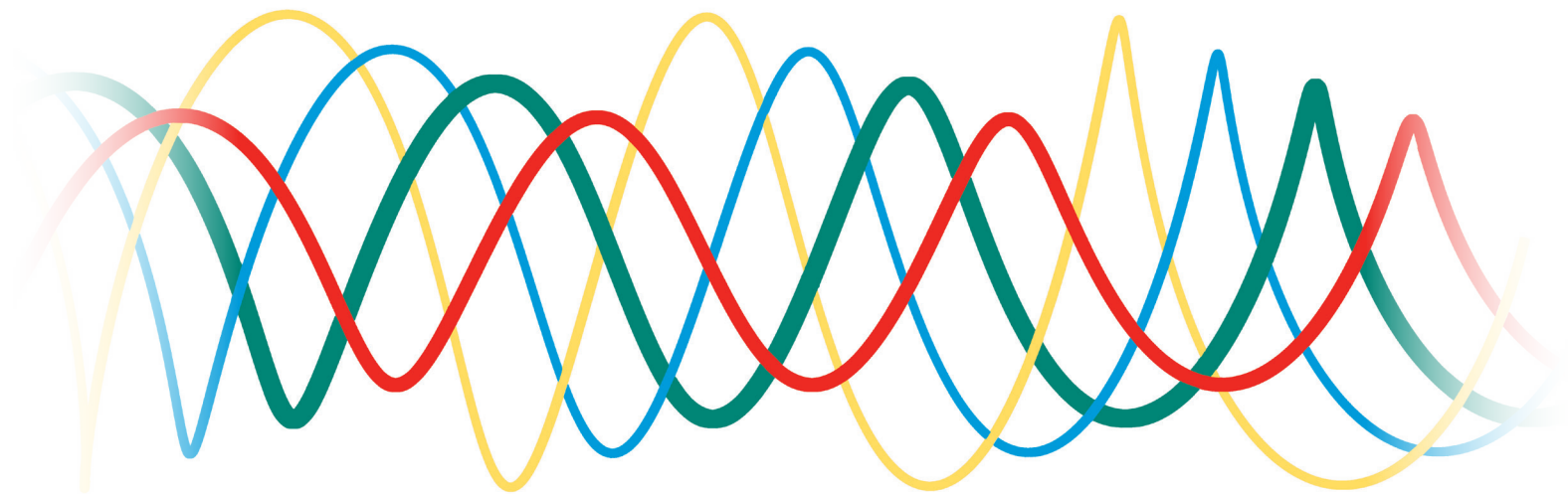


HAMMONDS FARM

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INDEPENDENT EXAMINATION OF THE CHELMSFORD DRAFT LOCAL PLAN

ID 872955

MATTER 10

DEVELOPMENT MANAGEMENT
AND OTHER POLICIES



GROSVENOR

**HAMMONDS
ESTATES**

Matter 10 – Development management and other policies

On behalf of Grosvenor Developments Limited ('Grosvenor') and Hammonds Estates LLP ('Hammonds Estates') who are development partner and landowner of Hammonds Farm respectively ('the promoters'), the following information is provided in regard to Matter 10 – Development management and other policies and relevant issues raised by the Local Plan Inspector to inform the forthcoming Local Plan Examination.

Main issue – Whether the development management and other policies in the Plan are justified, effective and consistent with national policy?

Housing - Policy HO1

Qu.101 Does the policy adequately address the needs of different groups in the community in accordance with paragraph 50 of the Framework?

10.1 No comment

Qu.102 In relation to the application of the optional technical standards:

- a. Is the requirement in Part Aii for each dwelling to meet M4(2) of the Building Regulations for accessible or adaptable dwellings, justified and based on robust evidence of identified need?***
- b. Is the requirement in Part Bi for a minimum of 5% of new affordable dwellings to meet M4(3) of the Building Regulations for wheelchair user dwellings, justified and based on robust evidence of identified need? Why does this only apply to affordable dwellings?***
- c. Has the impact of applying the optional technical standards on viability of schemes been assessed?***

10.2 No comment

Qu.103 Are the requirements in Part C for self-build homes and provision of specialist residential accommodation justified and based on robust evidence? Is the policy clear on how a decision maker would comply with the latter requirement (Cii)?

10.3 No comment

Qu.104 Does the policy provide sufficient flexibility concerning the mix of house types and sizes to react to market forces?

10.4 No comment

Design - Policies MP1, MP2, MP3 and MP4

Qu.105 Does the Plan overall make sufficient provision for inclusive design and accessible environments in accordance with paragraphs 57, 58, 61 and 69 of the Framework?

10.5 No comment

Qu.106 In relation to Policies MP1 and MP2:

- a. Are the principles and requirements within the policies justified and compliant with national policy? Do the various criteria provide a clear indication of how a decision maker should react to development proposals?*
- b. Should the policies (or supporting text) refer to the Essex Design Guide? Is this necessary for soundness?*
- c. Should reference to other issues including light pollution and accessibility to green infrastructure for as many users groups as possible, be included within the principles in Policy MP2?*

10.6 No comment

Qu.107 Is Policy MP3 relating to sustainable buildings sound? In particular:

- a. Is each requirement set out within the policy (10% reduction in CO2 emissions, a minimum BREEAM rating, water efficiency and EV charging point infrastructure) justified by robust evidence and consistent with national policy? Have they been viability tested?*
- b. In relation to the EV charging point infrastructure requirement, is it clear what this means within the policy? How will ‘...convenient access to...’ be determined? Para 9.20 of the supporting text provides more specific detail. Are these the requirements by which development will be judged? Where is the evidence to support them? Why are they not set out in the policy?*

10.7 No comment

Qu.108 Is Policy MP4 (Design specification for dwellings) sound?

In regards to part A of the policy:

- a. Is the requirement for development to achieve the Nationally Described Space Standards justified and based on robust evidence of identified need?*
- b. Is it clear what is meant by ‘private amenity space’? Is this private garden space? Does it include communal garden space or balconies (flats)?*

In regards to part B of the policy:

- a. Is it clear what is meant by 'amenity space'? Is this private/communal garden space?*
- b. Is the provision for off-street parking at a ratio of one space per bedroom justified?*
- c. Is v. duplicating the Building Regulations requirements?*
- d. Have the requirements within the policy been viability tested?*
- e. Would reference to the Council's Making Places SPD (AC25 and AC236 of SD002) provide greater clarification for the policy?*

10.8 No comment

Qu.109 *What is the status of the Essex Car Parking Standards – Design and Good Practice (2009)? Does it form part of the development plan and if not, is the requirement to comply with these standards in Policy MP5 consistent with national policy?*

10.9 No comment

Qu.110 *Policy MP6 identifies development 'above 6 storeys or above 16m high' as tall buildings. On what basis has this been defined and is it justified by the evidence? The policy will apply 'in parts of the City Centre...' – are these areas identified in the Plan? Is the policy clear as to where it will or will not apply? Are the Council's proposed changes (AC237-AC239 in SD002) necessary for soundness?*

10.10 No comment

Broadband

Qu.111 *Is the requirement for the provision for superfast broadband within Policy MP7 consistent with national policy? Are the changes to the policy and supporting text set out in AC240 and AC241 in SD002 necessary for soundness? Is the policy duplicating Building Regulations?*

10.11 No comment

Sustainable development and neighbourhood planning

Qu.112 *Is Strategic Policy S2 consistent with national policy and is it necessary to repeat the presumption in favour of sustainable development as set out within the Framework?*

10.12 Strategic Policy S2 is broadly consistent with the NPPF. It is not necessary to repeat the presumption in favour of sustainable development set out in the NPPF.

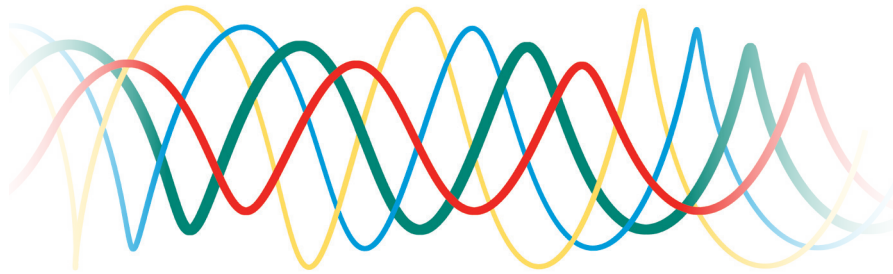
Qu.113 *What is the purpose of Strategic Policy S4? Does it provide a clear indication of how a decision maker should use the policy when reacting to a*

development proposal? Are these objectives/principles rather than policy requirements?

- 10.13 The purpose of Strategic Policy S4 is unclear. It does not set out how community inclusion will be taken into account in the decision-making process. Supporting text provides greater clarity on the council's intentions regarding community inclusion whereas the policy sets out objectives. The policy is unsound.

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