

Chelmsford Local Development Framework
Development Plan Document Examination

Independent Inspector: Ian Broyd, MRICS Dip TP

Core Strategy & Development Control Policies

Wednesday 12 September, 10.00am

Session 2 - The Borough-wide Spatial Strategy – including Green Belt,
Settlement Pattern, Accessibility [mainly Soundness Tests 3 - 9]

AGENDA

Issues: The main issues covered by this session are as in the heading and range over a number of tests.

1. Introductions – See Appendix 1
2. Whether the spatial strategy is capable of delivering the RSS housing/employment requirements.
3. Whether the broad distribution and location of development sites to meet RSS targets is sound in respect of:
 - i) Housing (CP2)
 - ii) Employment (CP22)
 - iii) Shopping (CP23)
 - iv) Accessibility (CP24)
4. Whether the proposals are supported by a credible evidence base and whether it explains clearly why N Chelmsford has been chosen ahead of all others considered but dismissed.
5. Whether the proposed settlement pattern is too reliant on new infrastructure (CP4); whether its provision would be too expensive and thus too uncertain as to deliverability and thereby place the fulfilment of strategic objectives at risk and/or delay.
6. Whether the strategy is unsound because it did not give sufficient consideration to developing in the Green Belt to meet housing/employment targets (CP5 & CP22). Whether a review of the Green Belt was justified based on function and landscape quality.
7. Whether the Green Wedge policy is justified (CP9)
8. Whether the spatial strategy will improve accessibility to the deprived NW wards and the regeneration of South Woodham Ferrers (CP4).
9. Whether Special Policy Areas represent sustainable locations for development. Whether more should be allocated (CP2).
10. Whether Policy CP7 should be less specific in describing location of new neighbourhoods.

11. Whether Policy CP8 should specifically mention rail transport. Whether the hierarchy set out should be explained/justified.
12. Any other matters (that are not to be covered in greater detail in later sessions).

Introductions

Chelmsford Borough Council (CBC) -
Mr Andrew Martin, Countryside Properties
Mr Lee Melin, Barratt Eastern Counties
Alan Kirkdale, Highways Agency
Mr Philip Smith, Wickford Development Co Ltd
Ms Gabrielle Rowan, Persimmon Homes (Essex) Ltd and Taylor Wimpey Developments
Mr Andrew Cook, Essex County Council
Cllr Christine Rycroft, Liberal Democrat Group
Ms Rebecca Stockley, Hamilton Bentley & Partners
Mr Michael Gallimore, The Prudential Assurance Company Limited (PRUPIM)
Mr Mark Hendy, Higgins & Pelham Homes Ltd
Neil Osborn Kier, Residential Ltd
Mr Dan Hallett, The Berkeley Group

To Observe:

Mr Mark Button Boreham Conservation Society	Mr Jonathan Chaplin
Mr Andy Stevens Knight Developments Ltd	Mr Martin Carpenter Bovis Homes Ltd
Ms Elisabeth Blyth Danbury Parish Council	Nicola Bickerstaff Writtle College
Mr Lawrence Foley	Ms Patricia Ford
Mr C Zizzo	Mr Roy Chandler
Mrs Helen Phillips Wrenbridge Land Limited	Dr L Harrison Robert Brett & Sons Ltd
Mr Robin Shepherd CgMs Ltd, Redrow	Mr Peter Marriage
Mr Roy Wellstead	Andrew Forrest, Bellway Homes
Mr Stephen Egerton	Mr M. Howarth Little Waltham Parish Council
Mr Graham Warriner, Standard Life	Mr Mike Marriage
Investments & The Chelmsford Meadows Limited Partnership	
Mrs E J Burgess Chelmer Valley Association	Mr Stephen Robinson Liberal Democrats

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:

JB Planning, The Anderson Group, WR/S2&4/4
Mr Andrew Parker - CGLO Association, WR/S2/5
Andrew Martin Associates, D.W.S. Bodyworks, WR/S2/10
Mrs Karen Hurrell - Broomfield Parish Council, WR/S2/13
Sir Jeffery Bowman, Mark Button, Alan Swash, Boreham Conservation Society,
WR/S2/S3/S6/S7/22