



SOCG044

Chelmsford Local Plan
Statement of Common Ground
with Bellway Homes Ltd (SGS19)
April 2026

Statement of Common Ground Chelmsford City Council and Bellway Homes 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 Bellway Homes in relation to the proposed allocation for SGS19 Land West of Patching Hall Lane a development site that will deliver housing growth over the plan period.

Bellway Homes is promoting the land that is subject to the proposed allocation. A plan of the site is shown on Map SGS19 of the Additional Sites Maps, attached at **Appendix 1**.

The purpose of the Statement of Common Ground (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.

The matters covered in this SOCG relate to the site allocation. It establishes areas of agreement between Bellway Homes and CCC in relation to Bellway's representations on the Pre-submission Plan (PSQ25-6388 and PSQ25-6389) and the Additional Sites Document (Representation number AS-259).

CCC has fully engaged with Bellway Homes on the development of the Council's review of the adopted Local Plan from the outset, and they have had an opportunity to comment at each stage.

The agreed matters in this SOCG do not preclude any written or verbal representations that the City Council and Site Promoters 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
- The site policy requirements for:
 - Amount and type of development (Around 200 homes)
 - Movement and Access
 - Historic and Natural Environment
 - Design and Layout
- On-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 development proposals will accord with a Masterplan approved by the Council
- That there are no over-riding issues and constraints to bringing forward this development site in accordance with the Chelmsford Local Plan.

The following tables set out Bellway'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	PSQ25-6388	Strategic Policy S6	Patching Hall Lane represents a sustainable achievable and deliverable site for housing – it should be included in the emerging plan.	The land promoted by Bellway at Patching Hall Lane has subsequently been proposed for allocation to contribute towards improving the 5-year land supply position in the Additional Sites Document. No modifications required to the Plan.

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
Additional Sites Document	AS-259	SGS19	The representation supports the land's allocation, and demonstrates that the Site is available, suitable and deliverable within the early part of the plan period. Bellway anticipates housing delivery beginning in 2028/29.	Support for the deliverability of the site within the timeframes set out is noted. No modifications required to the Plan.
Additional Sites Document	AS-259	SGS19	Bellway seeks the inclusion of additional land to the north and west within the allocation to enhance the scheme through a larger landscaped buffer and environmental enhancements and informal recreation, and heritage mitigation.	The Council has tested the site through its Additional Sites – Housing Site Studies October 2025 (PL018) and the wider Local Plan policy requirements for landscaping, environmental improvements and heritage protection can be met within the proposed site boundary. No modifications required to the Plan.
Additional Sites Document	AS-259	SGS19	Bellway query whether 'formal sporting facilities' are appropriate for this site.	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 and the latest Planning Obligations SPD set this out in more detail and the precise needs can be considered through the masterplan and planning application process. No modifications required to the Plan.

Areas without agreement

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	CCC response
Additional Sites Document	AS-259	SGS19	<p>Bellway query whether the off-site infrastructure requirements are fair and reasonable for the site.</p> <p>Whilst it is Bellway’s intention to cater for on and off-site infrastructure needs arising from the site’s development, it is not clear at this stage the extent to which off-site infrastructure requirements will be met by CIL and / or S106.</p> <p>The updated IDP (INF012) (March 2026) which was not available at the time reps were submitted, has now been published by the Council. Following review of this document, Bellway have concerns that much of the funding that would be derived from CIL does not appear to be accounted for in the IDP. The total sum from CIL and S106 combined significantly exceeds that stated in the IDP.</p>	<p>Strategic Local Plan Policy S9 requires new proposals to contribute for any additional need generated from the development. This is calculated proportionately to the development and supported by the latest Planning Obligations SPD and Local Plan Infrastructure Delivery Plan. Strategic Local Plan Policy S10 covers how infrastructure and impact mitigation will be secured, including the consideration of viability.</p>

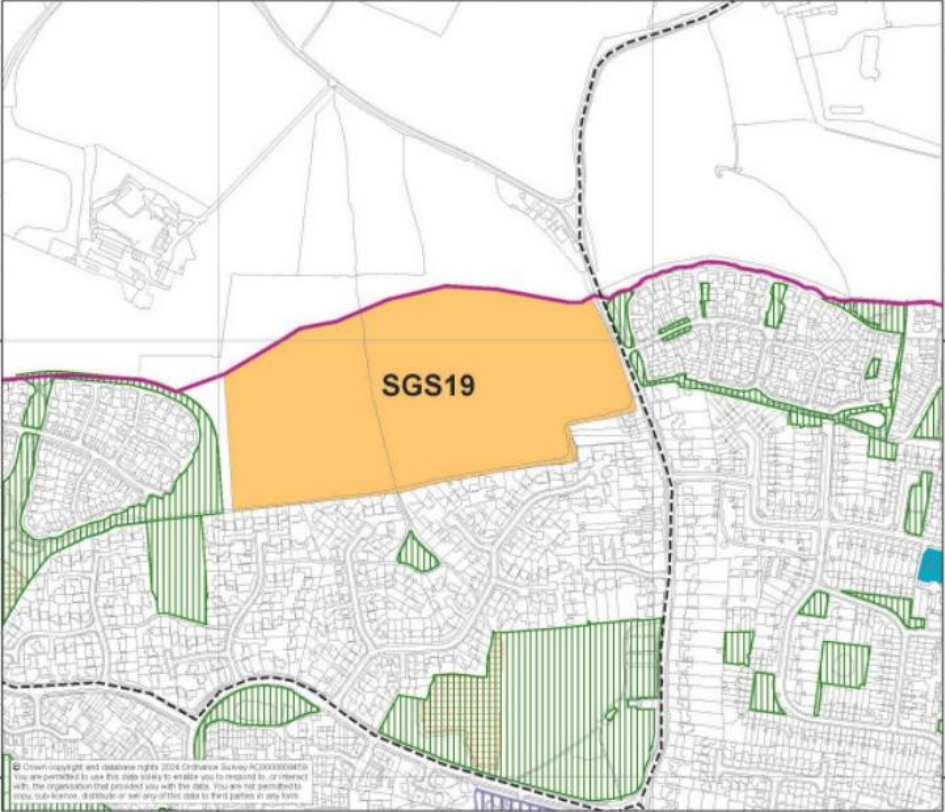
3. Governance and on-going cooperation

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

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: 16.04.2026</p>	<p>Bellway Homes Ltd Bellway House 1 Cunard Street Townfield Street Chelmsford, Essex, CM1 1AQ</p> <p>David Moseley</p> <p>Signature:</p> <p><i>David Moseley</i></p> <p>Date: 16.04.2026</p>
---	---

Appendix 1 – Extract from Additional Sites Map SGS19





This publication is available in alternative formats including large print, audio and other languages

Please call 01245 606330
Spatial Planning Services
Directorate for Sustainable Communities
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
Essex
CM1 1JE

Telephone 01245 606330
planning.policy@chelmsford.gov.uk
www.chelmsford.gov.uk

Document published by
Spatial Planning Services
© Copyright Chelmsford City Council

