MATTER 4 – INFRASTRUCTURE AND TRANSPORT

Representor: Toni Gay
Representor No.: 1372719
Questions: 4.1–4.9 and 4.12–4.15

Response

Infrastructure formed an important part of my original concerns.

The Inspectors themselves raise substantial questions about the cancellation of the A12 widening scheme, uncertainty surrounding sections of the Chelmsford North East Bypass, Junction 19, the Infrastructure Delivery Plan and whether Strategic Policies S9 and S16 will actually secure the infrastructure required to support growth.

They additionally question whether the Transport Impact Appraisals properly identify the effects of housing and economic growth and the mitigation required.

The Inspectors had already raised these infrastructure concerns directly with the Council in their letter of 20 August 2026.

The soundness issue is therefore not merely whether infrastructure is desirable. It is whether development proposed by the Plan is realistically capable of being supported by infrastructure that is sufficiently identified, funded and deliverable.

Change sought

Where development materially depends upon infrastructure, the Plan should identify clear delivery requirements and appropriate development triggers.

Relevant policies should make clear what happens where infrastructure upon which planned development depends is delayed, materially changed or not delivered.

Development should not proceed at a scale or rate which exceeds the capacity of the infrastructure actually available to support it.