

## Epping Forest District Council Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	4387	Name	Laura Percy	Chelmsford City Council
----------------	------	------	-------------	-------------------------

Method	Email
--------	-------

Date	14/12/2016
------	------------

This document has been created using information from the Council's database of responses to the Draft Local Plan Consultation 2016. Some elements of the full response such as formatting and images may not appear accurately. Should you wish to review the original response, please contact the Planning Policy team: [ldfconsult@eppingforestdc.gov.uk](mailto:ldfconsult@eppingforestdc.gov.uk)

### Letter or Email Response:

Chelmsford City Council's response to Epping Forest District Council's Draft Local Plan

1. These responses have been agreed by the Chairman and Vice-Chairman of Chelmsford City Council's Development Policy Committee and the Director of Sustainable Communities. General Comments
2. Chelmsford City Council welcomes and supports the general approach of Epping's Draft Local Plan consultation document as it seeks to provide a coherent strategy for the future growth of the District.
3. The City Council also welcomes the opportunity it has been given to attend the Cooperation for Sustainable Development Officer meetings which include representatives from the West Essex/East Hertfordshire Housing Market Area (HMA). Housing Numbers
4. It is noted that the housing figures for the HMA have been uplifted from the 2015 SHMA figures based on the 2014-based Sub-National Population Projections, and the 2012-based Household Projections, and that a full SHMA update will be undertaken in the future. However, using the figures set out within the Draft Plan it would appear that the HMA might be falling short of meeting its full Objectively Assessed Housing Needs (OAHN). Furthermore, this does not seem to take account of the latest 2014-based Household Projections. Any changes in the level of needs arising as a result of updates either need to be met or it be shown how it can be met elsewhere within the HMA. Chelmsford are concerned that the figures set out in the Draft Plan appear to leave a deficit in housing within the HMA which has not been accounted for (and this may be greater still if the more up to date 2014-based Household Projections are used).
5. It is assumed that the SHMA will be updated using all the latest national projections. At this point in time it is difficult to establish if the full OAHN of the HMA is being met, or how any deficit needs arising will be met. Employment Allocations
6. The draft Plan states that further detailed work will be undertaken to identify specific new employment sites. As such, at this Draft stage it is difficult to assess the Council's employment strategy. A414 Strategic Road Route
7. Significant development is proposed around Harlow and locations along the A414 including Chipping Ongar and North Weald. The expansion of Chipping Ongar and North Weald could mean increased pressure and congestion on the A414 leading into Chelmsford. Chelmsford strongly requests that appropriate traffic studies (both local and wider area) are undertaken and that appropriate measures to overcome and avoid all identified adverse impacts are included within the Local Plan and Infrastructure Delivery Plan (IDP).
8. It is noted that the IDP is in the process of being developed. Until such time as this and any highway modelling is available it is difficult for Chelmsford City Council to comment further on any likely impacts.

### Response to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	4387
----------------	------

Name	Laura
------	-------

Percy
-------