

Submission Core Strategy and Development Control Policies DPD

Update on the Regulation 33 Statement (BD/CFD/130i)

This updates seeks to amend the Regulation 33 Statement for the Submission Core Strategy and Development Control Policies DPD and provide information on a late response received from the East of England Regional Assembly (EERA).

(1) Amendments to the Regulation 33 Statement

ALT Number	Amendment
4	Delete entry for Essex County Council (Development, Highways and Transportation)
9	Replace 'Little Waltham Parish Council' with 'Great and Little Leighs Parish Council'
23	Replace 'Little Waltham Parish Council' with 'Great and Little Leighs Parish Council'
39	Replace 'Little Waltham Parish Council' with 'Waste & Minerals Planning Authority - Essex County Council' under
50	Delete the existing ECC reference and replace with the following under 'Supporters':- Essex County Council (Development, Highways and Transportation) as Highway Authority has undertaken detailed demand modelling for Park & Ride facilities around Chelmsford and has concluded that there is an appropriate level of demand in this location to bring forward a site in this location as part of a strategy for Chelmsford.
65	Delete entry for Essex County Council (Development, Highways and Transportation)

(2) Update on late responses

The Borough Council received a number of responses outside the consultation period which ended at 4.45pm on 7th August 2007. These have not been treated as duly made by the Borough Council. A late response was received from the East of England Regional Assembly (EERA) on 17th September 2007. The Borough Council believe that although it is not a duly made response, it is helpful to attach their comments as EERA confirm that the submitted Core Strategy is in general conformity with the Regional Spatial Strategy.

Chelmsford Borough Council
Planning Policy Team
20th, September 2007

Chairman: John Reynolds
Chief Executive: Brian Stewart

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Date: 12 September 2007

Dear Sir / Madam

REGIONAL PLANNING PANEL STANDING COMMITTEE 1 (7th September 2007)

I am enclosing a copy of the relevant report(s) as discussed at the above meeting. The formal response included in the report together with background information for you.

If you have any queries, please contact me.

Yours faithfully



ANDREW MEDDLE
TEAM LEADER – STRATEGY & IMPLEMENTATION

REGIONAL PLANNING PANEL STANDING COMMITTEE
9th September 2007

Chelmsford Borough Council – Core Strategy & Development Control Policies
DPD – Alternative Development Sites and Boundary Changes consultation

Report by Regional Secretariat

Purpose of report: to give a response to the Chelmsford Borough Council Core Strategy & Development Control Policies DPD – Alternative Development Sites and Boundary Changes consultation.

Recommendations – the Sub-Committee is asked to consider the following response:

- That the submitted Core Strategy is in general conformity with the Regional Spatial Strategy, and that the alternative development sites consultation raises no new issues that would affect that position. Comments of the Assembly on the strategic implications of specific sites will be addressed as necessary through the separate consultation on Site Allocations DPD. This supersedes previous comments on this matter.

1 Introduction

- 1.1 Chelmsford Borough Council have submitted their Core Strategy and Development Control Policies DPD to government and are preparing for their Examination in Public. As part of this process they are consulting on alternative sites and boundary changes that have been submitted during the Submission Stage Consultation. This is required under Section 32 of the Town & Country Planning (Local Development) (England) Regulations 2004.
- 1.2 The Core Strategy is the principal document in the Local Development Framework and will contain the vision and spatial strategy for future development of the district. The LDF will replace the existing Local Plan which was adopted in 1997.
- 1.4 The deadline for comments was 7th August 2007. This matter was the subject of a detailed response considered by the electronic RPPSC on 23rd July 2007. However, in the light of new information an amended response to supersede previous comments is proposed. The document can be accessed at: <http://www.chelmsford.gov.uk/index.cfm?articleid=14104>.

2 Background

- 2.1 The population of the Borough is approximately 157,000. It is the second least deprived local authority area in Essex. 17% of the resident workforce commute to London, and 27% of people working in the Borough commute from outside the area. Approximately 37% of the Borough is covered by the Metropolitan Green Belt, on a north-west to south-east axis. This borders the south and west of Chelmsford Town itself.

- 2.2 Given the strategic importance of Chelmsford, the town has been designated a Key Centre for Development and Change in the Proposed Changes Document. Policy CH1 relates specifically to this and states:

"Policy CH1: Chelmsford Key Centre for Development and Change

The strategy for Chelmsford should:

- provide for substantial growth of housing within an allocation of 16,000 for the District as a whole;
- seek to strengthen the town's role as county town and further increase and diversify its employment base;
- maximise the re-use of previously developed land and also provide for sustainable urban extensions; and
- assist the development of more sustainable transport systems within the town and capitalise on and improve its strategic links to London and other regional centres."

- 2.3 The submitted Core Strategy follows a sequential approach, concentrating on the use of urban capacity in the main urban areas of Chelmsford and South Woodhams Ferrers, supported by appropriate development with the Key Defined Settlements, with continued protection of the Green Belt (with the exception of a brownfield site for regeneration and employment uses) and the countryside. The proposed approach is for two new neighbourhoods to the north of Chelmsford (about 3000 and 1000 dwellings). The proposed North Chelmsford Action Area Plan would allocate land for these new neighbourhoods. Their completion would be phased to prioritise developments on previously-developed land

3 Regional context

- 3.1 Existing regional planning policies for Chelmsford Borough are contained within Regional Planning Guidance for the South East (RPG9), and their interpretation at the county level in the Essex and Southend-on-Sea Joint Structure Plan. RPG9 is being replaced by the emerging East of England Plan, which has gone through an Examination in Public (EiP).
- 3.2 Following the EiP the Secretary of State published the proposed changes to the East of England Plan on the 19th December 2006. EERA in considering conformity with the RSS is required to give "considerable weight" to the proposed changes in accordance with PPS 12. This is due to the fact that there is a strong possibility it will be published in that form by the Secretary of State.
- 3.3 In assessing this consultation document all policies within the East of England Plan were used but particular attention was given to SS1, SS7, E1, E5, H1, T2, ENV1, ENV7, WAT4 and CH1.

4 Comments

- 4.1 This document is not like the majority of those considered by these Standing Committees. The Chelmsford Borough Council Core Strategy & Development Control Policies DPD has been submitted to government in the manner that the local planning authority believes it should be adopted. The Alternative Development Sites document summarises representations received following

the Submission consultation, which challenge the Council's Core Strategy, proposing alternative locations for growth.

- 4.2 The Assembly has already responded to the Core Strategy that it was in general conformity with the Regional Spatial Strategy. Alternative locations are not therefore required in order to deliver the RSS. However, in the event that the Inspector considered alternative locations, it was felt helpful if the Standing Committee provided a view on the general conformity of the alternative proposals.
- 4.3 Hence, the meeting of July RPPSC considered those Alternative Development sites, with the caveat that a site could be consistent with the broad principles of the RSS but not be considered acceptable at the local level for a variety of valid planning reasons. The intention of the response was to be helpful to the Council, and the Inspector who would hold the Public Examination.
- 4.4 The Council have raised concerns that the way in which our response has been framed might not provide the clarity required. In addition, it could draw the Assembly into debates at the Examination on issues that do not raise real strategic issues. Further, the lack of supporting information for some sites meant that EERA had to apply a very broad brush assessment focused mainly on a limited range of locational criteria.
- 4.5 The Council has now published its Issues document with regard to site allocations. This is the start of the process of the Council formally deciding which sites should be allocated. The Assembly has been consulted on this document (coming to a future RPPSC) and will also be consulted at the submission stage. That stage will incorporate sustainability appraisal and other detailed assessments of sites, and will be a more appropriate opportunity to submit views on general conformity of sites.
- 4.6 It is therefore proposed that a comment on the Alternate Development sites document be submitted that reaffirms the Assembly's view that the submitted Core Strategy is sufficiently in general conformity with the RSS, and reserve comments on sites until the Site Allocations DPD.

5. Recommendations

- 5.1 The Sub-Committee is asked to agree a response that the submitted Core Strategy is in general conformity with the Regional Spatial Strategy. As the site specific allocations are progressed further information will be required by the East of England Regional Assembly to make an assessment as to the conformity of these sites. This supersedes previous comments on this matter.

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