

**ALTERATIONS AND ADDITIONS TO DEVELOPMENT POLICY**  
**COMMITTEE AGENDA**

**18<sup>th</sup> January 2018**

**AGENDA ITEM 6**

**CHELMSFORD LOCAL PLAN PRE-SUBMISSION CONSULTATION**

The following amendments are proposed to this item:

**Appendix 1 – Chelmsford Pre-Submission Local Plan and Policies Map (Maps 1-40)**

**Changes to Local Plan Document**

<b>Section</b>	<b>AMENDMENT</b>
Paragraph 1.7 (page 8)	Add to first sentence “, published in accordance with Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012.”
Strategic Policy S9 – The Spatial Strategy (page 63)	In table, replace TOTAL figure of 10,735 with 10,435
Paragraph 7.236 (page 148)	Delete paragraph
Appendix D Local Plan Housing Trajectory 2013-2036	In Growth Area 3 TOTAL, replace 1,412 with 1,162

**Changes to Policies Map (Maps 1-40)**

<b>Map</b>	<b>AMENDMENT</b>
Map 1 Chelmsford Urban Area Pre-Submission Policies Map	Delete ‘Existing School, Further/Higher Education Establishment’ notation from Moulsham Lodge Community Centre (plan attached). Site has planning permission for residential development.
Map 10 Danbury Pre-Submission Policies Map	Delete Protected Lane notation from Hyde Lane, Tyndales Lane, Herbage Park Road and Gay Bowers Road (plan attached). These are shown in error on Map 10.

**Appendix 16 – Pre-Submission Consultation Statement**

<b>Section</b>	<b>AMENDMENT</b>
Table at paragraph 4.14	Add a further exhibition at Chelmsford Community Church, Trent Road CM1 2LQ, Thursday 1 March 4pm-8pm

### **Additional Information**

In addition, since the publication of Agenda Item 6 (Local Plan Pre-Submission Document) the following further information has been received by the Council and is included for the Committees information:

1. Letter from Barton Willmore dated 11 January 2018 regarding Strategic Growth Site 6 – North of Broomfield. The matters raised in this letter are summarised below:
  - a) The density of the site could be increased from 450 while still retaining an appropriate landscaped and green setting to the development and respecting the sites surroundings.
  - b) Any impacts on Puddings Wood can be satisfactorily mitigated within the development proposals while still retaining a higher density.
  - c) The site has room to accommodate a 2-form entry primary school and early years childcare which, in conjunction with extensions to Broomfield Primary School, would provide greater school capacity than is required for the locality.
  - d) The maximum requirement for SUDs has been applied to the proposed site and can be comfortably contained within the green infrastructure allowance for the site.
  - e) Any future planning applications for the site would seek to ensure the access road to Broomfield Hospital was in the first phase of development.
  
2. Travellers Site GT1 – Drakes Lane Gypsy and Traveller Site

15 emails/letters of objection regarding the Drakes Lane Gypsy and Traveller Site. The matters raised by these objections are summarised below:

- a) Lack of local infrastructure (roads, pavements, street lighting, transport)
- b) Lack of local amenities (shops, schools, healthcare services, playing fields)
- c) Increase in traffic/road safety concerns along Boreham Road
- d) Do not support another site so near to the existing site in Cranham Road
- e) Question why site has been moved from the previously proposed site at Channels
- f) Previous objections to site have been ignored

### **Officer's Response**

1. Strategic Growth Site 6 – North of Broomfield
  - a) The density of the site has been carefully considered. In light of a number of issues, including the need to respect the surrounding density of development and the rural landscape beyond, the need to provide appropriate habitat mitigation and adequate surface water mitigation and the availability of primary school places, 450 units is considered to be appropriate.
  - b) The precise mitigation for the impact on Puddings Wood is yet to be fully established.
  - c) It would be inappropriate to require a development to provide a larger school, or more school places than its needs generate.
  - d) The precise design and requirements of any SUDs scheme is yet to be established. As there is a Critical Drainage Area within Broomfield it is considered that an allocation of 450 would be more appropriate to ensure there is no greater impact from surface water.
  - e) This approach is welcomed.

## 2. Travellers Site GT1 – Drakes Lane Gypsy and Traveller Site

- a) There is a need to consider the deliverability and suitability of available sites for Gypsy and Travellers. As set out in the feedback report at Appendix 4 alternative sites have been considered and this site performs the most appropriately in terms of compliance with Planning Policy.
- b) As set out in Policy HO3 new sites are required to be in reasonable travelling distance to community services and facilities. The site is located in close proximity to an area identified for future growth and change, both in the existing North Chelmsford Area Action Plan and the proposed future allocation in North East Chelmsford. The site is approximately 2 miles via the road to Little Waltham Village where there are existing local community services and facilities. This is considered to be a reasonable distance. Furthermore, once the future development at North East Chelmsford is in place the site will also be in closer proximity to community services and facilities provided within that development.
- c) As set out in paragraph 7.304 of the Pre-Submission Local Plan the site will be expected to minimise its impacts on the local road network by providing a suitable access into the site. There have been no objections from the Highway Authority in respect of this site.
- d) The sites are both relatively small sites with good separation between them. Given their size and the distance between them, it is not considered that there will be an over concentration of Gypsy and Travellers in the locality.
- e) The site in the North Chelmsford Area Action Plan was not considered to be deliverable and this alternative, deliverable site was therefore made available.
- f) All previous responses have been fully considered and responses to them are summarised within the You Said We Did (Appendix 4).