designed Consultation Portal. Using the Consultation Portal helps us to record your comments accurately and process them quickly.

Go to:

[www.chelmsford.gov.uk/planningpolicyconsult](http://www.chelmsford.gov.uk/planningpolicyconsult)  
to:

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

For tips on how to register, or what to do if you are registered but have forgotten your login details, read our User Guide to find out more:

[www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?allid=54663](http://www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?allid=54663)

## What else are we consulting on?

Our aim is to get the right type of development in the right places to meet the growing needs of local people and businesses while protecting our environment.

To help us do this, the Pre-Submission Local Plan document has been assessed against a range of social, environmental and economic indicators, called a Sustainability Appraisal, to identify any significant effects. Similarly, a Habitats Regulations Assessment assesses the document for any impacts on European habitat sites such as designated Special Protection Areas and Ramsar sites.

**Both these assessments also form part of the consultation.**



You can also find more information and documents for downloading, at [www.chelmsford.gov.uk/new-local-plan](http://www.chelmsford.gov.uk/new-local-plan).  
E-mail: [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)  
Tel: 01245 606330

Planning and Housing Policy  
Chelmsford City Council  
Civic Centre  
Duke Street  
Chelmsford, CM1 1JE

The new Local Plan is available in alternative formats including large print, audio and other languages.



**Consultation closes at 4.45pm on Wednesday 14 March 2018**