

## **Representation form for Submission Version of the Epping Forest District Local Plan 2011-2033 (Regulation 19 publication)**

This form should be used to make representations on the Submission Version of the Epping Forest District Local Plan which has been published. Please complete and return by 29 January 2018 at 5pm. An electronic version of the form is available at <http://www.efdclocalplan.org/>

**Please refer to the guidance notes available before completing this form.**

---

**Please return any representations to:** Planning Policy, Epping Forest District Council, Civic Offices, 323 High Street, Epping, Essex, CM16 4BZ

Or email them to: [LDFconsult@eppingforestdc.gov.uk](mailto:LDFconsult@eppingforestdc.gov.uk)

**BY 5pm on 29 January 2018**

---

This form has two parts –

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

***Please attach any documents you wish to submit with your representation***

---

### **Part A**

1. Are you making this representation as? (Please tick as appropriate)

a) Resident or Member of the General Public ☐ or

b) Statutory Consultee, Local Authority or Town and Parish Council ☐ or

c) Landowner ☒ or

d) Agent ☐

Other organisation (please specify)

2. Personal Details		3. Agent's Details (if applicable)	
Title	Mr	Mr	
First Name	Ian	Matthew	
Last Name	Chisholm	Wood	
Job Title (where relevant)		Principal Planner	
Organisation (where relevant)		Phase 2 Planning & Development Ltd	
Address Line 1	Norton Field Farm	250 Avenue West	
Line 2	Norton Lane	Skyline 120	
Line 3	Norton Mandeville	Great Notley, Braintree	
Line 4	Essex	Essex	
Post Code	CM4 0LN	CM77 7AA	
Telephone Number	C/o agent	(01376) 329059	
E-mail Address	C/o agent	mwood@phase2planning.co.uk	

---

**Part B – If necessary please complete a separate Part B form for each representation**

4. To which part of the Submission Version of the Local Plan does this representation relate?  
(Please specify where appropriate)

Paragraph  Policy  Policies Map

Site Reference  Settlement

5. Do you consider this part of the Submission Version of the Local Plan:

\*Please refer to the Guidance notes for an explanation of terms

a) Is Legally compliant Yes  No

b) Sound Yes  No

If no, then which of the soundness test(s) does it fail\*

Positively prepared  Effective

Justified  Consistent with national policy

c) Complies with the duty to co-operate Yes  No

6. Please give details of why you consider the Submission Version of the Local Plan is not legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance, soundness of the Local Plan or compliance with the duty to co-operate, please also use this box to set out your comments

Please see attached Regulation 20 representation.

*(Continue on a separate sheet if necessary)*

7. Please set out what change(s) you consider necessary to make the Submission Version of the Local Plan legally compliant or sound, having regard to the test you have identified in the question above (Positively prepared/Justified/Effective/Consistent with National Policy) where this relates to soundness. You will need to say why this change will make the Submission Version of the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see attached Regulation 20 representation.

*(Continue on a separate sheet if necessary)*

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

☐ **No**, I do not wish to participate at the hearings

☒ **Yes**, I wish to participate at the hearings

9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

Please see attached Regulation 20 representation.

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

10. Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination (Please tick)

☒

Yes

☐

No

11. Have you attached any documents with this representation?

☒

Yes

☐

No

---

---

Signature:

M WOOD

Date:

24/01/2018

---

---



## Phase 2

### **Response to Epping Forest District Local Plan Submission Version 2017 Consultation (Planning Our Future)**

Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations  
(2012)

**Land at Norton Field Farm, Norton Lane, Norton Mandeville, Essex, CM4 0LN**

On behalf of  
**Mr I Chisholm**

**January 2018**

Our ref: C17064

**Phase 2** PLANNING & DEVELOPMENT LIMITED

250 Avenue West | Skyline 120 | Great Notley | Braintree | Essex | CM77 7AA | 01376 329059 | [www.phase2planning.co.uk](http://www.phase2planning.co.uk)  
© Phase 2 Planning 2017

---

---

# 1. Introduction & Background

## Introduction

1.1 This Regulation 20 Local Plan representation has been prepared by Phase 2 Planning and Development Ltd on behalf of Mr Ian Chisholm, the freehold owner and current occupier of Norton Field Farm, Norton Lane, Norton Mandeville, Essex, CM4 0LN.

1.2 This submission is made under the Provisions of Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) and relates to the following section of the Council's Local Plan Submission Version 2017:

- Chapter 3 – Housing, Economic and Transport Policies:  
The Economy and Town Centres:

### **Policy E 4: The visitor economy**

1.3 This submission is supported by the following:

- a) Appendix 1 includes a Site Location Plan illustrating the land that is the subject of this Regulation 20 representation. The subject land is fully within the ownership and control of Mr I Chisholm and is made available for tourism-based development within the emerging Local Plan period and beyond.

## Landowner's Proposal

1.4 The landowner seeks to expand on the existing extant tourism accommodation planning permission ref: EPF/2709/16 benefiting the site as detailed below. However, the landowner seeks to expand on this permission to enhance the overall visitor accommodation by including upmarket 'dream' lodge-type units on the site to provide a higher quality tourist accommodation facility. It is also important to note that such accommodation will ensure that there is no requirement for a separate permanent toilet/shower block.

1.5 In accordance with the consented development, it is proposed that this enhancement would comprise some additional ancillary permanent buildings with the size of these dependent on the amount of accommodation to be provided.

1.6 It is the landowner's intention that the proposed development will provide a high quality leisure and tourism use that would result in local businesses supplying goods and services to the new enterprise and would encourage tourists into this part of the District, where they would spend money at existing attractions, helping to support them. The development would also support rural business and farm diversification and would also offer employment opportunities.

- 
- 1.7 Given the site and location's Metropolitan Green Belt status such an enhanced level of tourism accommodation could only be achieved in principle through the Council's Local Plan process.

### Background

#### Planning permission ref: EPF/2709/16

- 1.8 Norton Field Farm currently benefits from extant planning permission ref: EPF/2709/16 for the change of use of agricultural land at the farm to a camping and touring caravan site and associated construction of a toilet and shower block building and passing place along the existing track (Norton Lane) together with associated landscape planting.
- 1.9 Having been granted on the 18<sup>th</sup> January 2017 this planning permission establishes the lawful and permanent use of part of the site for tourism accommodation purposes. This planning permission permits up to 30 pitches of which no more than shall be for touring caravans (condition 8).

#### Tourism summit 2017

- 1.10 Following ongoing discussions with Quentin Buller, the Council's Tourism Development Manager, the landowner attended Epping Forest District Council's 2017 tourism summit held on Friday 20<sup>th</sup> October 2017. During this summit the landowner was strongly encouraged to put their site (Norton Field Farm) forward for future allocation for tourism purposes to enable an appropriate expansion of the existing permitted tourism accommodation facility.
- 1.11 Such interest follows the recent publication of Phase 2 of the Council's Tourism Report which forms part of the evidence base for this emerging Local Plan. The Tourism Report highlights a pressing need for such future tourism facilities in this part of the district and a number of Elected Local Members also expressed their support for the site's future tourism allocation during the summit.
- 1.12 It is important to note that our client is already in the process of pursuing such an allocation and has recently submitted a request for pre-application advice (ref: EF\2017\ENQ\01695) to discuss this matter further with officers including those of the Council's Forward Planning team. This also follows the Council's recent approval of planning application ref: EPF/2709/16 on the site for tourism (camping & touring caravan) purposes as detailed above.



---

## 2. Legal Compliance & Soundness

- 2.1 As the attached representation form confirms the landowners representations relate specifically and solely to the soundness of the Local Plan Submission Version 2017 in respect of being positively prepared, justified, and consistent with national policy relating to draft policy **E 4: The visitor economy**.

### Soundness

#### Draft Policy E 4: The visitor economy

#### Summary

- 2.2 Although the Local Plan Submission Version 2017 including draft Policy E 4 make explicitly clear the pressing need for tourism accommodation growth throughout the district during the plan period the current proposed strategy would appear to fail to make any provision for identified new sites to meet such significant need. This is even more significant given that over 92% of the district is designated as Metropolitan Green Belt (paragraph 1.23) severely limiting opportunities for tourism accommodation growth based on existing and emerging Local Plan policy and strategy as well as the relevant provisions of national policy (National Planning Policy Framework (NPPF)). This is particularly the case in the more rural parts of the district.
- 2.3 For this reason the landowner strongly contends that the provisions in respect of draft Policy E 4 **have not been positively prepared** as they are not based on a strategy which seeks to meet such objectively assessed development and infrastructure requirements. This also clearly demonstrates that such an approach is **not justified** as the most appropriate strategy when considered against the reasonable alternatives as based on proportionate evidence which includes the allocation of suitable sites (including those in rural locations) to meet such identified tourism accommodation need district-wide.
- 2.4 Further paragraph 28 (under ‘Supporting a prosperous rural economy’) of the NPPF clearly sets out that *“Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:*
- *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres”.*
- 2.5 In the landowner’s view the current emerging Local Plan strategy does not effectively and proactively support the provision of tourist and visitor centre facilities in appropriate locations where identified needs are not met by existing facilities as no such sites appear to be identified or allocated within the current strategy. This is of particular significance given the vast majority

---

of the district's Metropolitan Green Belt designation severely limiting opportunities to address such tourism accommodation need outside of the Local Plan process. For this reason the current strategy in respect of draft Policy E 4 **is not consistent with national policy** as it does not enable the delivery of sustainable development in accordance with the policies of the NPPF.

#### Expanded detailed consideration

- 2.6 The Local Plan Submission Version 2017 makes clear throughout the need for new appropriately located tourism facilities in the district as well as the stronger safeguarding of those existing tourism accommodation facilities to meet a pressing need district-wide. This is central to the vision and objectives for Epping Forest District to 2033 with the 'Vision for the District' on page 19 including, at sub-paragraph vii, *"a more sustainable local economy including **tourism**, aviation, research and development, and food production will be developed"*.
- 2.7 The Local Plan objectives as seen at page 20 expand of this further under paragraph C. Economic Development sub-paragraph v, by stating that *"to support tourism in the District through the promotion of, and improving access to, a wide range of existing attractions in the District including Epping Forest, The Lee Valley Regional Park, the Royal Gunpowder Mills site, the historic towns, village centres and countryside, and through the provision of new visitor accommodation."*
- 2.8 Draft Policy SP 2 (Spatial Development Strategy 2011-2033) secures a policy provision for such objective and at paragraph F sub-paragraph iv states that the Council will *"support growth in the tourism industry and visitor economy"*.
- 2.9 This all leads onto the section of the Local Plan Submission Version 2017 titled 'The Visitor Economy' with its pre-text (paragraph's 3.69 to 3.79) expanding on and re-confirming such need principles. Importantly paragraph 3.73 confirms that *"The types of visitor accommodation that would be suitable in the District encompass a wide range including, but not exclusively hotels and inns, camping, caravan, activity holiday centres, holiday lodges, camping pod sites, wedding venues with accommodation and youth hostels."* Holiday lodge-style accommodation is that specifically sought by the landowner and therefore such enhanced proposals would sit firmly within and well-placed to address the Council's clear identified tourism accommodation needs over the emerging plan period.
- 2.10 The provisions of draft Policy E 4 follow such pre-text setting out how such need will be met during the plan period. This includes support for the development of high quality visitor accommodation although it is not clear how this would be delivered in more rural Metropolitan Green Belt locations.

---

### 3. Plan Modifications Considered Necessary

- 3.1 Given the landowner's high quality aspirations for enhanced tourism accommodation on the site this representation proposes the following Plan amendment to allow such tourism enhancements to be realised which would both significantly enhance the tourism and rural economies of the district:

- Draft Policy E 4 to include the specific allocation/or Special Policy Area for the land edged red on the attached Site Location Plan. We would recommend such policy wording to closely resemble the following:

**The Council will support proposals which support the role, function and operation of the Special Policy Area at Norton Field Farm for tourist and visitor accommodation purposes. This includes, but not exclusively, new permanent holiday lodge-style accommodation and associated supporting permanent buildings and infrastructure as reasonably required to facilitate the use and purpose of the Special Policy Area.**

- 3.2 The purpose of this recommendation is to enable appropriate enhanced permanent tourism accommodation on the site building on the site's existing planning permission as well as allowing sufficient flexibility for such development to be progressed in the short-term given the wider location's Metropolitan green Belt designation.

#### Site-specific justification

- 3.3 In our view the proposed site at Norton Field Farm is well-placed to provide enhanced tourism accommodation building on its existing planning permission. The site is located in a rural countryside location whereby it would be well-positioned to assist in meeting rural tourism accommodation need in this part of the district providing a unique visitor experience in a well accessible location a short distance from the A414 and wider linked strategic transport network.
- 3.4 The site would also assist in meeting the vision for the London Stansted Cambridge corridor core area in expanding sustainable tourism albeit on a smaller-scale appropriate for its countryside location. The site would also offer a different tourism experience to those visitors to the extensive and varied visitor attractions within the district and surrounding areas including Epping Forest itself and the many historic towns, village centres and countryside in general as supported by the objectives of the Local Plan Submission Version 2017. Again the site is well accessible to the strategic highway network benefiting its provision further.
- 3.5 In addition it is noted that there is a distinct lack of alternative and comparable tourism accommodation particularly in this part of the district. This further supports the need for rural tourism infrastructure in this location which the enhanced tourism accommodation sought at Norton Field Farm would be well-placed to meet. Further, the Council's approval

---

of planning application ref: EPF/2709/16 on the site also highlights the need for improved and enhanced rural tourism accommodation in this part of the district.

- 3.6 This planning permission permits up to 30 pitches with no more than 10 of these to be occupied by touring caravans. The landowner does not expect a significant intensification of use as part of these proposals but an enhanced countryside accommodation experience for its temporary occupiers. Therefore the site's existing access onto Norton Lane and the nearby A414 would remain sufficient, subject to the implementation of a small number of passing places, as confirmed through the approval of planning permission ref: EPF/2709/16.
- 3.7 The intended lodges would be of a rural appearance appropriate to its context and sensitively positioned to minimise any landscape impact although it is noted that the surrounding landscape is not specifically designated as being of 'special' importance. Any future development proposal would also include appropriate soft landscaping enhancements as necessary.

#### Special Policy Area approach

- 3.8 The approach of a Special Policy Area is considered appropriate in this instance given the wider Metropolitan Green Belt designation. This is a well-established mechanism in such circumstances. It is noted that neighbouring Chelmsford City Council has employed this approach on a number of Green Belt sites within their Authority as part of their adopted Local Plan as well as recently published within their Pre-Submission Draft Local Plan which is at a similar Regulation 19 consultation stage. Such a Special Policy Area approach has been applied to the Writtle College site which, although in the Metropolitan Green Belt, is allowed sufficient flexibility to develop in association with its use as an agricultural college. Normal Green Belt policies would not allow such flexibility. Such an example of this approach is appended to this representation.
- 3.9 The landowner contends that a similar mechanism could be applied to Norton Field Farm to allow its appropriate tourist accommodation enhancement whilst seeking to protect wider Metropolitan Green Belt interests, the local landscape, and other appropriate considerations.

#### Soundness as a result of proposed Plan modification: Draft Policy E 4

- 3.10 In our view the introduction of a specific new tourist accommodation site allocation would improve the soundness of the strategy surrounding draft Policy E 4 for the reasons as detailed above. With the obvious lack of other proposed tourism allocations put forward in this part of the district as part of this emerging Local Plan such modifications would ensure a strategy which better aligns with such objectively assessed development and infrastructure requirements ensuring that the Plan as a whole has been positively prepared.
- 3.11 Given such modifications and the lack of alternative proposed visitor accommodation allocations this approach in applying a suitably worded Special Policy Area to Norton Field Farm would represent the most appropriate strategy, when considered against the

---

reasonable alternatives, based on proportionate evidence. Such positive allocation as part of the Plan's overall tourism enhancement/expansion strategy would therefore be justified.

- 3.12 With reference to paragraph 28 of the NPPF such modifications would positively support new tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities. Therefore Norton Field Farm's Special Policy Area designation for tourism accommodation purposes would ensure that the Plan is also consistent with national policy.
- 3.13 Therefore, this Regulation 20 representation clearly details how the designation of Norton Field Farm as a Special Policy Area for tourist and visitor accommodation purposes will ensure that the visitor economy strategy of the emerging Local Plan is sound as well as the Plan as a whole. Further, such designation for Norton Field Farm will also ensure that a number of objectives of the emerging Local Plan will be achieved.
- 3.14 For these reasons Epping Forest District Council is respectfully requested to look favourably over the proposed modifications included within this representation and designate the site at Norton Field Farm accordingly.

---

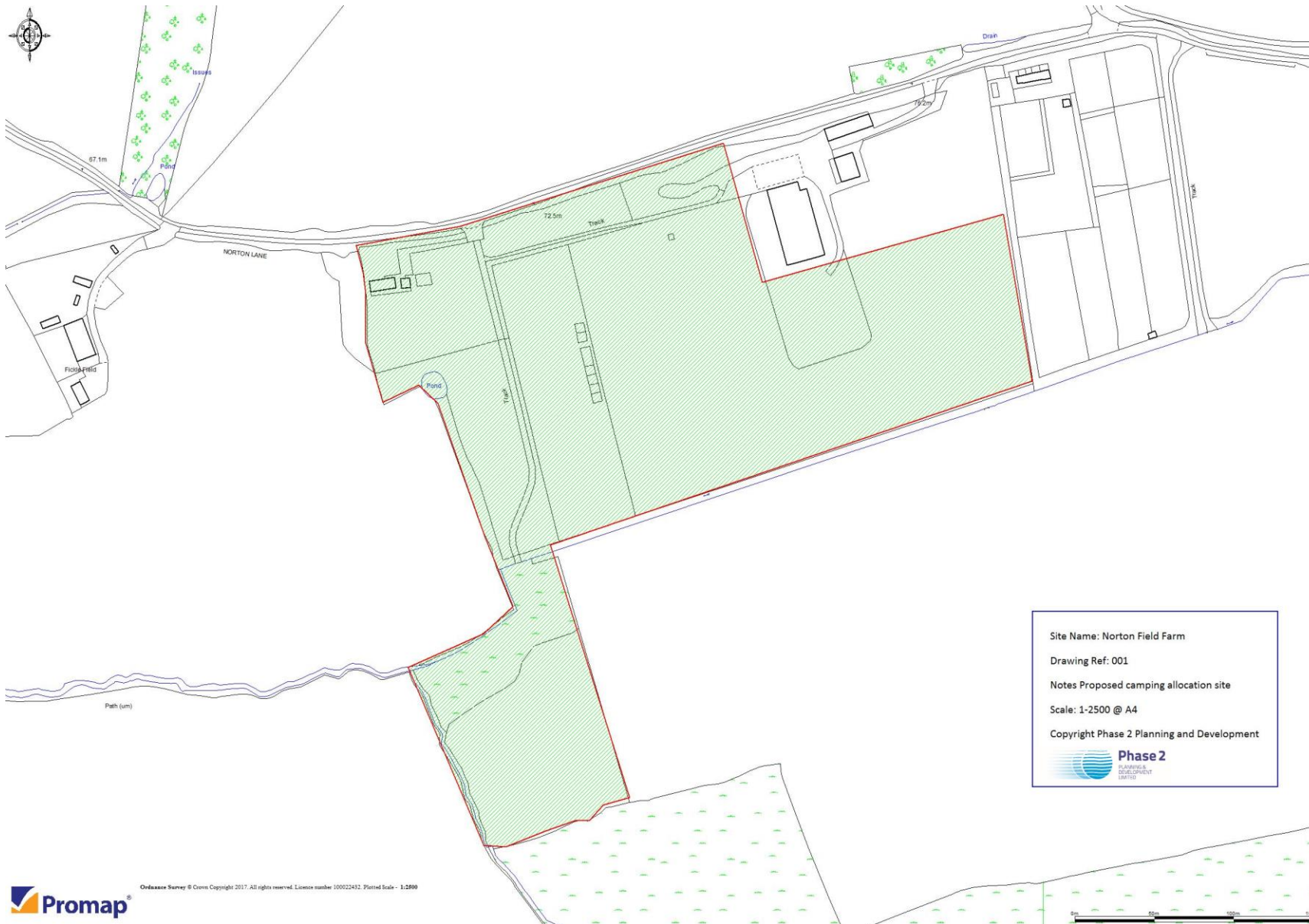
## 4. Participation at Hearings

- 4.1 The landowner reserves the right for them or their representative to participate at the Local Plan hearings (Examination in Public (EiP)) should Epping Forest District Council decide not to make modifications to their emerging Local Plan as detailed by this representation.
- 4.2 This would be necessary to provide continued support for a relevant Special Policy Area at Norton Field Farm and its inclusion in the final draft of the emerging Local Plan.



## Phase 2

PLANNING &  
DEVELOPMENT  
LIMITED





# CORE STRATEGY AND DEVELOPMENT CONTROL POLICIES

CHELMSFORD BOROUGH LOCAL DEVELOPMENT FRAMEWORK 2001 - 2021

Adopted 20th February 2008



Development Plan Document

### Strategic Objective MG2:

Manage and limit growth to that capable of being accommodated by the strategic infrastructure and the community support facilities of the Borough.

## POLICY CP2 – THE BOROUGH -WIDE SPATIAL STRATEGY



### APPENDIX B

3

4

5

11

29

33

49

52

54

55

58

59

All proposals for development will be considered in the context of the Borough-wide Spatial Strategy, shown on the Key Diagram, which sets out the Borough Council's vision for development growth in the Borough in the period up to 2021. The Spatial Strategy provides the framework for sustainable housing and job growth in accordance with the Draft East of England Plan and integrates the necessary infrastructure for delivering development, whilst safeguarding and enhancing key existing environmental, social and economic assets and resources. This includes the protection of the Metropolitan Green Belt and takes into account issues of climate change, flood risk and the promotion of an 'urban renaissance'.

New development will make the best use of previously developed land and buildings and will follow a sequential approach to the sustainable location of development. The Spatial Strategy identifies the urban areas of Chelmsford and South Woodham Ferrers as the main focus for new development supported by appropriate development within the Key Defined Settlements. The remaining housing requirement will take the form of new neighbourhoods to the North of Chelmsford's Urban Area which will be proposed in the North Chelmsford Area Action Plan.

Provision is made for a minimum increase of 14,000 dwellings (net) in the Borough in the period 2001-2021 to meet the full range of housing need and lifestyle choices for our communities and the provision of a proportion of 9,600 new jobs in accordance with Policy H1 and Policy E2 of the Draft East of England Plan. The Borough-wide Spatial Strategy makes provision for:

Completed Dwellings (April 2001- March 2007)	4,098 Dwellings
Existing Commitments across the Borough	3,833 Dwellings
Future housing developments within Chelmsford, South Woodham Ferrers and Key Defined Settlements	4,239 Dwellings
New neighbourhoods to the North of Chelmsford	4,000 Dwellings
<b>TOTAL</b>	<b>16,170 Dwellings</b>



**Area Action Plans are being prepared for Chelmsford Town Centre and for the North Chelmsford area.**

**There are existing sites outside the Urban Areas or Defined Settlements which due to their functional and operational requirements are considered to require a less restrictive policy than would otherwise be the case. Therefore, Special Policy Areas will be defined on the Proposals Map at Great Leighs Racecourse, Broomfield Hospital, Writtle College, Hanningfield Reservoir Treatment Works and Sandford Mill.**

- 2.73 The Borough-wide Spatial Strategy is shown on the Key Diagram, which sets out the broad policy objectives, directions for growth and the settlement hierarchy. The Borough-wide Spatial Strategy sets out a sequential approach to the development of land, with the focus on using previously developed land within existing built up areas.
- 2.74 Provision is made within the Spatial Strategy, in accordance with the Draft East of England Plan, published in December 2004, for a minimum additional 14,000 new dwellings to be built in the Borough from 2001-2021 at an average rate of 700 completions per year. The Report of the Panel following the Examination in Public of the Draft East of England Plan published in June 2006 identifies 16,000 new homes to be built in the Borough from 2001-2021 at an average rate of 800 completions a year, although this figure is yet to be finalised. However, the Borough Council's Housing Trajectory, as set out at Appendix B, indicates that a total of 16,170 new dwellings will be delivered in the Plan period. In the light of these figures the Borough Council will continue to test the phasing of its "greenfield" allocations through its first review of this Development Plan Document and the appropriate Area Action Plan. In order to inform this process, the Borough Council produces and monitors a Housing Trajectory which is set out at Appendix B. This will be updated through the Borough Council's Annual Monitoring Report.
- 2.75 The starting point for assessing the Borough's housing requirement is quantifying the numbers of dwellings completed within the LDF period to date and the numbers of dwellings that are committed through "live" planning permissions and allocations which amount to 7,931 dwellings. Furthermore, as part of the Borough Council's commitment to make the best use of previously developed land within existing built-up areas, a Revised Urban Capacity Study has been undertaken independently by Halcrow Group Ltd which was published in August 2004 and subsequently "refreshed" in June 2007. The 2007 Urban Capacity Study estimates a capacity for 4,239 additional new dwellings in the Plan period.
- 2.76 Housing and employment allocations will be made in the Site Allocations DPD and the North Chelmsford Area Action Plan in accordance with Policy CP2. Housing completions on windfall sites will amend the strategy outlined above in accordance with the findings of the Borough Council's Annual Monitoring Report and may contribute towards achieving any additional housing requirement as set out in the approved East of England Plan.

A stylized tree with a grey trunk and branches, adorned with leaves in various colors including orange, teal, dark blue, and green. The tree is positioned on the left side of the page.

# Chelmsford Draft Local Plan

## Pre-Submission Document

January 2018

*Our Planning Strategy to 2036*

**7.387** Vehicular access is achieved from Chelmsford via Brook End Road. There is an opportunity for this access to be improved. There is also an opportunity to promote more sustainable means of transport, such as use of the Navigation to link to the City Centre. Additional moorings may also be appropriate in order to increase access to the waterways.

**7.388** Development within the Special Policy Area will be expected to mitigate potential effect on European protected sites downstream.

#### **POLICY SPA6 – WRITTLE UNIVERSITY COLLEGE SPECIAL POLICY AREA**

**The Council will support proposals which support the role, function and operation of Writtle University College. This include improving circulation through and links with existing College buildings; promoting more sustainable means of transport to the site and reduce individual trips by car; improving the facilities of the University College; ensuring temporary buildings are replaced with permanent structures; protecting and enhancing trees and hedgerows; protecting and enhancing the setting of Listed Buildings, Scheduled Monument and King John's Hunting Lodge; promoting linkages to the surrounding countryside and Green Wedge; and protecting and enhancing nature conservation interests.**

#### Reasoned Justification

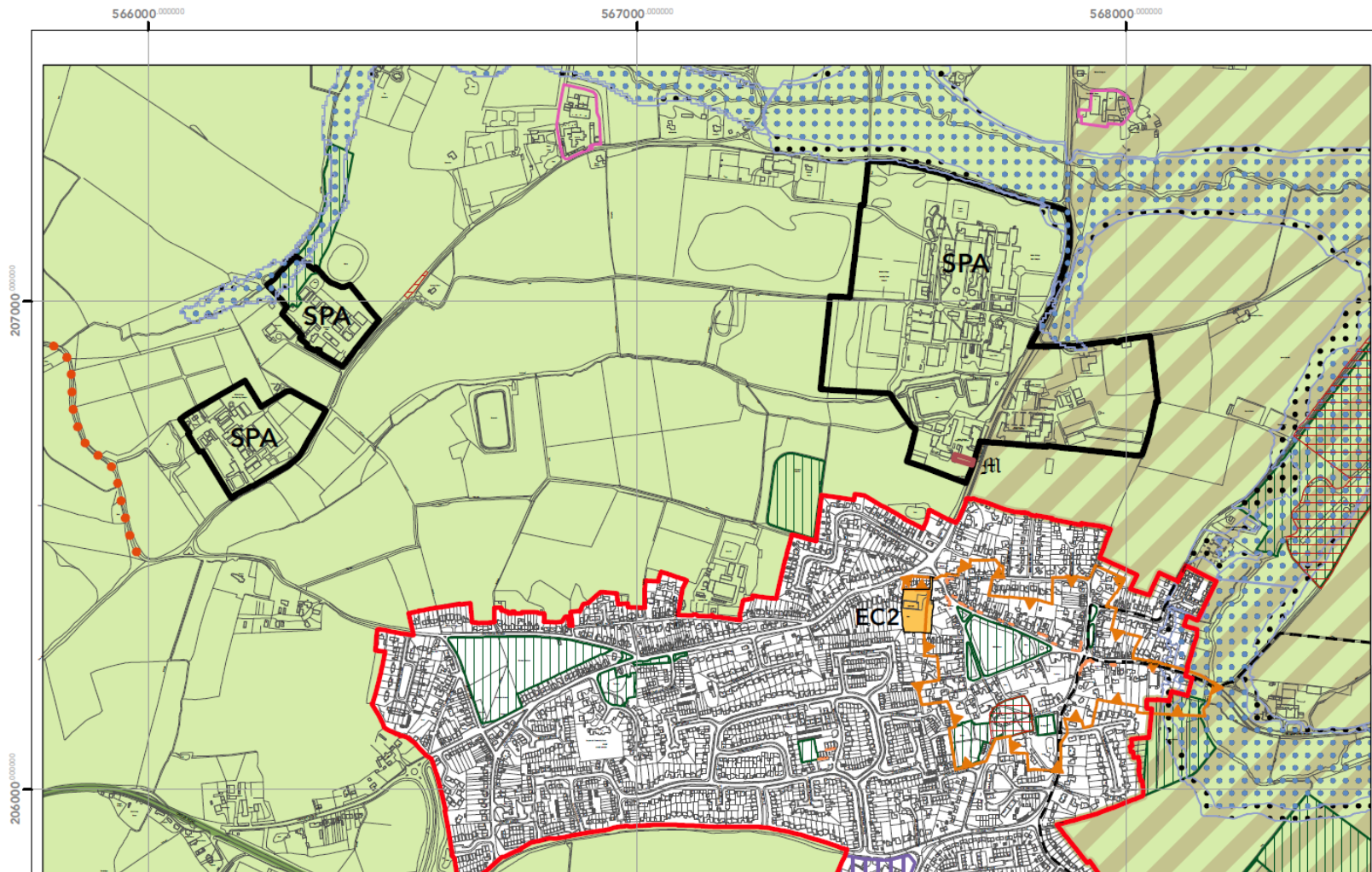
**7.389** Writtle University College is a long-established and nationally-recognised land-based technologies institution which is seeking to expand and broaden its educational facilities and opportunities. It is a key employer in Chelmsford. The University College's Green Belt location between Chelmsford and Writtle is a constraining issue, requiring careful consideration when deciding on the type and extent of any new development in the future. New development proposals to the north of the University College at Warren Farm will provide improved cycling and walking connectivity.

**7.390** The Special Policy Area is divided into three sections. The Eastern boundary at Lordship Road encompasses the main operational and functional requirements of the site including the further and higher education campuses, administration blocks, halls of residence, children's nursery, sports hall site and the proposed new campus redevelopment. This will protect the potential coalescence of the University College with Writtle Village.

**7.391** The western sections of the Special Policy Area are the location for the Rural Education and Training Centre and Centre for Livestock Studies at Sturgeons Farm, Cow Watering Lane.

**7.392** The boundaries of the Special Policy Area shown on the Policies Map are drawn to allow for future development of Writtle University College whilst seeking to protect the local landscape, nature conservation interests and heritage assets from inappropriate development. This includes the surrounding Green Wedge which provides a key part of Chelmsford's green infrastructure network.





# Chelmsford Draft Local Plan

Pre-Submission  
Consultation Document  
Policies Map January 2018

## 35 Writtle

The Policies Map shows the spatial definition of policies. It includes policy areas proposed by the Chelmsford Draft Local Plan Pre-Submission Consultation Document.

Neighbourhood Plans are currently under preparation within this map area. Please see separate plan showing full extent of all the Designated Neighbourhood Areas.

For the application of relevant policies within the Local Plan, the designation of Rural Area includes all those areas outside of Urban Areas, Defined Settlement Boundaries, Green Belt and specific allocations or policy areas. The Rural Area has no notation so appears as 'white land' on the Policies Map and its Insets.

### Important Note

There may be areas on this Policies Map which are at risk from flooding. Areas at risk from flooding are defined and updated by the Environment Agency.

For further details please see the flood maps published on the Environment Agency's website at: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

0 125 250 Metres

