

These two pages set out the main issues that were raised under common themes. We are now carrying out further work on these and other issues so the Plan can be amended.

What you said—general issues

The main issues were:

Housing	Employment
<ul style="list-style-type: none"> • All of the new development should be in North East Chelmsford • Need to balance needs of new communities with those of existing residents • More provision is needed for care and sheltered houses; and a need for smaller houses • Plan should reflect the needs for development after 2021 • Proposed site for Gypsies and Travellers is unwelcome 	<ul style="list-style-type: none"> • Economic climate may affect ability to provide jobs • A wide range of jobs and salaries are needed to match housing types • Both support and opposition were expressed for Essex Regiment Way proposals • Impact of commercial development on Bulls Lodge area should be considered • Site east of Boreham Interchange would be cut off from transport links
<p>What we are doing Mix of houses being assessed; the housing needs after 2021 are being explored</p>	<p>What we are doing Further work is taking place to confirm current and future employment needs, and proposed locations are being reviewed</p>

Schools	Transport
<ul style="list-style-type: none"> • Support for proposals to secure shared use of facilities for schools and the community; and for locations near to local centres • New schools must be built before housing is in place • Secondary school would be better suited to a larger site to maximise recreational space • Existing Broomfield Primary School could be a centre for the community once it becomes vacant 	<ul style="list-style-type: none"> • Concerns about congestion—including School Lane, Hollow Lane, Chignal Road, White Hart Lane, Patching Hall Lane • Park and Ride at Essex Regiment Way generally supported • Railway station may cause traffic congestion in North East Chelmsford • The bypass must be built before other parts of the Plan • Cycleway suggestions received for North West Chelmsford
<p>What we are doing Detailed discussions are underway with the Education Authority (Essex County Council) and local schools</p>	<p>What we are doing Ongoing investigation work, and meetings and advice from the Highway Authority (Essex County Council)</p>

Neighbourhoods	Landscape and Heritage
<ul style="list-style-type: none"> • Newlands Spring centre is already a community hub – changes should be resisted; community facilities at Newlands Spring are at capacity • Broomfield is mainly rural – it should be kept as a village • Proposed neighbourhood centre near Old Lodge Farm listed buildings could be damaging • Proposed local centres in North West Chelmsford have very little room for expansion • Some areas for local centres seem too small to make shops viable 	<ul style="list-style-type: none"> • Support for the protection of the Chelmer Valley and riverside areas • Setting of some Grade I listed buildings may be affected • All other listed buildings need to be addressed • Wider historic and natural environment should be carefully considered • Further countryside areas should be protected by planning policies • Measures to protect wildlife/plants are welcomed but more should be included
<p>What we are doing More work is underway to confirm the amount of shopping needed in local centres; discussions are underway with providers of other services</p>	<p>What we are doing Extra information is being assembled, particularly on the impact of proposals on listed buildings</p>

What you said—specific sites




Many of your comments related to three specific proposals in the Plan. These are summarised below:

North of Copperfield Road	New Hall School	Bus based rapid transport
<ul style="list-style-type: none"> • Increased congestion along Hollow Lane and other roads; access would be better onto Chignal Road • New housing would intrude into valuable landscape; beauty and tranquillity would be destroyed • Gap between Broomfield and Chelmsford may be eroded • Too far from Broomfield to be part of the village community • School and doctors may be overwhelmed 	<ul style="list-style-type: none"> • Proposals are detrimental to the tranquil setting of the school, its heritage, and long term operation • Noise and pollution could affect the school environment • Proposed secondary school is too close to boundary, and may cause tensions between schools • Balancing measures suggested in the Plan should be clearly identified • Need to maintain security of the school and improve ease of access for pupils 	<ul style="list-style-type: none"> • Indicated route could ruin tranquillity of Beaulieu Park; too close to existing houses • Existing roads should be used instead of new route • May cause a hazard to children playing • May damage the view of and access to New Hall School • Some support for providing bus based rapid transport, but not for the route
<p>What we are doing Transport and school issues are being discussed with Essex County Council to find solutions</p>	<p>What we are doing Discussions are underway with New Hall School and Essex County Council to address issues</p>	<p>What we are doing Route is being reviewed with Essex County Council, and discussions are ongoing</p>



What has the process been so far?

The Local Development Framework (LDF) is Chelmsford Borough Council's development plan for the Borough. The LDF replaces all previously published Local Plans.

The population of the region is growing, people are living longer, and there are fewer houses available to those on low incomes. This is why we need to find areas for new housing to meet those needs. The number of houses we need to provide for is set by the Government, through the East of England Plan.

- 2005 *Government publishes Planning Policy Statement 1 (PPS1).*
 This sets out the aims of getting the right development, in the right place, at the right time.
- 2006 *East of England Regional Assembly (EERA) publishes the East of England Plan.*
 This says that 16,000 new houses need to be provided in the Chelmsford Borough by 2021.
- 2005-2008 *Chelmsford Borough Council adopts the Core Strategy and Development Control Policies document after borough-wide consultation.*
 This sets out the Council's strategy to manage the required growth, partly by focusing on existing built up areas, and partly by creating new neighbourhoods—up to 800 houses in north-west and a minimum of 3,200 houses in north-east Chelmsford. This strategy was tested by an Independent Inspector and found to be the best option to meet the needs of current and future generations.
- 2007-2009 *Chelmsford Borough Council consults on issues and then preferred options for the Plan.*
 This sets out how this growth can be achieved in North Chelmsford, along with everything to support the new and existing communities such as transport links and community facilities, and areas for protection from development. The aim of consultation was to identify issues that may influence future development and help to decide the best way of providing the necessary growth.

What happens next?

- July *A draft Submission version of the Plan will be discussed at the Development Policy Committee. This version of the Plan will finalise the sites, proposals and policies.*

- Sept *The draft Submission Plan will then be published for public consultation to help fine-tune the details. We will contact you with the consultation dates and where documents can be viewed. All comments will be analysed and changes will be made before the final document is submitted to Government.*

- 2010 *In early 2010, there will be an Independent Examination by an Inspector appointed by the Secretary of State for Communities and Local Government. People making comments will be invited to attend the hearing. The Inspector will examine the Plan, alongside the comments received on the consultation, before deciding whether to approve the Plan.*

The dates of the Development Policy Committee, and the dates for consultation on the draft Submission version of the Plan, will be published on the Council's website and in *Life*, the Council's civic newspaper.

Contact us

-  ldf@chelmsford.gov.uk
-  01245 606330
-  Planning Policy Manager,
Chelmsford Borough Council,
Civic Centre, Duke Street,
Chelmsford, CMI IJE

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Please call 01245 606330

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