CHELMSFORD LOCAL PLAN REVIEW 2022-2041 EXAMINATION

HEARING STATEMENT - Matter 3
Strategic Priorities, Development Requirements and Spatial Principles

Representor	Mr Rian Wispy
Representor number	1372718
Original Regulation 19 responses	PSQ25-3958 and PSQ25-88 (Site 16A); PSQ25-3960 and PSQ25-89 (Site 16B)
Matter	Matter 3 - Strategic Priorities, Development Requirements and Spatial Principles
Participation	Written representations only - not attending the hearing sessions

1. Scope and relationship to original representations

This statement supplements, and should be read together with, my duly made Regulation 19 representations concerning Sites 16A and 16B. Those representations raised environmental impacts, biodiversity and ecological considerations, infrastructure, development impacts and the adequacy and effectiveness of safeguards within the Local Plan. This statement does not withdraw or replace those representations and is confined to the Inspectors' questions that engage those existing concerns.

MIQs 3.1 and 3.17-3.19 - strategic priorities, spatial strategy and alternatives

The Plan's growth strategy should be demonstrably resilient to environmental and infrastructure constraints. A strategy relying on sustainable urban extensions and garden communities is effective only if the necessary infrastructure, environmental safeguards and mitigation can be delivered in step with development.

The justification for the spatial strategy should therefore reflect the cumulative development impacts and realistic delivery constraints affecting Sites 16A and 16B, and the reasonable alternatives considered.

MIQ 3.18 - resilience if strategic allocations underperform

The Plan should contain sufficient resilience if infrastructure, mitigation or other prerequisites for a strategic allocation are delayed or cannot be delivered as envisaged. Growth assumptions should not depend on unsupported acceleration of development where infrastructure or environmental capacity is not available.

Modifications / outcome sought

- Make explicit that strategic growth and phasing must remain responsive to demonstrated infrastructure and environmental capacity.
- Ensure the strategy contains an effective response if major strategic allocations or their supporting infrastructure underperform.

Conclusion

The purpose of these changes is to ensure that the Plan is effective in practice: environmental and development impacts must be assessed at the appropriate stage, necessary safeguards and mitigation must be secured, and development must remain aligned with infrastructure and environmental capacity actually available.