



SOCG043

Chelmsford Local Plan

Statement of Common Ground with
Welbeck Strategic Land V Limited

May 2026

Statement of Common Ground Chelmsford City Council and Welbeck Strategic Land V Limited

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 Welbeck Strategic Land V Limited (Welbeck Land for short), in relation to the proposed allocation for Strategic Growth Site 11c – Land West of Barbrook Way, Bicknacre.

The development site will deliver housing growth along with land for a stand-alone early years and childcare facility and land for a community facility over the plan period.

Welbeck Land is promoting the land that is subject to the proposed allocations. A plan of the site is shown on Map SGS11c of the Additional Sites Maps, attached at **Appendix 1**. An outline planning application for this site (25/01158/OUT) is currently under consideration.

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 Welbeck Land's representations on the Pre-Submission Plan (Representation number PSQ25-3091) and the Additional Sites Document (Representation numbers AS-491, AS-494) in relation to SGS11c.

The agreed matters in this SOCG do not preclude any written or verbal representations that the City Council and Welbeck Land 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 parties are committed to working together, and with statutory consultees, in relation to infrastructure contributions which are required to be provided by the allocation
- The site policy requirements for:
 - Around 250 homes
 - Land for a Community facility, and land for a stand-alone early years and childcare nursery
 - Movement and Access
 - Historic and Natural Environment
 - Design and Layout
 - Site Infrastructure Requirements
- The site boundary as shown on the map in Appendix 1
- That the site allocation is deliverable within the timeframe set out in the plan and trajectory, is a suitable location for housing development and is viable
- That there are no over-riding issues and constraints to bringing forward this development site in accordance with the Chelmsford Local Plan.

The following table sets out Welbeck Land's relevant representations to the Pre-Submission Plan and Additional Sites Document.

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
Pre-Submission Plan	PSQ25-3091	Growth Site Policy 11c	Support allocation and policy, but the wider SHELAA submission site can accommodate a higher amount of	The SHELAA does not allocate land for development but helps the Council make informed decisions on site allocations.

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
			growth which has not been assessed as a reasonable alternative in the IIA or wider plan evidence base. This would support the vitality of existing services and facilities.	The 'small sites' (under 1ha) were included to ensure delivery of a variety of sites in a timely manner, and to meet NPPF requirements to provide 10% of development on small sites. However, the site promoted by Welbeck Land has subsequently been proposed for an increased allocation to contribute towards improving the 5-year land supply position. No modification required to the Plan.
Additional Sites Document	AS-491	Strategic Growth Site Policy 11c	The Additional Sites Regulation 19 Local Plan as drafted has positively responded to previous representations made by Welbeck Land.	Noted. No modification required to the Plan.
Additional Sites Document	AS-494	Strategic Growth Site Policy 11c	The enlarged allocation (SGS11c) is supported, along with CCC's approach to identify additional housing sites in order to demonstrate a five-year housing land supply, provide additional flexibility in the event on non-implementation of sites and the identification of additional sites which will make an important contribution to meet their full identified local housing need. Welbeck Land have a track record of delivering sites quickly and it is	Noted. No modification required to the Plan.

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
			considered that the delivery rate assumptions within the trajectory are realistic.	
Additional Sites Document	AS-494	Strategic Growth Site Policy 11c	Measures are outlined to meet the requirements for suitable vehicle and pedestrian access, open space and landscape provision, flood risk management, and mitigating recreational impacts on Thrift Wood SSSI.	Noted. No modification required to the Plan.
Additional Sites Document	AS-494	Strategic Growth Site Policy 11c	The site should not be required to agree a masterplan outside of the development management process, as indicated by the policy wording. The preparation of the outline planning application has involved consultation with local and key stakeholders to inform the masterplanning approach which is considered sufficient and appropriate.	The requirement is site based rather than site promoter based. The live planning application would not be expected to fulfil the masterplanning requirement. However, the masterplan requirement should remain in the policy to address any future planning application, should the current planning application not proceed. No modification required to the Plan.
Additional Sites Document	AS-494	Strategic Growth Site Policy 11c	The policy should be updated to reflect that a contribution required towards alleviating recreational pressure on Thrift Wood SSSI should be proportionate, take account of on-site mitigation	Specific off-site financial contributions for sites with a policy requirement for alleviating recreational pressure on SSSIs will be confirmed on an individual site basis, where required, after on-site mitigation measures have been agreed. No modification required to the Plan.

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
			measures, and be informed by the Local Plan evidence base.	
Additional Sites Document	AS-494	Strategic Growth Site Policy 11c	A minor textual amendment within the policy wording for SGS11c is required to reflect provision of on-site recreation/open space, and a financial contribution towards recreation provision off-site, for existing facilities.	The policy is considered to be flexible to address sport, leisure and recreation needs which may be provided on-site, and/or off-site via financial contributions, depending on scale and need. Strategic Policy S10 of the Pre-Submission Local Plan sets this out in more detail. No modification required to the Plan.

Areas without agreement

There are no areas without agreement or unresolved matters.

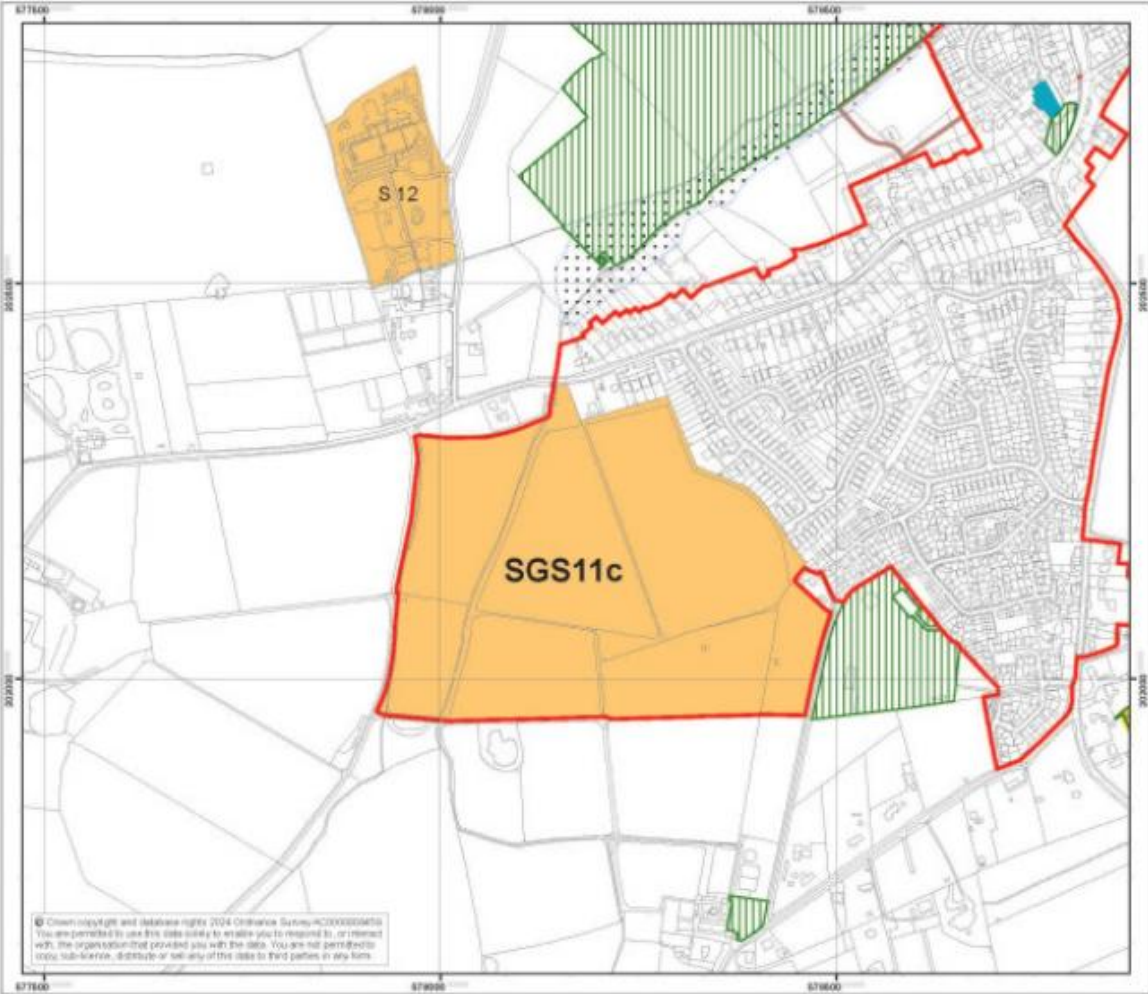
3. Governance and on-going cooperation

CCC will continue to work collaboratively with Welbeck Land 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 Assistant Director – Planning and Place Shaping</p> <p>Signature:</p> <p><i>Jeremy Potter</i></p> <p>Date: 14.04.26</p>	<p>CODE Development Planners agent for Welbeck Strategic Land V Limited Liam Ryder</p> <p>Signature:</p> <p><i>Liam Ryder</i></p> <p>Date: 28.05.26</p>
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Appendix 1 - Extract from Additional Sites Map SGS11c





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