

**Chelmsford Borough Council's
Local Development Framework Core Strategy and Town Centre Area Action Plan**

**Statement of Common Ground in respect of the Transport Strategy to support the
introduction of the Proposed New Neighbourhood at North East Chelmsford**

28 August 2007

Between:

- 1) Essex County Council – the Local Transport Authority.
- 2) Chelmsford Borough Council – the Local Planning Authority.
- 3) Countryside Properties – the promoter of the new neighbourhood at North East Chelmsford.

1 INTRODUCTION AND BACKGROUND

1.1 This Statement of Common Ground has been prepared by the parties to confirm the deliverability of the transport proposals to support the new neighbourhood at north east Chelmsford.

1.2 In respect of the Transport Strategy, the Inspector has been advised;

- (i) in the Topic Paper submitted by Chelmsford Borough Council, it states in support of the new neighbourhood at North East Chelmsford:-

“It could be possible to accommodate approximately five hundred new dwellings within the current network conditions with potential access from Essex Regiment Way or White Hart Lane. Changes to the transport infrastructure to release more capacity by reducing through trips, such as a Park and Ride site or high quality public transport provision in this area could unlock additional housing numbers over 500 and up to potentially 1000. Again this housing could potentially be accessed off existing junctions and extension to housing roads”,

- (ii) the remainder of the development would be supported by significant improvements at Boreham Interchange (as agreed by Essex County Council and The Highways Agency), a new housing link road, the proposed new railway station and the initial phase of the North East Chelmsford Bypass prior to the eventual provision of the full Chelmsford North East Bypass,

- (iii) a Statement of Common Ground on Strategic Transport Matters between the “HA”, “ECC” and “CBC” was first provided to the Inspector in June 2007 and advises the Inspector on the latest position between the three relevant parties on matters of strategic transport infrastructure and delivery and set out the joint work they are undertaking. An update to this Statement of Common Ground is being submitted to the Inspector in August 2007 this advises that agreement exists between ECC, CBC and HA in respect of the ability to improve the

Boreham Interchange to accommodate the full Core Strategy including the new neighbourhood,

- (iv) a Statement of Common Ground has also been prepared in respect of the deliverability of the proposed railway station between DfT Rail, Network Rail, One Railway, Highways Agency, Essex County Council, Chelmsford Borough Council and Countryside Properties.

2 THE COMMON GROUND IN RESPECT OF THE TRANSPORT STRATEGY

2.1 The common ground in respect of the transport strategy to support the new neighbourhood involves acceptance that;

- approximately 1000 units could initially be delivered through a bus based strategy and a connection through to Essex Regiment Way/White Hart Lane. (As specified in 1.2 (i) and the Topic Paper 5 Infrastructure July 2007 BD/CFD/093). This will be subject to local mitigation as required,
- as stated by ECC in their report to Cabinet dated 6th March 2007, the new neighbourhood would be supported by a perimeter road, which could link to an initial phase of the full Chelmsford North Eastern Bypass. Design standards to be agreed by Essex County Council and Highways Agency,
- there is an agreed improvement to the Boreham Interchange that has been developed between Essex County Council, the Highways Agency and Chelmsford Borough Council that would enable delivery of the proposed new neighbourhood, the railway station and in the fullness of time the full Chelmsford North East Bypass to come forward,
- there is agreement between ECC, CBC and Countryside Properties to work in partnership to bring forward delivery of the infrastructure required to facilitate the development of the new neighbourhood and meeting the core strategy objectives within the appropriate timescales

2.2 In respect of the proposed station, all parties welcome the Joint Statement on delivery that has been prepared and will actively promote the new station as part of a sustainable transport solution for Chelmsford.

3 CONCLUSIONS

3.1 Essex County Council, Chelmsford Borough Council, Countryside Properties will continue to work in partnership to prepare a deliverable and fundable infrastructure strategy to support the new neighborhood at North East Chelmsford, in line with the objectives of the Core Strategy.