

Chelmsford Local Plan  
Statement of Common  
Ground with  
West Essex Authorities

September 2018



*Our Planning Strategy to 2036*



## **Chelmsford Local Plan**

### **Statement of Common Ground with West Essex Authorities**

**Organisations: Chelmsford City Council, Uttlesford District Council and Epping Forest District Council**

**Date: September 2018**

#### **1. Introduction**

- 1.1. This Statement of Common Ground identifies areas of agreement between Uttlesford District Council (UDC), Epping Forest District Council (EFDC) and Chelmsford City Council (CCC) in relation to the Chelmsford Pre-Submission (Publication Draft) Local Plan and supporting evidence base. There are no outstanding areas of disagreement.
- 1.2. This statement has been prepared to assist the Examination of the Chelmsford City Council Local Plan. Both authorities made representations to the Pre-Submission Local Plan. The following table sets out the relevant rep numbers for each authority:

<b>District Authority</b>	<b>PS LP Rep Numbers</b>
Uttlesford District Council	PS991
Epping Forest District Council	PS901

- 1.3. A Plan has been provided at Appendix 1 which shows the locations and administrative areas covered by the statement. Uttlesford District Council is an adjoining local authority located to the north west of Chelmsford City Council's administrative area. Epping Forest District Council is located to the west.
- 1.4. CCC has fully engaged with UDC and EFDC on the development of the Council's respective Local Plans from the outset. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, UDC and EFDC has been formally consulted at every stage of consultation on the Local Plan together with its accompanying Sustainability Appraisal (SA) and the Habitat Regulations Assessment (HRA). UDC made representations to the Preferred Options and Pre-Submission stages of consultation on the Local Plan. EFDC has made representations to all three stages of consultation on the Local Plan. The Duty to Co-operate Compliance Statement outlines in detail the engagement activities and outcomes together with the joint evidence base studies undertaken during the plans preparation.

### **Areas of Agreement**

- **That CCC has worked collaboratively with Uttlesford DC and Epping Forest DC to ensure that all cross-boundary strategic issues have been properly considered and where appropriate reflected in the Chelmsford Local Plan and effective and on-going joint working has and will continue to be undertaken.**

### Housing Requirement

- 1.5. CCC has worked with adjoining and nearby local authorities within its Housing Market Area (HMA) (Braintree, Colchester and Tendring) to consider and agree on how the needs of the housing market area are met. CCC has also worked with UDC, EFDC and all the other Essex local planning authorities on the Essex-Wide Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA).
- 1.6. From the joint evidence base studies undertaken; Strategic Housing Market Assessment Update 2015, Objectively Assessed Housing Need (OAHN) Study 2015 and 2016, Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2017), Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Joint Methodology (2018) and Essex wide Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2018), CCC has agreed the housing, and Gypsy and Traveller need which have been taken forward to the Local Plan and can be accommodated within the administrative area of Chelmsford.
- 1.7. Detailed analysis in the evidence base reports suggests that a HMA comprising Braintree, Colchester, Chelmsford and Tendring Council areas forms a sound basis for assessing housing need.
- 1.8. The requirements for all new housing are outlined in Strategic Policy S8 – Housing and Employment Requirements. CCC is meeting its full needs over the plan period and has not received requests to take housing needs from other local authority areas.
- 1.9. Uttlesford's representation (PS991) to the Pre-Submission Local Plan supports strategic priority 2 and strategic policy S8, which together set out how Chelmsford will meet the full objectively assessed housing need (OAHN) for the period 2013-2036. The commitment in paragraph 6.6, to keep new housing numbers under review and to have regard to the Duty to Co-operate is also supported by UDC.

### **Areas of Agreement**

- **Chelmsford is accommodating its OAHN within its boundaries resulting in no unmet housing or Gypsy and Traveller needs.**

- **That the Councils have a protocol in place for managing future unmet housing need from adjoining authorities. The protocol was developed and agreed by the Essex Planning Officers' Association (EPOA) in September 2017 to establish a mechanism for the consideration of unmet housing need across the Essex authorities. This protocol sets out the methodology by which each local planning authority, in partnership with their HMAs, should agree their full objectively assessed housing number and if there is an unmet housing need the process to follow to request an adjoining HMA take the unmet need.**

#### Jobs and Employment

- 1.10. Evidence base studies have informed the job numbers and amount of land for employment use for the Chelmsford Local Plan. The Local Plan seeks to deliver 10,875 new jobs during the Plan period, based on a flexible rolling supply of 725 a year, which equates to 55,000sqm of new office floorspace and 13,400sqm of retail floorspace. Employment growth will be delivered as part of mixed use development on brownfield sites in Chelmsford City Centre, with strategic employment growth directed to site allocations at north east and east Chelmsford. Some jobs will be created due to expansion of current businesses.
- 1.11. The requirement for all new employment is outlined in Strategic Policy S8 – Housing and Employment Requirements; and the distribution in Strategic Policy S9 – The Spatial Strategy.
- 1.12. CCC has met its objectively assessed need for employment through its Plan policies, informed by working with the wider HMA. There have been no requests for CCC to meet the employment needs of any neighbouring authorities.

#### **Areas of Agreement**

- **CCC is accommodating its employment needs within its boundaries resulting in no unmet need.**
- **No request has been made for CCC to meet the employment needs of EFDC or UDC authorities.**
- **There are no areas of uncommon ground or unresolved strategic matters.**

#### Infrastructure Delivery

- 1.13. The Infrastructure Delivery Plan (IDP) (2018) is the key evidence base document setting out details of the infrastructure identified by CCC and other service providers as being needed to support the delivery of new development across the City up to 2036.
- 1.14. Other evidence base studies to support the Local Plan include:
  - Strategic and Local Junction Modelling (2018)
  - Transport Impact of the Local Plan (2017)
  - Local Plan Viability Study (2018)

- 1.15. Strategic infrastructure requirements are outlined in Strategic Policy S11 – Infrastructure Requirements; Strategic Policy S12- Securing Infrastructure and Impact Mitigation addresses the mechanisms; and individual site policies list the site-specific details for infrastructure provision.

#### **Areas of Agreement**

- **CCC has consulted on the IDP during the Pre-Submission Local Plan consultation. Service providers have worked alongside CCC to advise on the impact the Local Plan growth would have upon their services and facilities. As a result, the requirements for services, facilities and appropriate mitigation measures to support the Local Plan growth have been assessed and agreed with all partners.**

#### Retail

- 1.16. The Local Plan seeks to reinforce Chelmsford's role as 'Capital of Essex'. Retail matters for the Local Plan are underpinned by the Chelmsford Retail Capacity Study 2015.
- 1.17. The Local Plan includes proposals for 11,500sqm of convenience floorspace in Chelmsford and 1,900sqm in South Woodham Ferrers, set out in Strategic Policy S8 – Housing and Employment Requirements. Due to the recent City Centre expansion, no further comparison goods floorspace has been identified.
- 1.18. EFDC's representation (PS901) welcomes the role of Chelmsford as the 'Capital of Essex' and supports the joint work undertaken via the West Essex and East Herts Cooperation for Sustainable Development Board in understanding cross boundary strategic matters.

#### **Areas of Agreement**

- **There is no areas of uncommon ground or unresolved strategic matters**

#### Landscape

- 1.19. Chelmsford has a wide range of designations which relate to the natural environment, including SSSI's, local landscape designations, wildlife habitats and woodlands, and water courses. CCC's area also contains land designated as Green Belt.
- 1.20. The Local Plan specifically seeks to protect and enhance the natural environment, Green Belt and valued landscapes, while delivering the growth required.
- 1.21. The Local Plan will protect and enhance the networks of biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategy. It also seeks to minimise the loss of the Best and Most Versatile Agricultural Land, and recognises the river valleys as an important asset which offer natural flood protection but also contribute significantly to the local landscape and character of the area. The need to address climate change and minimise pollution is also set out.

- 1.22. The Pre-Submission Local Plan sets out an extensive package of mitigation measures and opportunities to enhance and protect the natural environment which is supported by an extensive evidence base, including a Green Wedge and Green Corridor Assessment and Green Infrastructure Strategy.

#### **Areas of Agreement**

- **There are no areas of uncommon ground or unresolved strategic matters**

#### Traffic

- 1.23. Local Plan policies identify what and where new transport infrastructure is required. They have been informed by a robust evidence base and through engagement and support from key stakeholders including Essex County Council (ECC), Highways England (HE) and the promoters of the main developments.
- 1.24. CCC has worked in partnership with ECC and HE as Highways Authorities to ensure projected development growth in Chelmsford is tested robustly and a strategy for mitigation is formulated.
- 1.25. UDC has, in officer duty to cooperate meetings, raised the potential impacts on the A120 (Galley's Corner) and surrounding villages from allocations north of Chelmsford as a potential concern. A number of traffic modelling studies have been undertaken during the Local Plan preparation to assess the impact of emerging and preferred development options on the transport network. The junction modelling report assesses the likely impacts of planned growth on the highway network in the Chelmsford area. This has included a high-level analysis of cross boundary traffic flows on key corridor routes including to/from Uttlesford District Council and to/from Braintree District Council. More detailed analysis of traffic impacts and mitigation options testing will be required through the preparation of Transport Assessments/Statements as part of future planning applications.

#### **Areas of Agreement**

- **There are no areas of uncommon ground or unresolved strategic matters**

#### Sustainability Appraisal (including SEA)

- 1.26. The Spatial Strategy contained within the Pre-Submission Local Plan is sound and supported by a comprehensive and robust evidence base.
- 1.27. Appropriate and robust SA/SEA has been undertaken throughout the preparation of the Local Plan in an iterative and consultative manner which has led to the Local Plan containing the most appropriate and sustainable strategy.

#### **Areas of Agreement**

- **There is no areas of uncommon ground or unresolved strategic matters**

## **2. Further Joint Working**

- 2.1. The need for a similar Essex-wide guidance note for unmet Gypsy and Traveller accommodation has also been identified by the EPOA. This work is at an early stage of preparation, but will seek agree requirements for assessing any unmet need for Gypsy and Traveller accommodation. Ongoing engagement will continue through the Essex Planning Officers Association (EPOA) with all authorities across Essex.
- 2.2. Following the publication of the EPOA Gypsy and Traveller Accommodation Assessment Report, January 2018, an initial scoping exercise has been identified to be undertaken by EPOA to review transit site requirements.

## **3. Areas of Uncommon Ground**

- 3.1. There are no remaining areas of uncommon ground where an agreement has not been reached.

## **4. Additional Strategic Matter**

- 4.1. There are no additional strategic matters which CCC is aware of which have not already been addressed by this Statement of Common Ground.

## **5. Monitoring**

- 5.1. This statement will be maintained by CCC and updated as necessary with Uttlesford District Council and Epping Forest District Council.
- 5.2. CCC will continue to work with all parties beyond the Local Plan adoption for the monitoring and implementation of the Local Plan.



6. **Signatories:**

Signature: <i>Cllr Susan Barker</i>	Signature: <i>Cllr John Philip</i>
Cllr Susan Barker Deputy Leader and Portfolio Holder for Environmental Services Uttlesford District Council	Councillor John Philip Portfolio Holder for Planning and Governance Epping Forest District Council
Date 24.9.18	Date 24.9.18
Signature: <i>Jeremy Potter</i>	
Jeremy Potter, Planning and Strategic Housing Policy Manager Chelmsford City Council	
Date 24.9.18	



**Appendix 1:**







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Please call 01245 606330

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