

Chelmsford Local Plan Review 2022 – 2041

Examination

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

Mrs R Morgan BSc(Hons) MCD MRTPI

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Mr Jeremy Potter
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Dear Mr Potter,

Chelmsford Local Plan Review 2022 – 2041 Examination

We have made progress on our initial preparatory work. We set out below a number of procedural matters and initial questions for the Council.

Hearing sessions

It is expected that the Hearing Sessions will begin in week commencing 9 November 2026. At this stage, we anticipate a need for three weeks of hearings although there may be some matters that are capable of being dealt with in writing. This may have an effect on the number of envisaged hearings. We will be undertaking the hearings in a two weeks on, one week off and one week on format. Please note that the Council should ensure that the start date for the hearing sessions is notified at least 6 weeks in advance of the sessions commencing.

We will be circulating a Matters and Issues paper and a draft Hearings Programme in due course. The examination is based on the Matters and Issues and not driven by the representations.

In due course, we will issue a Guidance Note to outline the nature of the hearing sessions. Those who have sought modifications to the Local Plan Review (the Plan) and signalled a wish to be heard will be invited to the relevant hearing session(s). There is no formal presentation of evidence or cross-examination; the procedure is an inquisitorial process, with the Inspectors asking questions based on the Matters and Issues identified for Examination. The Council and relevant representors will

have the opportunity to provide responses to the identified Matters and Issues, to be submitted approximately 2-3 weeks before the hearings commence. There is no need for any legal representation, but lawyers are welcome as a member of a team.

Initial Questions to the Council

Housing need

- Q. What evidence has been used to justify a housing requirement figure in the plan of 1,210 dwellings per annum (dpa) given that this is lower than the Local Housing Need figure of 1,433 dpa using the Standard Method?**
- Q. What would be the implications of using the higher of those figures?**

Strategic sites

- Q. The Focused Consultation Additional Sites (Regulation 19) Document refers to the delay of key sites. What has led to the delivery of the three strategic sites being stalled or significantly delayed and which sites are they?**

Infrastructure

- Q. What are the reasons behind the cancelling of the A12 widening scheme?**
- Q. What are the consequences for the delivery of housing sites arising from the cancellation of that scheme?**
- Q. What are the potential timescales for the delivery of sections 1b and 2 of the Chelmsford North East Bypass?**
- Q. How does the delivery of sections 1b and 2 link to proposed housing delivery?**
- Q. How does the delivery of the roundabout improvements referred to in the Army and Navy Sustainable Transport Package link to the delivery of housing?**
- Q. Will the proposed improvements at Junction 19 of the A12 set out in the Beaulieu Access Package, be sufficient to deliver the strategic growth in the Plan and achieve sustainable/active travel requirements?**
- Q. Are those proposed improvements similar to those in the Development Consent Order and if not, what are the implications for the Plan?**
- Q. Will they also be sufficient to facilitate the further development at the Chelmsford Garden Community allocation?**

A response to these questions by no later than midday on 8 September would be appreciated. If this is not possible, please indicate when we can expect a response.

Other parties should please note that at this stage we are not seeking a response from anyone other than the Council on the matters covered in this letter.

If the Council has any queries on the contents of this letter, please let us know via Ms Feeney. This letter should be put on the Examination web site.

Yours sincerely

H Baugh Jones and R Morgan

INSPECTORS