
EXAMINATION STATEMENT – MATTER 9

Chelmsford Local Plan

Representations on behalf of
New Hall Properties (Eastern) Limited
(ID: 965497)

November 2018

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CHELMSFORD LOCAL PLAN
REPRESENTATIONS ON BEHALF OF
NEW HALL PROPERTIES (EASTERN) LIMITED (ID: 965497)
NOVEMBER 2018

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CONTENTS

	PAGE NO.
1.0 INTRODUCTION	01
2.0 RESPONSE TO MATTER 9 – THE ENVIRONMENT	02

APPENDICES

APPENDIX 1 – ILLUSTRATIVE MASTERPLAN

1.0 INTRODUCTION

- 1.1 This Statement has been prepared by Barton Willmore LLP on behalf of our Client, New Hall Properties (Eastern) Limited, who has an interest in the land known as 'Land to the west of Seven Ash Green' (the 'Site'), identified as site CFS143 in CCC's Strategic Land Availability Assessment June 2017 (the 'SLAA').
- 1.2 Representations have been made on behalf of our Client throughout the production of the Local Plan. Our representations to the Regulation 19 Pre-Submission draft Local Plan related to the Site and included an Illustrative Masterplan to confirm the extent of land ownership and the way in which a residential development of circa. 99 new homes with significant opportunities to provide improved access and recreation facilities, including a generous area of new parkland, woodland and play space provision could be delivered. The illustrative masterplan is provided at Appendix 1 of this representation.
- 1.3 These representations have been prepared in recognition of prevailing planning policy and guidance, in particular the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).
- 1.4 The Local Plan was submitted prior to the revised 2018 NPPF and is therefore being examined under the 2012 NPPF. Reference is therefore made to the 2012 NPPF in responses to the Inspector's questions, unless otherwise stated. These representations respond to the Inspector's questions within Matter 9 and have been considered in the context of the tests of 'Soundness' as set out at Para 182 of the NPPF which requires that a Plan is:
- **Positively Prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where reasonable;
 - **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternative, based on proportionate evidence;
 - **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities;
 - **Consistent with National Policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

2.0 RESPONSE TO MATTER 9 – THE ENVIRONMENT

Main Issue: Does the Plan set out a positively prepared strategy for conserving and where appropriate enhancing the natural, built and historic environment that is justified, effective and consistent with National policy? Does it adequately address climate change and other environmental matters and are the policies sound?

Question 85. Green wedges and green corridors

Strategic Policy S13 also states that the main river valleys are identified as valued landscapes and designated as green wedges and green corridors. This is reiterated in Policy CO1.

- a. Are these valued landscapes in the context of paragraph 109 of the Framework and if so is this based on robust evidence and are they clearly justification?*
- b. How have green wedges and green corridors and their respective boundaries been determined? Are their designations supported by appropriate methodologies and criteria?*
- c. Have the purposes of green wedges and green corridors been clearly defined within the Plan and does land with their boundaries meet the required purposes?*

2.1 Our response to this question relates to the boundary of the Green Wedge designation and the way in which we consider that erroneously includes our Client's land interest as identified as site CFS143 in CCC's SLAA. We consider that the inclusion of our client's land interest within the Green Wedge is **unsound**, as it is not justified.









2.2 We consider that the miscategorisation of the Site as 'Accessible Natural Green Space' by CCC may have resulted in an incorrect Green Wedge boundary that includes our Client's Site. This is because:

- The Site is incorrectly identified as 'Accessible Natural Green Space' in the "Green Wedges and Green Corridors: Defining Chelmsford's River Valleys Review Report" (the 'GW and GC Report') (ref. EB094A) at page 2 of Appendix A (ref. EB094B).
- This designation stems from the 'Chelmsford Open Space Study – Green Space Area Profiles (Part 2 of 2)', which in assessing parcel 1118, has miscategorised the Site as 'Accessible Natural Green Space' - **this Site is in fact inaccessible and entirely fenced off.**

- It is noted paragraph 2.4.2 of Open Space Study (Part 2) confirmed that for “Accessible Natural Green Space, every effort was made to exclude sites that had no access, although in certain sites this was not always clear.” However, despite NHP confirming that access was not possible to this Site in its previous representations, this was not corrected in the CCC Open Space Addendum 2017 (we have made this point in our representations to the Regulation 19 Pre-Submission draft Local Plan, and have requested that the Open Space designation of the Site is removed on the basis it is unsound as it is not ‘justified’ by the Local Plan evidence base).
- 2.3 Moreover, the GW and GC Report includes an assessment of this Site as comprising land within Parcel “CN1: Land between Victoria Road and the A1016 Chelmer Valley Road”. It is noted that this assessment concludes that the value of the part of the Green Wedge in which the Site is located is relatively limited, that the landscape character is not particularly rare and that the Site has enclosed short views (limited by wooded river banks and dense field boundaries).
- 2.4 Taking into account the above it is therefore clear that the Site does not currently meaningfully contribute to multifunctional that section 1.3 para 9 of the GW and GC report highlights they are designed to perform.
- 2.5 It is therefore considered that the designation of this Site with the Green Wedge is not justified, and that the Green Wedge boundary (and the Open Space boundary, as mentioned above) should be revised to exclude it.
- 2.6 Indeed, as set out in our representations to the Regulation 19 Pre-Submission draft Local Plan, it is considered that the allocation of this sustainably located Site for residential development would not affect the function and purpose of the wider Green Wedge, and actually presents an opportunity for the enhancement and improvement of the wider Green Wedge, as illustrated on the enclosed Masterplan layout (plan ref. 17.332-P-200).

APPENDIX 1

ILLUSTRATIVE MASTERPLAN

-  Site Boundary
-  Proposed rear gardens
-  Block paving shared space
-  Proposed type 4 distributor road
4.8m wide with 2m footway
-  Development parcels with
indicative frontages
-  Proposed woodland copse in fill
planting
-  Proposed large scale native
species woodland tree planting
-  Existing trees and woodland to
be retained

Development

2 Bed units: 30 (30%)
3 Bed units: 39 (40%)
4-5 bed units: 30 (30%)
Total units: 99



16.03.17	is	OS base added OMNC
03.01.17	is	Minor tweak to layout OMNC
03.01.17	-	Initial submission OMNC
Date	Rev	Rev/Author/Checked By

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