

RESPONDENT No: 0004129/SESSION 2

Town and Country Planning Act 1990 (As Amended)

Chelmsford Borough Local Development Framework

**Core Strategy and Development Control Policies
Development Plan Document
Examination**

*Representations
On Behalf of
Croudace Strategic Limited*

STATEMENT OF COMMON GROUND

1.0 Introduction

- 1.1 This Statement of Common Ground is prepared by Charles Planning Associates Limited on behalf of Croudace Strategic Limited and has been agreed by Officers of Chelmsford Borough Council. The Statement sets out the factual background to Croudace's land interest north South Woodham Ferrers and is intended to assist the Inspector with factual detail relating to those matters to be discussed at the Examination, in order to limit the Examination time to those matters of contention between Croudace and the Council.
- 1.2 The remainder of this Statement is divided into 2 sections. Section 2 sets out a brief description of the site set in context with its surroundings and Section 3 summarises the site's Development Plan history.

Statement of Agreement:

- 1.3 This Statement has been prepared jointly by Charles Planning Associates Limited (CPA) on behalf of Croudace Strategic Limited, and Chelmsford Borough Council. It sets out the general areas of agreement relating to Croudace Strategic's land interest north of South Woodham Ferrers and has been commented on and agreed by the Council.

2.0 Site Description

- 2.1 The site comprises an area of Greenfield land situated to the north of South Woodham Ferrers (SWF).
- 2.2 SWF represents the next largest settlement in the Borough outside of Chelmsford itself, and has an existing population of approximately 18,500 persons (source: CBC website). SWF is well provided for in terms of existing services and facilities, and is also served by a railway station towards the north of the built-up area.

- 2.3 The site itself comprises predominantly arable agricultural land in use for the cultivation of various cereal crops, and the landform rises up away from the urban area of SWF, which frames the site's southern boundary.
- 2.4 Site location plans (Plan Nos. CPA/001 and CPA/002) are appended to this Statement.

3.0 Development Plan History

Previous Local Plan Review Process

- **Issues Paper**

3.1 As part of the Local Plan Review process for the period 2001 – 2011, the Borough Council published two Issues Papers. The first predated PPG3: Housing (March 2000) and was published in April 1999. This Issues Paper set out the Council's preferred sequential approach, which was one of urban intensification within Chelmsford and SWF, and then new or expanded settlements away from the existing urban areas. The Issues Paper proposed no significant expansion of the Chelmsford or SWF urban areas.

3.2 In April 2000, the Council published its second Issues Paper, which introduced a number of potential peripheral allocations and several new/expanded settlements but sought to avoid any urban extension to the principal town of Chelmsford itself, instead identifying its preferred locations for development as:

Urban intensification	(3,100dw in Chelmsford and 200dw in SWF)	3,300 dwellings
Land North of SWF	Peripheral Allocation/Urban Extension	700 dwellings (Croudace's land interest)
Battlesbridge	Expanded Settlement	1,900 – 2,600 dwellings
Margaretting	Expanded Settlement	1,900 – 2,800 dwellings

3.3 See copy of Local Plan Review Issues and Options Papers (April 1999 and April 2000) attached at Appendix 1 of this Statement.

- **First Deposit Draft Local Plan published in June 2001**

3.4 This document identified two mixed-use Greenfield allocations to meet its residual Greenfield requirement:

Land north of SWF	1,200 – 1,600 dwellings (Croudace's land interest)
Land north of Boreham*	1,400 – 1,900 dwellings

**Battlesbridge and Margaretting lay wholly within the Green Belt, and following objections from the Government Office, the Borough Councillors subsequently resolved to include the Boreham site.*

- 3.5 See extract from First Deposit Draft Local Plan Review (June 2001) attached at Appendix 2 of this Statement.
- 3.6 In support of the Deposit Draft Local Plan the Council appointed Entec UK Limited to carry out an independent sustainability appraisal which was published on 22 June 2001. Section 7 summarises the results of the appraisal of proposal sites contained within the Plan.
- 3.7 See Entec UK Limited Sustainability Appraisal (June 2001), Section 7, attached at Appendix 3 of this Statement.
- [Second Deposit Draft Local Plan published in October 2002](#)
- 3.8 The draft text for the Second Deposit Draft version of the Local Plan was reported to the Development Policy Board in June 2002 with a proposed reduction in the allocation on land North of SWF to between 300 – 500 dwellings.
- 3.9 See extract of report to Chelmsford Borough Development Policy Board June 2002, attached at Appendix 4 of this Statement.
- 3.10 On this basis Members decided to delete the 300 – 500 dwellings at SWF and for these to be subsumed within an enlarged allocation at Boreham. Consequently the Second Deposit Draft version of the Local Plan was published in October 2002 and proposed the deletion of the allocation at land North of SWF.
- 3.11 See extract from Second Deposit Draft Local Plan Review (October 2002), attached at Appendix 5 of this Statement.
- 3.12 Entec UK Limited was again appointed to undertake a Sustainability Appraisal of this Revised Deposit Draft Plan. The Sustainability Appraisal was published on 19 November 2002.

Early Stages of Local Development Framework Process

- 3.13 Following local elections in May 2003 the Council formally withdrew the Second Deposit Draft Local Plan in favour of commencing work on a Local Development Framework (LDF) under the new Development Plan Regulations.
- 3.14 In order to assist with the preparation of the LDF, Officers requested that those developers/landowners promoting development options provide a Development Summary, to be prepared in accordance with Officer guidelines, in order that the Council could be in a position to be able to undertake a comparative assessment of the competing sites.

3.15 In this respect, a Technical Development Summary was forwarded to Officers on 20 January 2004 and included the following technical studies:

- Landscape and visual appraisal
- Preliminary transportation appraisal
- National Grid apparatus background report
- Pylon re-routing report
- Ecological survey
- Badger activity
- Bat survey
- Flooding and drainage considerations
- Archaeological and historical assessment
- Agricultural land classification

3.16 Chelmsford Borough Council appointed Entec UK Limited to undertake the comparative analysis of those development options put forward, and on 10 September 2004 produced an Integrated Strategic Environmental and Sustainability Appraisal of Private Sector Development Options, which provided a commentary in relation to each of the 15 sites evaluated.

3.17 See Examination Core Document BD/CFD/115

3.18 On 01 March 2005, the Borough Council published a Pre-Submission Stakeholder and Consultee Consultation for its Core Strategy Development Plan Document. In considering the options for locating new housing within the Borough, the housing section states that if the Green Belt is going to be maintained the areas of search for potential Greenfield urban extension sites are limited to north and east of Chelmsford and North of South Woodham Ferrers.

3.19 See Examination Core Document CD/CFD/017.

4.0 Conclusion

4.1 In conclusion, the foregoing factual matters have been agreed between Charles Planning Associates Limited (CPA) on behalf of Croudace Strategic Limited, and Chelmsford Borough Council.