



SOCG029

Chelmsford Local Plan
Statement of Common Ground
with Dandara (GS18a)
April 2026

Statement of Common Ground Chelmsford City Council and Dandara

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 Dandara in relation to the proposed allocation for Strategic Growth Site 18a – Land North West of Chelmsford (North of Hollow Lane) (SGS18a), a development site that will deliver housing growth over the plan period.

Dandara is promoting the land that is subject to the proposed allocation. A plan of the site is shown on Map SGS18a 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 disagreement between Dandara and CCC in relation to Dandara's representations on the Pre-Submission Plan (Representation numbers PSQ25-6008, PSQ25-6009, PSQ25-6010, PSQ25-6011, PSQ25-6015, PSQ25-6016) and the Additional Sites Document (Representation number AS-1133 & AS-1135).

CCC has engaged with Dandara 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 and, Vision within the Chelmsford Pre-Submission Local Plan provide a robust and sound strategic framework in respect of SGS18a
- 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 in respect of SGS18a (V001 & V002)
- The site policy requirements for:
 - Around 100 homes, (albeit Dandara's proposals suggest that up to 160 dwellings are achievable. This is currently being tested in collaboration with the Council through the Development Framework/Masterplan process and Dandara will provide an update at the Examination)
 - 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 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 Dandara’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	PSQ25-6008	Strategic Priority 1	Alternative more sustainable locations should be allocated such as North West Chelmsford.	Part of the land promoted by Dandara in North West Chelmsford has subsequently been proposed for allocation to contribute towards improving the 5-year land supply position in the Additional Sites Document. Dandara supports this, but maintains that further allocations should be made at North West Chelmsford to help add resilience to the Plan and enhance the Spatial Strategy. No modification required to the Plan in respect of SGS18a.
	PSQ25-6009	Strategic Priority 2		
	PSQ25-6010	Para 4.2		
	PSQ25-6015	Strategic Policy S6		
	PSQ25-6016	Strategic Policy S7		
Additional Sites Document	AS-1133	SGS18a	Site capacity may increase above 100 homes and suggest policy wording is amended to 160 in line with Dandara’s emerging masterplan.	The use of the ‘around’ housing figure would allow for a higher density development to be brought forward where this addresses site constraints and conforms with other policies in the plan as a whole. No modification required to the Plan at this stage, but a further update will be provided at the Examination when the masterplanning/planning application process will be more advanced.
Additional Sites Document	AS-1133	SGS18a	Question whether formal sports facilities are appropriate for a development of this scale but	The policy is considered to be flexible to address sport, leisure and recreation needs which may be provided on-site, and/or off-site

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
			acknowledge this can be tested through the site masterplan process.	via financial contributions, depending on scale and need. Strategic Policy S10 of the Pre-Submission Local Plan and the Draft Planning Obligations SPD set this out in more detail and the precise needs can be considered through the masterplan and planning application process. No modification required to the Plan.
Additional Sites Document	AS-1133	SGS18a	Dandara anticipates delivery of the site between 2028/29 and 2029/30	Support for the delivery of the site within the timeframes set out is noted. No modification required to the Plan.

Areas without agreement

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	CCC response
Additional Sites Document	AS-1135	Strategic Policy S7	Dandara's wider land holdings around the site should be considered for additional allocations.	The evidence does not currently support a larger allocation in this location.
Pre-Submission IIA	PSIIA-39	Para 6.4.40	IIA does not present sufficient evidence to discount North West Chelmsford.	The Pre-Submission IIA is a robust assessment. Following the need to identify additional sites part of the land promoted by Dandara in North West Chelmsford has subsequently been proposed for allocation to

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	CCC response
				contribute towards improving the 5-year land supply position in the Additional Sites Document.
Pre Submission Local Plan	PSQ25 -6011	Strategic Policy S1	On the basis of the spatial principles (a and j specifically). The site and Dandara's wider land holdings should be considered for additional allocations.	The evidence does not currently support a larger allocation in this location.

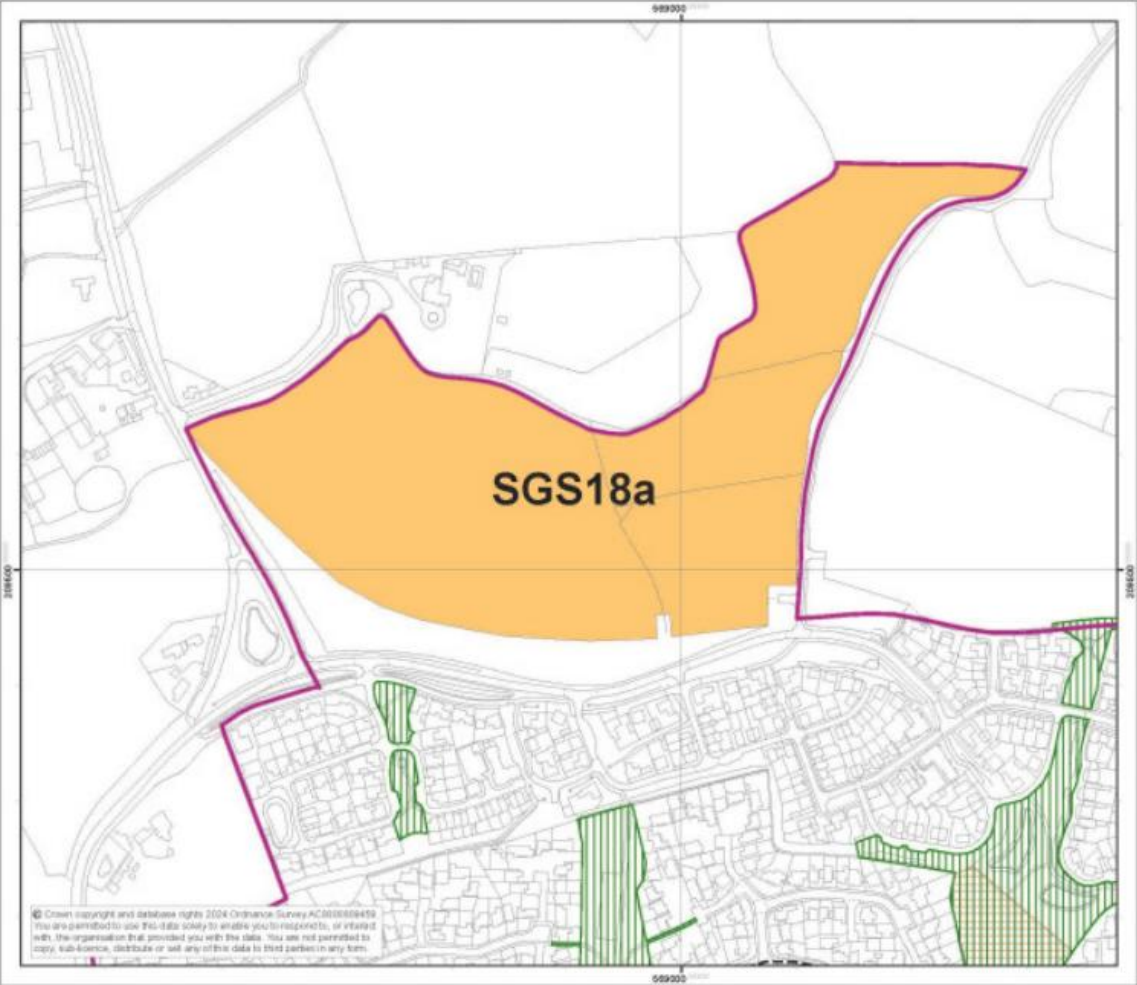
3. Governance and on-going cooperation

CCC will continue to work collaboratively with Dandara 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 Jeremy Potter Spatial Planning Services Manager Signature: <i>Jeremy Potter</i> Date: 1 st April 2026	Dandara David Hill Head of Strategic Land Signature: <i>David Hill</i> Date: 1st April 2026
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Appendix 1 – Extract from Additional Sites Map SGS18a





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

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Spatial Planning Services
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