

HEARING STATEMENT GREAT LEIGHS

GROWTH SITES 5A AND 5B



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CHELMSFORD LOCAL PLAN EXAMINATION

GT. LEIGHS STRATEGIC GROWTH SITES 5a and 5b – FURTHER WRITTEN HEARING STATEMENT

EXAMINATION MATTER 6b

Issue 65c – Are the planning and masterplanning principles justified?

Issue 65e – Are the site boundaries justified?

Issue 65g – Are any amendments necessary to ensure soundness?

Introduction

1. This statement is made on behalf of Moulsham Hall Estates Ltd and Great Leighs Estates Ltd, the owners of the land allocated in the Local Plan as Strategic Growth Sites 5a and 5b. The statement supplements the Pre-Submission Representation reference no. PS1182.
2. The owners of the site support the Plan and the allocation of the land at Gt. Leighs as a sustainable location for growth. However, the owners seek a change to the Plan to include additional land to the north-west of Site 5a within the defined settlement boundary and to merge the policies relating to Sites 5a and 5b. This statement relates solely to those issues. Previous representations relating to other matters remain unchanged.
3. The owners submit that the defined settlement boundary for site 5a should be amended to include additional land to the north-west of the site as shown on the attached plan. Such a change is justified for the following reasons:
 - The lane to the north of the site forms a more logical and definitive boundary to development
 - The extended area for development would provide a greater capacity to provide a wider range of types of accommodation at different densities
 - There would be no significant landscape impact
 - There would be no unacceptable impact on heritage assets

Site Boundary

4. The settlement boundary as proposed in the Plan is arbitrarily defined and does not follow a distinct physical feature. The boundary in the proposed modification follows the lane known as Hornells Corner to the north of the site providing a more logical and well-defined boundary.

Area for Development

5. The proposed modification would provide approximately 4 hectares of additional developable land. It is proposed to develop this at low density. This would enable the growth area to include a variety of dwellings with a broad range of densities improving its sustainability, viability and deliverability. This Growth Site could also include the provision of specialist residential homes for older persons currently proposed for Site 5b. Specialist housing may also be suited to being located on site 5a, which would contribute to a mixed and balanced community. It is therefore suggested that the policy for Sites 5a and 5b should be merged to facilitate greater flexibility of uses between the two sites. The proposed wording is attached at Appendix 1 below.

Landscape

6. A Landscape Appraisal has been prepared by Landscape Planning Ltd for Growth Areas 5a and 5b and was submitted as Appendix 2 to the Pre-Submission representation (Reference PS1188). Figure 8 of that appraisal shows how the area the subject of this representation can be developed for residential development with open space and buffer planting to the west. The Appraisal concludes at paragraph 6.3:

“The core element of the proposals, built form, has the ability to exert only limited influence on landscape character or impact given the very special on and off-site conditions explained above. This coupled with sensitive choice of materials and colours coupled with careful control of arrangement of built form and density will ensure that the proposals sit comfortably on the edge of both the existing village structure and modern urban features associated with the A131 Corridor. It will also sit comfortably within a strong landscape structure resulting from proposed extension and enhancement works to existing features and so link easily with the wider landscape.”

Growth Area 5a can therefore be extended to the north-west within the existing landscape framework and enhancement proposals will ensure that there are adequate buffers between the development and surrounding countryside.

Heritage

7. There are five listed buildings in the vicinity of Growth Area 5a. These are shown on Map 6 page 75 of the Chelmsford Local Plan Evidence Base Document Heritage Assessments Technical Note March 2017, copy attached at Appendix 2 (Examination Document EB108). The additional area proposed for development by this representation is assessed as:

“Development is likely to have an impact on designated heritage assets but can be mitigated by design, layout and landscaping.”

These are matters that can be addressed through the Master Plan for the area and do not constitute an overriding constraint to development.

Conclusion

8. Map 16 of the Chelmsford Local Plan should be modified in accordance with this representation to include an additional area for development to the north-west of Growth Area 5a within the defined settlement boundary (Appendix 3). This can be accommodated without causing harm to the landscape or heritage assets and would enable the area to accommodate a wider range of accommodation thereby improving its deliverability and viability. The Inspector is therefore asked to propose a modification to the Plan as shown on the plan attached. The Inspector is also requested to propose the merger of the policies relating to Growth Sites 5a and 5b as set out in Appendix 1 to this statement to enable greater flexibility of uses between the two areas.

STRATEGIC GROWTH SITES 5a and 5b – GREAT LEIGHS - LAND AT MOULSHAM HALL AND LAND EAST OF LONDON ROAD

Land to the west and north-east of the Key Service Settlement of Great Leighs, as shown on the Policies Map, is allocated for a high-quality comprehensively-planned new sustainable neighbourhood that maximises opportunities for sustainable travel. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- Around 750 new homes of mixed size and type to include affordable housing
- Around 250 new specialist residential homes for older persons
- Travelling Showpeople site for 5 serviced plots.

Strategic Growth Site 5a – Great Leighs – Land at Moulsham Hall

Supporting on-site development:

- Neighbourhood Centre
- Provision of a new primary school with co-located early years and childcare nursery
- Co-locate the neighbourhood centre and primary school at a location close to existing links across/under A131 to connect to Great Leighs.

Site masterplanning principles:

Movement and Access

- Main vehicular access to the site will be from Moulsham Hall Lane
- Provide pedestrian and cycle connections
- Provide a well-connected internal road layout which allows for bus priority measures
- Ensure appropriate habitat mitigation and creation is provided

Historic and Natural Environment

- Protect the setting of Moulsham Hall and other listed buildings
- Create an enhanced parkland setting to Moulsham Hall
- Mitigate the visual impact of the development
- Enhance the historic environment
- Create a network of green infrastructure
- Provide suitable SuDs and flood risk management
- Undertake a Minerals Resource Assessment
- Undertake an Archaeological Assessment.

Design and Layout

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.

Site infrastructure requirements:

- Land (circa 2.1 hectares) for a co-located primary school and early years and childcare nursery (Use Class D1) and the total cost of physical scheme provision with delivery through the Local Education Authority
- Appropriate improvements to the local and strategic road network as required by the Local Highways Authority
- Appropriate measures to promote and enhance sustainable modes of transport
- New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Financial contributions to delivery of the Chelmsford North East Bypass, early years and childcare, primary and secondary education as required by the Local Education Authority, and community facilities such as healthcare provision as required by the NHS/CCG.

Strategic Growth Site 5b – Great Leighs – Land East of London Road

Site masterplanning principles:

Movement and Access

- Main vehicular access to the site will be from London Road
- Provide pedestrian and cycle connections
- Provide a well-connected internal road layout

Historic and Natural Environment

- Protect the setting of Gubbions Hall and other listed buildings
- Mitigate the visual impact of the development
- Enhance the historic environment
- Create a network of green infrastructure
- Provide suitable SuDs and flood risk management
- Ensure appropriate habitat mitigation and creation is provided
- Undertake a Minerals Resource Assessment
- Undertake an Archaeological Assessment.

Design and Layout

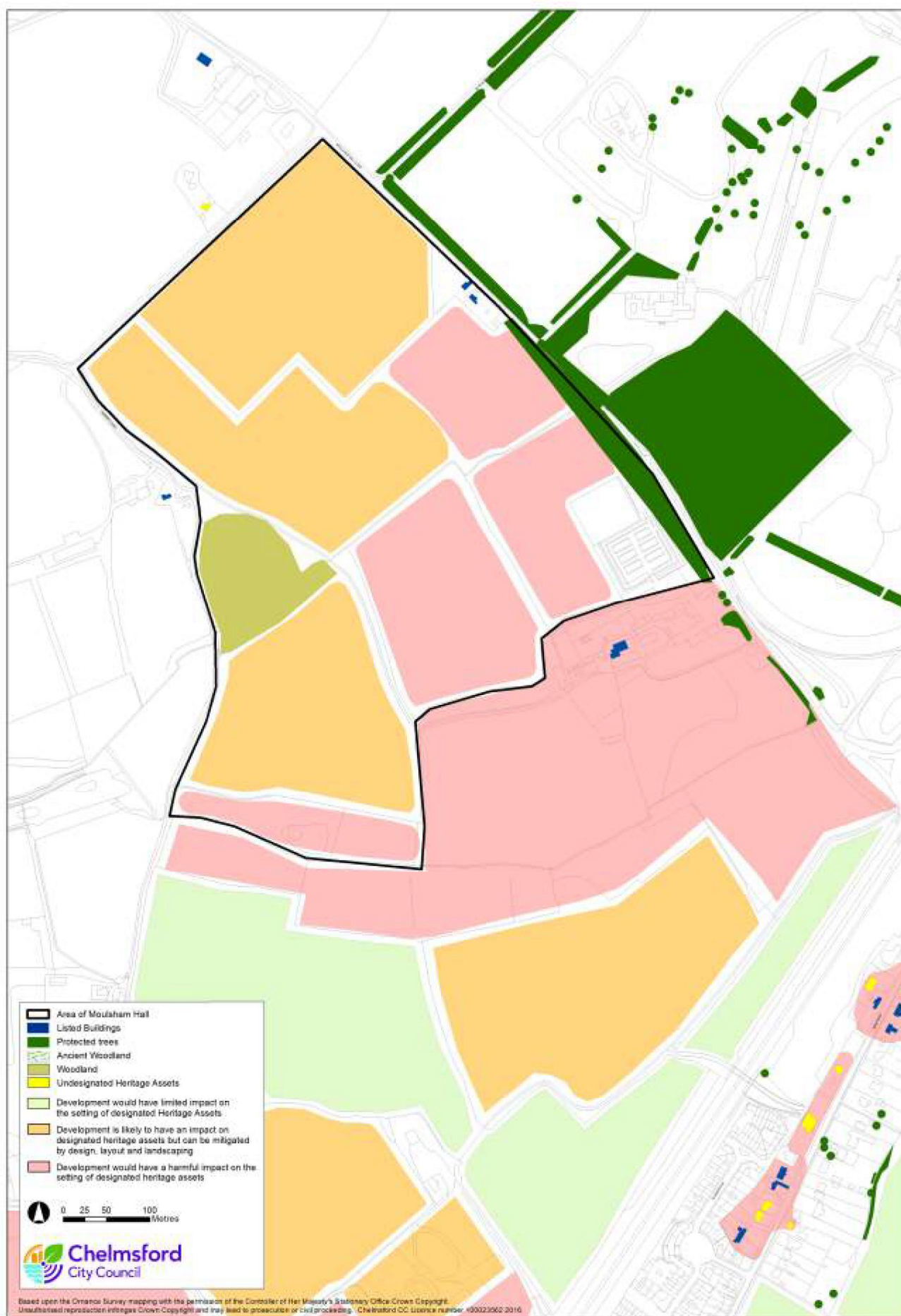
- Provide a coherent network of public open space, formal and informal sport,

recreation and community space within the site.

Site infrastructure requirements:

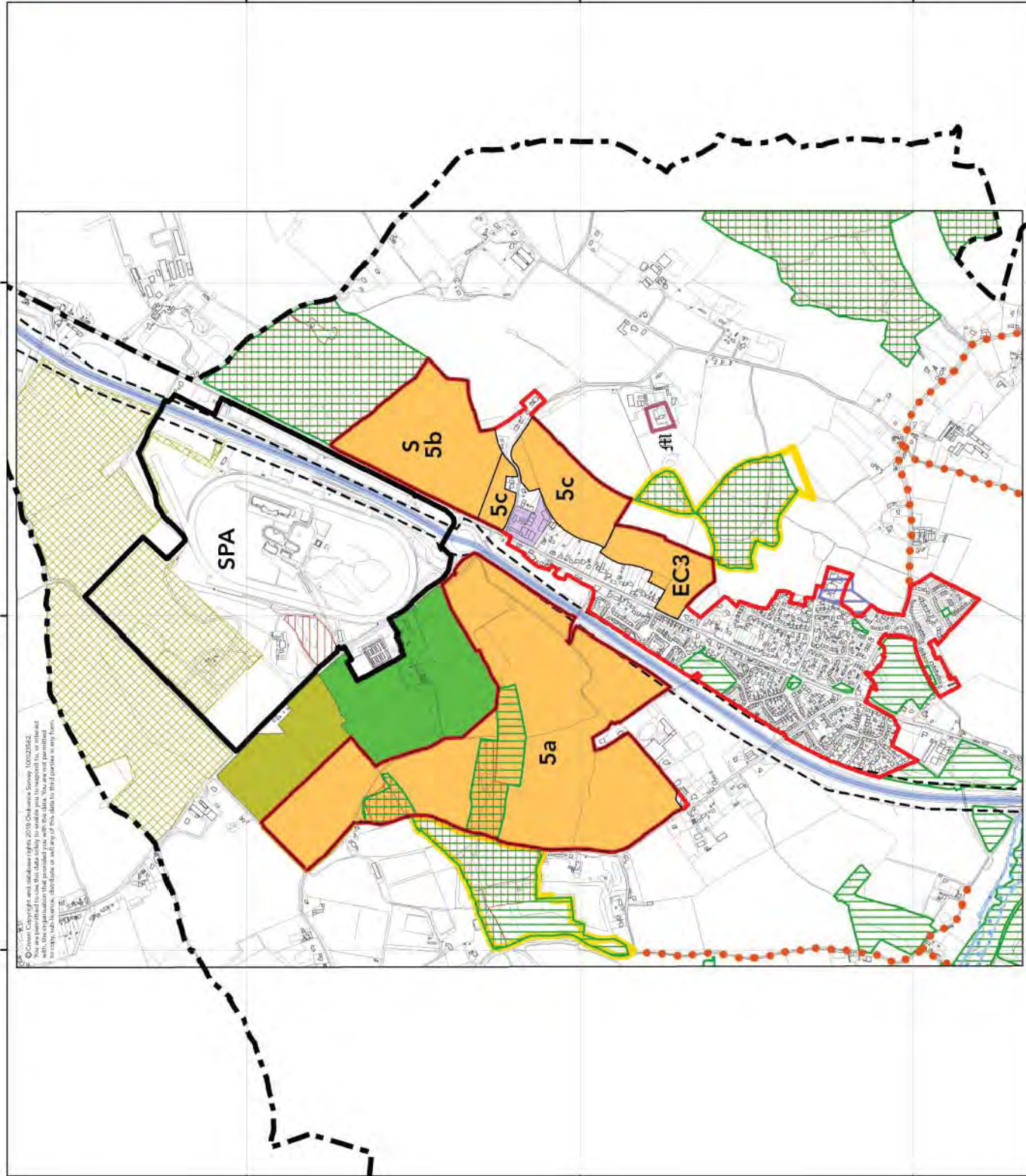
- **Appropriate improvements to the local and strategic road network as required by the Local Highways Authority**
- **Appropriate measures to promote and enhance sustainable modes of transport**
- **New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate**
- **Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities**
- **Financial contributions to delivery of the Chelmsford North East Bypass, and**
- **community facilities such as healthcare provision as required by the NHS/CCG.**

Map 6



Appendix 3: Proposed modification to Map 16 Growth Area 5a Settlement Boundary

Map 16



The Policies Map shows the spatial definition of the policies. It includes policy areas proposed by the Chelmsford Draft Local Plan Pre-Submission Document.

For the application of relevant policies within the Local Plan, the designation of Rural Area includes all those areas outside of Urban Areas, Defined Settlement Boundaries, Green Belt and specific allocations or policy areas. The Rural Area has no notation so appears as 'white land' on the Policies Map and its Insets.

Important Note

There may be areas on this Policies Map which are at risk from flooding. Areas at risk from flooding are defined and updated by the Environment Agency.

For further details please see the flood maps published on the Environment Agency's website at: www.environment-agency.gov.uk



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