



# **SOCG016**

Chelmsford Local Plan

Statement of Common Ground  
with Gladman Developments Ltd

March 2026

## **Statement of Common Ground Chelmsford City Council and Gladman Developments 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 Gladman Developments Ltd (Gladman for short), in relation to the proposed allocations for two sites:

- Strategic Growth Site 17c – Land South of Rough Hill Complex, The Tye, East Hanningfield; and
- Strategic Growth Site 17d – Land South and South East of East Hanningfield Village.

Both development sites will deliver housing growth over the plan period.

Gladman is promoting the land that is subject to the proposed allocations. A plan of the sites is shown on Map SGS17c, SGS17d and GS17e of the Additional Sites Maps, attached at **Appendix 1**.

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 considers areas of common ground between the parties following Gladman's representations on the Pre-Submission Plan (Representation number PDQ25-6320) and the Additional Sites Document (Representation number AS-993) in relation to the site allocation.

The agreed matters in this SOCG do not preclude any written or verbal representations that the City Council and Gladman 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 115 homes for SGS17c and around 150 homes for SGS17d)
  - 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 housing development and are viable
- That development proposals will accord with Masterplans approved 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 tables set out Gladman's relevant representations to the Pre-Submission Plan and Additional Sites Document.

<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>
Pre-Submission Plan	PSQ25-6320	Strategic Policy S7	Development at Rettendon, Howe Green and East Hanningfield collectively has never been tested through the IIA.	A range of development quantums, broad distributions of development and site options available within the district have been tested through the IIA. It is considered that an appropriate range of realistic options and

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
				<p>reasonable alternatives have been tested through this iterative process. Information on reasonable alternatives that have been considered and rejected is contained within the Spatial Strategy and Strategic Sites Pre-Submission Topic Paper (TP002), Preferred Options Local Plan (PO003) and the IIA (IIA005). Responses to the IIA Regulation 19 representations are given in the Pre-Submission IIA Feedback Report. Sites promoted by Gladman at East Hanningfield have subsequently been proposed for allocation to contribute towards improving the 5-year land supply position.</p> <p><b>No modification required to the Plan.</b></p>
Additional Sites Document	AS-993	Strategic Growth Site Policy 17c and 17d	<p>We fully support the identification of these sites for residential development.</p> <p>We are currently in the initial stages of preparing planning applications in support of these sites as we look to ensure the sites are capable of commencing delivery within the first five years of the Local Plan post adoption.</p> <p>There is no reason that the sites could not come forward as envisaged by the draft policies and there may be potential for a greater</p>	<p>Noted.</p> <p><b>No modification required to the Plan.</b></p>

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
			number of dwellings to come forward on 17c as technical work continues.	
Additional Sites Document	AS-993	Strategic Growth Site Policy 17c and 17d	Policies 17c and 17d require proposals to 'Demonstrate that there is sufficient capacity for waste water treatment and disposal to serve the site, including any associated sewer connections and any required mitigation within the sewerage network.' This wording is unnecessary as set out in Para 194 of the NPPF (2023) as there are existing legislative frameworks in place to ensure that adequate wastewater capacity is in place prior to occupation of new housing. It isn't for the planning system to seek to replicate this nor is it for a developer to have to demonstrate there will be capacity.	Inclusion of this requirement in the Local Plan is supported by Anglian Water, who would also assess each application as development proposals come forward (as set out in their representation numbers AS-1098, AS-1100). <b>No modification required to the Plan.</b>

### Areas without agreement

There are no areas without agreement or unresolved matters.

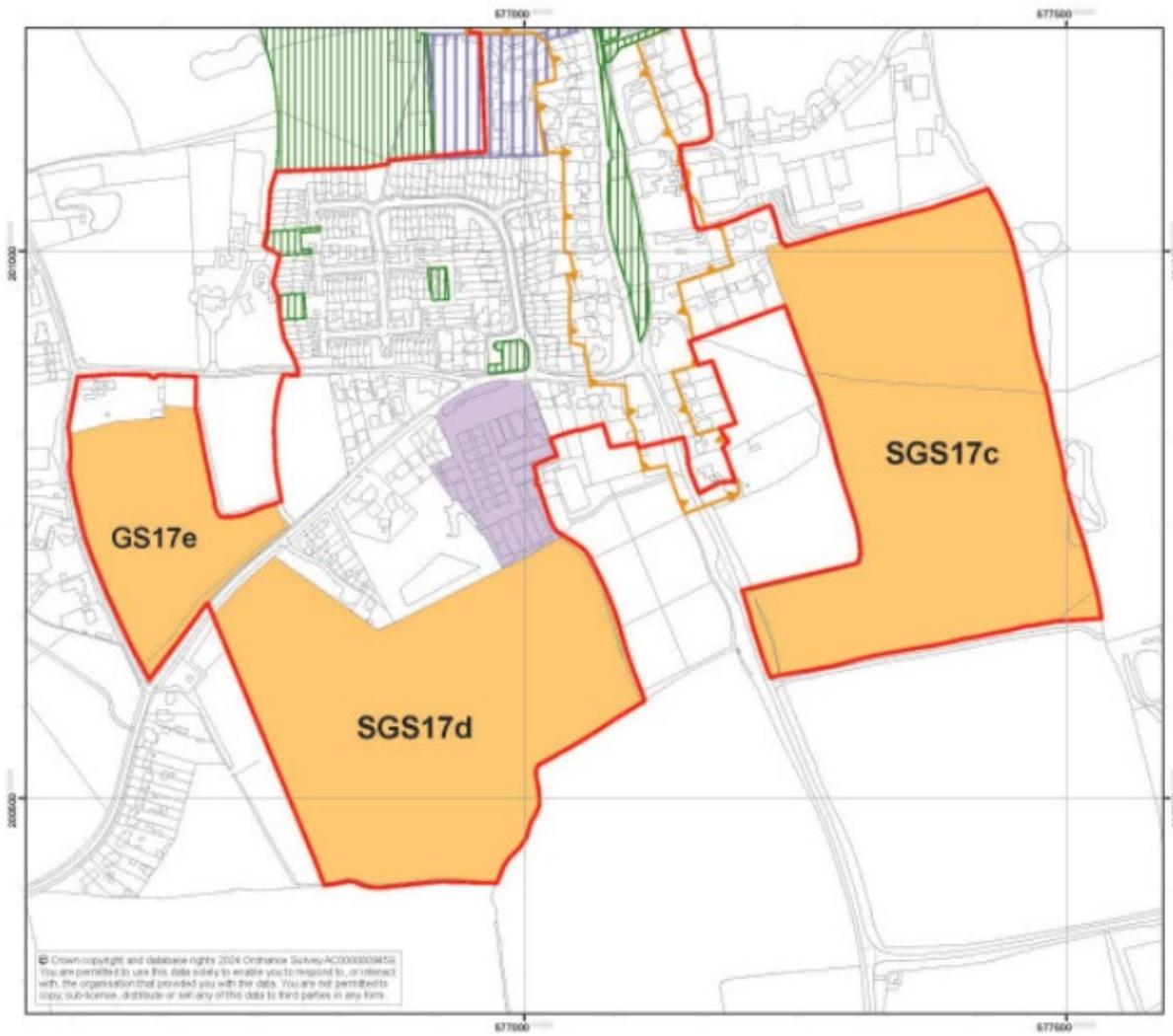
### **3. Governance and on-going cooperation**

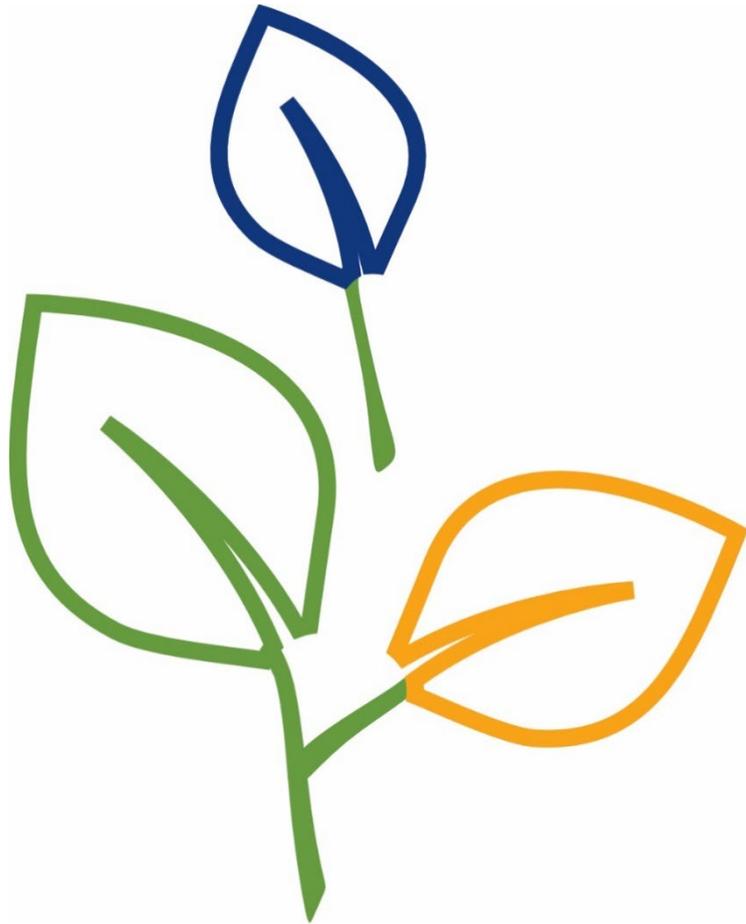
CCC will continue to work collaboratively with Gladman to address matters that, in addition to those above, arise through the examination process and the SOCG will be kept up to date accordingly, as necessary.

#### 4. Signatories

<p>Chelmsford City Council Jeremy Potter <b>Spatial Planning Services Manager</b></p> <p>Signature:</p> <p><i>Jeremy Potter</i></p> <p>Date: 13/03/26</p>	<p><b>Gladman Developments Ltd</b> Richard Agnew <b>Policy &amp; Promotions Director</b></p> <p>Signature:</p> <p><i>R. Agnew</i></p> <p>Date: 11/03/2026</p>
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**Appendix 1 - Extract from Additional Sites Map SGS17c, SGS17d and GS17e**





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