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

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**Review of Chelmsford’s Local Plan - get involved!**

**The Council’s Local Plan was adopted in 2020 and it guides growth and development across Chelmsford City Council’s area to 2036. It sets out how much new development is needed and identifies land for housing, schools, shops and jobs as well as areas for protection, such as open space and sites important for wildlife.**

**The Government requires all councils to review their Local Plan every five years, so the review needs to be complete by May 2025.**

**The first consultation stage towards updating the adopted Local Plan is open now and runs until 6 October 2022. Communities are encouraged to get involved at:** **[www.chelmsford.gov.uk/lp-review](http://www.chelmsford.gov.uk/lp-review)**

Issues and Options Consultation Document

This consultation is the first formal stage in the preparation of the review of the adopted Chelmsford Local Plan, and the first opportunity for residents, businesses, developers, and other interested parties to get involved.

The main purpose of the document is to ensure that the review of the adopted Local Plan will cover the right issues and that all suitable options for accommodating change are considered. The main areas being consulted on include:

* Updated challenges and opportunities to address over the reviewed Local Plan period to 2041
* Updated draft Strategic Priorities
* New draft Vision
* The approach to calculating future development requirements, including homes and jobs
* Spatial Approaches for accommodating additional future development growth, and
* The approach to reviewing planning policies.

We think that many parts of the adopted Local Plan and its policies are still up to date and generally performing well, so may require no or only partial changes. Other parts will need updating alongside additional new policies that are required to reflect the latest national planning policy requirements, the Council’s new ambitions and aspirations, and to meet new development growth to 2041.

As such, the review process is expected to result in changes to the adopted Local Plan – but we are not working on a completely new plan from scratch. It is also not a reopening of any debates about already allocated sites.

Integrated Impact Assessment (IIA)

The adopted Local Plan was developed alongside a comprehensive Sustainability Appraisal (SA) and Habitats Regulations Appraisal (HRA) process. For this review process other aspects of sustainable development are being considered in an Integrated Impact Assessment (IIA).

The IIA assesses the issues and options against a range of social, environmental and economic indicators and helps to identify all the likely significant effects. It advises on ways in which any adverse effects could be avoided, reduced or mitigated or how any positive effects could be maximised. This helps to ensure that the emerging policies, plans and allocations in the Local Plan are promoting sustainable development.

**Where to view and comment on the documents?**

All information on this consultation is available at: [www.chelmsford.gov.uk/lp-review](http://www.chelmsford.gov.uk/lp-review)

**View and Comment online**

You are encouraged to view and comment online, using a specially designed Consultation Portal. This helps record comments accurately so they can be processed quickly. Go to [www.chelmsford.gov.uk/planningpolicyconsult](http://www.chelmsford.gov.uk/planningpolicyconsult)

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

<https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/consultations-on-planning-policy/how-to-use-the-planning-policy-consultation-portal/>

**View in person**

Paper copies can be viewed at the City Council Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE Monday to Friday 10am to 4pm (closed on bank holidays).

**Comment via email**

Comments may be submitted by email: [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)

**Paper comments**

You can submit your comments by post or deliver them in person in the following ways:

**Post:** Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE

**By hand:** Monday to Friday 10am to 4pm - Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE (outside of these hours you can use the post box outside the Customer Service Centre).

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

More details on how to get involved including details about public exhibitions you can attend, both online and in person, can be found at: [www.chelmsford.gov.uk/lp-review](http://www.chelmsford.gov.uk/lp-review)

If you have any difficulties finding anything online, please call or email the Planning Policy Team: [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk) 01245 606330.

**Please note that any representations must be received by the City Council no later than 4pm on Thursday 6 October 2022.**

***Part B - Optional text***

**Does the Local Plan Issues and Options consultation document identify new development in the Unparished Area of Chelmsford?**

The consultation document only identifies broad locations rather than specific boundaries for development.

Chelmsford City’s existing Urban Area is identified as having potential for 1,000 new homes on brownfield sites in Spatial Approaches A, C, D and E, and 2,500 in Spatial Approach B.

These figures are in addition to allocations currently identified in the adopted Local Plan.

**Does the Local Plan Issues and Options consultation document identify new development around Boreham Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

Boreham is a key service settlement outside the Green Belt in the adopted Local Plan. The Key Service Settlements of Bicknacre, Boreham, Broomfield, Danbury, Great Leighs are identified as locations having the potential for 1,500 new homes in Spatial Approach A, and 1,000 new homes in Spatial Approach C. These overall figures might be at one of these five locations or split across two or more of them.

Further expansion of the New Garden Community being developed at North East Chelmsford is identified as a location having the potential for a further 3,500 new homes in Spatial Approach A, B and C, 4,500 new homes in Spatial Approach D and 3,000 new homes in Spatial Approach E.

A new Strategic Settlement/Garden Community at Hammonds Farm is identified as a location as having the potential for 4,000 new homes in Spatial Approach E.

These figures are in addition to allocations currently identified in the adopted Local Plan.

**Does the Local Plan Issues and Options consultation document identify new development around Broomfield Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

Broomfield is a key service settlement outside the Green Belt in the adopted Local Plan. The Key Service Settlements of Bicknacre, Boreham, Broomfield, Danbury, Great Leighs are identified as locations having the potential for 1,500 new homes in Spatial Approach A, and 1,000 new homes in Spatial Approach C. These overall figures might be at one of these five locations or split across two or more of them.

Further expansion of the New Garden Community being developed at North East Chelmsford is identified as a location having the potential for a further 3,500 new homes in Spatial Approach A, B and C, 4,500 new homes in Spatial Approach D and 3,000 new homes in Spatial Approach E.

These figures are in addition to allocations currently identified in the adopted Local Plan.

**Does the Local Plan Issues and Options consultation document identify new development around Chignal Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

No new locations for growth are identified in the Review for Chignal Parish.

An extension to the western edge of Chelmsford is identified as a location having the potential for new homes. This location, along with an extension to the eastern edge of Chelmsford are identified for 1,500 new homes in Spatial Approaches A, B and C and 500 new homes in Spatial Approach D. These overall figures might be at one of the two locations or split across them.

These figures are in addition to allocations currently identified in the adopted Local Plan.

**Does the Local Plan Issues and Options consultation document identify new development around Danbury Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

Danbury is a key service settlement outside the Green Belt in the adopted Local Plan. The Key Service Settlements of Bicknacre, Boreham, Broomfield, Danbury, Great Leighs are identified as locations having the potential for 1,500 new homes in Spatial Approach A, and 1,000 new homes in Spatial Approach C. These overall figures might be at one of these five locations or split across two or more of them.

A new Strategic Settlement/Garden Community at Hammonds Farm is identified as a location as having the potential for 4,000 new homes in Spatial Approach E.

These figures are in addition to allocations currently identified in the adopted Local Plan and the emerging Danbury Neighbourhood Plan.

**Does the Local Plan Issues and Options consultation document identify new development around East Hanningfield Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

East Hanningfield is a Service Settlement outside the Green Belt in the adopted Local Plan. The Service Settlements of East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place and Woodham Ferrers are identified as locations having the potential for 500 new homes in Spatial Approach C. This overall figure might be at one of these six locations or split across two or more of them.

Howe Green and Rettendon Common are identified, alongside Chatham Green, as being settlements with good proximity to transport corridors. These locations are identified as having the potential for 1,500 new homes in Spatial Approach D. This overall figure might be at one of these three locations or split across two or more of them.

**Does the Local Plan Issues and Options consultation document identify new development around Galleywood Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

No new locations for growth are identified in the Review for Galleywood Parish.

Howe Green is identified, alongside Rettendon Common and Chatham Green, as being settlements with good proximity to transport corridors. These locations are identified as having the potential for 1,500 new homes in Spatial Approach D. This overall figure might be at one of these three locations or split across two or more of them.

**Does the Local Plan Issues and Options consultation document identify new development around Good Easter Parish?**

No new locations for growth are identified in the Review for Good Easter Parish.

**Does the Local Plan Issues and Options consultation document identify new development around Great Baddow Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

An extension to the eastern edge of Chelmsford is identified as a location having the potential for new homes. This location, along with an extension to the western edge of Chelmsford are identified for 1,500 new homes in Spatial Approaches A, B and C and 500 new homes in Spatial Approach D. These overall figures might be at one of the two locations or split across them.

These figures are in addition to allocations currently identified in the adopted Local Plan.

**Does the Local Plan Issues and Options consultation document identify new development around Great & Little Leighs Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

Great Leighs is a Key Service Settlement outside the Green Belt in the adopted Local Plan. The Key Service Settlements of Bicknacre, Boreham, Broomfield, Danbury, Great Leighs are identified as locations having the potential for 1,500 new homes in Spatial Approach A, and 1,000 new homes in Spatial Approach C. These overall figures might be at one of these five locations or split across two or more of them.

These figures are in addition to allocations currently identified in the adopted Local Plan.

**Does the Local Plan Issues and Options consultation document identify new development around Great Waltham Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

Ford End, Great Waltham and Little Waltham are Service Settlements outside the Green Belt in the adopted Local Plan. The Service Settlements of East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place, Woodham Ferrers are identified as locations having the potential for 500 new homes in Spatial Approach C. This overall figure might be at one of these six locations or split across two or more of them.

Chatham Green is identified, alongside Howe Green and Rettendon Common, as being settlements with good proximity to transport corridors. These locations are identified as having the potential for 1,500 new homes in Spatial Approach D. This overall figure might be at one of these three locations or split across two or more of them.

**Does the Local Plan Issues and Options consultation document identify new development around Highwood Parish?**

No new locations for growth are identified in the Review for Highwood Parish.

**Does the Local Plan Issues and Options consultation document identify new development around Little Baddow Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

A new Strategic Settlement/Garden Community at Hammonds Farm is identified as a location as having the potential for 4,000 new homes in Spatial Approach E.

**Does the Local Plan Issues and Options consultation document identify new development around Little Waltham Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

Great Waltham and Little Waltham are Service Settlements outside the Green Belt in the adopted Local Plan. The Service Settlements of East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place, Woodham Ferrers are identified as locations having the potential for 500 new homes in Spatial Approach C. This overall figure might be at one of these six locations or split across two or more of them.

Chatham Green is identified, alongside Howe Green and Rettendon Common, as being settlements with good proximity to transport corridors. These locations are identified as having the potential for 1,500 new homes in Spatial Approach D. This overall figure might be at one of these three locations or split across two or more of them.

**Does the Local Plan Issues and Options consultation document identify new development around Margaretting Parish?**

No new locations for growth are identified in the Review for Margaretting Parish.

**Does the Local Plan Issues and Options consultation document identify new development around Mashbury Parish?**

No new locations for growth are identified in the Review for Mashbury Parish.

**Does the Local Plan Issues and Options consultation document identify new development around Pleshey Parish?**

No new locations for growth are identified in the Review for Pleshey Parish.

**Does the Local Plan Issues and Options consultation document identify new development around Rettendon Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

Rettendon Place is a Service Settlement outside the Green Belt in the adopted Local Plan. The Service Settlements of East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place, Woodham Ferrers are identified as locations having the potential for 500 new homes in Spatial Approach C. This overall figure might be at one of these six locations or split across two or more of them.

Rettendon Common is identified, alongside Howe Green and Chatham Green, as being settlements with good proximity to transport corridors. These locations are identified as having the potential for 1,500 new homes in Spatial Approach D. This overall figure might be at one of these three locations or split across two or more of them.

North of South Woodham Ferrers is identified as a location as having the potential for 500 new homes in Spatial Approaches A, B, C and D.

These figures are in addition to allocations currently identified in the adopted Local Plan.

**Does the Local Plan Issues and Options consultation document identify new development around Roxwell Parish?**

No new locations for growth are identified in the Review for Roxwell Parish.

**Does the Local Plan Issues and Options consultation document identify new development around Runwell Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

Rettendon Place is a Service Settlement outside the Green Belt in the adopted Local Plan. The Service Settlements of East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place, Woodham Ferrers are identified as locations having the potential for 500 new homes in Spatial Approach C. This overall figure might be at one of these six locations or split across two or more of them.

Rettendon Common is identified, alongside Howe Green and Chatham Green, as being settlements with good proximity to transport corridors. These locations are identified as having the potential for 1,500 new homes in Spatial Approach D. This overall figure might be at one of these three locations or split across two or more of them.

**Does the Local Plan Issues and Options consultation document identify new development around Sandon Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

An extension to the eastern edge of Chelmsford is identified as a location having the potential for new homes. This location, along with an extension to the western edge of Chelmsford are identified for 1,500 new homes in Spatial Approaches A, B and C and 500 new homes in Spatial Approach D. These overall figures might be at one of the two locations or split across them.

A new Strategic Settlement/Garden Community at Hammonds Farm is identified as a location as having the potential for 4,000 new homes in Spatial Approach E.

Howe Green is identified, alongside Rettendon Common and Chatham Green, as being settlements with good proximity to transport corridors. These locations are identified as having the potential for 1,500 new homes in Spatial Approach D. This overall figure might be at one of these three locations or split across two or more of them.

These figures are in addition to allocations currently identified in the adopted Local Plan.

**Does the Local Plan Issues and Options consultation document identify new development around South Hanningfield Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

No new locations for growth are identified in the Review for South Hanningfield Parish.

Rettendon Common is identified, alongside Howe Green and Chatham Green, as being settlements with good proximity to transport corridors. These locations are identified as having the potential for 1,500 new homes in Spatial Approach D. This overall figure might be at one of these three locations or split across two or more of them.

**Does the Local Plan Issues and Options consultation document identify new development around South Woodham Ferrers?**

The consultation document only identifies broad locations rather than specific boundaries for development.

North of South Woodham Ferrers is identified as a location as having the potential for 500 new homes in Spatial Approaches A, B, C and D.

Woodham Ferrers and Rettendon Place are Service Settlements outside the Green Belt in the adopted Local Plan. The Service Settlements of East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place, Woodham Ferrers are identified as locations having the potential for 500 new homes in Spatial Approach C. This overall figure might be at one of these six locations or split across two or more of them.

Rettendon Common is identified, alongside Howe Green and Chatham Green, as being settlements with good proximity to transport corridors. These locations are identified as having the potential for 1,500 new homes in Spatial Approach D. This overall figure might be at one of these three locations or split across two or more of them.

These figures are in addition to allocations currently identified in the adopted Local Plan.

**Does the Local Plan Issues and Options consultation document identify new development around Springfield Parish?**

No new locations for growth are identified in the Review for Springfield Parish.

Further expansion of the new Garden Community being developed at North East Chelmsford is identified as a location having the potential for a further 3,500 new homes in Spatial Approach A, B and C, 4,500 new homes in Spatial Approach D and 3,000 new homes in Spatial Approach E.

A new Strategic Settlement/Garden Community at Hammonds Farm is identified as a location as having the potential for 4,000 new homes in Spatial Approach E.

These figures are in addition to allocations currently identified in the adopted Local Plan.

**Does the Local Plan Issues and Options consultation document identify new development around Stock Parish?**

No new locations for growth are identified in the Review for Stock Parish.

**Does the Local Plan Issues and Options consultation document identify new development around West Hanningfield Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

Howe Green is identified, alongside Rettendon Common and Chatham Green, as being settlements with good proximity to transport corridors. These locations are identified as having the potential for 1,500 new homes in Spatial Approach D. This overall figure might be at one of these three locations or split across two or more of them.

**Does the Local Plan Issues and Options consultation document identify new development around Woodham Ferrers and Bicknacre Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

Bicknacre is a key service settlement outside the Green Belt in the adopted Local Plan. The Key Service Settlements of Bicknacre, Boreham, Broomfield, Danbury, Great Leighs are identified as locations having the potential for 1,500 new homes in Spatial Approach A, and 1,000 new homes in Spatial Approach C. These overall figures might be at one of these five locations or split across two or more of them.

Woodham Ferrers is a Service Settlement outside the Green Belt in the adopted Local Plan. The Service Settlements of East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place, and Woodham Ferrers are identified as locations having the potential for 500 new homes in Spatial Approach C. This overall figure might be at one of these six locations or split across two or more of them.

North of South Woodham Ferrers is identified as a location as having the potential for 500 new homes in Spatial Approaches A, B, C and D.

These figures are in addition to allocations currently identified in the adopted Local Plan.

**Does the Local Plan Issues and Options consultation document identify new development around Writtle Parish?**

The consultation document only identifies broad locations rather than specific boundaries for development.

No new locations for growth are identified in the Review for Chignal Parish.

An extension to the western edge of Chelmsford is identified as a location having the potential for new homes. This location, along with an extension to the eastern edge of Chelmsford are identified for 1,500 new homes in Spatial Approaches A, B and C and 500 new homes in Spatial Approach D. These overall figures might be at one of the two locations or split across them.

These figures are in addition to allocations currently identified in the adopted Local Plan.