

Chelmsford Local Plan
Statement of Common
Ground with Mid Essex
Hospital Trust, Chelmsford
City Council and Essex
County Council

November 2018

Our Planning Strategy to 2036



Chelmsford Local Plan

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1. Introduction

1.1 This Statement of Common Ground (SOCG) has been jointly prepared by Mid Essex Hospital Trust (MEHT), Chelmsford City Council (CCC) and Essex County Council (ECC) in relation to the provision of a new vehicular access road to serve Strategic Growth Site 6 (North of Broomfield) (SGS6) which could allow for a new vehicular and pedestrian link to Broomfield Hospital and Farleigh Hospice. It considers areas of agreement on the proposed new access road between the parties following MEHT's representations on the Chelmsford Pre-Submission Local Plan (Representation number PS2096).

1.2 The agreed matters in this SOCG do not preclude any further written or verbal representations that the MEHT, ECC and CCC may wish to make as part of the Local Plan Examination, in relation to any other matters which may not have been agreed and/or which do not form part of this SOCG.

2. Planning and Highways rationale for the new secondary access road

2.1 Land to the north of Woodhouse Lane and west of Blasford Hill is allocated in the Pre-Submission Local Plan for a high-quality landscape-led development that maximises opportunities for sustainable travel. Development proposals will need to accord with a Masterplan approved by the Council to provide around 450 new homes; a neighbourhood centre and children's nursery. The Pre-Submission Local Plan also proposes a vehicular link from the new access road through SGS6 to provide access to the Broomfield Hospital campus, Farleigh Hospice and King Edward VI Grammar School playing fields. The new link road will facilitate a reduction of traffic on the rural lane network. The proposals will help to ease wider congestion on the Main Road, Broomfield corridor (B1008). The delivery of this new access route into Broomfield Hospital is a strategic objective of the Pre-Submission Local Plan. It is further considered that the new link into the Hospital site from

the new access road could support hospital transformation plans and offer greater resilience for the running of the hospital.

2.2 Broomfield Hospital is an important regional medical facility located to the north of Broomfield and urban Chelmsford. It is designated as a Special Policy Area in the Pre-Submission Local Plan (Policy SPA1). The Special Policy Area has been defined to enable the operational and functional requirements of Broomfield Hospital to be planned in a strategic and phased manner as it is outside the Defined Settlement of Broomfield where ordinarily policy would constrain new development. Policy SPA1 states that new development proposals at SGS6 will provide a new access road into the Hospital from Main Road (B1008) and that development within the Special Policy Area will allow for provision of the new vehicular link from Strategic Growth Site 6 to the Hospital to ensure successful integration with the existing internal road network of the Hospital.

2.3 All parties agree in principle to the need and benefit of the new access route through SGS6 as outlined in the Pre-Submission Local Plan at Policies SGS6 and SPA1.

2.4 MEHT, ECC and CCC agree to work in partnership with the developers of SGS6 to facilitate a link into the Hospital campus from the new access through SGS6.

3. Function and Options for the new access road

3.1 All parties agree in principle that the new access route through SGS6 should provide a new secondary access link into the Broomfield Hospital campus. The route will provide vehicular access for Broomfield Hospital and Farleigh Hospice staff only plus cyclists and pedestrians. Options will be explored whereby the access can be used to promote sustainable means of travel for both staff and visitors. It should be suitably controlled/managed by appropriate measures e.g. by a barrier gate. The new link to the Hospital campus will not provide a through-route for all road users.

3.2 As part of the preparation of the Local Plan, all parties acknowledge that a number of alignments have been considered for the new route into the Hospital campus including through the existing residential development off Woodhouse Lane (west of Pudding Wood) and through Pudding Wood (Local Wildlife Site). The exact alignment for the new link into the Hospital campus is to be decided through the site masterplanning process. All parties acknowledge that if the link into the Hospital

site did go through Pudding Wood, that appropriate ecological, arboricultural and environmental mitigation, to be provided on the SGS6 site as part of that development, could be secured to provide a net benefit. Additionally, the existing woodland could be revitalised through new tree planting and habitat creation.

3.3 All parties agree that the Pre-Submission Local Plan and Infrastructure Delivery Plan (IDP) requires the developers of SGS6 to fund and deliver the new link road into the Hospital campus and to pay a commuted sum for its maintenance. It will not become an adopted highway.

4. Further Work

4.1 All parties agree that further assessments on the routing of the new link into the Hospital is needed and that this will come forward as part of the SGS6 masterplanning process and Planning Application stages. This will include arboricultural, noise, ecological and transport assessments. It is considered that appropriate mitigation would be possible to ensure that any harm from the proposed link road into the Hospital campus would be adequately addressed and to result in a net benefit overall.

4.2 MEHT and ECC will be fully involved in the site masterplanning and Planning Application stages of SGC6. Discussions will also need to include Farleigh Hospice.

4.3 All parties will work together with the developers of SGS6 to deliver the new link into the Hospital campus. There is a clear public benefit arising from improved vehicular access to Broomfield Hospital, which includes increasing access resilience for the Trust; improving traffic flows on Hospital Approach and Main Road/Blasford Hill by removing vehicular trips by staff coming from the north; and opportunities for more sustainable travel options for staff with links to the Chelmer Valley Park and Ride.

Signatories

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