

QUESTIONS AND STATEMENTS FROM THE PUBLIC

TO THE PLANNING COMMITTEE ON 20th June 2023

Item 7 – Strategic Growth Site North of Woodhouse Lane, Broomfield, Chelmsford, Essex

Question from Mr T

Good Evening

My name is and I am the Regional Managing Director of Bloor Homes Eastern. I attended the Planning Committee in August 2022 and with my team have worked closely with officers at Chelmsford and

Essex, Mid and South Essex NHS Foundation Trust and Local Parish Councils to secure an acceptable transport position for this scheme which is recommended by officers and we believe members can and should support tonight.

Following the decision at the August 2022 planning committee to approve the outline application (subject to the section 106 agreement, appropriate conditions, and link road delivery), every effort has been made by,

Bloor Homes, to progress delivery of the Hospital Link Road. Over a period of 7 months Bloor Homes worked alongside the NHS Trust to seek a solution that would be acceptable in terms of both delivery and future management. Throughout this process we were at pains to ensure that Chelmsford and Essex officers as well as the parish councils were kept informed of the position.

Despite this dialogue, the NHS Trust have now confirmed that they would no longer support or enable the provision of the Hospital Link Road through Puddings Wood in their letter to officers in March 2023.

At the Planning Committee it was agreed that should delivery not be possible for any reason, an alternative transport strategy would be acceptable in principle predicated on the provision of a Shuttle Bus between the Hospital and the Park and Ride Site.

In the light of the NHS Trusts position, and as agreed with Chelmsford City Council and Essex County Council Highways Officers, the proposals for this application have been amended to remove the link road through

Puddings Wood and all associated works and to provide an Alternative Transport Strategy including the required Shuttle Bus. The application materials have been updated to reflect this change including the Environmental Statement and been subject to the appropriate consultation.

As noted in the officer's report, The works to Woodhouse Lane would still be required notwithstanding the removal of the Hospital Link Road. Bloor Homes remain committed to the delivery of these changes and have therefore updated the detailed planning application that sits alongside the Outline to facilitate this.

The proposed alternative Transport strategy is the result of extensive consultation and is supported by the Trust and City and County Council and includes appropriate and significant

contributions of 1.35 million towards provision of a subsidised park and ride bus service in lieu of the Hospital Link Road. All other mitigation measures previously agreed and considered by the Committee in August last year remain apart from the contribution to the Chelmsford to Great Waltham Cycle route which has since been completed.

Throughout this process we have met with the Parish Councils to ensure that they have been aware of the position, and the proposals have reflected the feedback and up to £350,000 of the contribution could be used on alternative sustainable travel schemes as identified in the emerging Broomfield neighbourhood plan.

As changes to the application relate only to appropriate updates to remove the hospital link road and provide the requested mitigation in the form the Alternative Transport Strategy which is now supported by officers of both the City and County Council as reflected in the officers recommendations, the application remains as was s previously agreed.

We therefore urge members to support the officer recommendation for approval.

Item 8 – Broomfield Hopsital, Hospital Approach, Broomfield, Chelmsford, Essex, CM1 7ET

Question from Mrs J

I live on Blasford Hill. My question pertains to the Park and Ride plan for the hospital that is now the option to the access road. Has the hospital staff been consulted on the plan to transport them back and forwards to work each day? Do they even know about the plan? Will the buses run 24/7? Just thinking about the nurse late off her shift on a dark winter night. I am a retired nurse and would not have wanted to rely on a bus to take me back to my car!!! This feels like a huge potential personal security issue. What have Bloor Developments inputed into their plan to ensure that safety of NHS staff is paramount?

Item 9 – The Avenue Sprignfield and Land forming part of Beaulieu Parks Sports Ground, Springfield Chelmsford, Essex

Question from Mr A – re Discharge Order 09/01314/DOC/314.

Hi,

Could the planning committee please have the planning officers investigate discharge order 09/01314/DOC/314.

The “pond” clearly hasn’t been constructed to the original plans submitted and it appears the inlet and outlets are too low as the pond is not holding the promised minimum 300mm of water.

Also the structural planting promised has not been done.

Picture attached.

This has caused a lot of anger with affected local residents who have submitted several objections to this discharge order.

Kindest Regards,

Question from Mr M

Good Evening, and thank you for the opportunity to speak tonight. By way of introduction, I am xxxx, I work for the applicant, Countryside Zest.

As Members will be aware, the delivery of the Beaulieu Park Railway Station is underway. This project is a critical for delivering sustainable public transport and the planned development of Chelmsford.

The formation of a bus, cycle and pedestrian link from White Hart Lane is a vital component to the delivery of a convenient and sustainable access to and from Beaulieu Park Station.

The principle of this bus link is well established, both through the adopted Local Plan and the Beaulieu Outline Planning Permission approved in 2014.

This application will enable Countryside to make a start on this key piece of infrastructure to enable its timely delivery alongside the new Railway Station. We have proactively engaged with your officers and other stakeholders over the last 2 years to ensure that the proposal is sensitive to its heritage setting and provides a high-quality link.

The proposed link would continue to serve as a vehicle access New Hall School from White Hart Lane. It would also have the benefit of further enhancing walking and cycling links to the School. We have continued to engage New Hall School. The proposal has been amended in response to comments, including the re-provision of the entrance pier, wall and signage that are necessary to be re-accommodated in order to form the White Hart Lane entrance.

The proposal is in line with your policies and would assist in delivering the necessary link to the rail station. We therefore respectfully request that the Committee support the Officer's recommendation of approval.

Thank you.

Item 12 – Land South of Colam Lane, Little Baddow, Chelmsford, Essex, 22/01650/FUK

Question from Mr G

Dear Sir,

Please find the Statement for our client, Mr G, to speak at the Committee meeting on the 20th June 2023 at 7pm on behalf of his application under reference 22/01650/FUL. The details of the application are:

- 22/01650/FUL
- Erection of rural workers dwelling for a temporary period of up to 3 years
- Land South of Colam Lane, Little Baddow, Chelmsford, Essex.

I look forward to hearing from you.

Kind regards,

XXXX

Willis & Co.

Chartered Town Planners

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“Statement for Committee

Land at Colam Lane, Little Baddow, Chelmsford, Essex, CM3 4BL

I would like to thank the Planning Officer and the Agricultural Consultant

for their positive take on our plans to develop our agricultural business. We are keen to develop our business including the care for alpacas and

chickens and we are delighted that officers see that our plans for the

enterprise contribute to the rural economy. We would like to address the points raised by the Parish Council.

You would expect to see agricultural buildings in the countryside and the temporary dwelling and barn would be appropriate to the rural context.

It is not surprising to see agricultural development in the countryside from a public footpath. Policy doesn't say that you shouldn't see agricultural buildings and it is not reasonable to refuse an application on these grounds.

The Highways Officer is happy with the access. We were waiting for the approval of this application before regularising the access as requested.

We plan to farm 100 chickens and 100 quail. In terms of bird flu, we will comply with government regulations of 11 square metres to house chickens and 7 square metres to house the quail. We will use 2 small portable sheds which are an appropriate farming activity in a rural area and would not normally require planning permission from the council.

The Neighbourhood Plan isn't mentioned in the Parish Council's list of comments, which suggests that the development doesn't conflict with the policies of the Neighbourhood Plan.

We have planted 1200 trees along the footpath with the view to create a hedgerow.

I would like to thank the members of this Committee for their time and

consideration of the application”

