

SOCG023

Chelmsford Local Plan
Statement of Common
Ground with Moulsham
Hall Estates Limited
March 2026



Statement of Common Ground Chelmsford City Council and Moulsham Hall Estates 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 Moulsham Hall Estates (MHE) in relation to the proposed allocation for Strategic Growth Site 7b (SGS7b) – Great Leighs, Land East of London Road, a development site that will deliver housing growth over the plan period.

MHE is promoting the land that is subject to the proposed allocation. A plan of the site is shown on Map SGS7b 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. There are no areas of uncommon ground in relation to matters covered by this Statement of Common Ground.

CCC has fully engaged with MHE 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 390 homes, 190 of which to be specialist residential for older persons)
 - 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.

No representations were made to either the Pre-submission Plan or the Additional Sites Document.

Areas without agreement

There are no areas of uncommon ground in relation to matters covered by this Statement of Common Ground.

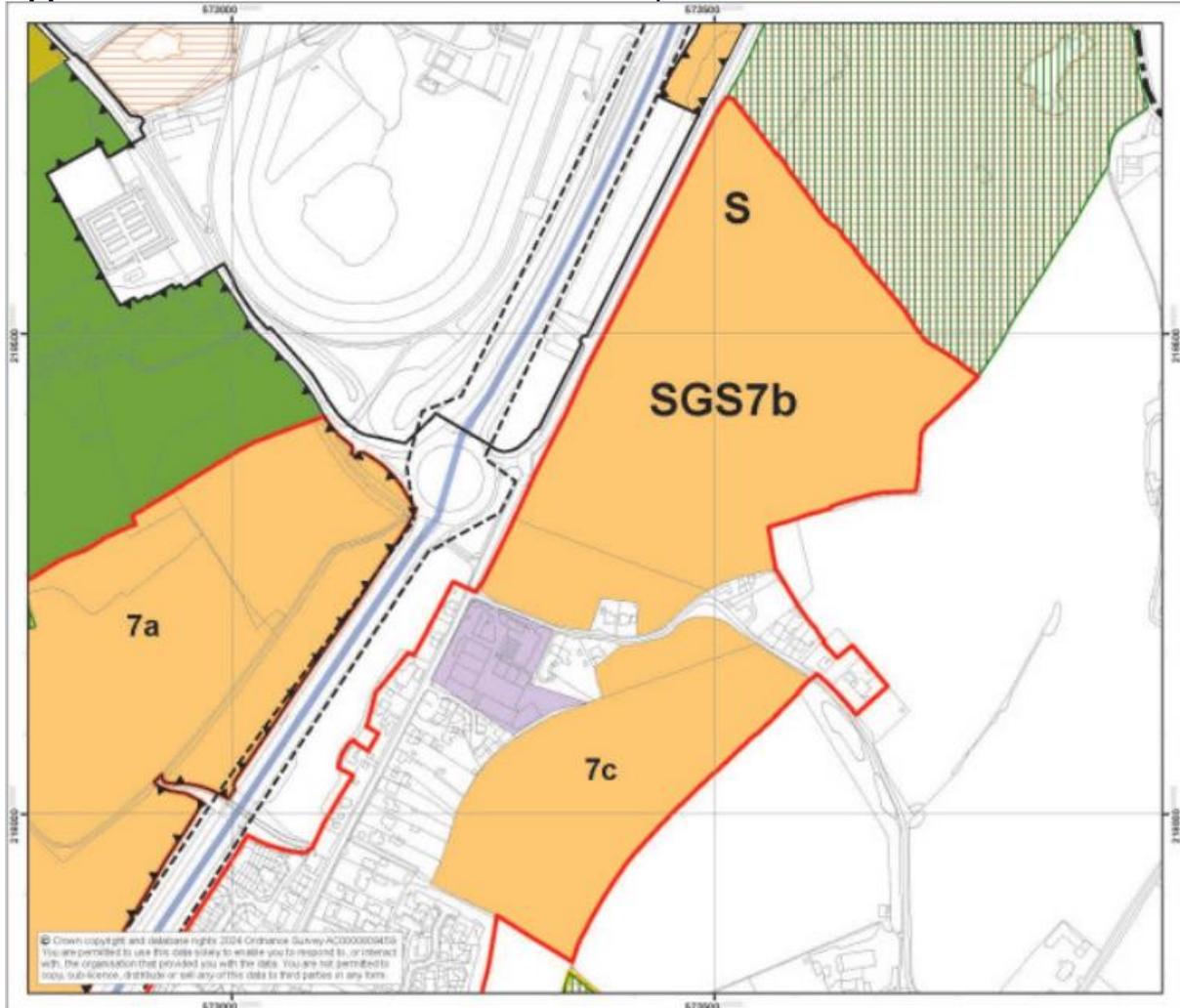
3. Governance and on-going cooperation

CCC will continue to work collaboratively with MHE 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: 19.03.2026	Moulsham Hall Estates Limited John Henry Holmes Director Signature : <i>John Henry Holmes</i> Date : 13.03.2026
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Appendix 1 – Extract from Additional Sites Map SGS7b



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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

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