

Chelmsford Local Development Framework  
Development Plan Document Examination

**Independent Inspector: Ian Broyd, MRICS Dip TP**

**Core Strategy & Development Control Policies**

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**Tuesday 25 September**  
**10.00am Session 4 - Housing Land Supply and Housing Delivery/Phasing**  
**[mainly Soundness Tests 4 - 9]**

**AGENDA**

1. Introductions – See Appendix 1
2. Policy CP2 compliance with RSS and PPS3 – brief reference will be made to Session 1 – 700 or 800 dwellings pa - **there will be no repetition of that discussion.**
3. Whether the housing allocation figure (CP2) is based on a sound and credible evidence base- this includes the Urban Capacity Study and its updated version (Halcrow 2007). Whether the latter represents a fair assessment of the deliverable quantum of housing from this source.
4. Land supply-whether the CS allocates sufficient land to meet the RSS target for the period of the plan.
5. Whether the Housing trajectory (Appendix B of Core Strategy (CS), as updated by BD/CFD/119) represents a reasonable and realistic representation of housing provision and phasing. Whether the CS meets the PPS3 requirement to identify a deliverable 5 year supply on identified sites. Whether the earlier release of greenfield land would be necessary to provide an adequate supply to meet the RSS requirement. Whether it is reasonable to provide for “fat” years to make up for “lean” years during the plan period. Whether alternative new settlements need to be identified. Whether the brownfield sites should be identified.
6. Strategic Housing Market Assessment/inclusion of windfalls/ownership constraints. Whether the types of housing to be delivered by the Core Strategy needs to be identified.
7. Ability of the house building industry to deliver the regional housing requirement. In practical terms how are these large neighbourhoods going to be tackled? Is there any evidence as to how many “builders” would be involved and their anticipated capacity? What will be their commitments elsewhere in the region and what effect could it have on Chelmsford? Can this be anything more than speculative at this stage?
8. Whether the CS is capable of delivering an appropriate level of Affordable Housing (AH); whether 35% is a reasonable threshold. Whether the cost of provision of additional infrastructure requirements associated with 2 new neighbourhoods would result in less affordable housing. Whether 100% AH is justified. Whether Policy CP15 is consistent with Policy CP2. Whether rural exception sites should include those adjacent to Special Policy Areas.

9. Whether the North Chelmsford Area Action Plan (BD/CFD/119, paragraph 8) is inconsistent with Policy CP7 of the Core Strategy (5800 against 4000 dwellings).
10. Whether the housing strategy is sufficiently flexible/too reliant on infrastructure. Whether, if the delivery of housing on the Northern greenfield sites is delayed for any reason the strategy should identify alternative locations for development as a fall back position.

Any other matters (not already covered or not to be covered in greater detail in later sessions).

## Appendix 1

### Introductions

Chelmsford Borough Council (CBC) -  
Mr Andy Stevens Knight Developments Ltd  
Mr Andrew Martin Countryside Properties  
Mr Paul Cronk The Home Builders Federation (Eastern and Midlands Regions)  
Mr Philip Smith, Wickford Development Co Ltd  
Ms Suzanne Ornsby, Persimmon Homes (Essex) Ltd and Taylor Wimpey Developments  
Mrs Helen Phillips, Wrenbridge Land Limited  
Mr Peter Dines The Prudential Assurance Company Limited (PRUPIM)  
Andrew Forrest, Bellway Homes  
Mr Mark Hendy Higgins Homes Ltd & Pelham Homes  
Mr Martin Carpenter Bovis Homes Ltd

### To Observe:

Mr Dan Hallett The Berkeley Group Plc  
Mr Lee Melin Barratt Eastern Counties  
Mrs Amanda Sutton Croudace Strategic Ltd  
Mr Neil Osborn Kier Residential Ltd  
Mr Jonathan Chaplin  
Mr Peter Marriage  
Mr Dave Phillips  
Mr Robin Shepherd - CgMs  
Stephen Egerton Associates

### 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&S4/4  
Brian Lingard, Jane Byron-Brown, WR/S4/2  
Gary Duncan, Countryside Properties, WR/S4 & S6/23