

Chelmsford Local Development Framework
Development Plan Document Examination

Independent Inspector: Ian Broyd, MRICS Dip TP

Core Strategy & Development Control Policies

Tuesday 9 October 2007
10am Session 10 – Green Wedges (Policies DC1 – DC13)

AGENDA

Introductions see Appendix 1

Issues

1. Whether Policy DC3 should place a ceiling on density outside of town/district centres.
2. Whether, in Policy DC7, the threshold of 40 car movements in a peak hour needs to be justified. Whether the policy should refer to Circular 2/07 to identify impacts on the local road network and trunk roads. Whether “acceptable levels” needs to be clarified.
3. Whether the parking standards in Policy DC8 need to be applied more flexibly in relation to type and location of development proposed. Whether the standards for cycles/motor cycles are too high. Whether the policy is consistent with PPS3. Whether the standard for foodstores should comply with PPG13 rather than the 70% for TC sites in the policy.
4. Whether it is reasonable to require Health Impact Assessments (Policy DC9) for 10 or more residential units.
5. Whether Policy DC10 (Green Wedges) is too inflexible and the Key Diagram unsound; whether the policy reflects the Chelmsford Landscape Character Assessment. Whether the policy fails Test 7. Whether the policy is lacking an evidence base. Whether it is justified beyond the urban area. Whether there is any strategic support for the policy. Whether additional control is required. Whether the policy fails to set out how its objectives will be secured.

Any other matters.

Introductions:

Chelmsford Borough Council (CBC) -
Mr Andrew Butcher Bellway Homes
Mr Owen Jones, Boyer Planning
Mr Neil Osborn - Kier Residential Ltd
Mr Michael Crook - Essex County Cricket Club
Mr Martin Carpenter Bovis Homes Ltd
Mr M. Howarth Little Waltham Parish Council
Mr D.W Hill - Moulsham Mill Partnership & WH Marriage & Sons
Mr Jonathan Chaplin - JWF Hughes Mid-Essex Gravel + MJ Peters
Ms Gabrielle Rowan - John Bolingbroke & Ms Gail Chicott
Mr Lawrence Foley
Mr Lee Melin, Barratt Eastern Counties
Mr Roy Chandler, The Inland Waterways
Mr Graham Warriner, Turley Associates Standard Life Investments & The Chelmsford Meadows Limited Partnership

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:

DSW Bodyworks, Andrew Martin Associates, WR/S10/16

