Chelmsford Local Plan Review 2022 – 2041

Examination

Inspectors – Mr H Baugh-Jones BA(Hons) DipLA MA CMLI

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HEARING SESSION AGENDA

19 November 2026 NOT BEFORE 11.30 am

MATTER 8

Inspectors' opening announcements

Issue 1 - Does the plan set out positively prepared policies relating to climate change and flood risk which are justified, effective and consistent with national policy?

Strategic Policy S2 – Addressing Climate Change and Flood Risk
Policy DM31 – Net Zero Carbon Development (In Operation)
Policy DM25 – Sustainable Buildings
Policy DM18 – Flooding/SUDS
Policy DM19 – Renewable and Low Carbon Energy

1.8 Strategic Policy S2 – Addressing Climate Change and Flood Risk

a. Do Strategic Policy S2 and Policy DM18 provide an appropriate framework for dealing with the potential impacts of development on flood risk in all circumstances?
b. Are changes to Strategic Policy S2 and Policy DM18 needed to ensure they are consistent with national policy? (as suggested in the Council's hearing statement)

c. Strategic Policy S2, and Policies DM18 and DM25 refer to 'integrated water management techniques'. Is additional clarification needed to make the policies effective?

d. In Strategic Policy S2 and Policy DM31, are the requirements for all new buildings to be net zero carbon in operation justified by evidence, fully costed, and consistent with national policy?

1.9 Policy DM31 – Net Zero Carbon Development (in operation)

i. Is the use of energy use targets, rather than target emission rates, supported by evidence?

ii. Are the space heating demand limits in Requirement 1 and the Energy Use Intensity (EUI) limits in Requirement 3 justified by evidence and viably achievable?

iii. Are the targets in Requirements 1 and 3 justified for different types and scales of development? Should additional flexibility be introduced for large sites, or for smaller schemes dominated by apartments?

iv. In Requirement 4, what is the basis for limiting on-site renewable energy generation to roof top solar PV energy? Should the policy provide greater flexibility to allow for other forms of renewable energy generation?

v. In cases where on-site energy is impractical, is the approach to offsetting via a financial contribution reasonable and supported by viability evidence?

vi. Are the requirements for reporting and monitoring clear and proportionate?

vii. Review of proposed modifications to Policy DM31 (in Council's hearing statement)

viii. Any other comments on Policy DM31?

1.10 Policy DM19 – Renewable and Low Carbon Energy

a. Are modifications needed to ensure consistency with national policy? (as suggested in the Council's hearing statement)

1.11 Policy DM25 – Sustainable Buildings

a. In Part A, is the requirement for all new dwellings to achieve a water efficiency standard of 90 litres/person/day justified and supported by evidence? Is modification ref 299 needed for soundness reasons (in SD005 and Council's hearing statement)?

b. In Part B, what is the basis for the specific requirements for Electric Vehicle Charging infrastructure, and is the policy clear? Are modifications needed to make the policy sound? (as suggested in Council's hearing statement)?

c. In Part C, are the requirements for all new non-residential buildings with a floor area in excess of 500sqm to achieve a minimum BREEAM rating of 'Very Good' and at least three credits under Wat 1 of the Water Consumption measure justified? Have they been fully costed, based on up to date BREEAM requirements?

1.12 Any other comments on issues covered in Matter 8?