Chelmsford Local Plan Review 2022 – 2041

Examination

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

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HEARING SESSION AGENDA

10 November 2026 2.00 pm

MATTER 3

Issue 1 – Whether the Plan will be effective in addressing the Strategic Priorities for the climate, growth and place

1.1 The Plan period; anticipated date of adoption; compliance with the National Planning Policy Framework.

1.2 Does the Plan adequately address the provision of development on land that might be assessed as Grey Belt?

1.3 Are main modifications necessary for soundness?

Issue 2 – Spatial Principles

Strategic Policy S1

1.4 Is Policy S1 justified, effective and consistent with national policy?

1.5 Do the Spatial Principles provide a clear and justified basis for the distribution of development, having regard to the settlement hierarchy?

1.6 Does Policy S1 appropriately direct development towards sustainable and well-connected locations, and should criterion (a) also refer to locations which can be made sustainable?

1.7 Does Policy S1 provide sufficient flexibility in relation to the location, type and scale of development, including proposals on unallocated sites?

1.8 Are the principles in Policy S1 appropriately and consistently reflected in Policy S7 and the selection of site allocations?

1.9 Is Policy S1 capable of responding effectively to additional housing requirements or under-delivery during the Plan period, and are any modifications necessary for soundness?

11 November 2026 9.30 am

NOTE -Two minutes silence at 11.00 am

Issue 3 – Whether the Plan makes adequate provision for housing

Strategic Policy S6

1.10 Is the housing requirement of 1,210 dwellings per annum justified and consistent with national policy?

1.11 What are the implications of the higher Standard Method figure, and do they justify the housing requirement in Policy S6?

1.12 Have reasonable alternatives for accommodating a higher housing requirement been adequately assessed?

1.13 Does Policy S6 make sufficient provision to ensure that the housing requirement can be met throughout the Plan period?

1.14 Is the housing supply sufficiently flexible and resilient, having regard to the reliance on strategic sites and the consequences of any delay or under-delivery?

1.15 Are any main modifications to Policy S6 necessary for soundness?

Issue 4 – The Spatial Strategy

Strategic Policy S7

1.16 Is the spatial strategy in Policy S7 justified, effective and consistent with national policy?

1.17 Does the distribution of development appropriately reflect the Spatial Principles in Policy S1 and the settlement hierarchy?

1.18 Have reasonable alternative spatial strategies been adequately assessed, including alternatives involving different distributions of growth?

1.19 Is the reliance on Sustainable Urban Extensions and garden communities justified, having regard to their scale and delivery requirements?

1.20 Is there sufficient flexibility and resilience to maintain housing delivery if one or more strategic allocations delivers later or more slowly than anticipated?

1.21 Are any main modifications to Policy S7 necessary for soundness?

Strategic Policy S8

1.22 Is the approach to delivering economic growth in Policy S8 justified, effective and consistent with national policy?

1.23 Does the policy make adequate provision for employment development and provide sufficient flexibility to respond to changing economic and market circumstances over the Plan period?

1.24 Is the policy sufficiently clear and effective in securing employment and skills opportunities for local communities?

1.25 Are any main modifications to Policy S8 necessary for soundness?