

Core Strategy and Development Control Policies



Development Plan Document (DPD) Submission Stage Representation Form

Please read the attached guidance note before completing this form and complete in black ink.

For official use only

Representation Reference Number:

S/CS/2.43/LDF00001631 8853/254

'Duly Made' Check:

Officer Initials:

RECEIVED 19.12.06

Comino Ref: REG28 (doc type) **SU**

REG28/CS (index) **2.43**

The Core Strategy and Development Control Policies Development Plan Document (Core Strategy for short) has been published for 6 weeks' consultation, from Tuesday 7th November 2006 to Tuesday 19th December 2006. We welcome your comments, but please ensure you follow the checklist below, and the Guidance Notes sent with this form. To view the document online, please visit www.chelmsford.gov.uk/ldf

To comply with Government guidance, to ensure a cost effective Examination and to help us to record your comments accurately, please ensure the following before returning this form:

- You have signed and dated this form. This must be done or the representation cannot be accepted.
- You have answered 4(a) and ticked one box only
- If objecting, you have answered 4(b) and specified only one soundness test number
- You have completed a separate form for each part of the document you are supporting/ objecting to (i.e. for each policy, test of soundness etc.)
- You have enclosed a CD-ROM of any letters, maps or reports, if possible
- If submitting supporting information such as, letters, maps or reports, you have enclosed twelve extra paper copies. Where appropriate,

these should be in colour. If supporting materials exceed 4 pages of A4 please provide a succinct summary (maximum 500 words) of the main issues you wish to raise.

The closing date for representations is 17:00hrs on Tuesday 19th December

2006. Return to: Planning Policy Manager, Planning & Building Control Services, Chelmsford Borough Council, Civic Centre, Chelmsford, Essex CM1 1JE or fax back to (01245) 606642. Please allow enough time for fax to be received by 17.00 hrs on 19th December. **Or respond online** – visit www.chelmsford.gov.uk/ldf

- **Representations cannot be treated as confidential.** By filling out this form your personal details and full representation will be published and placed on the Borough Council's website as soon as possible after the end of the consultation period.
- Submitting a representation does not guarantee you the right to appear at the Independent Examination.
- Representations made at the Issues and Options stage in March/April 2005 and Preferred Options stage in November/ December 2005 will not be carried forward.

Your unique LDF reference number (if applicable):
(On any previous correspondence from us)

1. Personal Details*

**If an agent is appointed, please complete only the Title and Name boxes below but complete the full contact details of the agent in 2.*

Title

First Name

Last Name

Job Title

Organisation... **LC Lyster 1973 Settlement**

Address..... **C/o Strutt & Parker**

Post Code.....

Telephone Number

Email Address.....

2. Agent's Details (if applicable)

Title **Mr**

First Name **Jonathan**

Last Name..... **Chaplin**

Job Title

Organisation.. **Strutt & Parker**

Address.....

Coval Hall

Chelmsford

Essex

Post Code..... **CM1 2QF**

Telephone Number **01245 258201**

Email Address.....

.....**jonathan.chaplin@struttandparker.co.uk**

3. Did you raise the matter that is the subject of your representation with Chelmsford Borough Council earlier in the process of the preparation of the Core Strategy DPD, i.e. before it was submitted for Examination?

No

Yes (at Issues/Options stage in Spring 2005)

Yes (at Preferred Options stage in November/ December 2005)

If 'No', can you briefly explain why you did not do so:

4(a) Do you consider the Core Strategy DPD is sound or unsound: (please tick only one box)

Sound may be considered in this context within its ordinary meaning of "showing good judgement" and "able to be trusted" and within the context of fulfilling the expectations of legislation.

Sound (i.e. you support the Core Strategy DPD) Go to question 5

Unsound (i.e. you consider the Core Strategy DPD should be changed) Go to question 4(b)

4(b) If you consider the Core Strategy DPD is unsound, please identify which test of soundness your representation relates to (having regard to test numbers 1-9 listed in the Annex). You should complete a separate form for each test you consider the Core Strategy DPD fails.

Soundness Test Number

(see Annex and insert only one number between 1-9)

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Reference Number: 5/CS/2.43/8853/254
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5. To which part of the Core Strategy DPD does your representation relate?

2.43 Paragraph number or;

Policy and/or supporting text number or;

Appendix number or

Yes No Proposals Map

6. Please give details of what change(s) you consider necessary to make the Core Strategy DPD sound, having regard to the test you have identified in question 4. You will need to say why this change will make the Core Strategy DPD sound. Please be as precise as possible.

(Continue on a separate sheet if necessary. Please supply twelve paper copies of any separate sheets or supporting information such as, letters, reports or maps. Please supply in colour, where appropriate and on CD-ROM if possible. If supporting materials exceed 4 pages of A4 please provide a succinct summary (maximum 500 words) of the main issues you wish to raise. This will help reduce the costs of the Examination and speed up the process for handling representations).

Please see attached sheet.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for Examination.

7. Can your representation seeking a change be considered by written representations or do you consider it necessary to participate at the oral part of the Examination?

Written Representations

Participate at the oral Examination

8. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary:

(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);

Signature: pp NBickesoff

Date: 15/12/06

I understand that my full representation will be considered by Chelmsford Borough Council and the Planning Inspectorate in line with this consultation and that my comments will be made publicly available and identifiable to my name/ and or organisation. The information in this form is, to the best of my knowledge, correct.

**Chelmsford Local Development Framework
Core Strategy & Development Control Policies
Submission Development Plan Document**

Land at Stock

Paragraph 2.43 Settlement Hierarchy

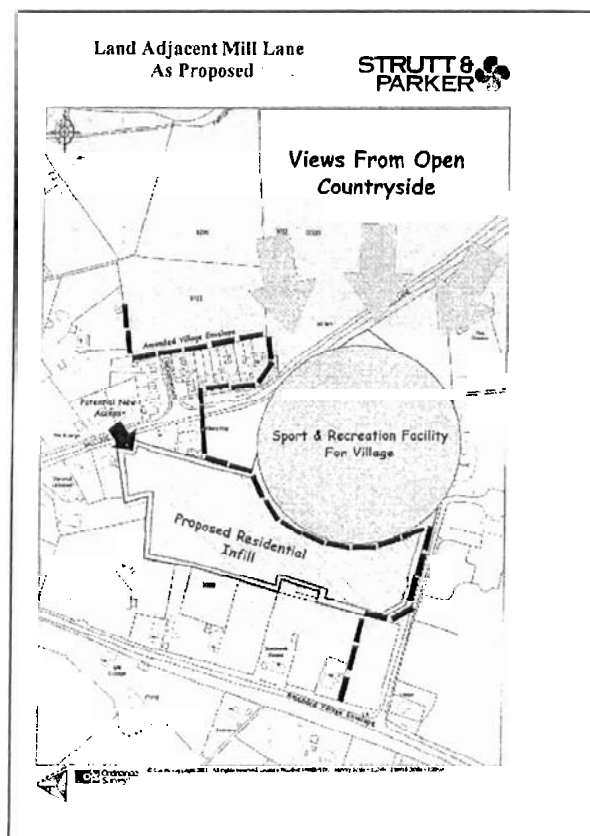
It is noted that Stock is included as a Key Defined Settlement within the Settlement Hierarchy. It is agreed that there is access to a good range of facilities and located on an important public transport corridor.

It is considered that the site outlined below, which is situated in Stock, should be included within the housing allocations.

Land at LC Lyster 1973 Settlement (Stock)

The Site

- The land at Stock lies beyond the Chelmsford Urban area, within the village of Stock.
- The proposed site is about 8.3 kilometres to the west from the town centre of Chelmsford, centred on grid reference TQ699SW. This site is contiguous with the existing village of Stock immediately to the west and north of the site.
- The northern boundary is demarcated by Mill Lane, a residential public highway serving on to Mill Road running through Stock. Land to the east currently forms part of Apps Farm served off Mill Road by a private drive.
- Land to the south is made up of a mixture of detached well spaces out residential properties facing into Mill Road. Finally land to the west is again made up of detached residential properties facing on to Mill Road and Mill Lane.
- The site is currently used as fallow grazing land as a recreational facility for the village. The current primary use of the site is agricultural grazing land.
- Access to the site would be from Mill Lane at the western boundary to the site or the northern boundary to the site.
- The site lies within the Metropolitan greenbelt.
- The land area proposed for new residential development is 1.37 hectares (3.3 acres).



Sustainability Criteria

- It is submitted that the allocation of the site in Stock will contribute to the range of new housing required in the borough in a location which would assist in minimising travel by car.
- The site is well served in terms of its relationship to the form of the existing village, and provides easy access to the various local facilities including, primary school, leisure facilities and adjoining shops and public houses situated within the village. It is currently separated from the wider countryside by a well established tree belt and hedgerows on the eastern boundaries to the site.
- It is considered that the land to the west of Stock and adjacent to the existing development on Mill Lane does not impact on the wider countryside or Metropolitan greenbelt.

Summary

- It is agreed that Danbury should be included as a Key Defined Settlement due to the accessibility to a range of services and transport links.
- The land at Stock lies beyond the Chelmsford Urban area, within the village of Stock and the site is contiguous with the existing village of Stock immediately to the west and north of the site. It is considered that the allocation of the site in Stock will contribute to the range of new housing required in the borough in a location which would assist in minimising travel by car.
- It is considered that the site conforms with Policy C3 – Greenbelt Boundaries around settlements and Policy C4 – review of Inner Greenbelt Boundaries. It is therefore considered appropriate to include it within the urban makeup of Stock.
- It is therefore considered that the site should be allocated within the emerging Local Development Framework for residential development.