



SOCG051

Chelmsford Local Plan
Statement of Common
Ground with Chelmsford
Garden Community
Consortium
October 2026

Statement of Common Ground

Chelmsford City Council and Chelmsford Garden Community Consortium

1. Introduction

Chelmsford City Council (CCC) is reviewing the Chelmsford Local Plan adopted in 2020. This has reached submission stage (Regulation 22) following consultations on the:

- Pre-Submission (Regulation 19) Local Plan (Pre-Submission Plan for short) in Spring 2025 and
- Focused Consultation (Regulation 19) Additional Sites Document (Additional Sites Document for short) in late 2025-early 2026.

This Statement of Common Ground (SOCG) has been prepared by CCC and ‘the Consortium’ in relation to the proposed allocation for Strategic Growth Site Policy 6 (SGS6) – North East Chelmsford (Chelmsford Garden Community), a development site that will deliver housing, employment and, Gypsy and Traveller growth over the plan period.

The Consortium is promoting the land that is subject to the proposed allocation. A plan of the site is shown on Map 3 of the Pre-submission Sites Maps, attached at **Appendix 1**.

The purpose of the Statement of Common Ground (SOCG) is to assist the examination of the Local Plan which comprises the Pre-Submission Plan combined with the site allocations and consequential changes in the Additional Sites Document.

The matters covered in this SOCG relate to the site allocation. Other matters raised on wider plan policies are summarised, with the Council’s response, in the Pre-Submission You Said We Did Feedback Report, available at: www.chelmsford.gov.uk/lp-review

It establishes areas of agreement and matters not agreed between the Consortium and CCC in relation to the Consortium’s representations on the Pre-Submission Plan (Representation numbers: PSQ25-6339, PSQ25-6341, PSQ25-6342, PSQ25-6343, PSQ25-6344, PSQ25-6345, PSQ25-6346, PSQ25-6347, PSQ25-6348, PSQ25-6349, PSQ25-6350, PSQ25-6351, PSQ25-6353, PSQ25-6354).

CCC has fully engaged with the Consortium on the development of the Council’s review of the adopted Local Plan from the outset, and they have had an opportunity to comment at each stage.

The agreed matters in this SOCG do not preclude any written or verbal representations that the City Council and Site Promoters may wish to make as part of the Local Plan Examination hearings, in relation to any other matters which may not have been agreed and/or which do not form part of this SOCG.

2. Common ground

The parties agree:

- That the Strategic Priorities, Vision and Spatial Principles within the Chelmsford Pre-Submission Local Plan provide a robust and sound strategic framework
- That the plan is supported by robust infrastructure modelling contained within the Infrastructure Delivery Plan Update (INF0012) and together with all other policy requirements have been the subject of appropriate viability testing (V001,V002 & V003)
- The site policy requirements for:
 - Around 5,579 new homes, around 9ha of employment land and, 10 Gypsy and Traveller pitches
 - Supporting on-site development
 - Movement and access
 - Historic and natural environment
 - Design and layout
 - Site infrastructure requirements
 - Stewardship
- The site boundary and the notations within it, where relevant, as shown on the map in Appendix 1
- That the site allocation is deliverable within the timeframe set out in the plan and trajectory, is a suitable location for housing, employment and Gypsy and Traveller development and is capable of full policy compliance, subject to viability.
- That Planning Applications will be brought forward in accordance with the requirements of the Development Framework Document approved by the Council
- That there are no over-riding issues and constraints to bringing forward this development site in accordance with the Chelmsford Local Plan.

The following table set out the Consortium's relevant representations to the Pre-Submission Plan. No representations were made by the consortium to the Additional Sites Document.

Local Plan

Areas of Common Ground

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications	Consortium Response	Agreed?
Pre-submission Plan	PSQ25-6344	DM27	In support of wording that allows bespoke standards for CGC in line with the DFD	Noted. No modification required.	No further comment	Yes
Pre-submission Plan	PSQ25-6345	SGS6	Within the site policy 10 Gypsy and Traveller pitches are allocated. However, this change from the 2020 Adopted Plan allocation of 9 travelling showperson plots is not an evidence-based change. But instead is an attempt to cover shortfall of the respective housing type	Noted. No modification required.	No further comment	Yes
Pre-submission Plan	PSQ25-6346	SGS6	The Approved DFD achieves an agreed 10.76ha for an all years school. Updated ECC developers guide contributions increases this to 12.15ha. This contradicts the DFD and would have	The DFD and approved Education Strategy states that 1 x All Through School (12.1 ha total site, including 1 x Primary School and 1 x Secondary School) will be provided in the Park Farm Village (Outline Planning Application (OPA) 2). No modification required.	The All Through School site approved with a resolution to grant at planning committee on the 30 th June 2026 within Zone 2 is 12.15ha (Ref: 23/01751/OUT).	Yes

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications	Consortium Response	Agreed?
			negative knock-on effects on BNG provision.			
Pre-submission Plan	PSQ25-6349	DM25	Support use of BREEM but only for development over 1,000sqm	Condition attached to reports states: Non-residential development between (i) 500-999sqm shall be built to a minimum standard of BREEAM Very Good and (ii) over 1,000sqm shall be built to a minimum standard of BREEAM Excellent, in accordance with the version of BREEAM, which has been approved by BRE for application to non-residential development at the time of submitting the reserved matters. No modification required.	The Consortium have agreed the following condition wording for all three OPA's that " <i>Non-residential development between (i) 500-999sqm shall be built to a minimum standard of BREEAM Very Good and (ii) over 1,000sqm shall be built to a minimum standard of BREEAM Excellent, in accordance with the version of BREEAM, which has been approved by BRE for application to non-residential development at the time of submitting the reserved matters. Should the BREEAM standards cease to apply at the time of submitting the reserved matters, the sustainability standard to be applied to the reserved matters shall be first agreed with the local planning authority, prior to submission of the reserved matters</i> "	Yes

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications	Consortium Response	Agreed?
Pre-submission Plan	PSQ25-6353	Appendix B	Further clarification of policy wording on semi-natural and natural open space is required alongside consideration of impact of the increase of per dwelling space.	Provision of Open Space has been identified and determined through the Chelmsford Open Space Study 2024. Further clarification and implementation of policy are included within the revised Planning Obligations Supplementary Planning Document (May 2026). No modification required.	The Consortium accept that the standards set out in Appendix B of the emerging Local Plan relates to strategic open space for future developments. It will not be retrospectively applied to CGC, as the provision of open space is fixed through the approved GI Strategies and Parameter Plans.	Yes

Matters Not Agreed

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	CCC Response	Consortium Response	Agreed?
Pre-submission Plan	PSQ25-6339	SGS6	The policy requirement of 20% BNG should instead reflect the DFD requiring 10% per phase with an aspiration of 20% by completion.	Garden Community sets out a target of 20% biodiversity net gain with each zone seeking to prioritise the delivery of at least a 10% net gain within their site area. A Site Wide Biodiversity Net Gain Strategy has been agreed and is appended to the Planning Framework Agreement. The strategy details how the 20% target would be delivered across the CGC; it states that following the grant of outline planning permission, each	Whilst the Consortium acknowledges the Local Plan Schedule of Proposed Modifications (June 2026, SD005) makes reference to ' <i>or in accordance with the DFD</i> ', we still consider the requirement to provide a minimum of 20% BNG is not justified. The policy wording proposes a "minimum 20%" BNG above the ecological baseline should be provided or provision is "capped at what can be practically	No

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	CCC Response	Consortium Response	Agreed?
				zone would be required to submit a zone wide biodiversity net gain plan to detail how the 10% target for that zone would be achieved and when the net gain would be delivered. No modification required.	delivered on site”, which is ambiguous and risks being interpreted as a mandatory 20% per parcel. The proposed wording as it relates to CGC should be amended to reflect the approved DFD with a site wide aspiration of 20% and a minimum 10% per parcel.	
Pre-submission Plan	PSQ25-6341	DM16	The policy requirement of 20% BNG should instead reflect the DFD requiring 10% per phase with an aspiration of 20% by completion.	Garden Community sets out a target of 20% biodiversity net gain with each zone seeking to prioritise the delivery of at least a 10% net gain within their site area. A Site Wide Biodiversity Net Gain Strategy has been agreed and is appended to the Planning Framework Agreement. The strategy details how the 20% target would be delivered across the CGC; it states that following the grant of outline planning permission, each zone would be required to submit a zone wide biodiversity net gain plan to detail how the 10% target for that zone would be achieved and when the net gain would	Whilst the Consortium acknowledges the Local Plan Schedule of Proposed Modifications (June 2026, SD005) makes reference to <i>‘or in accordance with the DFD’</i> , we still consider the requirement to provide a minimum of 20% BNG is not justified. The policy wording proposes a “minimum 20%” BNG above the ecological baseline should be provided or provision is “capped at what can be practically delivered on site”, which is ambiguous and risks being interpreted as a mandatory 20% per parcel. The proposed wording as it relates to CGC should be	No

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	CCC Response	Consortium Response	Agreed?
				be delivered. No modification required.	amended to reflect the approved DFD with a site wide aspiration of 20% and a minimum 10% per parcel.	
Pre-submission Plan	PSQ25-6342	DM25	DM25 states 90 litres per day which conflicts with the approved DFD which requires 110 lpd. The additional cost could be up to £2000 per dwelling.	Condition attached to reports which require all new dwellings to achieve water efficiency in accordance with DM25, or as subsequently amended, at the time of the reserved matters to which the dwellings relates. No modification required.	Whilst specific conditions for water efficiency have been agreed for Zones 1, 2 and 3 through the OPA process, the general principle of the policy is not agreed as it goes over and above the national requirements. Recent consultation on updates to Building Reg Part G includes a proposal for areas of water stress to meet a standard of 100 l/p/d, with a call for evidence on meeting more stringent targets (including 90 l/p/d). The consultation proposes 100 l/p/d to set an achievable cost effective target, noting that further reductions are likely possible by 2030.	No
Pre-submission Plan	PSQ25-6343	DM25	Provision for EV Charging that is over and above 'Part S' of the Building	No development within each relevant phase or sub-phase of the development shall commence, until a scheme for the provision of electric	Future Reserved Matters applications linked to the OPA will be required to submit an EV charging	No

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	CCC Response	Consortium Response	Agreed?
			Regulations has not been considered within viability assessments and conflicts with the approved DFD.	vehicle charging facilities for all residential and non-residential parking has been submitted to and approved in writing by the local planning authority. The scheme shall include the location and specification for the installation of all electric vehicle charging facilities and provide details of the passive provision proposed across the phase. No modification required.	scheme for all parking typologies. As DM25 exceeds the requirements of Part S, and as no modification has been made, the policy will result in EV charging obligations that go beyond national standards and requires modification for soundness. As a result, this is inconsistent with the requirements of the DFD.	
Pre-submission Plan	PSQ25-6347	S2	Broad support for S2. However, any emission reduction targets that go beyond Part L of the building regulations should consider the forthcoming “2025 future homes standards”. To avoid setting an unreasonable policy expectation causing viability issues.	Specific targets for waste, energy and utilities are set out in the DFD. Within the Consortiums Viability Report, it is stated that the incoming changes to Building Regulations (Part L & F) have been included. No modification required.	Whilst specific conditions have been agreed for Zones 1, 2 and 3 through the OPA process, the general principle of the policy is not agreed as it goes over and above the national requirements.	No
Pre-submission Plan	PSQ25-6350	DM31	The ambition of the policy is commendable but	Specific targets for waste, energy and utilities are set out in the DFD. Short-term,	Policy DM31 exceeds national policy requirements and will require	No

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	CCC Response	Consortium Response	Agreed?
			it's divergence from national policy has negative impacts on investment and viability.	medium-term and long-term targets have been established to facilitate the transition to net zero carbon development. No modification required.	modifications for soundness. The CGC OPAs have received resolutions to grant on the basis that all reserved matters for built development shall be in accordance with the Energy and Carbon Strategy, submitted for each OPA.	
Pre-submission Plan	PSQ25-6351	Para 1.31 – Viability evidence base	The Consortium has prepared a viability technical note in appendix 2 by Turner Morum highlighting viability discrepancies	Separate site-specific Viability Studies have taken place throughout the application process of this site. No modification required.	A Viability Technical Note prepared by Turner Morum and submitted in support of the Reg 19 Submission (March 2025). In summary, Turner Morum note there is a differential between the HDD assessment and application of viability of c. £19k per dwelling (£67k vs. £86k per dwelling) and that this amounts to an additional cost across the whole allocation of £118.750m, which is not accurately reflected in the 2024 Regulation 19 Viability Note (V002).	No

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	CCC Response	Consortium Response	Agreed?
Pre-submission Plan	PSQ25-6348	DM25	Close duplicate to PSQ25-6343	See above. No modification required.	Agreed. This representation duplicates the EV charging points matters raised under PSQ25-6343 and is addressed above. No further comment.	No – as per rep number PSQ25-6343
Pre-submission Plan	PSQ25-6354	SGS6	Proposed policy text changes are tracked on Appendix 1 of the representation document.	The following modifications have been proposed in response to suggested tracked changes: <i>Amend eight bullet point under Movement and Access:</i> - Measures to enable travel by active and sustainable modes and that offer travel choice for people by non-car modes including a network of mobility hubs to enable a 60% share for active and sustainable transport modes <u>from trips originating within the development.</u> <i>Amend third bullet point under Site infrastructure requirements</i> - Four new 56 place stand-alone early years and childcare nurseries (Use Class E(f)) on	The Consortium proposed changes to SGS Policy 6 as set out in Appendix 1 of the Consortium Reg 19 Consultation response dated March 2025 remain outstanding with the exception to those relating to the travelling showpeople site which has now been agreed via the Zone 2 OPA. Whilst we acknowledge that Policies S9 and S10 relate to viability testing, we would still consider the proposed wording set out in Appendix 1 is included in Policy SGS6, to ensure the policy is clear and effective.	No

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	CCC Response	Consortium Response	Agreed?
				~~0.13 hectares of suitable land allocated for education and childcare use delivered within the village centres~~ <i>Amend first sentence of para 7.229:</i> Site-wide travel plan(s) will be expected to incorporate strategic measures which reduce the need to travel and encourage people to make sustainable travel choices, and demonstrate a 60% modal share for active and sustainable transport <u>from trips originating within the development.</u>		

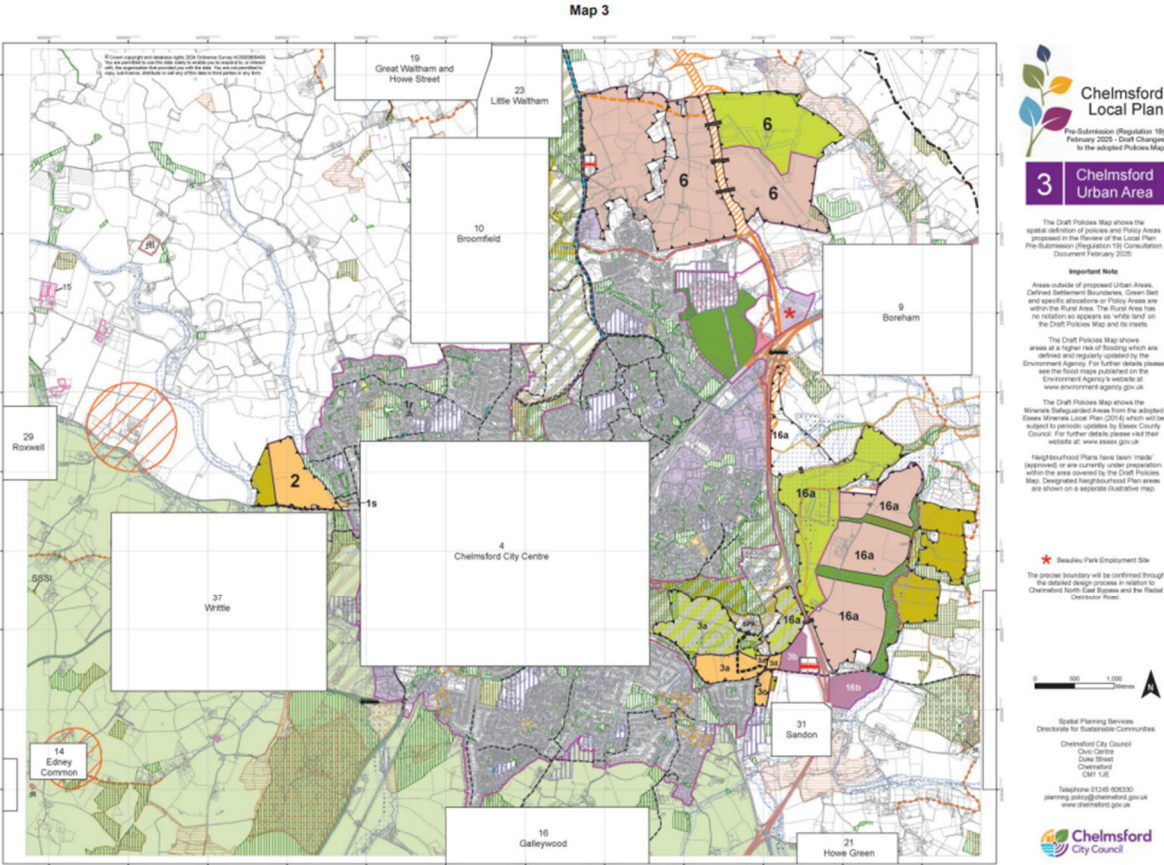
3. Governance and on-going cooperation

CCC will continue to work collaboratively with the Consortium to address matters that, in addition to those above, arise through the examination process. The SOCG will be kept up to date accordingly.

4. Signatories

Chelmsford City Council Jeremy Potter Assistant Director – Planning and Placemaking Signature: <i>Jeremy Potter</i> Date: 16/10/26	DWD on behalf of Chelmsford Garden Community Consortium Barry Murphy Director – DWD Signatures: <i>Barry Murphy</i> Date: 16/10/2026
--	--

Appendix 1 – Extract from Pre-submission Plan Map 3





This publication is available in alternative formats including large print, audio and other languages

Please call 01245 606330
Spatial Planning Services
Directorate for Sustainable Communities
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
Essex
CM1 1JE

Telephone 01245 606330
planning.policy@chelmsford.gov.uk
www.chelmsford.gov.uk

Document published by
Spatial Planning Services
© Copyright Chelmsford City Council

