

SCHEDULE OF MATTERS AND ISSUES FOR EXAMINATION

1. This Schedule lists those Matters and Issues that have been identified by the Inspector to guide and focus the discussion at the Hearing sessions forming part of the Examination into the Chelmsford Town Centre Area Action Plan Development Plan Document (DPD). It has been prepared using the Planning Inspectorate's Guide to Assessing the Soundness of Development Plan Documents¹, having regard to the representations made to the Town Centre Area Action Plan DPD.

The Paper lists the main topics and issues which are likely to be discussed. For each topic, it sets out a series of questions on which the Inspector invites responses from the participants **where the issue bears upon their original representation**. A list of the relevant participants follows at the end of each topic. Participants are invited to respond to the questions raised in brief statements to be received by the Programme Officer **no later than Thursday 27 March 2008**. **NB. If participants wish to rely on their original representation, no further statement is needed, but this should be confirmed to the Programme Officer.**

2. Your attention is drawn in particular to the following paragraphs of the Notes of the Pre-Enquiry Meeting that took place on 5 June 2007 in order to ensure the smooth running of the Hearing Sessions:

Paragraph 23-Focus on Test of Soundness

Paragraph 27-Reference Documents

Paragraph 28-Background Topic Papers

Paragraph 29-Statements of Common Ground

Paragraph 30-Statements of Amplification

Paragraph 31-What Statements of Amplification should contain

Paragraph 33-Numbers of copies and length of statements

Paragraph 34-Identification of submitted statements/documents

Paragraph 40-The 4 cardinal rules, namely: written views carry the same weight as those presented orally; brevity-with a limit of 3000 words; essential to meet deadlines for submission of statements; focus on tests of soundness.

3. As a result of the responses received to the Schedule of Matters and Issues for Examination, the Inspector may decide to raise additional issues or questions. However, if he so decides an amended topic/issue paper will be issued before the relevant session. Please note that not all matters and issues identified by the Inspector will necessarily be discussed at a hearing session if the participant(s) has not raised it, since some issues have been raised by respondents relying on written representations. The lists of attendees to the hearing sessions are based on the latest information in the database. If participants wish to attend or not attend a particular session, they should let the Programme Officer know as soon as possible.

¹ *Development Plans Examination – A Guide to the Process of Assessing the Soundness of Development Plan Documents (Planning Inspectorate; December 2005)*

² *These issues should be covered in the Council's Self-Assessment of Soundness*

CHELMSFORD TOWN CENTRE AREA ACTION PLAN DPD
SCHEDULE OF MATTERS AND ISSUES FOR EXAMINATION

1. LOCATION OF RETAIL GROWTH [*Soundness Tests 4,6,7 & 9*]²

Key issues:

- i. Whether the quantity of additional retail floorspace is soundly based in the context of the town centre. Whether the AAP is sufficiently clear that an expansion of 100,000sqm net increase in floor space is proposed and that the plan is seeking to provide that scale of increase.
- ii. Whether the proposed expansion is allocated in the best locations to maintain and invigorate the vitality of the town centre. Whether the proposed extensions to the primary shopping area are soundly based.
- iii. Whether the opportunity sites identified are able to meet the anticipated growth in shopping.
- iv. Whether the phasing provisions (paragraph 6.8 & Section 23) are sound; whether they are contrary to PPS6. Whether the plan should contain more detail on programming the delivery of shopping floorspace, jobs and housing on the major opportunity sites than is presently contained in Infrastructure Trajectory (BD/CFD/75vi, Appendix 1, 27/9/07) and Section 23-Programme. *Whether the programming proposals are sound.*
- v. Whether High Chelmer Shopping Centres should be a priority 1 site; whether it should be identified as a location for a new department store.
- vi. Whether the priority (1) allocated to the Gas Work site is sound.
- vii. Whether the policy guidance relating to convenience shopping is too inflexible.
- viii. Whether convenience stores should be identified as anchor stores.

Attendance at hearing

Chelmsford Borough Council
Adam Pyrke, Colliers CRE
The British Land Company (agent GVA Grimley), LDF9001184 (not advised PO)
Standard Life (agent Turley Associates), LDF9000995

Written representations

Sainsbury's Supermarkets (agent Indigo Planning)
High Chelmer Partnership (agent NLP), LDF9001266

² *These issues should be covered in the Council's Self-Assessment of Soundness*

2. Transportation [Soundness Tests 3, 4, 6, 7, 8 & 9]²

Key Issues:

- i. Whether the modelling of the proposed changes to the Town Centre's road and car parking have been refined since submission (6/11/06) and, if yes, what are the most recent conclusions of those modelling exercise(s). Whether the AAP is sufficiently clear/comprehensive in the way new and/or altered car parking facilities would be provided.
- ii. Whether the plan should contain a map showing the improvements to pedestrian access within the TC (along the lines of Fig 5), particularly along riversides, showing existing and proposed routes.
- iii. Whether the plan is sufficiently encouraging of access by cycling and walking both from beyond and within the TC. Whether cycle access to the High Street is being unreasonably restricted; whether improvements to cycle access need to be accompanied by a funding commitment.
- iv. Whether the plan is sufficiently clear and comprehensive in describing how public transport will serve the expanded facilities.
- v. Whether proposed alternative routes to access to Chelmer Waterside are soundly based (see-Alternative Sites & Boundary Changes Feb 2007).
- vi. Whether the objectives described in paragraphs 10.4 and 10.8 are contradictory.
- vii. Whether new traffic route linking Waterloo Lane to Victoria Road (effect on Cathedral School) is soundly based. Whether the proposed link between Bond Street and Waterloo Lane is soundly based in transportation terms.
- viii. Whether the proposed removal or modification of High Bridge Road is sustainable in highway/transport terms; whether proposals affecting it could be more clearly stated; whether the means of implementing this proposal sufficiently robust.
- ix. Whether the AAP should safeguard land to secure junction improvements at the Army & navy roundabout. Whether the effect on air quality has been assessed as part of this improvement.
- x. Whether the proposed changes to the transport infrastructure within the TC is sufficiently sensitive and would preserve/enhance its historic/architectural character (Conservation Areas).

Attendance at hearing

Chelmsford Borough Council

Keith Francis, LDF0007701

The British Land Company (agent GVA Grimley), LDF9001184 (not advised PO)

Standard Life (agent Turley Associates), LDF9000995

The Cathedral School, Mrs Martina Francesconi

The Cathedral School, Marian Emuss (Head teacher)

Written representations

CPRE (Essex) Transport

Mr I F Wilkes

Richard Monk

Mr S A Harman

Gillian Harrington

Andrew Shaw

St Martins Property Investments (agent West & Partners)

Lisa Hunt

Joanne Mitty

Mr & Mrs Pappararo

Highways Agency

Great Waltham Parish Council

² *These issues should be covered in the Council's Self-Assessment of Soundness*

3. Managing Flood Risk [Soundness Tests 4, 6, 7 & 8]²

Key Issues:

- I. Whether the Environment Agency has updated/changed its views on the AAP since submission.
- II. Whether it is necessary to demonstrate that sites allocated for development within Zones 2 and 3 have been subjected to PPS25 sequential and exception tests.
- III. Whether the flood protection measures are deliverable in time to allow the main opportunity sites to come forward as programmed (infrastructure Trajectory).
- IV. Whether text of the AAP needs to acknowledge that the sequential test has been applied at site level to the selection and location of vulnerable land uses proposed within the Town Centre.
- V. Whether the text should confirm that flood mitigation measures would be included as a design consideration, especially at sites with a waterside frontage.
- VI. Whether the urban design commentaries contained within the AAP should confirm whether the sites are within a flood risk zone(s). (In most cases, Zone 3 sites already identified-exception Site 34?).
- VII. Whether the text should refer to the need to enhance biodiversity in all green spaces.

Attendance at hearing

Chelmsford Borough Council
Sadia Moeed, Environment Agency

Written representations

Environment Agency
The Home Builders' Federation

4. Allocation and Potential of Major Development Sites [Soundness Tests 4,6,7& 9]²

Key Issues:

- I. Whether the plan is sufficiently flexible with regard to the uses and the amount of development proposed on these sites; whether all the opportunities for structural change have been identified in the site specific allocations. Whether the access and design guidance within the AAP is sufficiently flexible (Fig. 11).
- II. Whether the boundaries of the sites are those best suited to securing the objectives of the AAP.

Attendance at hearing

Chelmsford Borough Council
Mike Kirkham (agent Andrew Martin Associates), LDF0008810

² These issues should be covered in the Council's Self-Assessment of Soundness

Standard Life (agent Turley Associates), LDF9000995
The British Land Company (agent GVA Grimley), LDF9001184 (not advised PO)
David Hill and Company LDF9001214 (request)
Geoff Bullock, RPS LDF9001214 (request)
Keith Francis, LDF0007701

Written representations

Essex County Council (Spatial Planning)
Essex County Cricket Club (agent Cushman Wakefield)
CPRE (Essex) Transport
English Heritage - East of England
St Martins Property Investments
(agent West & Partners)
Great Waltham Parish Council
High Chelmer Partnership (agent NLP)
The Theatres Trust
Mr I F Wilkes
High Chelmer Partnership (agent NLP), LDF9001266

5. Monitoring, Implementation, Programming/Phasing [Soundness Tests 7 & 8]²

Key Issues:

- I. Whether the AAP should contain a section on monitoring. Whether the AAP is capable of dealing with slippage in delivery of its development and infrastructure proposals. Whether the AAP is overly prescriptive, insufficiently flexible to a degree that it would be unable to deal with changing circumstances.

Attendance at hearing

Chelmsford Borough Council

Written representations

Go-East

6. Town Centre Waterways [Soundness Tests 6, & & 8]²

Key Issues:

- I. Whether the plan provides sufficient encouragement to the exploitation of the riverside for sport, recreation and tourism.
- II. Whether the New Cut is given high enough profile.
- III. Whether sufficient emphasis is contained within the plan for providing improved recreation use of the river (secure moorings at Springfield Lock, landing stages for boat trips, storage of boats and canoes in residential schemes).

Attendance at hearing

Chelmsford Borough Council
Essex Waterways, LDF0008692

Written representations

² These issues should be covered in the Council's Self-Assessment of Soundness

Inland Waterways Association
Chelmsford Sea Cadets

7. Miscellaneous [Soundness Tests 2, 3, 4, 6, 7, 8 & 9]²

Key Issues:

- I. Whether small businesses will be able to secure a presence in the Town Centre in competition with higher value residential/shopping uses.
- II. Whether land needs to be identified for further/higher education.
- III. Whether the plan should provide more information on the historic environment and built heritage.
- IV. Whether the AAP is overly prescriptive in specifying the uses appropriate on river and street and public frontages.
- V. Whether the Town Centre Inset Map in the Adopted Proposals Map will be entirely replaced by the proposals contained within the TCAAP.

Attendance at hearing

Chelmsford Borough Council
Keith Francis
Standard Life (agent Turley Associates)

Written representations

Bidwells Carpenter Planning Consultants
Mr I F Wilkes
The Home Builders' Federation
Essex Chamber of Commerce
CPRE (Essex) Transport
Chelmsford Business Forum
Essex County Council (Historic Environment Branch)

Environment Agency
English Heritage - East of England
Great Baddow Parish Council
Great Waltham Parish Council
Chelmsford College

V2 April 08

² *These issues should be covered in the Council's Self-Assessment of Soundness*