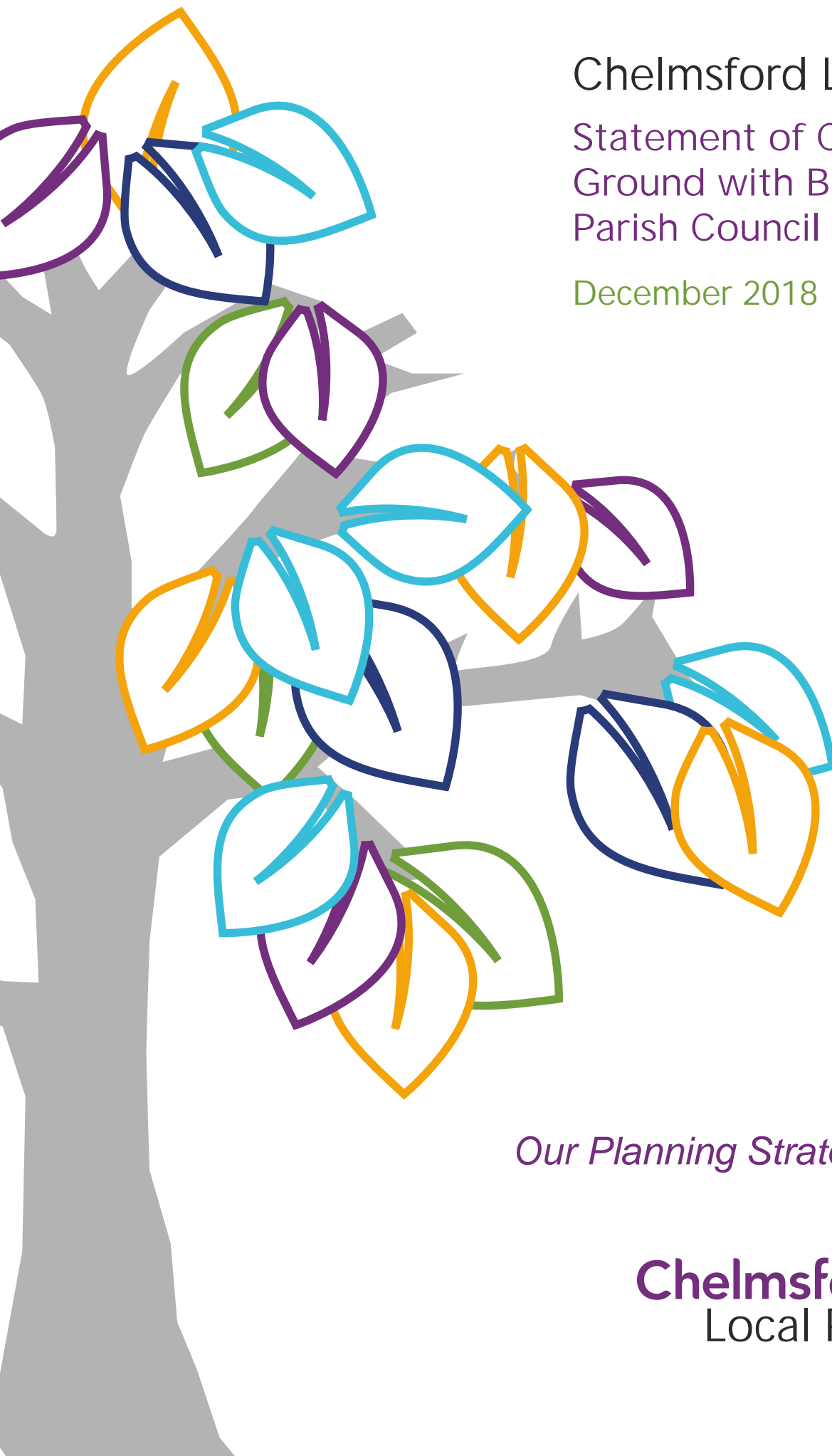


# Chelmsford Local Plan

## Statement of Common Ground with Broomfield Parish Council

December 2018



*Our Planning Strategy to 2036*



# **Chelmsford Local Plan**

## **Statement of Common Ground with Broomfield Parish Council**

### **1. Introduction**

This Statement of Common Ground (SOCG) has been jointly prepared by Broomfield Parish Council ('the Parish Council') and Chelmsford City Council (CCC) ('the City Council') in relation to the Chelmsford Draft Local Plan. It considers areas of agreement between the parties and any areas of disagreement following the Parish Council's representations to the Chelmsford Pre-Submission Local Plan (Representation number PS1837). The representation was a joint submission from the North and West Parishes Group which comprise of Broomfield Parish Council, Chignal Parish Council, Little Waltham Parish Council and Writtle Parish Council.

This SOCG concerns only the matters raised in the Regulation 19 representation relating specifically to the allocation at Broomfield (Strategic Growth Site 6).

The agreed matters in this SOCG do not preclude any further written or verbal representations that the City Council and the Parish Council 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. Site Allocations**

#### Location 6 – North of Broomfield

Development is proposed to land to the north of Woodhouse Lane and west of Blasford Hill as identified in the Pre-Submission Local Plan under Location 6 and at Map 8 on the Pre-Submission Local Plan Policies Map which is attached at Appendix 1. The allocation straddles the parish boundary between Broomfield and Little Waltham. The Pre-Submission Local Plan identifies Location 6 delivering around 450 new homes over the plan period.

### **3. Areas of Agreement**

The parties agree:

- The reduction of the number of dwellings at SGS6 from around 800 new homes (Preferred Options) to around 450 new homes (Pre-Submission) is justified, given landscape, ecological, heritage and drainage issues affecting the site.
- The deletion of the requirement to provide a primary school site within the development. The parties agree that provision of land for a new primary school site is unnecessary in the light of data about primary school places from the Education Authority
- The exclusion of potential further development to the west of the site (proposed at Issues and Options stage), due to the sensitive nature of this landscape character area
- The importance of the provision of a new vehicular access road to Broomfield Hospital in any future development of this site

- The emerging Broomfield Neighbourhood Plan should help shape this site allocation.

#### **4. Areas of Disagreement**

The main area of disagreement between the parties lies in the principle of the North of Broomfield allocation.

- As outlined in its representation (number PS1837), the Parish Council has fundamental concerns about the level of growth planned north of Chelmsford and believes that the delivery of infrastructure to support this growth is uncertain
- The Parish Council believes there are other locations that could more accommodate growth more sustainably, around existing and planned infrastructure, namely the proposed new rail station and the A12/A130 south corridor (specifically sites at Hammonds Farm, Boreham, Howe Green and Rettendon Place)
- Traffic volume: the Parish Council's traffic study (conducted by TTHC in 2018) has indicated that traffic flows arising from SGS6 would generate around 200 vehicle movements in each peak hour; around 75% of which would head south on the B1008 through Broomfield (an increase of 8-10% over the 2036 Base flows on a route already at capacity)

The areas of site-specific disagreement are:

- The extent of the site allocation boundary, which has not been amended in line with the reduction from 800 dwellings (at Preferred Options) to 450 (at Pre-Submission).
- The nature of the 'new vehicular road' into Broomfield Hospital from SGS6, which the Parish Council believes should in principle be general purpose, in order to accommodate all types of traffic and therefore achieve the maximum possible traffic reduction on the B1008.

#### **5. Appendices**

1. Appendix 1 - Extract from Pre-Submission Local Plan (Map 8)

#### **6. Signatories:**

*Jeremy Potter*

Planning and Strategic Housing Policy Manager  
Chelmsford City Council

*Michael Letch*

Michael Letch  
Clerk to Broomfield Parish Council

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## Appendix 1

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Chelmsford  
Draft  
Local PlanPre-Submission  
Document  
Policies Map January 2018

8

Broomfield

The Policies Map shows the spatial definition of policies. It includes policy areas proposed by the Chelmsford Draft Local Plan Pre-Submission Document.

For the application of relevant policies within the Local Plan, the designation of Rural Area includes all those areas outside of Urban Areas, Defined Settlement Boundaries, Green Belt and specific allocations or policy areas. The Rural Area has no notation so appears as 'white land' on the Policies Map and its Insets.

## Important Note

There may be areas on this Policies Map which are at risk from flooding. Areas at risk from flooding are defined and updated by the Environment Agency.

For further details please see the flood maps published on the Environment Agency's website at:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

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