



SOCG045

Chelmsford Local Plan
Statement of Common Ground
with Urban & Provincial
April 2026

Statement of Common Ground Chelmsford City Council and Urban & Provincial

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 Urban & Provincial in relation to the proposed allocation for GS9b Land to the East of 118 to 124 Plantation Road, Boreham that will deliver housing growth over the plan period.

Urban & Provincial is promoting the land that is subject to the proposed allocation. A plan of the site is shown on Map GS9b and GS9c 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 and areas of disagreement between Urban & Provincial and CCC in relation to Urban & Provincial's representations on the Additional Sites Document (Representation number AS-11).

CCC has fully engaged with Urban & Provincial 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
- 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 60 new homes for older people)
 - Movement and Access
 - Historic and Natural Environment
 - Design and layout
 - Site infrastructure requirements
- The site boundary and the notations within it, where relevant, 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 residential development and is viable
- That development proposals will accord with a Planning Brief produced 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 table sets out Urban & Provincial's relevant representations to the Additional Sites Document.

CCC acknowledges that Urban & Provincial has also submitted representations to the Pre-Submission plan. These have however been superseded by representations to the Additional Sites Document.

Proposed new text is shown in underline.

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
Additional Sites Document	AS-11	Strategic Growth Site 9b	<p>Change bullet under Amount and type of development:</p> <ul style="list-style-type: none"> • <u>Around 60 new residential homes (C3) secured through appropriate legal mechanisms for older people and to include affordable housing in accordance with Policy DM2.</u> The final amount of new homes will be confirmed through the planning application process. 	<p>This proposed modification is concerned with implementation of the policy and is not necessary in the site policy. It will be secured at planning application stage. It is also covered in Policy S10. No modification required to the Plan.</p>
Additional Sites Document	AS-11	Strategic Growth Site 9b	<p>Add two new bullets under Design and Layout:</p> <ul style="list-style-type: none"> • <u>Co-operate with the adjacent landowner to the north as part of Site Allocation 9C to ensure a comprehensive approach to the sites.</u> • <u>Provides a design response to the foul sewer and associated easement which runs from the eastern boundary of the site northwards.</u> 	<p>It is not appropriate to require within the site policy cooperation between landowners of different site allocation policies. CCC has that role through the planning application process.</p> <p>For consistency with other site allocation policies, add an additional bullet point under the ‘Design and Layout sub heading:</p> <ul style="list-style-type: none"> • <u>Layout shaped by utility easements</u> <p>Further, add a new paragraph after paragraph 2.83: <u>There is a rising main (pressurised sewer) within the site boundary. Layout should safeguard suitable access for the maintenance of sewerage infrastructure.</u></p>

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
Additional Sites Document	AS-11	Strategic Growth Site 9b	Amend fourth bullet under Site infrastructure requirements: <ul style="list-style-type: none"> Financial contributions and/or onsite provision of other community facilities including healthcare provision as required <u>agreed as appropriate</u> by the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities. 	This is unnecessary and would be inconsistent with other site allocation policies. No modification required to the Plan.
Additional Sites Document	AS-11	Strategic Growth Site 9b	The extent of landownership for the site differs slightly in the southwestern corner to that of the allocation. This difference is the area where a public footpath is currently located. Given that the site allocation promotes that the scheme should “provide safe and convenient pedestrian and cycle connections” it would be prudent to include land which will meet this objective.	This discrepancy is noted. The Additional Sites Draft Policies inset map (page 88) includes the site within a revised Defined Settlement Boundary notation, covering the complete site area as submitted to the SHELAA. The allocation policy therefore will not preclude this portion of the site being included in any future planning proposal. No modification required to the Plan.
Additional Sites Document	AS-11	Strategic Growth Site 9b	Amend paragraph 2.85: Boreham is a Key Service Settlement with a good range of existing community services and facilities; <u>and is suitable for some additional housing.</u>	This change is unnecessary as this paragraph is in the section ‘Reason for site selection’ which was only included for the purpose of the consultation. It will not form part of the adopted Local Plan. No modification required to the Plan.

Areas without agreement

Consultation Document	Rep Number	Local Plan Reference	Areas of disagreement and summary of representation	CCC Response
Additional Sites Document	AS-11	Strategic Growth Site 9b	<p>Comments: While it is acknowledged the term “specialist” is retained by CCC for consistency in our view it is ambiguous as specialist can mean several different forms of accommodation within age restricted housing.</p> <p>Our proposed text is specific to the allocation and what we consider is appropriate given the only reason for age restricted housing is the ECC suggested impact on the local school. As such it creates no uncertainty about the typology of accommodation to be delivered.</p> <p>Proposed changes: Amend first paragraph in the policy: Land to the East of 118 to 124 Plantation Road, as shown on the Policies Map, is allocated for a specialist residential development <u>(C3) secured as age-restricted housing</u>. Development proposals will accord with a Planning Brief produced by the Council to provide.</p>	<p>The word ‘specialist’ is retained for consistency with other site allocation policies. Adding ‘age restricted housing’ to the policy text would be unnecessary duplication as it is already used in paragraph 2.76. Age-restricted housing is not prohibited by the current policy wording. No modification required to the Plan.</p>
Additional Sites Document	AS-11	Strategic Growth Site 9b	<p>Comments: The allocation should ensure flexibility for future purchasers and developers responding to market conditions and not simply</p>	<p>This proposed modification to paragraph 2.76 is concerned with implementation of the policy and will be secured at planning</p>

Consultation Document	Rep Number	Local Plan Reference	Areas of disagreement and summary of representation	CCC Response
		Paragraph 2.76	<p>for those downsizing or specialist (see above comments) purchasers.</p> <p>Proposed changes: Amend last sentences in paragraph 2.76: The allocation will provide age restricted housing for older people <u>residential housing (C3) secured through an appropriate legal mechanism as age restricted housing</u>. This housing need can encompass accessible, adaptable general needs <u>housing to meet market needs for those looking to downsize from family housing or other specialised</u> housing for those that require care.</p> <p>An alternative to this section would also be to delete the 2nd sentence.</p>	application stage. It is also covered in Policy S10. No modification required to the Plan.
Additional Sites Document	AS-11	Strategic Growth Site 9b Paragraph 2.85	<p>ECC has identified that at this present time the Boreham Primary School is at capacity and thus any additional traditional homes would be unacceptable as it would impact on the primary school provision in the immediate area.</p> <p>This position is not agreed based on the information provided by ECC as there as has been no test to determine what level of impact could be acceptable.</p>	<p>This change is unnecessary as this paragraph is in the section 'Reason for site selection' which was only included for the purpose of the consultation. It will not form part of the adopted Local Plan.</p> <p>ECC has advised that there is no scope to expand Boreham Primary School and any housing allocation for family housing in Boreham is unlikely to be sustainable in education terms due to a lack</p>

Consultation Document	Rep Number	Local Plan Reference	Areas of disagreement and summary of representation	CCC Response
			<p>However, for the purpose of the site allocation, it is agreed that the development should not cause an 'unacceptable' impact on primary school provision.</p> <p>Proposed Changes: Amend paragraph 2.85: The existing primary school does not have enough capacity for any extra family housing development currently and cannot be expanded <u>is not identified for further expansion. However, Boreham village is suitable for some older person housing. The development should ensure no unacceptable impact on the school, which can be achieved through age restricted housing.</u></p>	<p>of alternative accessible provision (I&O22-412).</p> <p>No modification required to the Plan.</p>

3. Governance and on-going cooperation

CCC will continue to work collaboratively with Urban & Provincial 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

Chelmsford City Council	Urban & Provincial
Jeremy Potter Assistant Director – Planning and Place Shaping	Luke Osborne Director
<i>Jeremy Potter</i>	<i>Luke Osborne</i>
Date: 21/04/26	Date: 17/04/26



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

