

Chelmsford Local Development Framework
Development Plan Document Examination

Independent Inspector: Ian Broyd, MRICS Dip TP

Core Strategy & Development Control Policies

Thursday 13 September, 10.00am

Session 3 - Sustainable Development - including
Environmental Protection, Resource Efficiency, Utilities Capacity, Flood Risk
[mainly Soundness Tests 4 - 9]

AGENDA

1. Introductions - See Appendix 1
2. Whether the approach to the location of greenfield development has led to the selection of the most sustainable option (CP1). Whether too much reliance has been placed on the building of a new railway station to justify the sustainability of the 2 new neighbourhoods (this aspect will be covered in greater detail in session 6). Whether 2 physically divorced settlements would represent the most sustainable option in fulfilling the RSS requirement (CP2).
3. Whether the Green Belt should have been identified for development where it would result in more sustainable forms of development (CP1); whether development in the Green Belt on the urban edge would represent more sustainable development benefiting from existing schools provision, open spaces, roads and service infrastructure already in place; whether capacity improvements to existing facilities can be achieved more economically than providing new infrastructure.
4. Whether Policy CP1 should be amended to encourage the development of brownfield sites within existing urban areas or by using disturbed, utilised or previously developed land in sustainable locations.
5. Whether development in additional key defined settlements would represent a more sustainable option to that identified in the strategy (CP2).
6. Whether the strategy has paid sufficient attention to the protection of the built heritage or is overly protective of river valleys (CP9). Whether Policy CP9 should be amended to state that greenfield land, where it would result in development having an unacceptable impact on the natural environment or elements of heritage importance, will be resisted.
7. Whether the strategy is sound to allocate housing on brownfield sites in areas where the risk of flooding is high. Whether the risk of flooding would delay the delivery of housing on sites in the Town Centre.
8. Whether a policy is needed to protect the best and most versatile soils. Whether such agricultural land needs to be identified; whether this designation has been taken into account or given sufficient weight in identifying new housing allocations on greenfield land.

9. Whether Policy C4 should identify the Blackwater Navigation as part of the District's Key infrastructure and recognise its function in alleviating flood risk. Whether it should be mentioned in CP10 as a recipient of developers' contributions.
10. Whether Green wedges act as flood plains-CP9.
11. Any other matters (that are not to be covered in greater detail in later sessions).

Appendix 1

Introductions

Chelmsford Borough Council (CBC) -
Mr Lee Melin Barratt Eastern Counties
Mr Mark Button Boreham Conservation Society
Alan Kirkdale, Highways Agency
Mr Roy Chandler - Essex Waterways
Mr Robin Shepherd CgMs Ltd
Mr Owen Jones, Boyer Planning
Mr Stephen Heading, AERC
Mr Andrew Cook, Essex County Council
Mr Michael Gallimore The Prudential Assurance Company Limited (PRUPIM)
Mr Neil Osborn Kier Residential Ltd
Mr Mark Hendy Higgins & Pelham Homes Ltd
Mr Stephen Egerton Associates
Mr Graham Warriner, Standard Life Investments & The Chelmsford Meadows Limited Partnership
Ms Gabrielle Rowan Persimmon Homes (Essex) Ltd and Taylor Wimpey Developments

To Observe:

Mr John Blake Broomfield Parish Plan Steering Group

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:

Mr John Blake, Broomfield Parish Plan Steering Group, WR/S3/8
Andrew Martin Associates, Mr P Church, WR/S3/12
Ms Lindsay Hinchliffe, Environment Agency, WR/S3, S11 & S13/23
Sir Jeffery Bowman, Mark Button Alan Swash, Boreham Conservation Society,
WR/S2/S3/S6/S7/22