

ALTERATIONS AND ADDITIONS TO CHELMSFORD POLICY BOARD
12 January 2023

Green Sheet

Item 5 – Strategic Growth Site Policy 7 – Great Leighs masterplan

Two further consultation responses received following deadline – ECC Minerals and Braintree District Council. Officer summary and response to be included as new paragraphs 4.4 & 4.5.

- 4.4 Further to an initial objection from ECC Minerals with regard to the need for additional work within a Minerals Resource Assessment, the developer's agent (Savills) has submitted a Planning Report which sets out that prior extraction (on site 7a) would result in a significant delay to the delivery of housing and thereby impact the Council's ability to meet housing need. In response, ECC Minerals considers that, as the determining authority, if CCC is satisfied that delivery of this site is of strategic importance to the overall delivery of housing in their administrative area, then they accept that prior extraction at the application site is not practical and withdraws its holding objection on this basis. CCC considers that delivery of this site is of strategic importance. Requests for Mineral Infrastructure Impact Assessment (MIIA) and Waste Infrastructure Impact Assessment (WIIA) are noted, and can be duly acknowledged within the Masterplan text, but ultimately they are matters for planning applications.
- 4.5 A consultation response from Braintree District Council (BDC) has raised a number of matters which require further comment. BDC note:
- the nearby context of Strategic Allocations for residential and commercial developments within Notley
 - expectation that Great Leighs contributes to the Chelmsford North East Bypass
 - concern over capacity at Notley High (secondary provision)
 - limited proposals for enhancements to off-site sustainable travel networks
 - concern over diversion of existing strategic bus routes
 - TSP site should have regard to BDC Local Plan Policy LPP34 (Gypsy and Traveller and Travelling Showpersons' Accommodation)

Officers would note that the consideration of nearby developments will be covered as part of an Environmental Statement accompanying a planning application. Financial contributions to the proposed bypass are highlighted within our site allocations policy and will be sought through the relevant s106 agreements. Off-site routes is a matter raised by ECC Highways also and an amendment to the masterplan is requested to acknowledge this. BDC comment about bus route diversions are not explicitly noted by the developer, but the concern is noted. Specific comments about the TSP site

are matters for the planning application – the masterplan is seeking to deal with the principle of the location. Whilst concern is noted regarding Notley High, ECC Education comments do not reflect such a concern, it has the potential to expand subject to a number of variables.