

EXAMINATION STATEMENT – MATTER 7

Chelmsford Local Plan

Representations on behalf of
Redrow Homes
(ID: 927695)

November 2018

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CHELMSFORD LOCAL PLAN

**REPRESENTATIONS ON BEHALF OF
REDROW HOMES (ID: 927695)**

NOVEMBER 2018

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1.0 INTRODUCTION

1.1 This Statement has been prepared by Barton Willmore LLP on behalf of our Client, Redrow Homes, who has an interest in the land to the east of Great Baddow and west of the A12 that forms the following emerging strategic allocations at proposed Growth Area 1 “Central and Urban Chelmsford” (Location 3) in the draft Local Plan:

- Strategic Growth Site 3b - Land North of Maldon Road (employment site);
- Strategic Growth Site 3c - Land South of Maldon Road (residential site); and,
- Strategic Growth Site 3d - Land North of Maldon Road (residential site).

1.2 Representations have been made on behalf of our Client throughout the production of the Local Plan. Our representations to the Regulation 19 Pre-Submission draft Local Plan related to the above proposed allocations as well as additional land to the east of Growth Site 3c and west of the A12 (labelled as ‘Site 3e’ in our representations). The representations included a Development Vision Document to explain the masterplan and vision for this land to create an attractive and sustainable new neighbourhood.

1.3 Notwithstanding the land interests of our Client, these representations have been prepared in recognition of prevailing planning policy and guidance, in particular the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

1.4 The Local Plan was submitted prior to the revised 2018 NPPF and is therefore being examined under the 2012 NPPF. Reference is therefore made to the 2012 NPPF in responses to the Inspector’s questions, unless otherwise stated. These representations respond to the Inspector’s questions within Matter 7 and have been considered in the context of the tests of ‘Soundness’ as set out at Para 182 of the NPPF which requires that a Plan is:

- **Positively Prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where reasonable;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternative, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities;
- **Consistent with National Policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

2.0 RESPONSE TO MATTER 7 – EMPLOYMENT AND RETAIL DEVELOPMENT

Main Issue: Whether the Plan sets out a positively prepared strategy for the delivery of employment land and retail delivery 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.

Question 44. Employment Land Supply

Strategic Policy S9 identifies a total of 9,000 sqm of net new employment floorspace in GA1. Is this provision justified and are the site allocations sound?

- a. 4,000 sqm is to be provided in Location 1 (previously developed sites in Chelmsford Urban Area). Where is this allocated?*
- b. 5,000 sqm of B1 office/business park floorspace is allocated in Strategic Site 3b in Location 3 (Land north of Maldon Road). The supporting text also refers to the provision of other complementary B use classes as part of the allocation. Should this be made clear within the policy?*

- 2.1 Yes, we consider that the allocation of Site 3b for 5,000 sq. m of B1 office floorspace as being sound. We also welcome the use of an “around” figure as we consider that the Site can accommodate further growth than that allocated, and this also allows future flexibility in terms of end user requirements.
- 2.2 It is the objective of the Council to secure the allocation of the Site as comprising high specification floorspace – we support this aspiration. Through marketing agents, potential interest in the Site has been established from other high specification, but non-B1 uses, such as car dealerships and other public-sector operators (both Sui Generis uses) – this has previously been discussed with Chelmsford City Council. It is therefore recommended that the policy is revised to include allowance for “high specification Sui Generis uses”.