

Chelmsford Local Development Framework
Development Plan Document Examination

Independent Inspector: Ian Broyd, MRICS Dip TP

Core Strategy & Development Control Policies

Tuesday 9 October 2007

2pm Sessions 11, 12 &13

AGENDA

Session 11- Development Adjacent to Watercourses, Areas of Flood Risk, Renewable Energy and Energy Efficiency (including Policies DC14-DC28)

1. Whether Policy DC18 should include the requirement to provide a new navigable link between the Springfield Basin and the River Chelmer
2. Whether it is reasonable for Policy **DC26** to seek to reach the standards described (Criterion (i) and (ii)?). Whether the reference to the reduction of 10% carbon emissions needs clarification. Whether Criterion (iii) is too vague and lacking provenance. Whether they are too onerous. Whether criterion (iv) should be reworded to incorporate the Mobile Operators Association wording: "evidence is provided, to the Borough Council's satisfaction, to confirm that the proposal conforms to the International Commission for Non-Ionising Radiation Protection guidelines. Where appropriate the ICNIRP certificate will take account of the cumulative impact of all operators equipment located on the mast/site." Whether the policy should be applied to all housing and is overly restrictive. Whether the policy should reflect PPS22, paragraph 8.

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

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

Session 12 - Housing & Public Open Space (Policies DC33 - DC42)

1. Whether Policy **DC33** needs to be considered in the light of PPS3. Whether the policy is too inflexible. Whether 35% should be framed as a “ceiling” or a “floor”. Whether the threshold is too low at 15 units and 35% too high. Whether the policy meets the requirements identified in “Delivering Affordable Housing” published in November 2006.
2. Whether Policy **DC42** (POS for new residential development) should be based on population or potential occupancy rather than dwelling numbers in order to provide flexibility. Whether the correlation between the provision required under Policy 42 and the standards set out in Appendix D need to be explained. Whether developers should be required to address existing deficiencies in open space in the locality of the proposed development. Whether the policy reflects the five tests set out in Circular 05/2005 with contributions being required to relate directly to the proposed development.

Introductions:

Chelmsford Borough Council (CBC) -
Mr Neil Osborn Kier Residential Ltd,
Mr Stephen Egerton
Mr Jonathan Chaplin
Mr Andrew Butcher Bellway Homes
Mr Andrew Martin Countryside Properties
Mr Lee Melin Barratt Eastern Counties

Relevant background papers

Documents to be referred to are likely to be wide ranging - see the Borough Council's Reference Document List

Session 13 - Private Amenity Space & Employment Policies (DC43-56)

1. Whether the dwelling known as “Wyoming” Rignalls Lane, Galleywood should be shown as employment land on the adopted Local Plan Proposals Map.
2. Whether Policies DC52, 54 and 55 give sufficient recognition to the strategic employment opportunity in NE Chelmsford. Whether the policies recognise the needs

of local companies. Whether those policies conform to the emerging East of England Plan. Whether they are coherent with the vision and employment objectives of the Core Strategy. Whether Policy DC52 is too narrowly drawn in describing the Use Classes to which it should apply. In the context of Policy DC55, whether the Council needs to reconsider the desirability of allocating land west of Widford Industrial Estate as a Park & Ride area of search, and the procedures for defining such designations.

3. Whether Policy 55 should make specific reference to Great Holts as a new designated employment area. Whether the site in Essex Regiment Way should be identified as a strategic employment area. Whether the sites identified in the policy have been the subject of any assessment under Circular 2/07 as to their impact on the Trunk Road network. Whether Great Baddow Business and Technology Park, West Hanningfield Road should be identified as a location for future business development and regeneration.
4. Whether Rignalls Lane should be identified as an employment area in Policy DC56.

Introductions

Chelmsford Borough Council (CBC) –
Mr Michael Gallimore The Prudential Assurance Company Limited (PRUPIM)
Mr Jonathan Chaplin Gray & Sons Ltd and Boxford Group Ltd
Mr Andrew Martin Countryside Properties
Mr M. Howarth Little Waltham Parish Council
Mr Eric Cooper Highways Agency
Mr Peter Hamilton Cass 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 Representation:

Mr & Mrs L & G Collins, WR/S13/1
D.S.W. Bodyworks, Andrew Martin Associates, WR/S13/17
Mike Kirkham, Andrew Martin Associates, WR/S13/20
Environment Agency, Ms Lindsay Hinchcliffe, WR/S3, S11 & S13/23