

26 March 2018

Planning and Licensing Committee

**Response to the Chelmsford Local Plan Pre-Submission
Draft (January 2018)**

Report of: *Phil Drane – Planning Policy Team Leader*

Wards Affected: *All*

This report is: *Public*

1. Executive Summary

- 1.1 This report seeks approval on a formal response from Brentwood Borough Council to the Chelmsford Local Plan Pre-Submission Draft, January 2018 Document (Regulation 19).
- 1.2 The proposed response conveys broad support of Chelmsford City Council's aims in the preparation of their local plan. The Chelmsford Plan is at the late stages of the plan-making process with details provided on the strategic approach, specific policies and specific site allocations for the area.

2. Recommendation

- 2.1 To approve the response to Chelmsford City Council's Local Plan Pre-Submission Draft document (January 2018), as set out in Appendix A.**

3. Introduction and Background

- 3.1 Chelmsford City Council is working towards submitting their draft Local Plan to the Secretary of State for examination, for the plan period 2013-2036. A Pre-Submission draft consultation document and supporting documents were produced as part of the plan-making process and were available for public consultation between Wednesday 31 January 2018 to Wednesday 14 March 2018.

- 3.2 The Pre-Submission draft consultation document sets out a growth-led agenda planning to deliver more housing, jobs, improved sustainable transport, new and improved infrastructure and protection of the environment. It contains the specific proposals about how Chelmsford City Council will progress strategic planning in the area.
- 3.3 Chelmsford City Council is a neighbouring authority and Brentwood Borough Council is duty bound to undergo the duty to cooperate with neighbouring authorities on preparation of their local plans regarding strategic issues. Considering this, the proposed response is limited to high level comments regarding strategic planning issues shared by Chelmsford City Council and Brentwood Borough.

4. Pre-Submission Draft of the Local Plan Strategic Priorities

- 4.1 The National Planning Policy Framework (NPPF) requires each local planning authority to produce a local plan. This should set out strategic priorities for the area and plan positively for development and infrastructure needs, in line with national policy and guidance.
- 4.2 Local Plans should include strategic policies to deliver:
- a) Homes and employment needed in the area;
 - b) Provision of retail, leisure, and other commercial development;
 - c) Provision of infrastructure for transport, telecommunications, water supply, waste water, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - d) Provision of health, security, community and cultural infrastructure and other local facilities; and
 - e) Climate change mitigation and adaption, conservation and enhancement of the natural and historic environment, including landscape.
- 4.3 The Chelmsford Pre-Submission Draft document considers these issues, and so therefore, it is considered appropriate that Brentwood Borough Council support the Spatial Principles proposed in Strategic Policy 1. The overarching principles guide the strategy and strategic policies to secure infrastructure and deliver growth in Chelmsford City (wider borough area).
- 4.4 Brentwood Borough Council supports the acknowledgement of the need to make the most of the limited previously developed land in sustainable locations to continue the renewal of Chelmsford City Centre and urban

areas. The proposal to focus other development in well connected locations along strategic transport corridors is supported, along with the promotion of sustainable development and the introduction of a transport modal hierarchy.

Environment

- 4.5 Brentwood support the consideration of environmental impacts such as flood risk minimisation along with the protection and enhancement of valued landscapes, biodiversity, heritage and heritage settings.

Housing

- 4.6 Strategic Policy 8 makes provision for meeting the Chelmsford Borough full objectively assessed housing need within the plan period of 2013-2036. This equates to a minimum of 18,515 at an average rate of 805 new homes per annum.
- 4.7 Brentwood Borough supports addressing the need for flexible planning that provides for a total of 21,893 new homes, which includes a 20% uplift from the objectively assessed housing need and addressing the identified need for nine permanent Gypsy and Traveller pitches and 24 new nomadic Travelling Showpeople plots for the period 2016-2036.
- 4.8 Brentwood note and support the approach that Chelmsford City Council has committed to a full or focused Local Plan review within three years of adoption or earlier to address the implications of the national standardised approach to calculating local housing need when finalised.

Green Belt

- 4.9 The protection of the designated Green Belt is supported with the acknowledgement that there are areas of the Chelmsford City Council area that are not within the Green Belt, offering options for development without Green Belt impact.
- 4.10 Brentwood further note and welcome Strategic Priority 7 and Local Policies CO1 – CO7 that continue the protection of the Green Belt. Brentwood is a Green Belt authority with a lack of available brownfield land.

Transport

- 4.11 New highway infrastructure supports sustainable means of transport. Strategic improvement supported by the Chelmsford Pre-Submission draft document includes:

- a) New Beaulieu Railway Station;
- b) Chelmsford North East Bypass;
- c) An additional new Radial Distributor Road 2 in North East Chelmsford;
- d) New access road to Broomfield Hospital;
- e) Additional Park and Ride sites to serve West Chelmsford and North East;
- f) Park and Ride sites;
- g) Junction improvements on the A12 and other main roads to reduce congestion;
- h) Bus Priority schemes and rapid transit measures; and
- i) New and improved cycling and walking routes both within development sites and to provide connections to centres and hubs of activity such as transport nodes, City, Town and Neighbourhood Centres, strategic areas of recreation and employment areas.

4.12 The transport modelling indicates that the patterns and severity of congestion across Chelmsford in the modelling remain broadly consistent regardless of differences in Local Plan development allocation.

4.13 Further modelling work was undertaken to consider the likely traffic impact on local junctions most affected by the development sites and the mitigation measures were identified to help to improve the performance at the junctions. The results of this additional modelling work have informed the Pre-Submission Local Plan.

Duty to Cooperate

4.14 Brentwood Borough Council welcomes the opportunity to continue to work with Chelmsford City Council in progressing the plan-making process of both local authority areas on an ongoing basis in line with the requirements of the duty to cooperate.

5. Reasons for Recommendation

5.1 Chelmsford City Council are at the submission stage of the plan-making process. Policies and site allocations have been proposed as part of this consultation.

5.2 It is considered appropriate that Brentwood Borough Council express broad support for Chelmsford City Council's positive efforts to develop a local plan in accordance with national policy and guidance, and the commitment to continued collaboration through the duty to cooperate on strategic planning matters that affect the two areas.

- 5.3 As it is considered the Chelmsford City Council's draft plan legally compliant and sound, it is proposed to support the Chelmsford City Council Local Plan Pre-Submission Draft, January 2018.

6. Consultation

- 6.1 The Chelmsford City Council Pre-Submission Local Plan consultation was open for comments from Wednesday 31 January 2018 to Wednesday 14 March 2018. Local planning authorities have a statutory obligation to allow consultees six weeks to respond as part of the plan-making process.
- 6.2 The consultation is required to ask three questions:
- a) Question 1: Do you consider the Local Plan legally compliant?
 - b) Question 2: Does the Local Plan comply with the Duty to Co-operate?
 - c) Question 3: Do you consider the Local Plan is sound?
 - i. Has the plan been positively prepared?
 - ii. Is it justified?
 - iii. Is it effective?
 - iv. Is it consistent with national policy?
- 6.3 It is considered appropriate that Brentwood Borough Council express broad support for Chelmsford City Council's efforts to develop a local plan in accordance with the legal requirements of the Local Plan process, that it has effectively complied with the Duty to Cooperate with Brentwood Borough Council on strategic issues and that it is sound, being positively prepared and national policy and guidance.

7. References to Corporate Plan

- 7.1 The Chelmsford City Council Pre-Submission Draft Local Plan will have a close relationship with the emerging Brentwood Local Development Plan, the production of which is a key priority in the Council's Corporate Plan.

8. Implications

Financial Implications

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- 8.1 None directly arising from this report.

Legal Implications

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- 8.2 The Localism Act 2011 places a legal duty on local planning authorities and other defined local bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. It is currently not a duty to agree, but local planning authorities must make every effort to secure the necessary cooperation before they submit their Local Plan for examination. The cooperation should produce effective and deliverable policies on strategic cross boundary issues.

9. Background Papers

- 9.1 Chelmsford City Council Pre-Submission Draft Local Plan, Chelmsford City Council (January 2018)

10. Appendices to this report

- 10.1 Appendix 1: Response to Chelmsford City Council Pre-Submission Draft Local Plan, Chelmsford City Council (January 2018) Document

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