

Core Strategy and Development Control Policies DPD

Schedule of Suggested Minor Amendments to the Submission Document

Introduction

The Submission Core Strategy and Development Control Policies DPD (Core Strategy for short) was published for public consultation for six weeks from 7th November until 19th December 2006.

A total of 1,292 representations were received from 236 different respondents. Of these, 984 are objecting to the DPD, 180 are supporting it and 128 do not specify whether they are objecting or supporting.

The process of reviewing these representations has given the Borough Council the opportunity to reassess its Submission Core Strategy and identify a series of minor amendments that would improve the clarity and presentation of the Core Strategy.

This document therefore outlines the Borough Council's suggested minor amendments to the Submission Core Strategy. These are put forward in light of representations received and new guidance and information published since the date of Submission, for example, the publication of Planning Policy Statements 3 and 25. In a number of cases, the identification of these minor amendments does address individual representations made. These suggested minor amendments seek to update the DPD, avoid duplication and improve clarity. In the Borough Council's opinion they do not alter the overall impact of the Core Strategy or change its direction, affect the substance or soundness of the DPD or prejudice anyone who has an interest in the DPD.

The Suggested Minor Amendments are shown by order of the DPD (Section One, Section Two, Section Three etc). Amendments proposing new text are shown in CAPITALS and those proposing the deletion of text in [square brackets]. Where it is considered helpful the full text of any policy/ paragraph that is suggested for amendment is also specified. The **Reason for Amendment** section outlines why the amendment(s) are being suggested.

This document is not published for public consultation and is intended to assist the Inspector prior to Examination in understanding the Borough Council's position. The amendments are not promoted by the Borough Council, but it is the Borough Council's case that it would accept them in order to improve the Plan's clarity. The Inspector will ultimately decide what changes are necessary to the DPD before it can be formally adopted. This Schedule of Suggested Minor Amendments will form part of the Borough Council's evidence to the relevant sessions of the Examination, and is available as a Core Document to the Examination.

Information on the consultation and publicity undertaken on the Submission Core Strategy and Development Control Policies DPD is contained within the Revised Regulation 31 Statement, (July 2007). Information on the number of representations received is contained within the Amendment to the Revised Regulation 31 Statement, (September 2007).

Schedule of CBC Suggested Amendments

Core Strategy and Policies

Paragraph - 1.4

In final sentence amend final words to read 'diagram on page 3'

Reason for Amendment

For clarification and consistency

Key Diagram

Amend route of North East Chelmsford By-pass to reflect Highways Authority's approved route

Reason for Amendment

For updating.

Additional Park and Ride Area of Search symbol next to proposed new railway station

Reason for Amendment

For updating.

Add 'SPECIAL' in front of 'Policy Areas' in Key

Reason for Amendment

For clarification and consistency.

Core Policies

CP4 - Securing Infrastructure

In the Supporting Text, after the second sentence ending (LDV) add a new sentence, 'WHERE APPROPRIATE, STANDARD CHARGES WILL BE POOLED IN ORDER TO ALLOW INFRASTRUCTURE TO BE SECURED IN A FAIR AND EQUITABLE WAY'.

As such, the second and new third sentences will read as follows, 'In order to secure and co-ordinate the delivery of strategic infrastructure, the Borough Council will work in partnership with other delivery bodies, authorities, developers and other agencies through an informal Local Delivery Vehicle (LDV). WHERE APPROPRIATE, STANDARD CHARGES WILL BE POOLED IN ORDER TO ALLOW INFRASTRUCTURE TO BE SECURED IN A FAIR AND EQUITABLE WAY.'

Reason for Amendment

This minor amendment seeks to improve the clarity of the Policy, by stressing that the pooling of funds raised through Standard Charges will allow infrastructure to be secured in a fair and equitable way.

CP9 - Protecting Areas Of Natural And Built Heritage Importance

The following amendments are suggested:

(1) Amend the title of Policy CP9 to refer to read 'PROTECTING AREAS OF NATURAL AND BUILT HERITAGE AND ARCHAEOLOGICAL IMPORTANCE'.

(2) Insert 'HISTORIC LANDSCAPE CHARACTER' after 'BIODIVERSITY' in the second sentence of the first paragraph.

(3) In the first sentence of the second paragraph of the Policy, add 'HISTORIC PARKS AND GARDENS' after Listed Buildings'.

Reason for Amendment

These minor amendments seek to improve the clarity of the Policy.

CPI1 - Energy Efficiency, Renewable Energy And Recycling

Amend policy title as follows, 'ENERGY AND RESOURCE EFFICIENCY, RENEWABLE ENERGY AND RECYCLING'.

Reason for Amendment

This amendment provides a clearer description of the Policy and its purpose.

Add SPD symbol to policy banner.

Reason for Amendment

To correct an omission.

CPI4 - Environmental Quality And Landscape Character

In the final sentence of the Supporting Text, replace the word 'Landscape' with 'ENVIRONMENT'.

As such, the Supporting Text will read as follows,

'In order to assess the impact of development upon the character of landscapes and settlements, a Borough-wide Landscape Character Assessment has been produced as part of the evidence base and will inform a forthcoming Supplementary Planning Document on Landscape Character. This will enable the sensitivity of landscapes and the characteristics of local places to be fully considered in the context of individual planning applications. In addition, the Borough Council has published a Historic ENVIRONMENT Characterisation in 2006, which will inform the completion of the wider Supplementary Planning Document on Landscape Character.'

Reason for Amendment

This amendment will improve the clarity of the Supporting Text by reflecting the correct title of the Evidence Base document.

CPI5 - Achieving And Managing The Mix, Type And Size Of New Housing

Add SPD symbol to policy banner.

Reason for Amendment

To correct an omission.

CPI8 - Providing New Community And Social Facilities In Major Development

In line two of the supporting text, add 'THE' before 'major' and delete [the] after 'major'

Reason for Amendment

This amendment corrects an error in the document.

CPI9 - Improving links between developments

Add SPD symbol to policy banner.

Reason for Amendment

To correct an omission.

CP22 - Securing Economic Growth

Amend Policy CP22 as follows,

(1) Delete [and small to medium sized commercial activities] and insert 'AND' between 'businesses' and 'premium' from the second sentence.

(2) In criterion vi) delete [and Area Action Plans] and replace with ', CHELMSFORD TOWN CENTRE AREA ACTION PLAN AND NORTH CHELMSFORD AREA ACTION PLAN'

(3) Delete the word [key] from criterion vi)

(4) In third paragraph of Supporting Text insert 'CHELMSFORD AND' after 'North East'. As such, this paragraph will read, 'This will be reinforced by the enhancement and economic regeneration of the North East CHELMSFORD AND Springfield area to provide a commercial gateway to the town.'

The Policy will therefore read as follows,

'The Borough Council will actively seek to maintain high and stable levels of economic and employment growth in the Borough. Support will be given to proposals that secure job growth within 'high value' businesses AND premium retailing, within the Borough's economy. This will be secured by:-

- i) encouraging development that enables the economy to diversify and modernise through the growth of existing businesses and the creation of new enterprises;
- ii) improving access to a range of employment opportunities for the Borough's residents in order to meet local employment needs and maintain viable and sustainable communities;
- iii) directing major new retail, office and leisure investment to Chelmsford Town Centre;
- iv) enhancing the role of Chelmsford as a regional employment centre stimulating and supporting proposals which attract significant new employment opportunities to the central urban area of Chelmsford;
- v) supporting proposals which achieve the renewal and improvement of business sites and premises throughout the urban areas of Chelmsford and South Woodham Ferrers and Defined Settlements;
- vi) identifying new allocations of land in the Site Allocations DPD, CHELMSFORD TOWN CENTRE AREA ACTION PLAN AND NORTH CHELMSFORD AREA ACTION PLAN which are designed to attract further economic investment in employment sectors;
- vii) enhancing and protecting the role of small and medium sized commercial enterprises within the Borough's economy, including rural businesses.
- viii) promoting the enhancement and economic regeneration of North East Springfield as a commercial gateway.

Reason for Amendment

These minor amendments seek to improve the clarity of the Policy by including specific references to the LDF's Area Action Plans. The word 'key' is suggested for deletion from criterion vi) as this is considered too narrow for the Policy.

CP24 - Promoting Chelmsford's role as a Regional Transport Node

Insert 'NORTH CHELMSFORD AREA ACTION PLAN' between 'Plan,' and 'Essex' in third sentence of Policy CP24.

As such, the full sentence will read

'The Borough Council in conjunction with the Local Highways Authority, transport operating companies and other partner bodies will promote and implement the necessary transportation infrastructure and interchange improvements through the Chelmsford Town Centre Area Action Plan, NORTH CHELMSFORD AREA ACTION PLAN, Essex Local Transport Plan and the Spatial Strategy.'

Reason for Amendment

This will improve the clarity of the Core Strategy DPD, by identifying that the North Chelmsford Area Action Plan has a key role in reinforcing Chelmsford as a Regional Transport Node.

CP25 - Supporting Local Shopping Centres

Amend the Policy as follows:-

Delete [an Urban Framework], insert 'A' between 'adopt' and 'Supplementary' and insert 'A PLAN FOR SOUTH

WOODHAM FERRERS' between 'Document' and 'to'.

As such, the final paragraph will read,

'In the case of South Woodham Ferrers, the Borough Council will work with the Town Council to prepare and adopt A Supplementary Planning Document A PLAN FOR SOUTH WOODHAM FERRERS to support further investment within South Woodham Ferrers Town Centre.'

Reason for Amendment

This minor amendment updates the references to the SPD 'A Plan for South Woodham Ferrers', which was published for consultation in July 2007.

Infrastructure Priority List

In Chelmsford Town Centre Area Action Plan – Strategic – Delete [Mitigation] and replace 'PROTECTION' to read 'Flood Protection Measures'

Reason for Amendment

For clarification and consistency.

In Chelmsford Town Centre Area Action Plan – Community – Delete [New Arts/Culture Multi-Purpose Venue and replace with 'UPGRADED CHELMSFORD LEISURE CENTRE'.

Reason for Amendment

For clarification and consistency.

Development Control Policies

DC3 - Managing Development Density in Different Locations

Insert an additional paragraph at the end of Policy DC3:-

'DEVELOPMENT PROPOSALS MUST AVOID ANY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS AND WHERE POSSIBLE ENHANCE THE BIODIVERSITY INTEREST OF NEIGHBOURING INTERNATIONALLY DESIGNATED SITES FOR NATURE CONSERVATION.'

Reason for Amendment

The suggested additional wording are made in response to the Appropriate Assessment of the Core Strategy and Development Control Policies DPD.

DC5 - Securing Mixed Use in Major Developments in the Town Centres and Principal Neighbourhood Centres

Insert a new first sentence to the Supporting Text of Policy DC5 to read as follows,

'FOR THE PURPOSES OF THIS POLICY IT IS CONSIDERED THAT THE DEFINITIONS OF MAJOR DEVELOPMENTS AS SET OUT IN DEPARTMENT OF COMMUNITIES AND LOCAL GOVERNMENT STATISTICAL RETURNS SHOULD BE USED, I.E. 10 RESIDENTIAL UNITS, 1,000SQ M OF FLOORSPACE (OF WHATEVER USE) OR SITES IN EXCESS OF 1 HA.'

Reason for Amendment

This amendment to the supporting text of Policy DC5 to explain the definition of 'Major' improves the clarity of the Policy and its Supporting Text.

DC9 - Health Impact Assessments

(1) Replace [10] with '50' in the first sentence of the second paragraph.

As such, the full sentence will read,

'For residential development in excess of 50 units and non-residential development in excess of 1,000 sq m this will take the form of a Health Impact Assessment, which will measure wider impact upon healthy living and the demands that are placed upon health services and facilities arising from the development. Where significant impacts are identified, planning permission will be refused unless measures to meet the health service requirements of the development are provided and/or secured by planning obligations.'

(2) Insert a new penultimate sentence in the Supporting Text after 'required.' and 'The Borough' as follows, 'THE CURRENT ESSEX LOCAL AREA AGREEMENT (LAA) ALSO GIVES A TARGET FOR THE INTRODUCTION OF HEALTH IMPACT ASSESSMENTS (HIAS) FOR DEVELOPMENTS OVER 50 UNITS AND REQUIRES THE BOROUGH COUNCIL TO PROMOTE HEALTHY LIVING ENVIRONMENTS AND MAKE POLICY PROVISION TO SECURE HEALTH SERVICES PROVISION.'

As such, the Supporting Text will read as follows,

'Most development has a potential impact upon the health services and facilities that are provided in the Borough. Likewise, through the design of new development, healthy living can be promoted. The extent of these impacts needs to be assessed to ensure that adequate health and services continue to be provided for the community as a whole. For developments which have relatively little impact upon health services, an initial assessment may be sufficient to satisfy the requirements of this policy. For developments where an initial assessment indicates more significant health impacts, a comprehensive Health Impact Assessment will be required. THE CURRENT ESSEX LOCAL AREA AGREEMENT (LAA) ALSO GIVES A TARGET FOR THE INTRODUCTION OF HEALTH IMPACT ASSESSMENTS (HIAS) FOR DEVELOPMENTS OVER 50 UNITS AND REQUIRES THE BOROUGH COUNCIL TO PROMOTE HEALTHY LIVING ENVIRONMENTS AND MAKE POLICY PROVISION TO SECURE HEALTH SERVICES PROVISION. The Borough Council will liaise with the East of England NHS and Mid Essex Primary Care Trust when assessing the scope and scale of likely impacts.'

Reason for Amendment

These amendments to the DPD seek to maintain its consistency with the current Essex LAA which also gives a target for the introduction of HIAs for developments over 50 units, and which requires Essex local authorities to embed that target within their Local Development Framework documents.

DC20 - Listed Buildings

In the second line of the first paragraph of the Policy delete [or works affect both the exterior and interior of buildings, with 'OR WORKS AFFECTING THE EXTERIOR OR INTERIOR LISTED OF BUILDINGS,' and also delete in the third line the words [on the list of buildings of special architectural or historic interest unless they] and replace with 'FAIL TO'.

As such, the first sentence would read:

'Planning permission and/or listed building consent will be refused where development proposals OR WORKS AFFECTING THE EXTERIOR OR INTERIOR OF LISTED BUILDINGS FAIL TO preserve or enhance the special character and/or setting of those buildings.'

Reason for Amendment

These suggested amendments to the wording relating to works to a listed building are intended to make it clear that works affecting either the interior or exterior are covered. The present wording could be read as suggesting that only works which affect the interior and exterior at the same time are covered. This is clearly not meant to be the case, as both aspects are as important, whether considered together or separately.

DC24 - Areas of Flood Risk

The Council considers that the Policy as drafted is sound and requires no amendment.

However, the Supporting Text should be updated to reflect the latest PPS25 advice, as follows:-

(1) First bullet point to read 'the area liable to flooding AND THE FLOOD RISK VULNERABILITY OF THE DEVELOPMENT;'

(2) In seventh bullet point, delete [and]

(3) Insert four additional bullet points, 'SAFE ACCESS AND EGRESS IN TIMES OF FLOOD;', 'FLOOD PLANS;', 'THE AVAILABILITY OF FLOOD WARNING; and' and 'EMERGENCY ACCESS AND EVACUATION IN FLOOD CONDITIONS'.

As such, the bullet point list would read as follows:-

- the area liable to flooding AND THE FLOOD RISK VULNERABILITY OF THE DEVELOPMENT;
- the probability of it occurring, both now and over time;
- the extent and standard of existing flood defences and their effectiveness over time;
- the likely depth of flooding;
- the rates of flow likely to be involved;
- the likelihood of impacts to other areas, properties and habitats;
- the effects of climate change;
- the nature and currently expected lifetime of the development proposed and the extent to which it is designed to deal with flood risk;
- SAFE ACCESS AND EGRESS IN TIMES OF FLOOD;
- FLOOD PLANS;
- THE AVAILABILITY OF FLOOD WARNING; and
- EMERGENCY ACCESS AND EVACUATION IN FLOOD CONDITIONS

Reason for Amendment

These amendments seek to update the Supporting Text of this Policy in accordance with the latest Government advice in PPS 25, and to provide additional guidance for developers/applicants

DC25 - Renewable Energy

In last sentence of the first paragraph of Supporting Text, delete [to reducing].

Reason for Amendment

To delete duplicate wording.

Last sentence of first paragraph delete duplicate [to reducing].

Reason for Amendment

For clarification and consistency.

DC26 - Energy Efficient Design and Use of Materials

It is recommended that the following amendment be made:

Replace criterion ii) with,

'ALL NEW DWELLINGS TO ATTAIN A MINIMUM RATING OF LEVEL THREE AS SET OUT IN THE "CODE FOR

SUSTAINABLE HOMES" (OR ITS SUCCESSOR), AND ALL NON-RESIDENTIAL BUILDINGS SHALL HAVE A MINIMUM BREEAM RATING OF "VERY GOOD".'

Reason for Amendment

This amendment seeks to improve the clarity and consistency of the DPD and more accurately take into account the latest Government guidance, by including reference to the "Code for Sustainable Homes"..

DC33 - The Provision of Affordable Housing

Amend as follows:-

(1) Delete [in close proximity to] in second paragraph of the Policy.

As such, the second paragraph would read as follows:-

'Where a site falls under the site/size threshold, the Borough Council will take into consideration the existence of other sites which are adjacent to or which have or are likely to come forward for residential development within the life of the Development Plan Document in order to ensure that the effect of the proposal would not result in the development of allocated or windfall sites in a piecemeal or uncoordinated manner. In such circumstances the Borough Council will aggregate such developments for the purpose of calculating the affordable housing provision. Proposals that would under-develop sites in order to avoid making the affordable housing contribution will be refused planning permission.

(2) Create a new penultimate paragraph in the Supporting Text to read:

'THE REFERENCE TO EXTRAORDINARY COSTS MEANS UNFORESEEN AND UNEXPECTED COSTS WHICH CAN BE DEMONSTRATED TO THE SATISFACTION OF THE BOROUGH COUNCIL, COULD NOT REASONABLY HAVE BEEN IDENTIFIED OR FORESEEABLE AT SITE ACQUISITION OR WHEN A DEVELOPMENT APPRAISAL/ VALUATION OF A SITE WAS UNDERTAKEN.'

(3) Delete [at least] from the second sentence of the fourth paragraph of the Supporting Text. As such, the new sentence will read 'Therefore, the policy requires 35% affordable housing provision on suitable new residential sites.'

Reason for Amendment

These suggested amendments seek to improve the clarity of the Policy and its Supporting Text, by removing imprecise terms and providing additional guidance to developers/applicants in order to aid their understanding on the application of the policy.

DC38 - Accessible And Adaptable Developments

A minor amendment is suggested to the Supporting Text for clarification.

Delete the first two sentences of the Supporting Text and insert,

'DEVELOPERS WILL BE REQUIRED TO SHOW IN THE DESIGN AND ACCESS STATEMENT HOW THE DESIGN HAS TAKEN ACCOUNT OF THE LIFETIME HOMES STANDARD, OR CONVERSELY, WHY IT IS NOT PRACTICABLE TO MEET THEM.'

As such, the Supporting Text will read as follows:-

'DEVELOPERS WILL BE REQUIRED TO SHOW IN THE DESIGN AND ACCESS STATEMENT HOW THE DESIGN HAS TAKEN ACCOUNT OF THE LIFETIME HOMES STANDARD, OR CONVERSELY, WHY IT IS NOT PRACTICABLE TO MEET THEM. Lifetime Homes are not specifically properties for people with mobility problems and are not wheelchair standard accommodation. Nationally it is estimated that 2.3% of all people with disabilities are

permanently dependent on wheelchairs for mobility. To meet these special needs, at least 3% of new dwellings on development of 30 dwellings or more should be built to full wheelchair standards as set out in the Housing Corporation's "Wheelchair Housing Design Guide". Further guidance is contained in the Supplementary Planning Document on 'Making Places'.

Reason for Amendment

This proposed amendment to the Supporting Text updates the supporting text by identifying the recently introduced requirement for a Design and Access Statement.

DC42 - Public Open Space For New Residential Developments

In second sentence of Supporting Text, delete [Appendix C] and replace with 'Appendix D'.

Reason for Amendment

For clarification and consistency.

2nd sentence of supporting text amend 'Appendix C' to read 'Appendix D'

Reason for Amendment

For clarification and consistency.

DC44 - Ensuring Transport Infrastructure Contributes to a Quality Public Realm

It is suggested that Policy DC44 and its Supporting Text be deleted.

Reason for Amendment

The matters covered in this policy are addressed by Policy CP20. This suggested amendment will therefore avoid the unnecessary duplication of policies.

DC47 - Promoting Public Art in New Development

Delete the last two sentences of Policy DC47 [Funding and the type of artist's commission will be negotiated in relation to the nature and value of the development. The Borough Council has an adopted public art strategy and guidance for developers.] and insert as a new paragraph at the end of the Supporting Text.

As such, the Policy will read as follows,

'The Borough Council will seek the provision of public art in association with all developments of 10 or more dwellings or for more than 1,000 sq m floorspace or that have significant impact upon the public realm or a high degree of public access, for installation within the development site or on public or street space in the vicinity of the development.'

As such, the Supporting Text will read as follows:-

'Work by artists in association with development can give meaning to a place and enrich our experience of the built environment. The Borough Council seeks artist commissions that add cultural value to the architecture, landscape design and sense of place. Public art may be integrated with the building or landscape. In some cases, the Borough Council may negotiate off-site installation of public art in public space. Public art does not necessarily have to be a permanent fixture; artists can make locally relevant work through film, sound, performance and publication throughout the planning and development process, working with land owners, designers, the local community and building occupiers. The Borough Council will encourage developers to make a financial and design commitment to public art from the outset of the development process. FUNDING AND THE TYPE OF ARTIST'S COMMISSION WILL BE NEGOTIATED IN RELATION TO THE NATURE AND VALUE OF THE DEVELOPMENT. THE BOROUGH COUNCIL HAS AN ADOPTED PUBLIC ART STRATEGY AND GUIDANCE FOR DEVELOPERS.'

Reason for Amendment

It is considered that guidance on securing and implementing public art is more appropriately contained in the Supporting Text. These amendments therefore seek to improve the clarity of the Core Strategy DPD.

DC48 - Private Amenity Space

(1) In Policy DC48 delete [garden] and replace with 'AMENITY' in the first sentence. As such, the full policy will read,

'All new dwellings will be required to have a high degree of privacy and the use of private AMENITY space appropriate for the type of dwelling and its location. Further guidance on the appropriate garden size and privacy criteria is set out in the Supplementary Planning Document on Urban Site Guidance.'

(2) In the second sentence of the Supporting Text, insert 'AMENITY' between 'outdoor' and 'space'. As such, the full sentence will read. 'The degree of privacy and size of private outdoor AMENITY space relate to location and the type of accommodation.'

Reason for Amendment

It is considered that these amendments provide greater clarity as to the purpose of the Policy and its Supporting Text, as the term 'amenity space' can include a range of spaces, not just private gardens.

DC49 - Achieving High Quality Development

The following amendment is suggested to the Policy:-

In Part B of Policy DC49 delete [specific allocated sites outside Chelmsford Town Centre] and replace with 'DEFINED SITES WITHIN THE GROWTH AREAS AND SPECIFIC POLICY AREAS'

As such, Part B of the Policy will read as follows:

'The Borough Council will support proposals for buildings above 13m high in parts of Chelmsford Town Centre or DEFINED SITES WITHIN THE GROWTH AREAS AND SPECIFIC POLICY AREAS. In addition to the above criteria, provided:

- v) the location is suitable for higher intensity development; and
- vi) the base of the building reinforces surrounding scale and urban form, provides containment of space and has active frontages; and
- vii) the building visibility from adjoining spaces contributes to townscape; and
- viii) the building visibility from longer range views causes no visual intrusion; and
- ix) the building does not create an adverse microclimate of wind or shadow; and
- x) there is adequate ancillary space within the building for facilities such as storage or plant; and
- xi) the height to width ratio creates acceptable massing and proportions.

Planning permission will be granted for large scale commercial developments provided the siting, scale, form, skyline and elevations contribute to the townscape of the area, car parks and service bays are hidden from street views, active street frontages are provided and monolithic or uniform buildings are avoided.'

Reason for Amendment

This minor amendment will improve the clarity of the Policy.

DC60 - Farm Diversification

(1) Insert the following additional text to criterion vii) 'ON THE HOLDING THAT ARE DERELICT OR OTHERWISE CLEARLY INCAPABLE OF AN APPROPRIATE BENEFICIAL USE'

As such, the criterion will read,

vii) the proposal re-uses or adapts any farm building which is available and includes the removal of any redundant buildings ON THE HOLDING THAT ARE DERELICT OR OTHERWISE CLEARLY INCAPABLE OF AN APPROPRIATE BENEFICIAL USE; or'

(2) Add the following sentence to the second paragraph of the Supporting Text:

'THE DIVERSIFICATION OF A FARMING OPERATION CAN OFTEN PROVIDE THE OPPORTUNITY TO IMPROVE THE APPEARANCE OF THE HOLDING AS A WHOLE, INCLUDING THE REMOVAL OF ANY OBSOLETE OR DERELICT BUILDINGS. THE COUNCIL CONSIDERS IT IMPORTANT TO SEEK TO SECURE SUCH IMPROVEMENTS, ESPECIALLY IN OPEN, VISIBLE LOCATIONS, WHERE THIS WOULD NOT PREJUDICE THE ONGOING VIABILITY OF THE HOLDING.'

As such, the full paragraph will read as follows:

'The Borough Council is keen to ensure that agricultural businesses can be sustainable, efficient and competitive. The Borough Council will therefore encourage well-conceived proposals relating to the diversification of farm businesses where it is required for the efficient operation of an existing farm enterprise, promotes economic activity and maintains or enhances the environment. THE DIVERSIFICATION OF A FARMING OPERATION CAN OFTEN PROVIDE THE OPPORTUNITY TO IMPROVE THE APPEARANCE OF THE HOLDING AS A WHOLE, INCLUDING THE REMOVAL OF ANY OBSOLETE OR DERELICT BUILDINGS. THE COUNCIL CONSIDERS IT IMPORTANT TO SEEK TO SECURE SUCH IMPROVEMENTS, ESPECIALLY IN OPEN, VISIBLE LOCATIONS, WHERE THIS WOULD NOT PREJUDICE THE ONGOING VIABILITY OF THE HOLDING.'

Reason for Amendment

The Policy seeks to promote the diversification of farm holdings, in line with PPS7, especially where this could result in environmental improvements. It is accepted, however, that the requirement in criterion vii) to remove "redundant buildings" (i.e. those not required for the proposed use) in all cases is both onerous and possibly counter-productive to the long-term viability of the agricultural holding. However the Borough Council feels that the removal of buildings that are derelict or clearly un-useable for agriculture would be a legitimate output for any diversification scheme to seek to achieve. Accordingly, the Policy can be amended at criterion vii), with mention also made of the issue in the supporting text to improve clarity.

DC66 - Public Car Parking

In the final sentence of Policy DC66 delete [standards] and replace with 'ENVIRONMENTAL AND SAFETY STANDARDS'.

As such, the full sentence will read as follows,

'All public car, cycle and powered two-wheeler parking must be designed to the highest ENVIRONMENTAL AND SAFETY STANDARDS.'

Reason for Amendment

This amendment seeks to improve the clarity of the Policy by including reference to a specific standard that can be sought with correct terminology.

Appendices

Appendix A - Evidence Base

Insert 'BOROUGH' at the start of Evidence Base document number 22 in Appendix A. As such, the title will appear as follows:-

'CHELMSFORD BOROUGH Historic Landscape Characterisation'

Reason for Amendment

To correct a minor error.

Appendix C - Vehicle Parking Standards

(1) Amend Maximum Vehicle Parking Standards USE CLASS A1 - Shops by deleting [may] and inserting 'WILL'. As such, the full standard will read as follows:-

'USE CLASS A1 - Shops

Standard: 1 space per 20m². An absolute maximum standard of 1 space per 14m² WILL be applied to food retail developments.

(2) Amend USE CLASS B1 by deleting [is likely to be] and inserting 'WILL BE'. As such, the full standard will read as follows,

USE CLASS B1 - Business

Standard: 1 space per 30m². A Transport Assessment (including a Travel Plan) WILL BE required for new or extended development of 2,500m² or above.

(3) Amend Design and Layout, Minimum garage size for cars from '4.8m x 2.4m' to '5.0m x 2.5m'.

Reason for Amendment

These minor changes seek to clarify the application of these particular Parking Standards. The amendment to the Design and Layout table is to correct an error in the Submission DPD.

EPOA is reviewing car parking standards, particularly with regard to housing (PPS3) and whether lower standards should be applied in areas covered by the Chelmsford Town Centre Area Action Plan. Any resultant changes will be incorporated into the LDF at the First Review of the Core Strategy in 2008.

Appendix D

Amend the title of the Table on page 166 to read 'Local Open Space' and not 'Strategic Open Space'

Reason for Amendment

To correct a typographical error

Proposals Map

The following amendments are suggested:

- (1) Panel C be retained at this stage but be deleted from the final Adopted Proposals Map.
- (2) A notation be added to the Proposals Map and Key to indicate those settlements to be subject to new Defined Settlement Boundaries (Chatham Green, Edney Common and Good Easter).

Reason for Amendment

These amendments aim to ensure consistency between the Core Strategy DPD text and the supporting Proposals Map and to reflect national guidance on the preparation of LDF documents. They also provide clarity and seek to avoid any potential confusion.

Integrated SA/SEA/AA Documents

The following amendments are recommended to the accompanying SEA/ SA:

(1) Para 4.1 of the Appropriate Assessment should be amended to acknowledge that the Dengie SPA and Ramsar Site is in the Borough of Maldon, not Colchester and that the Colne Estuary SPA and Ramsar site is in the Borough of Colchester, not Maldon.

(2) Para 4.4 should be amended to state "SEA WALL MANAGEMENT/ MAINTENANCE".

(3) In Table 5.1 the commentary should read 'SITES' rather than [site] and/or specify the site or sites being referred to. The title should be amended to read Crouch and Roach SPA and Ramsar Site.

Reason for Amendment

These minor amendments seek to correct and clarify the supporting SEA/SA/AA documents.