

# Chelmsford Local Plan Submission for Examination

Extraordinary Council Meeting  
19 June 2018



# Introduction

# Key Principles

## Delivering Growth

- A dynamic and expanding City
- Ambitious targets for homes and jobs
- Major economic centre in the East of England
- Attract inward investment

# Key Principles

## Protecting Valuable Assets

- The Green Belt and river valleys
- Areas of high quality landscapes
- Sites of nature conservation importance
- Historic environment

# Key Principles

## Promoting Sustainable Development

- Maximise the use of brownfield sites
- Development directed to most sustainable locations served by existing or new infrastructure
- Prioritise locations that provide alternative travel options to the private car
- Promote economic well-being and sustainable forms of construction

# Key Principles

## Creating a Sense of Place

- Making attractive places where people want to live
- Local Plan requires masterplanning to be at the heart of the process
- Involving existing communities and neighbourhood plan groups to participate in process

# Key Principles

## **Deliverability**

- Local Plan makes provision for a range of sites to ensure consistent delivery of homes and jobs
- Strategic Growth allocations have a sufficient scale to delivery necessary infrastructure
- Strategic sites and site types tested to ensure that they are viable and deliverable

# Spatial Strategy



- Use development growth to plan positively
- Maximise opportunities for new infrastructure



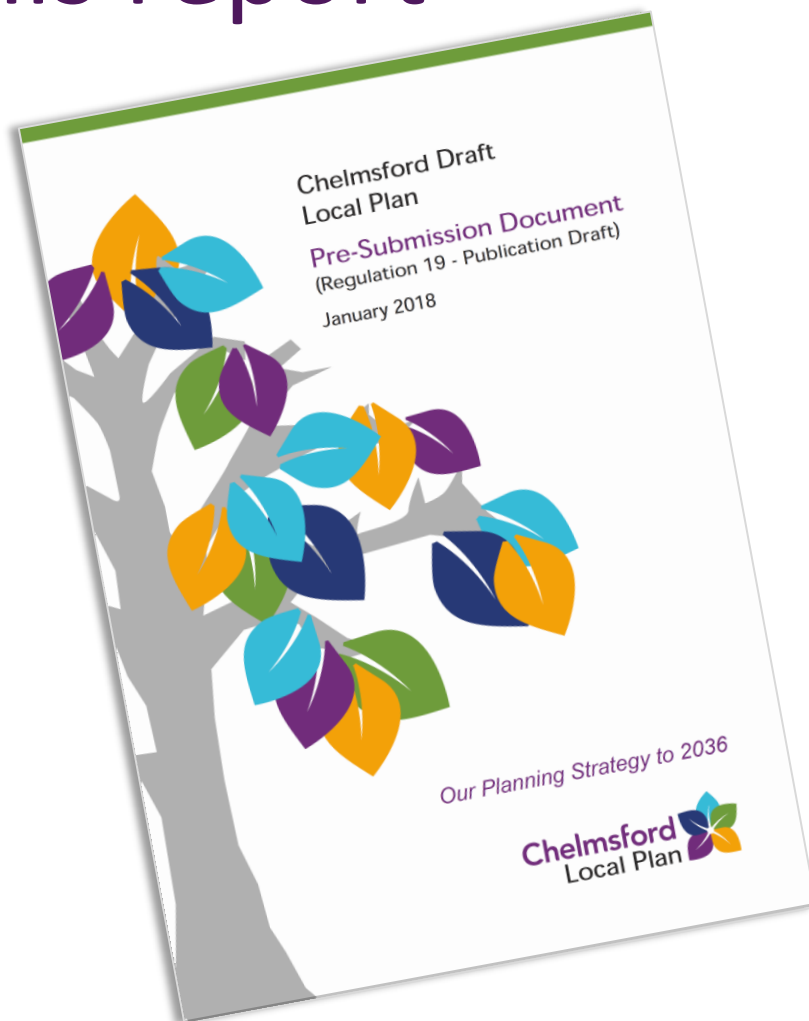
# Summary

- Local needs identified and accommodated in a sustainable way
- Maximising new infrastructure provision
- Protecting important assets
- Undergone three rounds of consultation
- Underpinned by evidence
- Tested by sustainability and habitat appraisals, impact modelling e.g. traffic, flood, wastewater

# Submission of the Local Plan for Independent Examination

# Purpose of this report

- Consider the recommendations from Development Policy Committee and Cabinet
- Seek approval from Council to submit the Local Plan and supporting documents for Examination
- Covering Reports, 21 Appendices and Green Sheet



# Why is a new Plan needed?

- Establish a new Vision for the City of Chelmsford
- Continue a planned approach for increased growth
- Maintain rolling 5-year supply of housing sites
- Align infrastructure and growth (roads, transport, water cycle, schools, health, green spaces)
- Government requires local authorities to have up-to-date plans





# Infrastructure Delivery

## *the here and now*

- Beaulieu - **£90m** of developer investment for public infrastructure: 3 new schools, new and improved roads, buses, healthcare, affordable housing, community facilities
- **£20k+** per new home being secured for infrastructure on other existing allocated sites being used to improve roads, schools, community facilities
- Around **£20m** CLIL will have been secured by 2021 to be used on infrastructure priorities

# Infrastructure Delivery

## *the here and now*

- SELEP funding - **£7m** package for Chelmsford to Braintree improvements to A131/A130
- SELEP funding - **£15m** package for cycling, walking and public transport in Chelmsford Urban Area
- **£13m** public realm investments – Station Square, High Street, Mill Yard, Bellmead, City's parks
- **£6.5m** allocated by City Council for flood alleviation scheme

# Affordable Housing Delivery

## *the here and now*

- Existing policy target **35%** affordable housing on sites over 15 homes
- **198** (26%) homes built in 2017/18 and **226** (33%) new affordable homes in 2016/17
- **35%** affordable housing target achieved on all but one greenfield site under construction or recently built



# New Local Plan - 2036

# What Stage have we got to

Initial work began in 2014

Three formal rounds of public consultation



# Need for development



Need: 805 homes a year



Need: 725 jobs a year

# Housing Numbers

For the period 2013-2036 the Local Plan makes provision for a total of **21,872 new homes**

**4,098 new homes** have already been built

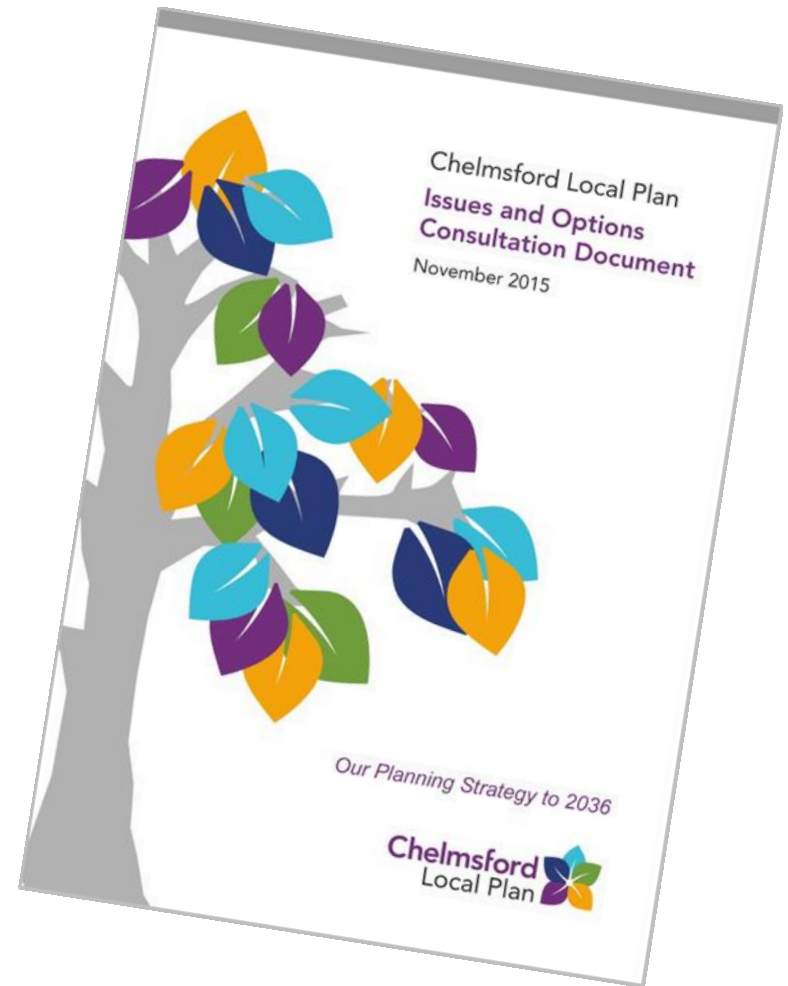
**7,639 new homes** are already committed i.e. have planning permission or allocated in the existing plan

**10,135 new homes** identified in the new Local Plan

# Local Plan Evolution - Issues and Options

Three Spatial Approaches considered in first consultation:

- **Urban Focus**
- **Urban Focus and Growth on Key Transport Corridors**
- **Urban Focus and Growth in Key Villages**



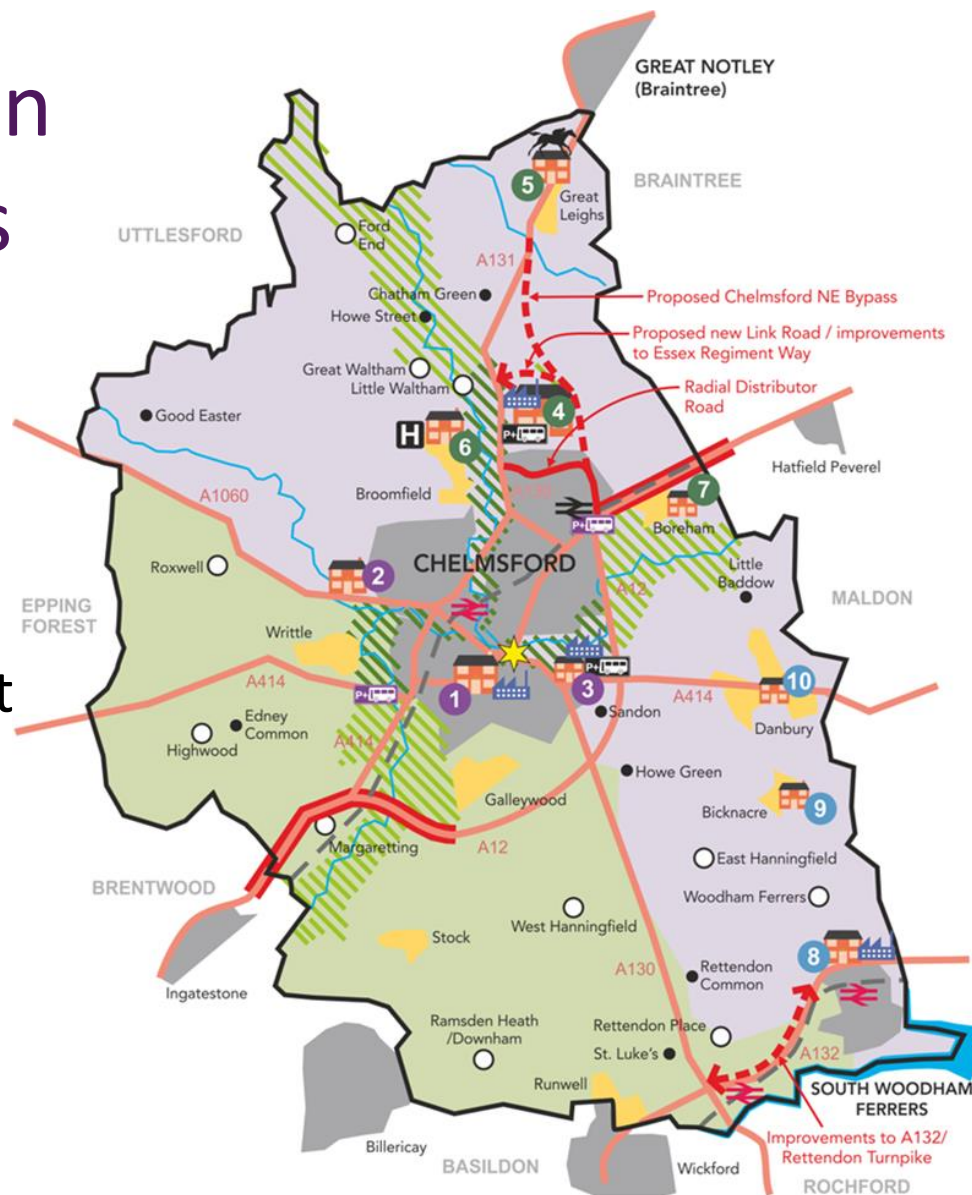
# Spatial Principles

- Maximise the use of brownfield land for development
- Continue the renewal of Chelmsford City Centre and Urban Area
- Locate development at well-connected sustainable locations
- Utilise garden community principles for strategic development allocations
- Protect the Green Belt
- Protect the character of valued landscapes, heritage and biodiversity
- Respect the pattern and hierarchy of settlements
- Ensure development is deliverable
- Ensure development is served by necessary infrastructure
- Use development to secure new infrastructure
- Plan for the longer-term

# Local Plan Evolution

## Preferred Options

- Testing and refinement of Preferred Spatial Strategy
- Draft Suite of strategic and development management policies
- Updated Infrastructure schemes and evidence base



# How the Local Plan has evolved

- Content of the Plan have changed and refined during its preparation including:

## **Strategic Priorities**

### **Vision**

### **How much development is needed**

### **Strategic Policies**

### **Development Management Policies**

- Changes have been made to reflect a wide range of considerations including the evidence base, national planning policy, consultation responses and duty to co-operate discussions



# What has informed the Local Plan

- **Evidence base studies - these look at a wide range of issues:**
  - Development needs including for new homes, jobs, retail, infrastructure, open space and community facilities
  - Development opportunities including the availability and suitability of land for new development
  - Development constraints including flood risk, ecology, open space and landscape
  - Options testing including sustainability appraisal, Local Plan viability and traffic modelling

# What has informed the Local Plan

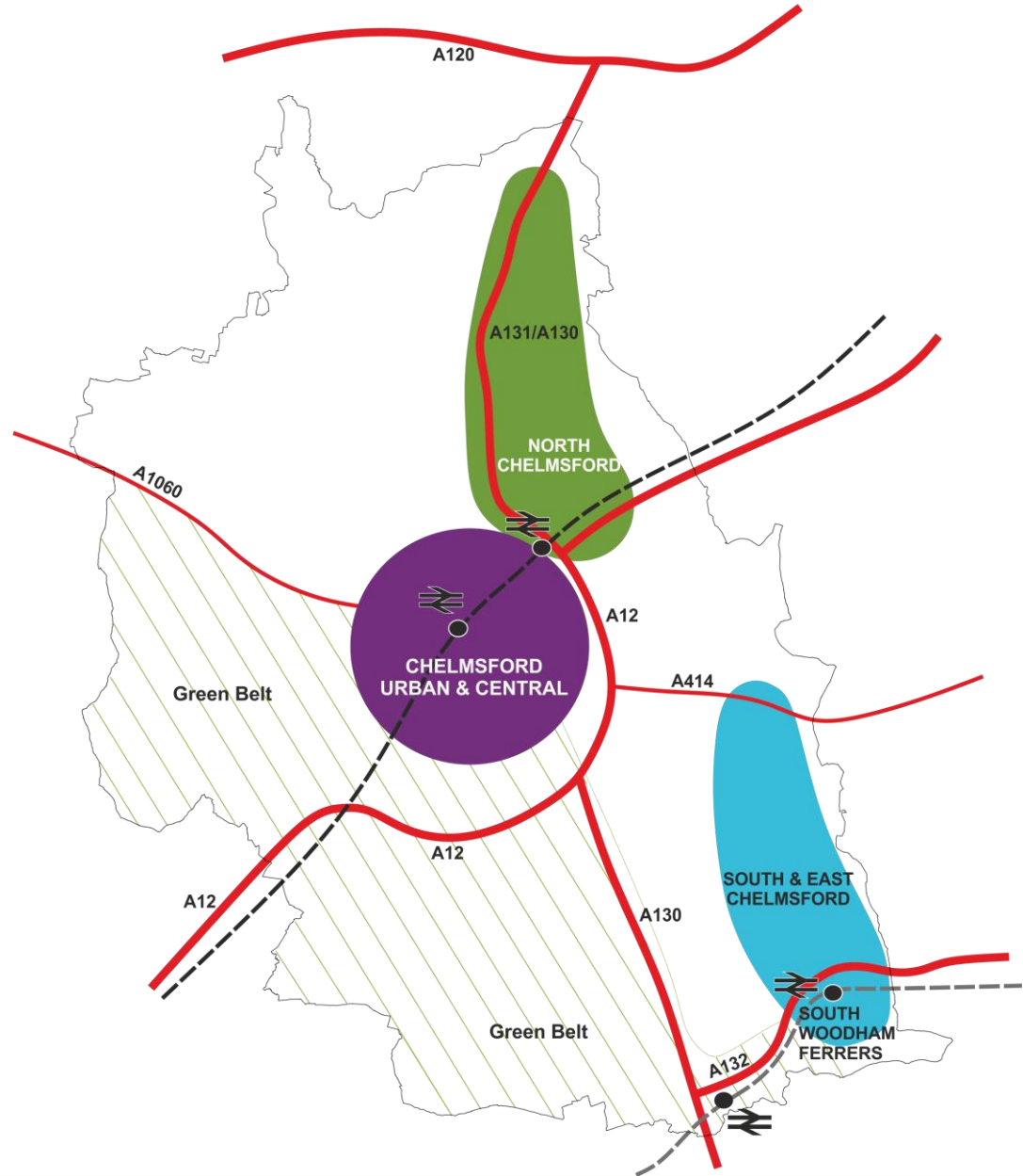
- **Consultation responses and co-operation** e.g. from formal consultations, stakeholder meetings and Duty to Cooperate engagement
- **National policy and guidance** e.g. National Planning Policy Framework
- **Existing, potential and new transport infrastructure** e.g. Chelmsford NE Bypass and new Beaulieu Railway Station

# Spatial Strategy

The Plan will deliver Chelmsford's development needs within three Growth Areas



# The Growth Areas



# Growth Area 1

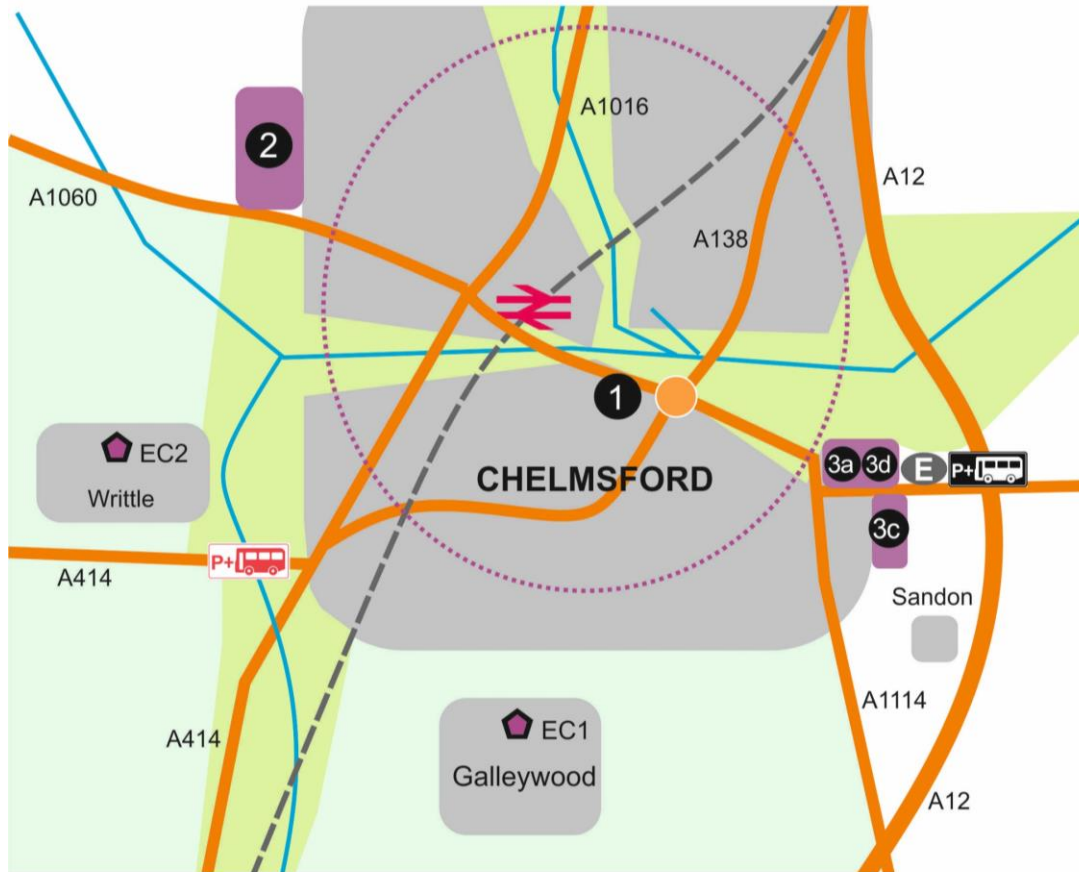
## Central and Urban Chelmsford

3,150 homes

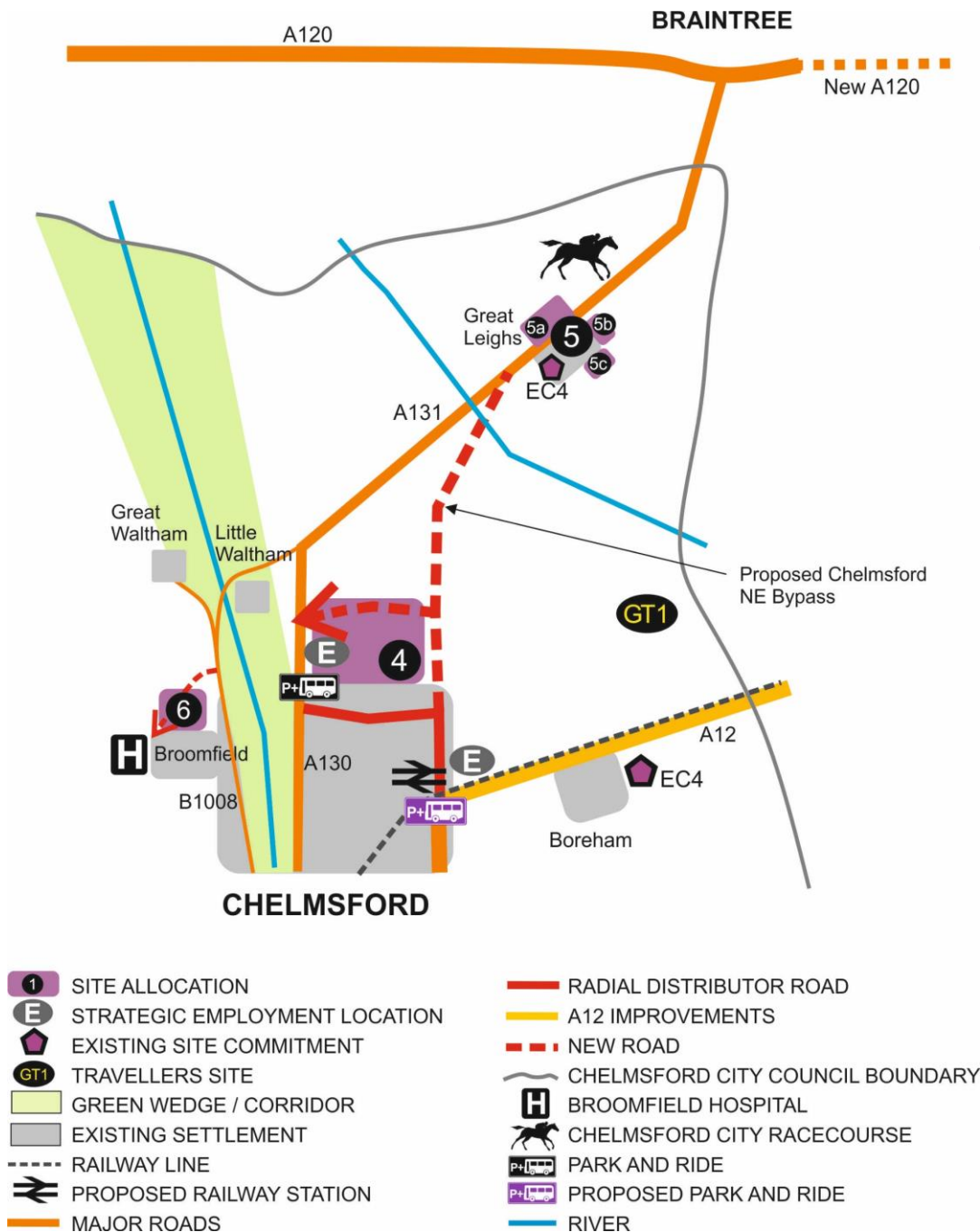
9,000 sqm of employment space

11,500 sqm of retail space

Expanded and New Park and Rides  
Country Park and Visitor Centre  
New access into Sandford Mill  
New Schools and Early Years  
Childcare Provision  
Neighbourhood Centres  
New Strategic Recreation/ Open  
Space



- BROWNFIELD SITES ACROSS URBAN AREA
- RAIL STATION
- ARMY AND NAVY JUNCTION IMPROVEMENTS
- MAJOR ROADS
- RAILWAY LINE
- PARK AND RIDE
- PROPOSED PARK AND RIDE
- RIVERS
- SITE ALLOCATION
- STRATEGIC EMPLOYMENT LOCATION (3b)
- EXISTING SITE COMMITMENT
- GREEN BELT
- GREEN WEDGE / CORRIDOR
- EXISTING SETTLEMENTS



# Growth Area 2

## North Chelmsford

4,550 new homes 45,000 sqm of employment space, Specialist Residential Accommodation

Phased Chelmsford North  
East Bypass

Expanded and New  
Park and Ride

Sustainable Transport  
Country Park

New link road into  
Broomfield Hospital

New Schools and Early Years

Childcare Provision

Neighbourhood Centres

New Strategic Recreation/ Open  
Space



1,100 new homes, 1,000 sqm of flexible business space, 1,900 sqm food retail

- 

# New Local Plan Infrastructure

- North East Chelmsford Garden Village – further significant developer investment for public infrastructure estimated **£100m+**: new schools, roads, buses, healthcare, affordable housing, community facilities, new country park
- **£20-30k+** per new home to be secured for infrastructure to improve roads, schools, community facilities, open space etc
- Projected additional **£90m** from future CIL receipts to be spent on infrastructure priorities.



# New Local Plan Infrastructure

In addition the developer funding for infrastructure, the County and City Councils have been successful in attracting Government money for infrastructure delivery:

- Up to **£250m** Housing Infrastructure Fund forward funding grant for Chelmsford NE By-pass and Beaulieu rail station
- **£5.7m** Housing Infrastructure Fund grant secured to improve access into Chelmer Waterside sites
- In addition, **£1.5b** currently being invested in the Greater Anglia rail network including replacing rolling stock adding around 30% more seats

# Pre-Submission Consultation

- The Pre-Submission Plan should be the document the Council wish to submit for Examination
- Any significant changes would require going back a stage of preparation
- Seeking representations on whether the Council's Plan is sound or not
- Minor changes can be made, when submitted, all unresolved objections are considered by the Inspector

# Pre-Submission Consultation

## Main Issues

- General Support for general principles and from Duty to Co-operate partners
- General support from statutory bodies including Highways England, Natural England and Historic England
- Legal and procedural issues regarding testing alternatives and the consultation process
- Objections from Parish/Town Councils and the public on site allocations includes: traffic congestion, flood risk, landscape impact and lack of infrastructure

# Summary of Changes

- Changes related to the Essex-wide RAMs strategy for mitigating European Wildlife Sites
- Updated housing number breakdowns
- Removal of Police HQ as allocated site
- Minor changes in relation to Heritage policy wording
- Traffic impacts of SWF allocation to be assessed outside Chelmsford's area
- Update monitoring framework

# What is being submitted

- Submission Documents e.g. Pre-Submission Local Plan and Policies Map, Consultation, Compliance Statements, Schedules of Changes and supporting documents
- Pre-Submission Local Plan consultation responses
- Local Plan evidence base studies
- All documents will be available to view online on new Examination section of Local Plan website
- Programme Officer has been appointed
- Submission on Friday 29 June 2018

# What happens next

- Planning Inspector will consider whether the Plan is sound, accords with the duty to co-operate, and meets legal and procedural requirements
- Programme Officer will organise and manage the examination process and be the point of contact for any queries
- Examination will include a series of hearings on what the Inspector deems to be critical issues affecting the Plan
- Respondents to the Pre-Submission consultation proposing changes may be invited to take part
- Hearing timetable will be published online – anticipated Autumn 2018
- Guidance notes will be prepared by the Inspector to help people understand the process
- Written representation carries the same weight as oral evidence

# Timetable

Key Stage	Timeframe
Issues and Options Consultation	Completed early 2016
Preferred Options Consultation	Completed Spring 2017
Pre-Submission (Final Draft) Consultation	January-March 2018
Submission of Local Plan for Examination	June 2018
Examination Hearing Sessions	October/November 2018
Adoption	Late 2018/early 2019

# Green Sheet

- Updated EWT Nature Reserve mapping
- Include commentary in covering report with regard to main issues from consultation into Regulation 22 Statement
- Clarify the position with regard to the Chelmsford Growth Package schemes
- Amended bullet regarding protection of listed buildings
- HRA Addendum to be updated to clarify terminology following recent court decision.
- Updated text regarding junction improvements as part of allocation at South Woodham Ferrers
- Minor typographic changes



# Conclusion

- Local Plan based on comprehensive evidence base
- Widespread consultation undertaken
- Fulfilled the Duty to Co-operate with partners
- Tested proposals through SA/SEA, traffic modelling, flood assessments, water cycle modelling, landscape assessments.....

# Recommendation

The Local Plan is:

- Positively prepared, justified, effective, and consistent with national planning policy
- Sound and ready to Submit for Independent Examination