

Chelmsford Local Development Framework
Development Plan Document Examination

Independent Inspector: Ian Broyd, MRICS Dip TP

Core Strategy & Development Control Policies

Wednesday 26 September

**10.00am Session 5 - Economic/Employment and Shopping Strategy
[mainly Soundness Tests 4 - 9]**

AGENDA

Introduction - See Appendix 1

Issues:

1. Whether the Core Strategy identifies sufficient employment land to meet the RSS requirement (42,000 jobs for Central and N Essex) when it sets out no specific target for Chelmsford. Employment Topic Paper 3 provides a breakdown of the RSS target for the District of some 11,000 jobs. But the Council forecasts growth of some 20,600 jobs over the plan period. (Is Pruprim saying in its statement for this session that the Core Strategy is sound in respect to this issue or not?).
2. Whether the Core Strategy should identify a need for a new (strategic) employment allocation as part of, or adjunct to, any new neighbourhood in NE Chelmsford. If a new strategic employment site is to be a key feature of the new NE neighbourhood, whether an estimate of job numbers and an indication of a site area should be indicated in the Core Strategy and an additional symbol included on the Key Diagram.
3. Whether the Core Strategy's employment policy should identify the type of employment being sought rather than expressing the objective as "high value businesses". Whether Policy CP22 should identify sites for new businesses and whether it should identify new strategic employment sites.
4. Essex Regiment Way (9ha) - background to its allocation - present use of site - how much of 9ha is occupied by sand/gravel processing plant and ancillary buildings? When was planning permission for mineral extraction granted? Was it not a condition of planning permission that plant should be removed and reinstated? Accessibility.
5. Temple Farm-background to its selection as an employment allocation (18.5ha).
6. TES site: background; site area of industrial notation on Proposals Map of the Adopted Local Plan. Whether the site should have been identified as an employment allocation under Policy DC55 or DC56. The Inspector feels an *accompanied site visit* will be necessary to view this site - PO to arrange.
7. Use of the Green Belt for employment provision (if not already covered in Session 2).

8. Whether the Core Strategy employment allocations seek to provide the high value jobs required for the District; whether they are in the most sustainable locations or whether some sites have been selected for development control/enforcement/historical expediency.
 9. Shopping: to discuss the key matters set out in the Borough Council's Topic Paper 4 -Shopping. Additional Convenience/Comparison floorspace – touching on the implications for car parking and additional infrastructure. How the risk of flooding would be dealt with where development is proposed on riverbanks/in the areas subject to flooding. Whether the retail figure in Policy CP23 can be substantiated; whether the figure is net or gross. Whether the Policy complies with PPS6. Whether a more balanced strategy is called for in South Woodham Ferrers. Whether both Area Action Plans should be identified in Policy CP23, that is N Chelmsford as well as the Town Centre AA Plan.
 10. Whether the new NE Neighbourhood should be identified in Policy CP24 as contributing to Chelmsford's role in promoting it as a Regional Transport Node.
- Any other matters (not already covered, or not to be covered in greater detail in later sessions).

Appendix 1

Introductions

Chelmsford Borough Council (CBC) -

Mr Andrew Martin Countryside Properties

Mr Eric Cooper Highways Agency

Mr Peter Hamilton Cass Associates

Mr Stephen Egerton

Mr Michael Gallimore The Prudential Assurance Company Limited (PRUPIM)

Mr Andrew Cook ECC

Mr Graham Warriner Turley Associates Standard Life Investments and The Chelmsford Meadows Limited Partnership

Mr Jonathan Chaplin

Relevant background papers

Documents to be referred to are likely to be wide ranging - see the Borough Council's Reference Document List

Further Written Representations:

Andrew Martin Associates, D.W.S. Bodyworks Ltd, WR/S5/14

Toveglen Ltd, Andrew Martin Associates, WR/S5/18

The Granville Group, Andrew Martin Associates, WR/S5/19