



## **SOCG09**

Chelmsford Local Plan  
Statement of Common  
Ground with  
Birkett Hall Homes Ltd

GS21a Land North of Old  
Rectory Lodge,  
Main Road, Woodham  
Ferrers and  
GS21b Land North of  
Congregational Church,  
Main Road,  
Woodham Ferrers

February 2026

# Statement of Common Ground

## Chelmsford City Council and Birkett Hall Homes Ltd

### 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 Birkett Hall homes Ltd (BHH) in relation to the proposed allocation for GS21a Land North of Old Rectory Lodge, Main Road, Woodham Ferrers and GS21b Land North of Congregational Church, Main Road, Woodham Ferrers, two development sites that will deliver housing growth over the plan period.

BHH is promoting the land that is subject to the proposed allocations. A plan of the sites is shown on Map GS21a & GS21b of the Additional 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. It establishes areas of agreement between BHH and CCC in relation to BHH's representations on Additional Sites Document (Representation numbers AS-563 and AS-564). **There are no areas of uncommon ground in relation to matters covered by this Statement of Common Ground.**

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.

## 2. Common ground

### Areas of 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 (INF001) and together with all other policy requirements have been the subject of appropriate viability testing (V001 & V002)
- The site policy requirements for:
  - Amount and type of development (Around 15 homes for GS21a and around 15 homes for GS21b)
  - Movement and Access
  - Historic and Natural Environment
  - Design and layout
  - Site infrastructure requirements
- The site boundaries as shown on the map in Appendix 1
- That the site allocations are deliverable within the timeframe set out in the plan and trajectory, are a suitable location for residential development and are viable
- That development proposals will accord with a Planning Brief produced by the Council
- That there are no over-riding issues and constraints to bringing forward these development sites in accordance with the Chelmsford Local Plan.

The following table sets out BHH's relevant representations to the Additional Sites Document. BHH did not make any representations to the Pre-Submission Local Plan consultation.

<b>Consultation Document</b>	<b>Rep Number</b>	<b>Local Plan Reference</b>	<b>Summary of representation</b>	<b>Agreed resolution and any proposed modifications</b>
Additional Sites Document	AS-563, AS-564	Growth Site Polices 21a & 21b	<ul style="list-style-type: none"><li>• No changes are necessary to the allocation wording for the Plan to be made sound.</li><li>• Through detailed design, a capacity of 17 homes on each site, have been established including 6 affordable homes on each site. This is considered in</li></ul>	<p>Confirmation that the sites are deliverable for around 15 homes and in line with the development trajectory is noted.</p> <p>The site policy sets out site specific infrastructure requirements. The plan evidence base shows that there are no overriding constraints that would hinder the delivery of the</p>

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
			<p>keeping with the “Around 15” unit policy wording.</p> <ul style="list-style-type: none"> <li>• We have a suitable offer from a housing provider to deliver these 12 affordable homes on site.</li> <li>• There are no local infrastructure issues or upgrades required.</li> <li>• All Biodiversity Net Gain SuDS and open space requirements can be accommodated on site.</li> <li>• As part of a cohesive approach to landscaping, ecology and connectivity, we have agreed with CCC that it is logical for both sites to come forward under a single application.</li> <li>• As a result of the above, both sites are deliverable in the short term and the Council’s housing trajectory is considered accurate.</li> </ul>	<p>sites, which will contribute to housing supply in the first five years of the plan adoption.</p> <p>The sites will be required to come forward as separate planning applications. This will ensure Growth Site 21a remains a small site to help accommodate at least 10% of the Local Plan’s housing requirement on sites no larger than one hectare (as required by national planning policy). A joint planning application for both sites could also attract additional planning obligations and complicate the Section 106 agreement. Separate planning applications will not prejudice each other, and case officers will collaborate to ensure a consistent approach.</p> <p><b>No modification required to the Plan.</b></p>

### 3. Governance and on-going cooperation

CCC will continue to work collaboratively with BHH 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	Birkett Hall Homes Ltd
Jeremy Potter <b>Spatial Planning Services Manager</b>	Mark Bedding <b>Land &amp; Planning Director</b>
Signature:	Signature :
<i>Jeremy Potter</i>	<i>Mark Bedding</i>
Date: 27.02.26	Date: 27.02.26

# Appendix 1 – Extract from Additional Sites Map GS21a & GS21b





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

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Spatial Planning Services  
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