



SOCG048
Chelmsford Local Plan
Statement of Common Ground with
Mr and Mrs Parker
May 2026

Statement of Common Ground Chelmsford City Council and Mr and Mrs Andrew Parker

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 in relation to Mr and Mrs Andrew Parker's representations on the Pre-Submission Plan (Representation numbers PS25-99 and PS25-131). The purpose of the 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. It establishes **areas of agreement and areas of disagreement** between CCC and Mr and Mrs Andrew Parker in relation to Mr and Mrs Andrew Parker's representations on the Pre-Submission Plan.

This SOCG do not preclude any written or verbal representations that the City Council and Mr and Mrs Andrew Parker may wish to make as part of the Local Plan Examination hearings.

2. Common ground

The following tables set out Mr and Mrs Andrew Parker's relevant representations to the Pre-Submission Plan. No representations were made by Mr and Mrs Andrew Parker to the Additional Sites Document.

In addition to the representations set out below all parties are in agreement that the Ponside Nursery and Yard site submitted to the SHELAA has a Green RAG rating in the 2026 SHELAA and 18SLAA3 has the highest overall score (98) of all sites assessed for an 'employment' proposed use.

Rep Number	Local Plan Reference	Summary of representation	Agreed resolution
PS25-131	Strategic Priority 4	<p>The Local Plan needs to include more previously developed land in the rural area for development, and smaller sustainable sites of 1 hectare or less in the rural area including Pondsides Nursery and Yard at Chatham Green.</p> <p>Object to the majority of housing on large greenfield sites.</p> <p>The Essex Highways Sustainable Accessibility Mapping Appraisal has been ignored. This finds Chatham Green very sustainable, scoring 1.79, higher than many other bigger villages including Great Leighs where 1100 houses have been allocated.</p>	<p>The Council has considered the suitability of alternative development strategies and sites to accommodate development as part of the plan preparation process. The Pre-Submission Plan allocates small sites at appropriate Key Service Settlements and Service Settlements in line with the settlement hierarchy in Policy S7 (Spatial Strategy). Small settlements (of which Chatham Green is one) sit below these in the settlement hierarchy as typically have the least services and facilities and are therefore considered the least sustainable for new development. The Spatial Strategy directs development to the most sustainable locations. Over 3,400 homes in the Plan are proposed on brownfield sites the Pre-Submission Plan Housing Trajectory which includes over 185 small housing sites (of less 1ha) that cumulatively provide nearly 1,400 new homes, excluding allocations that are required to provide self-build and custom build homes.</p> <p>Suitable brownfield sites have been allocated within the Urban Area and Defined Settlement Boundaries. However, there are not sufficient brownfield sites to meet all of the Local Plan's development requirements so greenfield sites must be allocated.</p> <p>The Sustainable Accessibility Mapping and Appraisal (T003) is one of many pieces of evidence to inform the Plan and the Spatial Strategy (Policy S7) and cannot be viewed in isolation. Its purpose was to inform the Council of the most sustainably accessible settlement areas – based predominantly on existing characteristics and infrastructure provision. The appraisal assessed the five Spatial Strategy Approaches set out in the Issues and Options Local Plan Consultation (IO001), including Chatham Green under Approach D.</p>

Rep Number	Local Plan Reference	Summary of representation	Agreed resolution
			<p>It also assessed settlements individually including Chatham Green as set out in the appendices.</p> <p>Following the Sustainable Accessibility Mapping Appraisal, further highways modelling was done on three different hybrid Spatial Approaches, the December 2023 appraisal of spatial approaches covers these in detail (T001 refers).</p> <p>Of the three approaches tested, Spatial Approach 3 included testing growth at Chatham Green. This approach in the modelling was shown to have the greatest impact on the local and strategic road network – most notably in the north of Chelmsford. This results in wider route reassignment to local routes through Broomfield and Melbourne. Spatial Approach 3 was also shown to have the greatest overall cross-boundary impact, with percentage flow increases most notable on the A131 to/from Braintree District.</p> <p>This report notes that it is not necessarily the case that the findings and conclusions from this traffic impact modelling will align with those from the sustainable accessibility review. For example, development sites in rural areas may be assessed as having a low traffic impact but will unlikely be in areas with good levels of sustainable accessibility and alternatives to car use. It therefore recommended that the selection of sites comprising a Preferred Spatial Approach should take into account both the extent of future network impact but also the availability of sustainable infrastructure and services (either existing or potential) in the vicinity, that could help reduce the level of car use and mitigate development impact.</p>

Rep Number	Local Plan Reference	Summary of representation	Agreed resolution
			<p>The suite of traffic modelling which support the Plan (T001, T002, T002-A, T006-A and T007), take the Sustainable Accessibility Mapping Appraisal into account but, overall, conclude that the allocation of development in the Local Plan preferred spatial approach, and Subsequent Pre-Submission Plan, provide the opportunity to make good use of existing and potential sustainable accessibility to and from proposed sites.</p> <p>No modification required to the plan.</p>

3. Areas without agreement

Rep Number	Local Plan Reference	Summary of representation	CCC response
PS25-99	Map 11 Chatham Green	<p>Do not agree with the red lined position/area for the Defined Settlement Boundary for Chatham Green and or lack of rural employment designation for Ponside Nursery and Yard.</p> <p>The settlement boundary for Chatham Green should be changed to include all the built form of the village i.e. Baileys Cottage, the Windmill Pub, the two dwellings next to the village</p>	<p>The Council carried out a review of Defined Settlement Boundaries (DSB) to inform the Pre-Submission Plan (and Additional Sites Document). The methodology and criteria used to prepare the DSBs is set out in the 'Urban Area and Defined Settlement Boundary Review - Evidence Base Document Technical Note, February 2024' (EB PL003). This allows for the inclusion within a DSB the main built up extent of settlements such as groups of housing and their gardens, schools, employment/ industrial sites, community facilities, churches and open spaces contained within the built form. The pub and the dwellings next to the village green referred to in the representation are separated from the tight built form of Chatham Green by a field approximately 30m wide, hence are not contained within the built form.</p>

Rep Number	Local Plan Reference	Summary of representation	CCC response
		<p>green and the industrial site, Pondside Nursery and Yard. Pondside Nursery and Yard are located by the A131 next to the bus stops with a good frequency bus service and is a commercial industrial site, so should be included in the DSB. The current boundary allows for no village growth and seems pointless as it doesn't include the bus stops or the village pub for the boundary to be sustainable. We believe that the 2010 DSB was drastically reduced to exclude Tanglewood and Pondside Nursery and Yard.</p> <p>The Council have ignored their latest Settlement Boundary Review criteria.</p>	<p>Bailey's Cottage is closer to the DSB but there is still a visual and physical separation between this house and Brick Cottages which are in the DSB. Bailey's Cottage is also set in a large plot. Therefore, it has been excluded from the DSB in line with criterion 6. Pondside Nursery and Yard are set approximately 180m away from the boundary (as shown on an annotated plan in Appendix 1) and as such are excluded as isolated development more related to the countryside (criterion 6). The Council considers that the proposed Chatham Green DSB in the Pre-Submission Plan (as shown in Appendix 2) is appropriate and supported by the plan evidence base.</p> <p>Further information to support the examination.</p> <p>The recent history of the Chatham Green DSB is as follows:</p> <ul style="list-style-type: none"> • The Chatham Green DSB identified on the Proposals Map of the Site Allocations Development Plan Document (adopted in February 2012) was drawn tightly around the consolidated built-up area to prevent intrusion into the countryside (as shown in Appendix 3). The Site Allocations Development Plan Document was superseded by the Chelmsford Local Plan, May 2020 • Some modest changes were made to the Chatham Green DSB in in the adopted Local Plan (May 2020). This was to ensure that the DSB was drawn approximately 25m from the rear and side elevations of houses with large rear and or side gardens (as shown in Appendix 4)

Rep Number	Local Plan Reference	Summary of representation	CCC response
			<ul style="list-style-type: none"> <li data-bbox="1099 316 2022 419">• The Chatham Green DSB was reviewed for the Review of the Local Plan, and no changes were considered necessary (as shown in Appendix 2). <p data-bbox="1050 459 2033 970">Criterion 3 in the Settlement Boundary Review Criteria (EB PL003) allows for relatively large groups of houses or buildings separated from but still relatively close to the main core of the settlement to form part of a DSB. There are some examples of DSBs in Chelmsford with two or more parts of the DSB including Bicknacre, Danbury, Ford End, Good Easter, Great Waltham, Little Baddow, Little Waltham, Ramsden Heath and Woodham Ferrers. The smallest of these sections is in Woodam Ferrers and contains 14 dwellings. It is adjacent to a playing field and approximately 50m from a large section of Woodham Ferrers DSB. This contrasts with Pondsides Nursery and Yard, Daffodil Cottage and Peartree Cottage which are set approximately 180m from Chatham Green DSB (as shown on an annotated plan in Appendix 1) and instead meet criterion 6, isolated and sporadic development. No modification required to the plan.</p>
PS25-99	Map11	In appeal (APP/W1525/W/23/3333442) at Pondsides Nursery and Yard, the Inspector finds that the site may well be closer to services and facilities than the existing homes within the DSB of Chatham Green and other developments in rural parts of the council area	This appeal for a three bedroom chalet bungalow was dismissed. The Council agrees that Pondsides Nursery and Yard are located closer to the bus stops either side of the A131 than the existing homes within the DSB of Chatham Green. However, the Inspector noted that the closeness of the verge to frequently passing high speed traffic, walking journeys to the closest bus stop would be particularly unattractive for most pedestrians, even in good weather and during daylight hours, and especially for more vulnerable groups such as children and persons with restricted mobility. In addition, the opposite bus stop would require walkers to cross the A131. Consequently, the Inspector noted, intended future occupiers of the

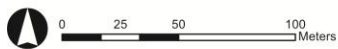
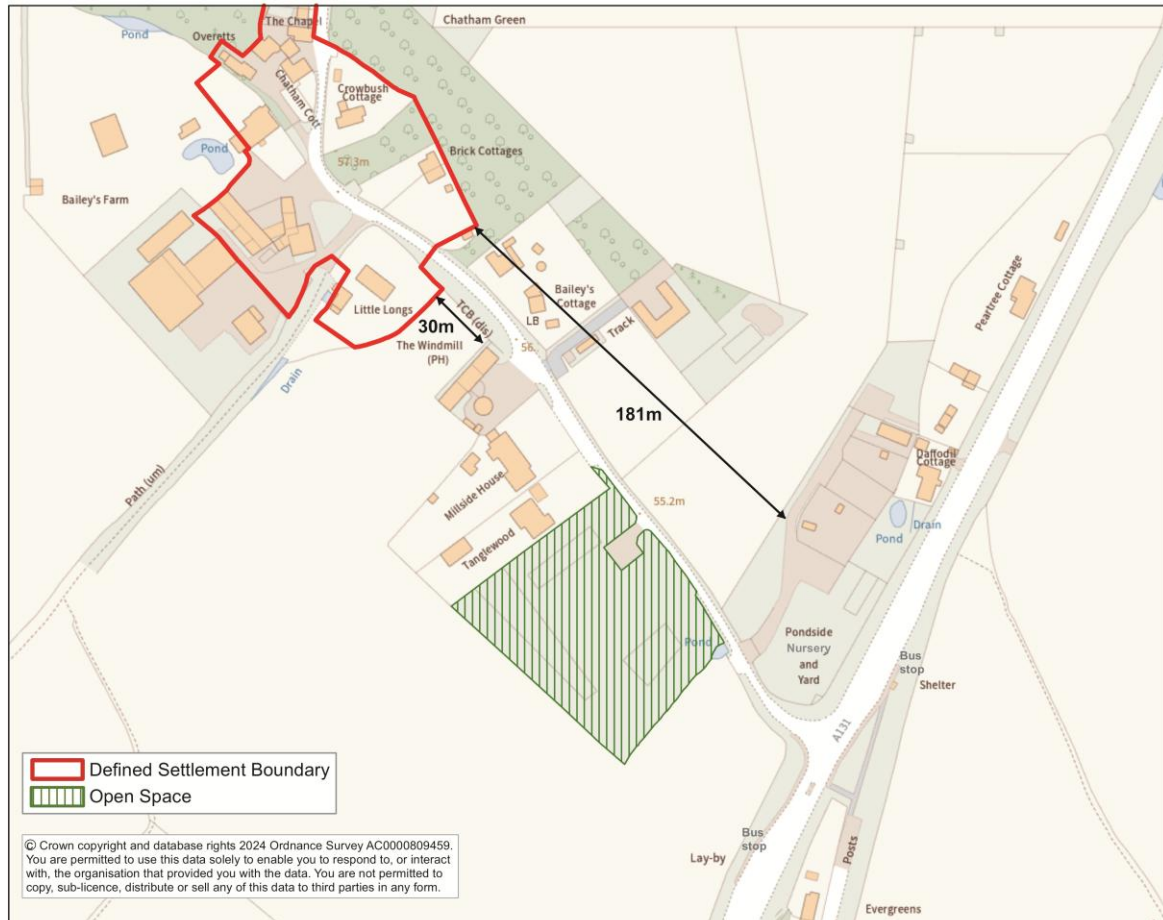
Rep Number	Local Plan Reference	Summary of representation	CCC response
			<p>proposed dwelling would be heavily reliant upon private vehicles to meet most, if not all, of their everyday travel needs. In conclusion, the Inspector said 'The appeal site may well be closer to services and facilities than existing homes within the DSB of Chatham Green and other developments in rural parts of the Council's area. However, these considerations do not alter my findings on the accessibility of the proposed development'. No modification required to the plan.</p>

4. Signatories

<p>Chelmsford City Council</p> <p>Jeremy Potter Assistant Director – Planning and Place Shaping</p> <p><i>Jeremy Potter</i></p> <p>Date: 26.05.26</p>	<p>Mr Andrew & Mrs Diana Parker</p> <p><i>Andrew Parker</i></p> <p><i>Diana Parker</i></p> <p>Date: 15.05.26</p>
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Appendix 1 - Annotated map of Chatham Green DSB

Chatham Green



Spatial Planning Services
 Directorate for Sustainable Communities
 Chelmsford City Council
 Civic Centre, Duke Street,
 Chelmsford, CM1 1JE

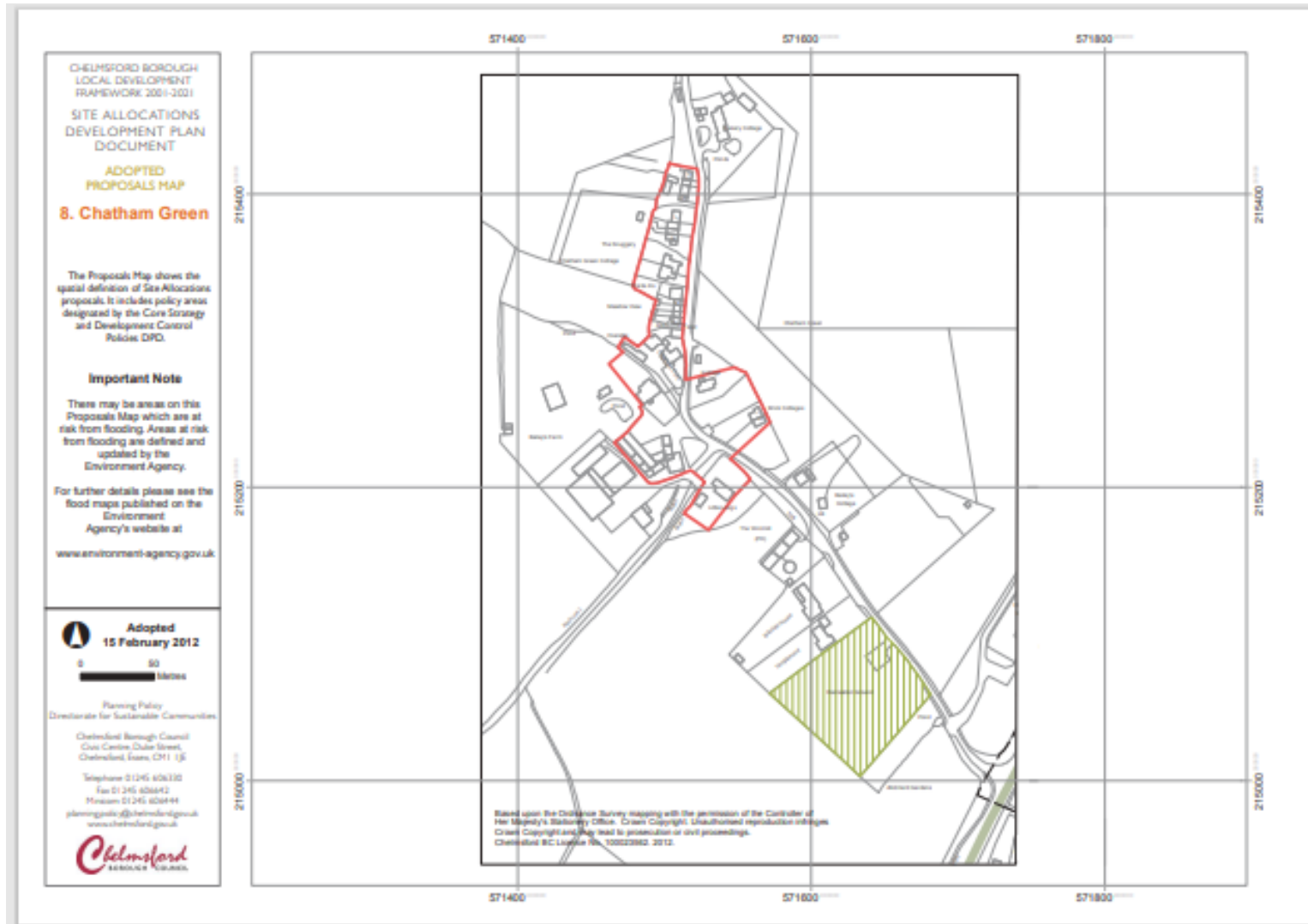


Chelmsford Local Plan
Legend for Draft Policies Map February 2025
 Relevant Key Policy References are shown in brackets

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> Chelmsford City Council Area Inset Chelmsford and South Woodham Ferrers Urban Areas (S7) Chelmsford City Centre (S1, S6, S12, S17, DM5) South Woodham Ferrers Town Centre (S12, DM5) Defined Settlement Boundary (S7, DM2) Area for the former Runwell Hospital Major Developed Site Boundary of Site Allocations 2, 3a, 3c, 6, 7a, 11b, 14b, 16a and 17b New Housing Site (S7 and Relevant Growth Site or Strategic Growth Site Policies)* New Garden Community for Major Housing and Employment Development (SG56, SGS16a) Specialist Residential Accommodation (SGS7b, GS12) New Travelling Showpeople Site (SGS7a) Proposed Employment Area (S6, S7, S8, GS9a, SG56, SGS16a, SGS16b, SGS3b, DM4) Existing Employment Area (S8, DM4) Rural Employment Area (S8, DM4) Proposed Rural Employment Area (SGS15, S6, S8, DM4) Green Belt (S11, DM6, DM5, DM10, DM11, DM12) Special Area of Conservation (SAC) (S4, S8, DM16)* Special Protection Area and Ramsar Site (S4, S8, DM16)* Marine Conservation Zone (S2)* Site of Special Scientific Interest (SSSI) (S4, DM16)* Scheduled Monument (S3, DM13)* Registered Park and Garden of Special Historic Interest (S3, DM13)* Local Nature Reserve (S4, DM16)* Local Wildlife Site (LoWS) (S4, DM16) Essex Wildlife Trust Nature Reserve (S4, DM16)* Green Wedge (S11, DM7, DM8, DM10, DM11, DM12) Protected Lane (S3, DM14) Conservation Area (S3, DM13) Area for Conservation/Strategic Landscape Enhancement (SGS7a, SGS16a) | <ul style="list-style-type: none"> Country Park* Proposed Country Park (SGS3, SG56, SGS16a) Land Allocated for Future Recreation Use and/or SUDS and/or Biodiversity (S4, SG52, SGS3c, SGS7a, GS11b, SGS16a, GS17b) Open Space (S11, DM21) New Railway Station (S9) Railway Station Access Road (S9) Radial Distributor Road (RDR1) (S9) Proposed Northern RDR Detailed Design with New Garden Community Masterplan Area (S8,SG56) Proposed Link Road (SGS3a) Route Capacity Improvement (S9, SGS10) Proposed Cycle Route* Proposed Bridge (S9, SGS1a, SGS1w, SGS3a, SG56, SGS16a) Existing Park and Ride Area Considered for additional Park and Ride Facilities (S9) Proposed Chelmsford North East Bypass - Detailed Design within Masterplan Area (S9, SG56)* Proposed Chelmsford North East Bypass - Safeguarded Corridor (S9, SG56)* Route Based Strategy (S9) Strategic Trunk Route Strategic Non-Trunk Route Regional Route Location for Primary School Existing School, Further / Higher Education Establishment (DM22) Primary Shopping Area (S12, DM5) Principal Neighbourhood Centre (S12, DM5) Local Neighbourhood Centres (S12, DM5) Special Policy Area (S7, SFA1-SFA6) Hazardous Substance Site Safeguarding Zone (DM30)* Flood Zone 2 (S2, DM18)* Flood Zone 3 (S2, DM18)* | <p>*New Housing Site
 Please note that site codes are abbreviated to the site number</p> <p>*These notations are designated by third parties not Chelmsford City Council and are subject to change</p> <p>Spatial Planning Services
 Directorate for Sustainable Communities</p> <p>Chelmsford City Council
 Civic Centre
 Duke Street
 Chelmsford
 CM1 1JE</p> <p>Telephone 01245 806330
 planning.policy@chelmsford.gov.uk
 www.chelmsford.gov.uk</p> |
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Appendix 3 - Site Allocations Development Plan Document Policy Map 11 Chatham Green and Legend (now a superseded Development Plan Document)



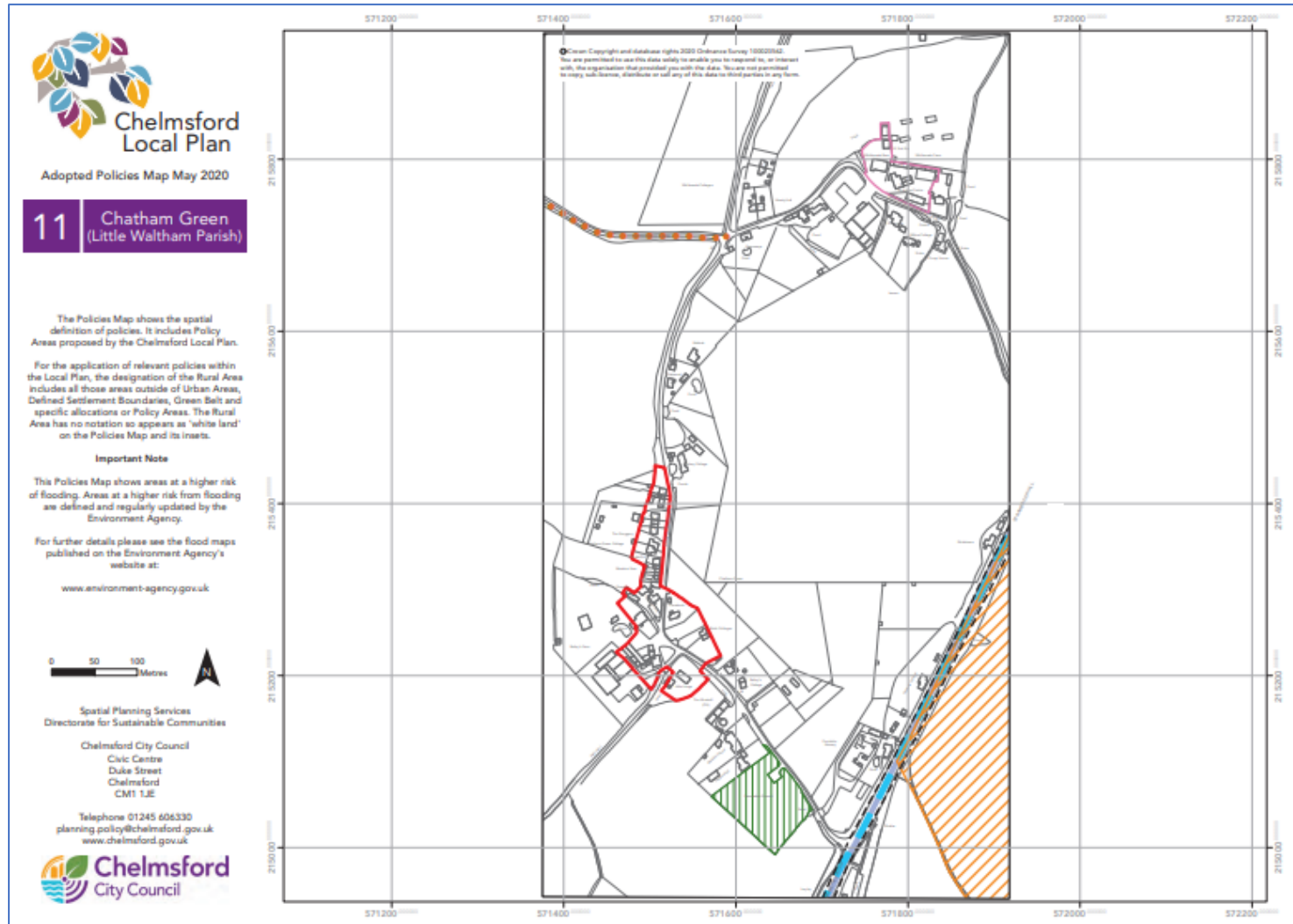
SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

LEGEND FOR ADOPTED PROPOSALS MAP

The Proposals Map shows the spatial definition of Site Allocations. It includes policy areas designated by the Core Strategy and Development Control Policies DPD.

 Chelmsford Borough Boundary	 Open Space
 Inset Area	 Employment Area
 Urban Area Boundary	 Existing School, Further / Higher Education Establishment
 Defined Settlement Boundary	 Special Policy Area
 Housing Proposal Site	 Proposed Chelmer Road Viaduct Replacement
 Specialist Residential Accommodation	 Proposed Cycle Route
 Affordable Housing Site	 Park and Ride
 Metropolitan Green Belt	 Park and Ride Area of Search
 Special Area of Conservation (SAC)	 Safeguarded Corridor for Proposed Strategic Non Trunk Route
 Special Protection Area and Ramsar Site	 Strategic Trunk Route
 Site of Special Scientific Interest (SSSI)	 Strategic Non Trunk Route
 Scheduled Ancient Monument	 Regional Route
 Registered Park and Garden of Special Historic Interest	 Principal Neighbourhood Centre
 Local Nature Reserve (LNR)	 Retail Frontage of Principal and Local Neighbourhood Centres
 Coastal Protection Belt	 South Woodham Femers Town Centre
 Essex Wildlife Trust Nature Reserve	 South Woodham Femers Primary Frontage
 Conservation Area	 South Woodham Femers Secondary Frontage
 Country Park	 Hazardous Substance Site Safeguarding Zone
 Land allocated for Future Recreation Use	 Flood Alleviation Scheme
 Green Wedge	 Air Quality Management Area
 Protected Lane	 Bulls Lodge Quarry and Area for Argriculture, Recreation and Visitor Attraction after Extraction
 Wildlife Site (LoWS)	 Waste and Minerals Site

Appendix 4 – Adopted Local Plan Policy Map 11 Chatham Green and Legend





Chelmsford Local Plan

Legend for Adopted Policies Map May 2020

Relevant Key Policy References are shown in brackets

- Chelmsford City Council Area
- Inset
- Chelmsford and South Woodham Ferrers Urban Areas (S7)
- Chelmsford City Centre (S1, S8, S12, DM5)
- South Woodham Ferrers Town Centre (S12, DM5)
- Defined Settlement Boundary (S7, DM2)
- Area for the former Runwell Hospital Major Developed Site (7.320)
- Boundary of Strategic Growth Site Allocations 2, 3a, 6 and 7a
- New Housing Site (S7 and Relevant Growth Site or Strategic Growth Site Policies)+
- New Garden Community for Major Housing and Employment Development (SGS6)
- Specialist Residential Accommodation (SGS7b, GS12)
- New Gypsy and Traveller Site (GT1)
- Proposed Employment Area (S7, SGS6, SGS3b, DM4)
- Existing Employment Area (S8, DM4)
- Rural Employment Area (S8, DM4)
- Green Belt (S11, DM6, DM9, DM10, DM11, DM12)
- Special Area of Conservation (SAC) (S4, S9, DM16)*
- Special Protection Area and Ramsar Site (S4, S9, DM16)*
- Marine Conservation Zone (S2)*
- Site of Special Scientific Interest (SSSI) (S4, DM16)*
- Scheduled Monument (S3, DM13)*
- Registered Park and Garden of Special Historic Interest (S3, DM13)*
- Local Nature Reserve (S4, DM16)*
- Local Wildlife Site (LoWS) (S4, DM16)
- Essex Wildlife Trust Nature Reserve (S4, DM16)*
- Green Wedge (S11, DM7, DM9, DM10, DM11, DM12)
- Protected Lane (S3, DM17)
- Conservation Area (S3, DM13)
- Area for Conservation / Strategic Landscape Enhancement (SGS7a)
- Country Park*
- Proposed Country Park (SGS3, SGS6)
- Land Allocated for Future Recreation Use and / or SUDS (S4, SGS2, SGS7a)

- Open Space (S11, DM21)
- New Railway Station (S9)
- Railway Station Access Road (S9)
- Radial Distributor Road (RDR1) (S9)
- Proposed RDR2 Detailed Design within New Garden Community Masterplan Area (S9, SGS6)
- Proposed Link Road (SGS3a, SPA5)
- Route Capacity Improvement (S9, SGS10)
- Proposed Cycle Route*
- Proposed Bridge (S9, SGS1a, SGS10)
- Existing Park and Ride
- Park and Ride Area of Search (S9)
- Proposed Chelmsford North East Bypass - Detailed Design within Masterplan Area (S9, SGS6)*
- Proposed Chelmsford North East Bypass - Safeguarded Corridor (S9, SGS6)*
- Route Based Strategy (S9)
- Strategic Trunk Route
- Strategic Non-Trunk Route
- Regional Route
- Location for Primary School
- Existing School, Further / Higher Education Establishment (DM22)
- Retail Allocation (SGS10)
- Primary Shopping Area (S12, DM5)
- Primary Frontage (S12, DM5)
- Secondary Frontage (S12, DM5)
- Principal Neighbourhood Centre (S12, DM5)
- Retail Frontage of Principal and Local Neighbourhood Centres (S12, DM5)
- Special Policy Area (S7, SPA1-SPA6)
- Hazardous Substance Site Safeguarding Zone (DM30)*
- Flood Zone 2 (S2, DM18)*
- Flood Zone 3 (S2, DM18)*
- Flood Alleviation Scheme
- Air Quality Management Area (DM30)
- Minerals and Waste Site*

+New Housing Site
Please note that site policies are abbreviated to the site number

*These notations are designated by third parties not Chelmsford City Council and are subject to change

Spatial Planning Services
Directorate for Sustainable Communities

Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
CM1 1JE

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





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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
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