CHELMSFORD LOCAL PLAN REVIEW 2022-2041 EXAMINATION

HEARING STATEMENT - Matter 9
Creating Well Designed and Attractive Places

Representor	Mr Rian Wispy
Representor number	1372718
Original Regulation 19 responses	PSQ25-3958 and PSQ25-88 (Site 16A); PSQ25-3960 and PSQ25-89 (Site 16B)
Matter	Matter 9 - Creating Well Designed and Attractive Places
Participation	Written representations only - not attending the hearing sessions

1. Scope and relationship to original representations

This statement supplements, and should be read together with, my duly made Regulation 19 representations concerning Sites 16A and 16B. Those representations raised environmental impacts, biodiversity and ecological considerations, infrastructure, development impacts and the adequacy and effectiveness of safeguards within the Local Plan. This statement does not withdraw or replace those representations and is confined to the Inspectors' questions that engage those existing concerns.

MIQs 9.4 and 9.10 - effective design and place-shaping

To the extent relevant to Sites 16A and 16B, high-quality place making should integrate environmental constraints, green infrastructure, active travel and necessary supporting infrastructure from the outset rather than treating them as later additions.

MIQs 9.11-9.12 - air quality, contamination and pollution

My original concern about development impacts extends to the air quality, light and noise pollution expressly identified by the Inspectors for Sites 16A and 16B. The policy framework should be clear about when impact assessment is required and should ensure that mitigation is secured before the relevant harm occurs.

Modifications / outcome sought

- Ensure design/place-shaping policies integrate environmental and infrastructure constraints at masterplanning stage.
- Clarify assessment and mitigation requirements for air quality and other pollution where strategic development may create material effects.

Conclusion

The purpose of these changes is to ensure that the Plan is effective in practice: environmental and development impacts must be assessed at the appropriate stage, necessary safeguards and mitigation must be secured, and development must remain aligned with infrastructure and environmental capacity actually available.