

Memorandum of Understanding

Chelmsford Draft Local Plan Policies SPA1 (Broomfield Hospital Special Policy Area) and SGS6 (North of Broomfield)

Vehicular access road provisions relating thereto

The Parties

- 1. Bloor Homes Eastern (Bloor)**
- 2. Mid-Essex NHS Trust/Broomfield Hospital (Hospital Trust)**
- 3. Essex County Council – Local Highway Authority (LHA)**
- 4. Chelmsford City Council – Local Planning Authority (LPA)**

Context

Arising from the Chelmsford Draft Local Plan independent examination hearings on 28 November 2018, the Local Plan Inspector has sought a Memorandum of Understanding (MoU) outlining the nature of joint working between Bloor and the Hospital Trust in support of the delivery of a new access road as described within the Local Plan Policies SPA1 and SGS6 and further clarified in submissions to the EiP to comprise a staff and service access, with public transport access to be investigated. Essex County Council as Highways Authority and Chelmsford City Council as Local Planning Authority are also Parties to the MOU.

The Parties recognise that the respective Local Plan policies articulate the access road objectives through: (i) the safeguarding of a route through to the hospital – Policy SPA1; and, (ii) access from Blasford Hill – Policy SGS6. The Chelmsford Local Plan Map 8, as amended (AC262) identifies an indicative - or diagrammatic – route. The final route is yet to be agreed and is subject to further discussions with Bloor and the Hospital Trust.

As a Memorandum of Understanding, this document considers respective positions and processes to be reconciled over time. It confirms to the Inspector the level of agreement between the two delivery stakeholders and considers the following:

- A. The function of the access road
- B. The selection of a safeguarded route through the Hospital
- C. Hindrance or obstruction

The Function of the Access Road

The new access road will provide staff and service access to the Broomfield Hospital campus, including pedestrian and cycle access. In addition, the road will provide a connection to Woodhouse Lane, improving access to Farleigh Hospice and King Edward VI School playing fields.

The Parties recognise that the function of the access road into the Hospital campus identified within SPA1 will be for staff and general service use with public transport to be investigated. This section of the access road is not intended for general traffic and its future use and management will be controlled by the Hospital Trust.

The route and the alignment of the Road from Blasford Hill through SGS6 will be determined through the masterplanning of that site. Bloor will deliver the Road from the new junction to be provided at the B1008 (serving Site Allocation SGS6) connecting to Woodhouse Lane as part of the development of Site Allocation SGS6.

The Hospital Trust will identify a reasonable and deliverable safeguarded route within SPA1 capable of enabling a continuous route for the access road into the Hospital campus.

The Parties have agreed to work expeditiously in agreeing matters.

The Selection of a Safeguarded Route through the Hospital

The Local Plan Map 8, as amended (AC262) shows an indicative or diagrammatic location for where the link road could connect the SPA1 and SGS6 sites although the Hospital Trust requires consideration of alternatives. The Hospital has appointed consultants, RPS, to advise on this.

The Hospital Trust and its Consultants will expedite consideration and agreement according with the timetable below:

Action by the Hospital Trust	Time for completion
Assessment of Options	December 2018 – January 2019
Preferred Option submitted for Board Approval	February 2019
Final Option Agreed and Sign Off	March 2019

Hindrance or Obstruction

The Hospital Trust will identify a reasonable and deliverable route for the access road into the Hospital campus from Woodhouse Lane on land where the Hospital Trust are the freeholder, or on land that is owned but leased by the Hospital Trust, making this land available without cost or ransom. Bloor will deliver an adoptable standard road from Blasford Hill to Woodhouse Lane free of ransom and, subject to prior agreement with the Hospital Trust, will deliver the continuation of the road to form an access into the Hospital site with suitable connection to the hospital internal road network. Where agreement cannot be reached, Bloor will make reasonable financial contributions in connection with this section of road.

The Parties will work constructively in partnership and it is fully expected that following on from the above stages, matters of detail, including for example, design, specification, maintenance and access control, will be considered and agreed in the context of planning application determination.

Bloor will deliver a Road to Woodhouse Lane. Even where there is no agreement within the timetable set out above, the masterplanning of SGS6 shall include provision for a road to its boundary.

Any future planning approval for development at SGS6 will be subject to a condition/s106 legal agreement which will identify an appropriate trigger point for the delivery of the road and, subject to prior agreement with the Hospital Trust, access into SPA1.

Signed:

Gary Duncan

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GARY DUNCAN (Bloor Homes)

Eamon Malone

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EAMON MALONE (Mid Essex Hospital Trust, Broomfield Hospital)

Jeremy Potter

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JEREMY POTTER (Planning and Strategic Housing Policy Manager), Chelmsford City Council)

Andrew Cook

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ANDREW COOK (Director of Highways and Transportation, Essex County Council)

Date: 7th January 2019