

Examination of the Chelmsford Draft Local Plan

WEEKS 1-3

20 November – 14 December 2018

Draft Hearing Timetable (version 7 which makes changes to Week 3 only)

Please note that dates and times of sessions may change. Except for the Council, other participants are allocated one seat at the table per Representor or group of Representors, unless the Inspector decides otherwise. Therefore where several people are attending on behalf of a Representor, the allocated seat will need to be shared during the sessions.

To be held in Council Chamber, Civic Centre, Duke Street, Chelmsford CM1 1JE.

Date and time of hearing session		Matters and issues
WEEK 1		
Tue 20 November 2018	Morning session starts 1000	<p>Opening statement from the Inspector</p> <p>Council statement</p> <p><u>Matter 1</u> – Compliance with statutory procedures and legal matters</p> <p><i>Main issue – Whether the relevant procedural and legal requirements have been met</i></p> <p><i>Participants:</i> Council North East Chelmsford Consortium (Mr Martin of Andrew Martin Planning and Mr Katkowski QC) Ms S Greenfield Clark Hammonds Estates with Grosvenor Developments Ltd (Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke) Hopkins Homes (Mr Hollingworth of Strutt & Parker & Mr R Eburne, Hopkins Homes) Gladman Developments (Mr Bamford) North and West Parishes Group (Ms Riddle of Castle Planning) Redrow (Mr Finn of Barton Willmore) South Woodham Action Group Mr Whitlock</p>

<p>Tue 20 November 2018</p>	<p>Morning session continues</p>	<p><u>Matter 2</u> –Strategic priorities, vision and spatial principles</p> <p><i>Main issue – Whether the strategic priorities, vision and spatial principles have been positively prepared, are justified and consistent with national policy and can realistically be achieved</i></p> <p><i>Participants:</i> Council Redrow (Barton Willmore Mr Finn) Bloor Homes Eastern (Mr Duncan; Mr Wilson & Mr Tipping of Barton Willmore) Croudace Homes (Mr Spencer of Andrew Martin Planning) Gladman Developments (Mr Londesborough) Ms S Greenfield Clark Hammonds Estates with Grosvenor Developments Ltd (Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke) Hopkins Homes (Mr Hollingworth of Strutt & Parker & Mr R Eburne, Hopkins Homes, Mr M Chard, Barton Willmore) North and West Parishes Group (Ms Riddle of Castle Planning) South Woodham Action Group</p>
	<p>Afternoon session starts 1400</p>	<p><u>Matter 3</u> - Objectively assessed housing needs (Please note that questions 23 and 24 relating to gypsy, traveller and travelling showpeople needs will now be considered under hearing session 6e on Tue 27 Nov. Matter 4 will now be considered on Wed 21 Nov.)</p> <p><i>Main issue - Whether the identified objectively assessed housing need is soundly based, supported by robust and credible evidence and is consistent with national policy</i></p> <p><i>Participants:</i> Council Aquila Developments (Mr Hollinger) Cogent Land LLP (Mr Ireland of Icenl) South Woodham Action Group Gladman Developments (Ms D Mayes Barton Willmore) Hammonds Estates with Grosvenor Developments Ltd (Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke) House Builders Federation (Mr Behrendt) North and West Parishes Group (Ms J Riddle of Castle Planning) Mr Whitlock Hopkins Homes (Mr Hollingworth of Strutt & Parker & Mr R Eburne, Hopkins Homes)</p>

<p>Wed 21 November 2018</p>	<p>Morning session starts 0930</p>	<p><u>Matter 3 continued</u> <i>Participants:</i> Same as above</p> <p><u>Matter 4 - Objectively assessed economic development needs</u> (This will now be considered together with Matter 3 on this day only)</p> <p><i>Main issue - Whether the objectively assessed economic development need (OAEN) is soundly based, supported by robust and credible evidence and is consistent with national policy.</i></p> <p><i>Participants:</i> Same as above</p>
	<p>Afternoon session starts 1400</p>	<p><u>Matters 3 and 4 continued (if necessary)</u> <i>Participants:</i> Same as above</p> <p><u>Matter 5 – Spatial Strategy</u></p> <p><i>Main issue – Whether the spatial strategy and overall distribution of development has been positively prepared and is justified by a robust and credible evidence base</i></p> <p><i>Participants:</i> Council Aquila Developments (Mr Hollinger) Redrow (Barton Willmore Mr J Finn) Bloor Homes Eastern (Mr Duncan; Mr Wilson & Mr Tipping of Barton Willmore) Cogent Land LLP (Mr Ireland of Icenl) North East Chelmsford Consortium (Mr Martin of Andrew Martin Planning and Mr Katkowski QC) Croudace Homes (Mr Spencer of Andrew Martin Planning) Gladman Developments (Mr S Tibenham of Pegasus) Ms S Greenfield Clark Hammonds Estates with Grosvenor Developments Ltd (Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke) Hill (Mr Nichols of Strutt & Parker) Hopkins Homes (Mr Hollingworth of Strutt & Parker & Mr R Eburne, Hopkins Homes) Mr K McMullon (Mr Whipps of Holmes & Hills) North and West Parishes Group (Ms Riddle of Castle Planning) Ms Sadler Mr J Whitlock South Woodham Action Group</p>

Thu 22 November 2018	Morning session starts 0930	<u>Matter 5</u> – Spatial Strategy (continued) <i>Participants:</i> Same as above
	Afternoon session starts 1400	<u>Matter 5</u> – Spatial Strategy (continued if necessary) <i>Participants:</i> Same as above

WEEK 2

**Tue 27
November
2018**

**Morning
session
starts
0930**

Matter 6 – Housing Provision

Main issue – Whether the identified housing requirement is sound and whether the Plan sets out a positively prepared strategy for the supply and delivery of housing development that is justified, effective and consistent with national policy

Issues to be discussed may include:

- Housing requirement
- Site selection process
- Housing supply – general
- Five year housing land supply (this may be in a later session)

Participants: Council and others TBC

Bloor Homes Eastern

(Mr Duncan; Mr Wilson, Mr J Tipping & Ms Weaire of Barton Willmore; Ms Lancaster of Barton Willmore LP; Mr Mitchell of Mayer Brown; Mr Clyne of EFM Ltd & Mr Tucker of Peter Brett Associates)

North East Chelmsford Consortium *(Mr Martin of Andrew Martin Planning & Mr Katkowski QC)*

Croudace Homes *(Mr Spencer of Andrew Martin Planning)*

Hammonds Estates with Grosvenor Developments Ltd

(Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke)

Hopkins Homes *(Mr Hollingworth of Strutt & Parker)*

North and West Parishes Group *(Ms Riddle of Castle Planning)*

Redrow Homes *(Mr Maher of Barton Willmore)*

Mr Whitlock

Matter 6d - Housing Provision - Affordable housing

Main issue – Whether the approach towards the provision of affordable housing is sound

Participants:

Council

North East Chelmsford Consortium *(Mr Martin of Andrew Martin Planning & Mr Katkowski QC)*

Crest *(Mr Sellwood of Sellwood Planning)*

Hammonds Estates with Grosvenor Developments Ltd *(Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke)*

North and West Parishes Group *(Ms Riddle of Castle Planning)*

Redrow Homes *(Mr Maher of Barton Willmore)*

South Woodham Ferrers Town Council

Mr J Whitlock

<p>Tue 27 November 2018</p>	<p>Morning session continued</p>	<p>Matter 6e: Gypsy, traveller and travelling showpeople housing needs and provision</p> <p>(Please note that this session will now also discuss Matter 3 questions 23, 24 and Matter 5 question 36 will be dealt with under this Matter and will consider whether the assessed housing needs for gypsies, travellers and travelling showpeople are sound)</p> <p><i>Main issue – Whether the Plan makes adequate provision for the housing needs of gypsies, travellers and travelling showpeople and whether the approach is sound</i></p> <p><i>Participants:</i> Council North and West Parishes Group (Ms Riddle of Castle Planning) Little Waltham Parish Council (Mrs E Robertson) North Chelmsford Village Community Group (Mr Dagg) Redrow Homes (Mr Maher of Barton Willmore) Mr Whitlock WH Marriage & Sons (Mr Pryor of JTS Partnership & Ms D Stevens) Mr E Baldock Crest (Mr Sellwood of Sellwood Planning)</p>
	<p>Afternoon session starts 1400</p>	<p><u>Matter 7</u> – Employment and Retail Development</p> <p><i>Main issues – Whether the Plan sets out a positively prepared strategy for the delivery of employment land and retail development to meet identified needs within the Chelmsford area that is justified and effective. Whether the policies for employment sites, the city centre, town centre and neighbourhood centres are sound?</i></p> <p><i>Participants:</i> Council Bloor Homes Eastern (Mr Duncan; Mr Wilson, Mr J Tipping & Ms Weaire of Barton Willmore; Ms Lancaster of Barton Willmore LP; Mr Mitchell of Mayer Brown; Mr Clyne of EFM Ltd & Mr Tucker of Peter Brett Associates) Hammonds Estates with Grosvenor Developments Ltd (Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke) Redrow Homes (Mr Maher of Barton Willmore) Aquila Developments Limited (Mr T Hollinger)</p>

<p>Wed 28 November 2018</p>	<p>All day session starts 0930</p>	<p><u>Matter 6b</u> - Housing Provision in Growth Area 2 – North Chelmsford</p> <p><i>Main issue –Whether the supply of housing development in Growth Area 2 – North Chelmsford (GA2) is sound</i></p> <p>Location 4 North East Chelmsford Strategic Growth Site 4 – new sustainable Garden Community</p> <p><i>Participants:</i> Council Essex County Council (<i>Mr K Fraser, Ms H Neve, Ms H Gore, Ms C Tomalin, Mr B Gammie, Mr J Wiffen & Mr S Jones</i>) Highways Agency (<i>Mr E Cooper</i>) Bloor Homes Eastern (<i>Mr Duncan; Mr Wilson, Mr J Tipping & Ms Weaire of Barton Willmore; Ms Lancaster of Barton Willmore LP; Mr Mitchell of Mayer Brown; Mr Clyne of EFM Ltd & Mr Tucker of Peter Brett Associates</i>) Bovis Homes (<i>Mr Cronk of JB Planning</i>) Clients (<i>Ms Watts, Mr Watts, Mr Pryor & Mr Govier of JTS Partnership</i>) North East Chelmsford Consortium (<i>Mr Martin of Andrew Martin Planning & Mr Katkowski QC</i>) Hammonds Estates with Grosvenor Developments Ltd (<i>Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke</i>) North and West Parishes Group (<i>Ms Riddle of Castle Planning</i>) Redrow Homes (<i>Mr Maher of Barton Willmore</i>) Ms Sadler Mr Willis, Mr Stevens & Mr Thomasin-Foster (<i>Mr K Wheeler & of Savills & Mr Clyne (EFM Ltd)</i>) Ms S Greenfield Clark Mr P Marriage</p> <p>Location 5 Great Leighs Strategic Growth Sites 5a-5c</p> <p><i>Participants:</i> Council Ms Sadler Hammonds Estates with Grosvenor Developments Ltd (<i>Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke</i>) Redrow Homes (<i>Mr Maher of Barton Willmore</i>) North and West Parishes Group (<i>Ms Riddle of Castle Planning</i>) Tritton Family Partnership LLP (<i>Ms Tiplady of Rural Solutions; Mr Dagg Barrister and Mr Tritton</i>) Mr Willis, Mr Stevens & Mr Thomasin-Foster (<i>Mr Wheeler of Savills & Mr Clyne (EFM Ltd)</i>) Site 5a – Moulsham Hall Estates Ltd</p>
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<p>Wed 28 November 2018</p>	<p>All day session continued</p>	<p>Site 5b – Great Leighs Estates Ltd (<i>Mr McIntosh, Mr Munson, Mr Hastings, Mr Lawson & Messrs Dunbar</i>)</p> <p>Location 6 North of Broomfield Strategic Growth Site 6</p> <p><i>Participants:</i> Council Hammonds Estates with Grosvenor Developments Ltd <i>(Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke)</i> Redrow Homes (<i>Mr Maher of Barton Willmore</i>) North and West Parishes Group (<i>Ms Riddle of Castle Planning</i>) Bloor Homes Eastern <i>(Mr Duncan; Mr Wilson, Mr J Tipping & Ms Weaire of Barton Willmore; Ms Lancaster of Barton Willmore LP; Mr Mitchell of Mayer Brown; Mr Clyne of EFM Ltd & Mr Tucker of Peter Brett Associates)</i> The Mid Essex Hospitals Trust (MEHT) (<i>RPS Group</i>)</p>
<p>Thu 29 November 2018</p>	<p>All day session starts 0930</p>	<p><u>Matter 6a</u> - Housing Provision in Growth Area 1 – Central and Urban Chelmsford</p> <p><i>Main issue – Whether the supply of housing development in Growth Area 1 – Central and Urban Chelmsford (GA1) is sound</i></p> <p>Location 1 Chelmsford Urban Area Strategic Growth Sites 1a-1h Growth Sites 1i-1v Opportunity Sites OS1a-OS1b</p> <p><i>Participants:</i> Council Essex County Council (<i>Mr K Fraser, Ms H Neve, Ms H Gore, Ms C Tomalin, Mr B Gammie, Mr J Wiffen & Mr S Jones</i>) Hammonds Estates with Grosvenor Developments Ltd <i>(Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke)</i> North and West Parishes Group (<i>Ms Riddle of Castle Planning</i>) Redrow Homes (<i>Mr Maher of Barton Willmore</i>) Seven Capital Plc (<i>Mr Sweeney of WYG</i>) Mr Whitlock Mr Gutteridge (<i>Cllr Springett</i>)</p> <p>Location 2 West Chelmsford Strategic Growth Site 2</p> <p><i>Participants:</i> Council and others TBC Crest (<i>Mr Sellwood of Sellwood Planning</i>) Hammonds Estates with Grosvenor Developments Ltd</p>

<p>Thu 29 November 2018</p>	<p>All day session continued</p>	<p><i>(Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke)</i> Redrow Homes <i>(Mr Maher of Barton Willmore)</i> North and West Parishes Group <i>(Ms Riddle of Castle Planning)</i> Mr Whitlock</p> <p>Location 3 East Chelmsford Strategic Growth Sites 3a-3c Growth Site 3d</p> <p><i>Participants:</i> Council Hammonds Estates with Grosvenor Developments Ltd <i>(Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke)</i> North and West Parishes Group <i>(Ms Riddle of Castle Planning)</i> Redrow Homes <i>(Mr Maher of Barton Willmore)</i> Hopkins Homes <i>(Mr Hollingworth of Strutt & Parker & Mr R Eburne, Hopkins Homes, Mr M Chard Barton Willmore)</i></p>
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WEEK 3

<p>Tue 11 December 2018</p>	<p>Morning session starts 0930</p>	<p><u>Matter 6c</u> - Housing Provision in Growth Area 3 – South and East Chelmsford</p> <p><i>Main issue – Whether the supply of housing development in Growth Area 3 – South and East Chelmsford (GA3) is sound_</i></p> <p>Location 7 North of South Woodham Ferrers Location 8 Bicknacre Location 9 Danbury</p> <p><i>Participants:</i> Council Essex County Council (Mr K Fraser, Ms H Neve, Ms H Gore, Ms C Tomalin, Mr B Gammie, Mr J Wiffen & Mr S Jones) Mr Brunning Countryside Properties (Mr Coleman of Phase 2 Planning) Gladman Developments (Mr Tibenham of Pegasus) Hill (Mr Nichols of Strutt & Parker) Hammonds Estates with Grosvenor Developments Ltd (Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke) Mr Riches South Woodham Action Group South Woodham Ferrers Town Council Mr J Frankland Essex County Council Property and Estates (David Lock Associates)</p>
	<p>Afternoon session starts 1400</p>	<p><u>Matter 8</u> - Infrastructure</p> <p><i>Main issues – Does the Plan set out a positively prepared strategy for infrastructure provision to meet the Plan's development strategy and is this justified, effective and consistent with national policy? Are the policies relating to infrastructure sound?</i></p> <p><i>Participants:</i> Council (Mr E Cooper) Essex County Council (Mr K Fraser, Ms H Neve, Ms H Gore, Ms C Tomalin, Mr B Gammie, Mr J Wiffen & Mr S Jones) Highways Agency South Woodham Action Group Mr Brunning North East Chelmsford Consortium (Mr Martin of Andrew Martin Planning & Mr Katkowski QC) Hammonds Estates with Grosvenor Developments Ltd (Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke) North and West Parishes Group (Ms Riddle of Castle Planning)</p>

		<p>South Woodham Ferrers Town Council Homes Eastern (<i>Mr Duncan; Mr Wilson & Mr Tipping of Barton Willmore</i>) The Mid Essex Hospitals Trust (MEHT) (<i>RPS Group</i>) Mr P Marriage</p>
<p>Wed 12 December 2018</p>	<p>All day session starts 0930</p>	<p><u>Matter 9 – The Environment</u></p> <p><i>Main issues – Does the Plan set out a positively prepared strategy for conserving and where appropriate enhancing the natural, built and historic environment that is justified, effective and consistent with national policy? Does the Plan adequately address climate change, flood risk, contamination, air quality and pollution and are the policies sound?</i></p> <p><i>Participants:</i> Council Anglian Water (<i>Mr Patience & Mr Neesam</i>) Hammonds Estates with Grosvenor Developments Ltd (<i>Mr Kingston QC, Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke</i>) Cogent Land LLP (<i>Iceni Projects Ms Eleanor Trenfield of Eleanor Trenfield Landscape Architects</i>) Bovis Homes – (<i>JB Planning</i>) New Hall Properties (Eastern) Ltd (<i>Mr S Filsher, Mr J Finn of Barton Willmore</i>) David Bolton, Stonebound Properties Ltd & Cliffords Ltd (<i>Mr S Hollingworth for Strutt & Parker</i>) CPRE (<i>Mr M Hand</i>) North and West Parishes Group (<i>Ms Riddle of Castle Planning</i>) South Woodham Ferrers Town Council Aquila Developments Limited (<i>Mr T Hollinger</i>) South Woodham Action Group Ms S Greenfield Clark Mr Whitlock</p>
<p>Thu 13 December 2018</p>	<p>Morning session starts 0930</p>	<p><u>Matter 10 - Development management and other policies</u></p> <p><i>Main issue – Whether the development management and other policies in the Plan are justified, effective and consistent with national policy?</i></p> <p><i>Participants:</i> Council Hammonds Estates with Grosvenor Developments Ltd (<i>Mr Kingston QC, Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA, Mrs Bangert & Mrs Davies of Terence O'Rourke</i>) Countryside Properties (<i>Mr Coleman of Phase 2 Planning</i>) Ms S Dobson South Woodham Action Group</p>

		<p>Mr D Bishop (<i>Mr J Dagg</i>) Home Builders Federation (<i>Mr M Behrendt</i>)</p> <p>Matter 11 – Monitoring and viability</p> <p>(This session may also now include an update on the housing trajectory and 5 year housing land supply)</p> <p><i>Main issue – Is the Plan viable, deliverable and capable of being effectively monitored?</i></p> <p><i>Participants:</i> Council Croudace Homes (<i>Mr Spencer of Andrew Martin Planning</i>) Hammonds Estates with Grosvenor Developments Ltd <i>(Mr Kingston QC, Mr Choongh of No.5 Chambers, Ms Mulcahey of JAM Consult Ltd, Mr Stringer of Quod, Mr Page of PBA & Mrs Bangert & Mrs Davies of Terence O'Rourke)</i> North East Chelmsford Consortium (<i>Mr Martin of Andrew Martin Planning & Mr Katkowski QC</i>) South Woodham Action Group</p>
	<p>Afternoon session starts 1400</p>	<p>Round up session (If the Inspector considers it to be useful this session will involve a discussion with the Council only in order to clarify any outstanding points. Anyone is welcome to observe. A decision on whether this session will proceed will be made by the Inspector in due course)</p>