Chelmsford Local Plan Review 2022 – 2041

Examination

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

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HEARING SESSION AGENDA

19 November 2026 2.00 pm

MATTER 10

Inspectors' opening announcements

Issue 1 – Does the Plan set out policies for the protection of the countryside which are justified, effective and consistent with national policy?

Strategic Policy S11 – the Role of the Countryside
Policy DM6 – New Development in the Green Belt
Policy DM7 – New Buildings and Structures in the Green Wedge
Policy DM8 – New Buildings and Structures in the Rural Area
Policy DM9 – Infilling in the Green Belt, Green Wedge and Rural Area
Policy DM10 – Change of use (Land and Buildings) and engineering operations
Policy DM11 - Extensions to existing buildings within the Green Belt, Green Wedge and Rural Area
Policy DM12 – Rural and Agricultural/Forestry Workers' Dwell

1.13 Is the approach to identifying and protecting Green Wedges justified and consistent with national policy?

1.14 Proposed modifications to countryside policies (as set out in the Council's hearing statement)

- Proposed revisions to Policies DM6 and DM10 to include reference to burial grounds and allotments

- In paragraph 8.84, clarification that it is for the applicant to demonstrate that the original building is lawful in cases involving replacement buildings

- Proposed addition to Policy DM8 regarding isolated dwellings of truly exceptional design

- Modifications to paragraphs 8.110 and 8.115 to clarify approach to development within the areas of Green Wedge that also fall within the Green Belt or wider rural area.

- Add reference to Essex Green Infrastructure Strategy and Standards in paragraph 6.121

- Proposed revisions to the order of Policy DM11

1.15 Any other comments on countryside policies?

Issue 2 - Is the approach to the protection and enhancement of the historic environment justified, effective and consistent with national policy?

Strategic Policy S3 – Conserving and Enhancing the Historic Environment
Policy DM13 – Designated Heritage Assets
Policy DM14 – Non-designated Heritage Assets
Policy DM15 – Archaeology

1.16 Any comments on historic environment policies?

Issue 3 - Is the approach to the protection and enhancement of the natural environment justified, effective and consistent with national policy?

Strategic Policy S4 – Conserving and enhancing the natural environment
Policy DM16 – Protection and Promotion of Ecology, Nature and Biodiversity
Policy DM17 – Trees, Woodland and Landscape Features

1.17 Is the approach to the protection and enhancement of the natural environment and blue and green infrastructure in Strategic Policy S4, consistent with national policy and supported by evidence?

1.18 For effectiveness reasons, should a definition of 'Natural Flood Management' be included in the Plan Glossary?

1.19 The Council's hearing statement proposes new wording in Strategic Policy S4 and after paragraph 5.56 relating to cases where waste-water treatment capacity is not available at the point of planning permission. Has this approach been agreed with Anglian Water?

1.20 Is the approach to biodiversity net gain in Strategic Policy S4 and Policy DM16 justified and consistent with national policy? Are any modifications needed to ensure the policies are effective?

1.21 Is the requirement for the garden community developments to deliver 20% Biodiversity Net Gain (BNG), required by Strategic Policy S4 and Policy DM16, justified and deliverable? Are modifications needed to make the policy clear?

1.22 Other modifications proposed to Strategic Policy S4 in Council's hearing statement

- replace 'exclusive' with 'limited' in second sentence of first paragraph (MOD ref 44)

- add reference to Green Infrastructure Plan and means to secure management, mitigation and compensation arrangements in fifth paragraph (MOD ref 46)

- new paragraph requiring development to have regard to the Essex Green Infrastructure Strategy and Standards (MOD ref 52)

- modifications to clarify and update the approach to residential development which has the potential to increase recreational disturbance on internationally protected sies (MODs 54 and AMEND MOD 55

1.23 Modifications to Policy DM16 proposed in Council's hearing statement

- Clarification of requirements for biodiversity features and measures in Part D (AMEND ref 270)

- Clarification over requirements for Biodiversity Net Gain (AMEND MOD ref 275, 276, 277)

1.24 Policy DM17 – Trees Woodland and Landscape Features

- Proposed modification clarifying thresholds for significant tree planting (MOD ref 280)

- Proposed change to Making Places SPD reference (in Council's hearing statement)

- Revisions including clarification of circumstances in which financial contributions may be utilised to fund off site tree planting (MOD ref 280)

1.25 Any other comments on natural environment policies?