



SOCG050

Chelmsford Local Plan Statement of Common Ground with Wates Developments - SGS 16a October 2026

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**Wates Developments and Chelmsford City Council
Strategic Growth Site 16a - East Chelmsford Garden Community
Statement of Common Ground - Masterplan
30 September 2026**

Glossary

The following initialisms and abbreviations are used in this document.

CCC	Chelmsford City Council
ECC	Essex County Council
ECGC	East Chelmsford Garden Community
HIA	heritage impact assessment
IDP	infrastructure delivery plan
LARE	local authorities with responsibilities for education
LEA	local education authority
LHA	local highway authority
LPA	local planning authority
MPA	mineral planning authority
OPA	outline planning application
OPP	outline planning permission
PPA	Planning Performance Agreement
SANG	Suitable Alternative Natural Greenspace
SDFP	Strategic Development Framework Process
SEN	Special Educational Needs
SGS	Strategic Growth Site
SMP	Strategic Masterplan
SOCG	statement of common ground
sqm	square metres
TCPA	Town and Country Planning Association
WPA	waste planning authority

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1.0 The parties

- 1.1 This SOCG is between Wates Developments Limited (hereby referred to as the Site Promoter) and CCC as the LPA. Taken together these represent 'the parties.'

2.0 What is agreed

- 2.1 The matters set out in the following sections are agreed between the parties.

Purpose of this SOCG

- 2.2 To support the Local Plan Examination and demonstrate the deliverability of the SGS Policy 16a allocation, this SOCG describes the work that the parties have undertaken to date to progress the SDFP, which is intended to culminate in the approval of an SMP. Draft SGS Policy 16a stipulates that development proposals for ECGC will accord with an SMP approved by CCC. The SDFP is part of the wider master planning and approval processes, which will continue through the OPA, post-OPP, and implementation stages. The SDFP is currently ongoing.

Background

- 2.3 ECGC is one of the largest draft allocations in the emerging Chelmsford Local Plan Review. Draft Policy S7 requires SGS allocations to be delivered “...*in accordance with masterplans to be approved by the Council.*” Draft SGS Policy 16a requires development proposals for ECGC to “...*accord with a masterplan approved by the Council...*” prior to the approval of any planning applications (Paragraph 5.28 of the Local Plan Review, as well as Modification ref. 202 to Strategic Growth Site Policy 16a, Schedule of Modifications, June 2026). The draft policy also stipulates a requirement for the garden community to be “...*comprehensively planned...*” Draft Policy DM24 describes how CCC “...*will require the use of masterplans by developers and will implement Design Codes where appropriate for strategic scale developments.*”
- 2.4 CCC Cabinet adopted a Revised Masterplan and Development Framework Procedure for Local Plan Development Allocations to 2041, in October 2025. This procedure document sets out an SDFP, which will apply to the three largest SGSs. The SDFP is designed to culminate in the approval of an SMP for each of the three allocations. The SDFP provides an opportunity, between the allocation of the site and prior to a planning application being approved, for a process of consultation, testing and feedback to occur that enables stakeholders and communities to shape emerging proposals.
- 2.5 The parties agree that an SMP is an appropriate mechanism to help secure the policy requirement for comprehensive planning of ECGC, enabling the Site Promoter to set out its vision for the place. The parties have entered into the SDFP to progress the preparation of an SMP document.

- 2.6 This Masterplan SOCG reports the progress made so far and presents an up-to-date picture of how the development will be able to satisfy the requirements of the site allocation policy. This is intended to assist the Examination in demonstrating where elements of the site allocation can be delivered, subject to a very limited number of areas of disagreement regarding the site allocation policy, which are described throughout and in the last section of this statement, and in the Site 16a Site Allocation SOCG (SOCG046). This document is intended to be read in conjunction with SOCG046 and with the Site 16a Infrastructure SOCG (SOCG049A).
- 2.7 Site Promoter representations were submitted at the Regulation 18 and 19 consultation stages, and included a Vision and Concept Masterplan document (March 2025) and a suite of accompanying technical reports at each stage. These presented an early Vision and Concept Masterplan for the site, and were intended to demonstrate how the development proposed by the draft SGS Policy 16a could be satisfactorily accommodated on the site in accordance with all relevant wider Local Plan policies. This work has been the basis for developing an emerging draft SMP through the SDFP, which is described below.

SDFP timings

- 2.8 The ECGC draft SMP is being developed through the SDFP, and will be subject to consultation and approval processes as defined in CCC's procedure document and described in Table 1 below.

Table 1. Summary of the SDFP Stages as they apply to ECGC		
Masterplan Procedure Stage	Date	Description of activities and progress
Stage 0	October 2025	This inception stage commenced the SDFP. This began the process of agreeing a draft PPA covering the SMP and planning application stages. A similar PPA arrangement is in place between the Site Promoter and ECC to secure their advisory input on county matters including highways and schools. ECC is the LEA, the LHA, the MPA, and the WPA.
Stage 1	October 2025 to August 2026	During this pre-application engagement stage, the Site Promoter, CCC, ECC and other statutory consultees participated in a focused consultation exercise involving a series of topic-based meetings/workshops over the period October 2025 to March 2026. A list of the meetings/workshops is included as Appendix 1 to this SOCG. This allowed the parties to explore and discuss various aspects of the emerging masterplan. Those discussions have helped to inform the Site Promoter's ongoing work on a draft SMP document, which will build upon the Vision and Concept Masterplan document (March 2025). The Site Promoter intends to submit the draft document later in 2026. This will complete Stage 1, which was designed to achieve as much consensus as possible between the parties ahead of wider, public consultation in Stage 2.
Stage 2	Following Examination hearings Consultation Spring 2027	In this consultation stage, the draft SMP document will be formally submitted to CCC for consultation, following which any further amendments to reach a final version will be made. Given the interface with the Local Plan process, the formal consultation and approval processes are expected to take place after the Local Plan Examination, and once the Local Plan and its accompanying Sustainability Appraisal process has progressed sufficiently to acquire certainty about the nature of the site allocation and policies influencing SGS 16a. This stage is expected to deliver a widespread consultation process with the community and stakeholders, and enable a final SMP document to be prepared. Stages 1 and 2 will ensure that all constraints and opportunities are explored in detail, within the context of all relevant policy requirements. This in turn will ensure that the final SMP document is as robust as practicable. For the avoidance of doubt, the councils will not formally agree the master planning proposals for ECGC before the completion of Stages 1 and 2.
Stage 3	Late Spring 2027	The council will complete a consultation report on Stage 2, which will accompany the final SMP document for presentation to Chelmsford Policy Board and then Cabinet for endorsement.

Role and Purpose of the SMP

- 2.9 The parties agree that the draft SGS Policy 16a requirement for ECGC to be “...*comprehensively planned*...” is fundamental to their ongoing discussions about the master planning process, including the role and purpose of the SMP.
- 2.10 The parties agree that the final SMP document will include an agreed vision and development objectives for ECGC, and an agreed strategy for implementing that vision. The parties also agree that the final SMP document will describe and illustrate how the site will deliver the housing, economic and socio-economic development, and all the supporting infrastructure required by draft SGS Policy 16a in the timescales envisaged by the Local Plan Review.
- 2.11 The parties also agree that if more than one OPA is envisaged, the SMP will need to incorporate a demonstrably effective mechanism to ensure that the allocated site will still be planned comprehensively.
- 2.12 The parties agree that technical work undertaken to date provides confidence that the site is deliverable. The parties further agree that the evidence base for the draft SMP will comprise those documents submitted by the Site Promoter at the Regulation 19 stage, together with any necessary updates. In effect, the draft SMP will be predicated on a sound evidence base, which will be further refined to support the preparation of an Environmental Statement and Transport Assessment in due course.

SDFP progress

- 2.13 The parties agree that good progress has been made in progressing the SMP via the SDFP. Whilst work to prepare the draft SMP document for formal submission is ongoing, key areas of progress and definition have been made, including responding to feedback from key consultees.
- 2.14 The outcome of the Stage 1 topic-based meetings/workshops has been broad agreement on a number of areas, with work and further meetings ongoing. Since the submission of the Regulation 19 Vision and Concept masterplan, key updates to the masterplan strategy undertaken or being considered include the following.

- Accommodating the impact of changes arising from the updated flood modelling released by the Environment Agency in March 2025, and the cancellation of the A12 Chelmsford to A120 Widening Development Consent Order (DCO) in July 2025.
- The relocation of the secondary school/co-located primary school within the site to avoid existing below ground water infrastructure. This has impacted the form and location of the main centre and associated mixed uses, which have been realigned whilst retaining their central location and positive relationship with the green grid network as a focus for community and family activity.
- Accommodating additional land requirements for education uses on site, which have been requested by ECC for both Early Years accommodation and an increase in required school site areas following an update to the ECC Developer's Guide to Infrastructure Contributions (November 2025, EB Ref INF002).

Tenure types

- 2.15 The Site Promoter has requested further exploration of tenures such as Build to Rent, intermediate rent, co-living, older persons' housing and keyworker accommodation, the proportional need for which may also change over the plan period. The parties agree that paragraph 7.357 of the Pre-Submission Plan covers this request with standard text in relation to size and type of dwellings, which is used consistently across the Plan and allows for a variety of types/tenures, where a need can be demonstrated.

Overview

- 2.16 The parties agree that the site is capable of delivering all elements of the draft SGS Policy 16a as described below (with the exception of the areas of non-agreement referred to at the end of this statement).
- 4,500 homes (of which 3,000 are within the plan period to 2041)
 - Around 43,000sqm of commercial development
 - Two Gypsy and Traveller sites, each for 10 serviced pitches*
 - A new Country Park of more than 100 hectares
 - Mixed use centres including local retail, employment and healthcare provision
 - A co-located primary and secondary school site, with SEN, early years and nursery provision

- Two additional primary schools with early years and nursery provision
- Movement network and associated transport measures including active and sustainable travel links**
- A network of green and blue infrastructure, public open space, formal and informal sport, recreation, play, allotments and community space***

* The parties agree that draft allocation SGS Policy 16a envisages the Travelling Showpeople site being provided as part of the ECGC development. Nonetheless, the Site Promoter wishes to explore the circumstances in which off-site provision might be mutually acceptable. The parties also agree that anyone proposing off-site provision would need to demonstrate that the alternative site is credible and deliverable, and that the alternative proposals would be equally consistent with national and local planning policies. At this point in the process neither CCC nor ECC have agreed a strategy involving off-site provision. Exploratory discussions are ongoing.

** The parties agree that the northern link route in the Local Plan is deliverable. Nonetheless, the Site Promoter is also exploring alternative approaches to delivering a northern link to Beaulieu Park station for buses. This is to ensure that the optimum solution for public transport, taking potential phasing arrangements into account, can eventually be selected at the appropriate stage in the master planning and approval process. The parties agree that the Local Plan's long-term mode shift objectives are key to what is optimal in this context. Exploratory discussions are ongoing.

*** The Site Promoter is working on a Green Infrastructure Accounting Spatial Strategy Plan, which will illustrate compliance with all the site policy and guidance for open space typologies and related uses. It will include the proposed boundary for the Garden Community's Country Park, and the proposed location for on-site SANG provision in accordance with draft SGS Policy 16a and draft Policy DM16. The Site Promoter has shared the latest iteration of this Plan with Natural England and CCC. CCC and ECC will consider it as part of the ongoing SDFP.

2.17 A full schedule of infrastructure provision is detailed in SOCG049A.

Site phasing and sequencing

2.18 Updated phasing plans are being prepared to demonstrate how the necessary infrastructure required by the site policy and IDP can be delivered in sync with the delivery of housing and employment floorspace.

2.19 The parties agree that the draft SMP document will describe and illustrate the Site Promoter's current thinking on potential phases and the likely sequencing of development, as part of the implementation strategy. It will be informed by an updated, site-specific IDP. That part of the draft SMP document will be a precursor to a draft Phasing approach to support the OPA(s), providing a spatial picture of the updated, site-specific IDP.

- 2.20 The parties agree that this approach will provide a robust understanding of how the development can come forward in the timescales envisaged by the Local Plan Review, in order to support CCC in meeting its planned development trajectory.

ECGC Vision

- 2.21 The parties agree that the new development will create a high-quality, comprehensively planned, new sustainable Garden Community that will provide a significant amount of new housing and employment development, and maximise opportunities for active and sustainable travel, in a landscape-led setting following TCPA Garden City Principles.
- 2.22 The Site Promotor's Vision for the East Chelmsford Garden Community is to improve the social mobility and life chances of every individual living at East Chelmsford Garden Community. Of primary importance is the commitment to family and community success, with a particular focus on wellbeing, inclusion and safety.
- 2.23 The parties also agree that the Vision for ECGC will be refined through the drafting of the SMP, and through subsequent appraisal of the same, informed by responses to public consultation in Stage 2.

ECGC Core Masterplan Concepts

- 2.24 The parties agree that the draft SMP will describe and illustrate how the Garden Community Vision will be achieved by designing, delivering and managing a place that meets the following Core Concepts.

PLACE-LED: A community that is part of Chelmsford and Essex

The Garden Community must optimise the benefits of this well-located strategic site: continuing the eastward growth of the city, taking advantage of proximity to the new Beaulieu Park rail station, and being well connected to the city centre via sustainable routes and the Chelmer Valley landscape corridor. It must derive character and place identity from the strengths and characteristics of the site, respecting local landscape and heritage features and their setting, and reflecting the character of Chelmsford and Essex as a whole.

FAIRER: The right ingredients for family and community success

The Garden Community will provide comprehensively for the mix of uses set out in the allocation policy, including a range of housing tenures and types, local employment opportunities, schools and community infrastructure, play space, recreation opportunities, local services and amenities in a way that promotes community cohesion, health and wellbeing and social mobility. The physical design of the site will focus on inclusivity for all and address safety for women and girls. The Garden Community will be supported by a financially sustainable stewardship model to manage assets for community benefit.

CONNECTED - Everything on your doorstep, a connected place

The Garden Community will focus on genuinely supporting sustainable and active travel with ambitious targets around sustainable modes. The masterplan will deliver new transport infrastructure that enables active and sustainable travel, both within the design of the new neighbourhoods and through the provision of key sustainable transport measures and connections to the north, south and east,

which will make the best use of the site's close proximity to existing and planned strategic infrastructure. These will include a multimodal crossing of the Chelmer, a new bus/cycle bridge over the A12, bus, walking and cycling routes to key destinations, as well as necessary upgrades to the local highway network.

GREENER - Embracing net zero for healthier lives and planet

At least 50% of the site will be delivered as high quality blue and green infrastructure, including 100+ hectares (241 acres) of Country Park for the benefit of all, which will reconnect local citizens with the Chelmer and provide important resources for nature and for recreation. The first principles of design are underpinned by a sensitive approach to ecology, landscape, heritage, water management and arboriculture. All built development will be located outside the floodplain of the River Chelmer and the Sandon Brook. The masterplan will deliver a site-wide sustainable drainage network, provision of SANG and biodiversity net gain. A green grid throughout the site will deliver open spaces, parks, green links, allotments, play and recreation a short walk from every home. The approach will strive to deliver less tangible community benefits such as improved mental and physical health, equal recreational opportunities and natural spaces for young and old to move and play freely.

TIMELY DELIVERY - Strategy and Implementation

The masterplan will demonstrate how the Garden Community development will be planned and delivered comprehensively. It will define site-wide design principles, which outline aspects of spatial co-ordination between the different zones and development parcels. It will demonstrate how the site will be phased, ensuring the Vision and core concepts are delivered through each phase of development. Build out rates of housing and all associated development and infrastructure will be captured in a detailed site-specific IDP, which will be subjected to ongoing testing. In addition to infrastructure delivery, the emerging strategy includes incidental mineral extraction. The draft SMP will include more detail on the proposals for incidental mineral extraction for consideration by both ECC and CCC.

- 2.25 The parties agree that the draft SMP will elaborate on these Core Concepts, and on the measures to ensure delivery of the Vision and all associated policy objectives. The parties agree that the master planning process will help to ensure the SGS16a allocation meets the development trajectory and needs of the Local Plan Review.

3.0 What is not agreed

Areas that are not agreed

- 3.1 As set out in SOCG046, the Site Promoter and CCC do not presently agree on the points included in Table 2. Additional areas are covered in SOCG049A on Infrastructure. However, the parties are continuing to discuss these matters with the intention of agreeing an updated SOCG during the Local Plan Examination.

Table 2. Matters where agreement has not yet been reached		
Consultation Document	Rep Number	Issue
Pre-Submission Local Plan	PS25-247	Travelling Show People plot delivery
Summary of Wates Representation	Additional comments raised by Wates	CCC Response
Support the provision of two Gypsy and Traveller sites but consider the additional 13 Travelling Showpeople plots has been unjustifiably transferred from site 6 North East Chelmsford since the Regulation 18 consultation. The addition of this requirement to Site 16a does not reflect the respective scales of the two Garden Community allocations; it does not distribute needs appropriately across the district; and it will be challenging to accommodate at Site 16a in tandem with the proposed Gypsy and Traveller provision. The requirement for 13 Travelling Showpeople plots should be removed from this site policy and reinstated at site 6.	The addition of the Travelling Showpeople site associated with the SGS Site 16a allocation can be accepted, given it meets an identified need. However due to this land use's locational requirements (e.g. large vehicle movements) it is rarely planned as an integrated part of a garden community. We therefore support a modification to enable either onsite or offsite delivery of this aspect of the allocation. Suitable offsite locations are in consideration.	The requirement for 13 Travelling Showpeople plots is required on this site. This figure is supported by the latest GTAA, and as one of the largest strategic site allocations in the Plan 16a is required to make this provision on site. On site delivery supports the creation of a mixed and inclusive community and to ensure access to community services, facilities and public transport. Although exploratory discussions are ongoing, at this point in the process neither CCC nor ECC have agreed a strategy involving off-site provision. No change to the Local Plan.
Consultation Document	Rep Number	Issue
Pre-Submission Local Plan	PS25-256	Land designations to the east on the Policies Map.

Summary of Wates Representation	Additional comments raised by Wates	CCC Response
Labelling of the Policies Map which precludes detailed spatial aspects of the development to be tested through the master planning process, including the potential need for areas labelled for recreation, SuDS and biodiversity to be utilised for complementary solar energy generation development.	None.	The landscape area to the east is highly sensitive so solar renewables, and other built form is not considered acceptable in this area. Any such proposals for solar energy generation would be better incorporated into buildings or less sensitive areas. The notations on the Policies Map ensures these areas are protected. This position is supported by Natural England. No change to the Local Plan.
Consultation Document	Rep Number	Issue
Pre-Submission Local Plan	PS25-260	Convenience store floor space
Summary of Wates Representation	Additional comments raised by Wates	CCC Response
The proposed 500sqm limit for the convenience store too restrictive and suggest either increasing it or removing the cap to better support internal trips and sustainable placemaking within the Garden Community.	The opportunity to deliver a convenience food store of a larger size will support the Local Plan Review's aspirations for the Garden Community to discourage external trips taken by private car, given that food shopping is often undertaken by this mode. Any new store would cater for the new garden community population and would not be expected to give rise to adverse impact on other retail centres. Could a higher threshold be explored? The default national retail impact threshold under the National Planning Policy Framework is 2,500 square metres of gross floorspace. Could the policy also be modified to explain the intention that the retail uses on the site are there to serve the new community and not a wider need across Chelmsford?	Restricting the size of a main unit for convenience food shopping is considered an appropriate industry standard which would not lead to an adverse impact on the City Centre and is consistent across the Plan. Proposals over 500sqm would be required to undertake an impact assessment in accordance with Strategic Policy S12 in line with requirements of the NPPF. Para. 7.360 states that the new community services and facilities on site should be of an appropriate scale to serve the new communities - no change to the Local Plan.
Consultation Document	Rep Number	Issue
Pre-Submission Local Plan	PS25-260	Primary Healthcare and Emergency Services Infrastructure
Summary of Wates Representation	Additional comments raised by Wates	CCC Response
Primary healthcare provision at the site is supported, but the requirement in relation	None.	The need for infrastructure to support police, ambulance and fire and rescue services is

to healthcare provision should be limited to primary healthcare; there is no justification for strategic health needs to be met via planning obligations. The new requirement for facilities to support police, ambulance, fire and rescue facilities should also be removed as it is too broad and needs to be specific and evidenced.		supported by evidence submitted by these services to support the need for this requirement, which has been included in site policies across the Plan. Emergency services infrastructure is a CCC administrative area wide consideration relating to all site allocations and is proportionate to the number of dwellings. No change to the Local Plan.
Consultation Document	Rep Number	Issue
Pre-Submission Local Plan	PS25-260	Education requirements
Summary of Wates Representation	Additional comments raised by Wates	CCC Response
Reference should be added to the requirements and reasoned justification to require education provision to be proportionate to pupil yield generated from the development, so that its delivery and funding at the time allows for Section 106 contributions from other developments locally to contribute as required.	1. Bullets 1-3 deal with the allocation's onsite education provision, supported by Paragraphs 7.361 and 7.362. We support the onsite provision of schools and early years facilities, for which the quanta of facilities and associated land take are specified in the policy, with provision of suitable land identified in the concept masterplan. To make the policy sound we consider that <u>reference should be added</u> to the education provision being proportionate to pupil yield generated from the development, so that its delivery and funding at the time allows for Section 106 contributions from other developments locally to contribute as required. 2. Amendments sought: new wording added to Bullets 1 and 2 as follows: "with funding proportionate to pupil yield from the Garden Community development.	1. The Plan should be read as a whole and Policy S9 - Infrastructure Requirements - states that new development must be supported by the provision of infrastructure, services and facilities that are identified as necessary to serve its needs. This accords with the tests of obligations being necessary, directly related, and fairly and reasonably related in scale to the development. No change to the Local Plan. 2. In consideration that the on-site education provision for the Garden Community is based on 4500 dwellings, 1500 of which are to be delivered post 2041, and also that these facilities will contribute to meeting the needs from generated from development in the wider catchment area the proposed amendments (2 and 3) are supported.

	3. Add to Paragraph 7.361 – insert after sentence 2: Given that the precise requirement could flex over time, the equivalent land take for the provision of schools, early years and childcare nurseries to that defined in the policy must be provided to deliver the school places required in line with the needs identified at the time by the LARE.	Amendments: SGS16a Site infrastructure requirements • First bullet point, add at end of sentence <u>with funding proportionate to pupil yield from the Garden Community development.</u> • Second bullet point, add at end of sentence <u>with funding proportionate to pupil yield from the Garden Community development.</u> Paragraph 7.361. Add after second sentence... Given that the precise requirement could flex over time, the equivalent land take for the provision of schools, early years and childcare nurseries to that defined in the policy must be provided to deliver the school places required in line with the needs identified at the time by the LARE.
Consultation Document	Rep Number	Issue
Pre-Submission Local Plan	PS25-254	Policies Map notation of proposed linear landscape corridors
Summary of Wates Representation	Additional comments raised by Wates	CCC Response
The requirement to retain the significance of Graces Walk and Hurrells Lane is supported, but there does not appear to be evidence that buffers should be either “substantial” or “extensive”, and consider that this pre-judges the outcome of the masterplan process, which is acknowledged to be the appropriate stage to establish the site’s detailed preservation and enhancement principles. A ‘substantial buffer’ into the heart of the masterplan	The parties agree that the master planning process will identify the precise width of these corridors, but are not in agreement that in the case of Grace’s Walk the minimum width of the landscaped corridor should be 80m with a minimum width of 108m between buildings (Modification ref. 202 to Strategic Site Policy 16a, Schedule of Modifications, June 2026). The reasons for this relate to place making for a safe, fair and well-connected place and to properly reflect the relative importance of the assets.	The landscape setting is a key feature of this allocation and therefore ‘substantial and extensive buffers’ are required for mitigation. The use of alternative phrases such as ‘appropriate’ would not give sufficient clarity. No changes to the Local Plan proposed.

would cause safety issues from a lack of overlooking and lighting, and unhelpfully divide the land uses such as education, employment and housing, leading to residents opting to use cars for short journeys rather than by bike or on foot. It also unduly sacrifices development land which could be contributing to meeting housing need.		
Consultation Document	Rep Number	Issue
Pre-Submission Local Plan	PS25-301	Additional built development parcels
Summary of Wates Representation	Additional comments raised by Wates	CCC Response
Two parcels of land within the site allocation boundary, referred to as Land Adjacent to Sandford Mill Lane and Rumbolds Farm, were not previously promoted as part of the built development area at earlier stages, but further work has identified that they would be developable, and could benefit the development's phasing and overall flexibility and capacity to deliver the development.	No change - as per Reg 19 reps.	Additional development areas adjacent to Sandford Mill Lane and Rumbolds Farm within the allocation boundary are not agreed between the parties. The area of land adjacent to Sandford Mill Lane lies within the established designated Green Wedge. The Green Wedge is a locally important designation. Changes to the Green Wedge boundaries to allow development growth has been discounted as sufficient and suitable land is available elsewhere to meet development needs in a sustainable way. The area of land at Rumbolds Farm is not considered suitable for development. This area of land is not included in the development area of this site following discussions with Historic England and CCC's HIA. One of the measures put in place to appropriately address the potential impacts identified in HIA was to exclude this parcel of land from the development area. On the basis of this mitigation and other enhancement measures outlined in the Council's HIA, Historic England supported the site for allocation in the Plan. No changes to the Local Plan proposed.

3.2 These matters are being progressed as part of ongoing discussions and any updates will be reflected in amendments.

4.0 Further work

4.1 The parties intend to continue progressing their discussions in respect of the emerging SMP, including areas of uncommon ground.

Appendix 1

Themed master planning meetings/workshops 2025/2026		
Item	Subject matter	Date of meeting
1.	Master plan parameters, land uses, scope and contents of DFD.*	25/11/2025
2.	Movement and connectivity.	26/11/2025
3.	Green infrastructure.	09/12/2025
4.	Environment.	17/12/2025
5.	Internal movement networks.	15/01/2026
6.	Community infrastructure and stewardship.	21/01/2026
7.	Housing, economy, local centres, gypsies and travellers, and travelling showpeople.	27/01/2026
8.	Infrastructure and phasing.	19/02/2026
9.	Open space, play, sport and recreation.	25/02/2026
10.	Parameter plans, framework plans, and illustrative master plan.	25/02/2026
11.	Sustainability - energy and waste.	24/03/2026
* Development Framework Document (DFD). Alternative terminology for the draft Strategic Masterplan.		

Signatories

Chelmsford City Council	Wates Developments
Jeremy Potter Assistant Director - Planning and Place Shaping Signature <i>Jeremy Potter</i> Date: 08/10/2026	Nick Laugharne Operations Director - Land and Residential Investment Signature <i>Nick Laugharne</i> Date: 08/10/2026



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