



**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

---

**to  
PLANNING AND LICENSING COMMITTEE  
5 SEPTEMBER 2019**

**CHELMSFORD DRAFT LOCAL PLAN MAIN MODIFICATIONS  
CONSULTATION**

**1. PURPOSE OF THE REPORT**

1.1 Chelmsford City Council has published its Main Modifications to the draft Chelmsford Local Plan for consultation. The primary role of the Local Plan is to set out the required housing delivery growth and other land use requirements; to allocate sites to meet that growth, and to produce policies for the determination of planning applications up to 2036. It also includes proposals for strategic development, in and around the city, including a strategic growth site allocation at South Woodham Ferrers. The purpose of this report is to consider the Council's response to the Main Modifications to the Local Plan. The closing date for responses to be submitted is Thursday 19 September 2019.

**2. RECOMMENDATION**

That Members' views are sought on the draft response to the Main Modifications to the draft Chelmsford Local Plan and, if required, the draft response is revised to take into account views of the Committee and approved by Officers, in consultation with the Chairman of the Planning and Licensing Committee and submitted as the Council's formal response to the Consultation.

**3. SUMMARY OF KEY ISSUES**

- 3.1 When making a response this Council needs to consider whether the Plan is:
- Legally compliant;
  - Complies with the Duty to Co-operate;
  - Sound.
- 3.2 In order to be considered 'sound' the Inspector must be satisfied that the plan is positively prepared, justified, effective and consistent with national policy. An explanation of soundness can be found in paragraph 182 of the National Planning Policy Framework (NPPF).
- 3.3 This Council was consulted on the Chelmsford Local Plan Preferred Options in spring 2017. Due to the short deadline for responses this Committee was informed of key

strategic issues and notified that a delegated response would be sent to Chelmsford City Council under the Council's Scheme of Delegation. (Minute No. 1228 refers). The response subsequently identified several concerns with the Preferred Options Plan. These concerns were addressed in the Pre-Submission draft Chelmsford Local Plan. This Council was consulted on the Pre-Submission draft Chelmsford Local Plan in March 2018 and raised no objections. (Minute No. 885 refers)

- 3.4 The Main Modifications are the changes proposed to the draft Plan following the Examination in 2018. The consultation on the Main Modifications closes on Thursday 19 September 2019. All responses to this consultation will be sent directly to the Inspector to consider in the Examination of the Local Plan.
- 3.5 Representations made at this stage need to focus on the modifications set out in the Schedule of Proposed Main Modifications and Schedule of Proposed Policies Map Changes. This is because it is these modifications that the Inspector will focus on in order to determine whether the Local Plan can be made sound.
- 3.6 The Main Modifications that are now proposed continue to address the concerns that were raised by this Council at the Preferred Options stage.
- 3.7 In addition, the Modifications to Policies S11 Infrastructure Requirements and Strategic Growth Site 7 – North of South Woodham Ferrers include an amendment to the Pre-Submission policies, which included a multi-user bridge across the B1012 in South Woodham Ferrers, linking the strategic growth site residential allocation to the town. To provide greater flexibility, this has been amended to 'multi-user crossings across the B1012 in South Woodham Ferrers, which may include a bridge or underpass.'

#### **4. CONCLUSION**

- 4.1 The Main Modifications to the draft Chelmsford Local Plan have been published for consultation. The majority of Maldon District Council's previous concerns expressed at the Preferred Options stage were addressed in the draft Local Plan. In particular, Policy S12 ensures that neighbouring authorities are involved in the planning process to ensure that the cumulative impact of development is considered and then mitigated. This will enable Maldon District Council to contribute in the master planning and infrastructure planning processes for the Strategic Growth Sites in Sandon and South Woodham Ferrers. The Main Modifications continue to support these previous amendments. Therefore, there are no substantive reasons for objecting to the Main Modifications to the draft Chelmsford Local Plan. Subject to this Committee's agreement, under our Duty to Cooperate obligations, Chelmsford City Council will be informed that this Council has no objections to the Schedule of Main Modifications.

#### **5. IMPACT ON STRATEGIC THEMES**

- 5.1 The level of development proposed in the draft Chelmsford Local Plan has the potential to affect the corporate themes of Place, Community and Prosperity, through protection and improvements to the environment, delivery of sustainable growth and new infrastructure, and supporting economic growth and prosperity.

## 6. IMPLICATIONS

- (i) **Impact on Customers** – The proposals may impact on residents and businesses using either the A132 / A12 / A130 or train services, through increased traffic flows and passenger numbers. However, the Local Plan also plans for significant infrastructure to support the new development, which may mitigate the impact of the growth on the transport network.
- (ii) **Impact on Equalities** – The proposals would have a positive impact on equalities, through the Plan’s support for the provision of affordable housing and specialist residential accommodation, suitable for older people, students, Travellers and Travelling Showpeople and people with disabilities. The Plan’s support for energy efficient development will help reduce the number of households living in fuel poverty.
- (iii) **Impact on Risk** – The proposals would not have a direct impact on risk.
- (iv) **Impact on Resources (financial and human)** – The proposals would not have a direct impact on resources.
- (v) **Impact on the Environment** – The growth area proposals could result in impacts on designated European sites in the District through increased recreational activity. The Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) project will identify mitigation measures to reduce any potential impacts.
- (vi) **Impact on Strengthening Communities** – The adoption of the Chelmsford Local Plan would provide a clear development strategy for the Chelmsford City Council administrative area as well as providing a policy framework to ensure that Maldon District Council will be included in the consultation process for those sites that could impact on the District (e.g. South Woodham Ferrers and Sandon).

Background Papers: The draft Chelmsford Local Plan is available at:  
<https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-newlocal-plan/new-local-plan/developing-the-new-local-plan/>

The Schedule of Proposed Main Modifications to the draft Chelmsford Local Plan and the Schedule of Proposed Policies Map Changes are available at:  
<http://consult.chelmsford.gov.uk/portal>

Enquiries to: Julie King, Specialist – Local Plan, email: [Julie.king@maldon.gov.uk](mailto:Julie.king@maldon.gov.uk), or Leonie Alpin Specialist Local Plan 01621-876278.