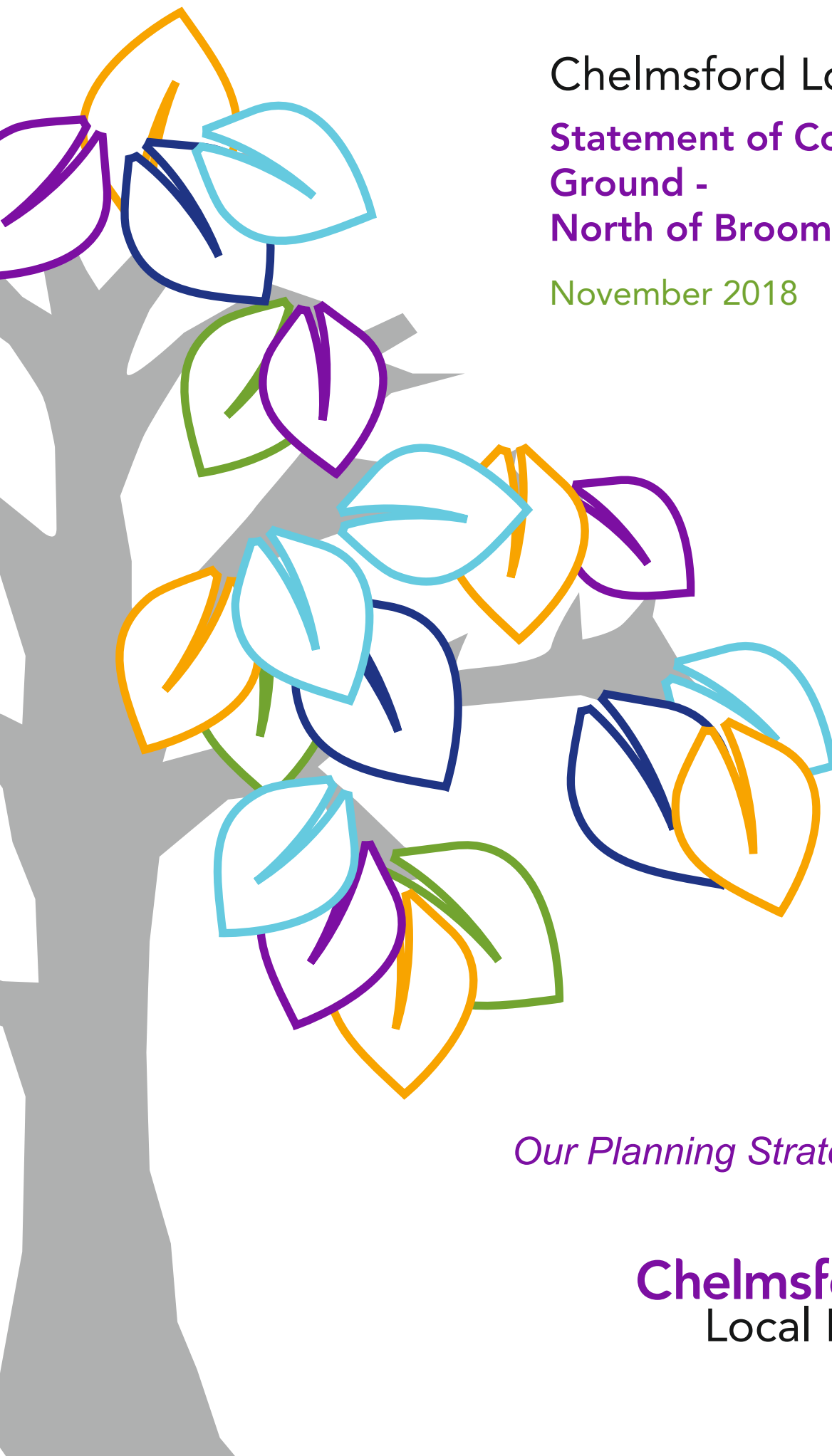


Chelmsford Local Plan  
Statement of Common  
Ground -  
North of Broomfield

November 2018



*Our Planning Strategy to 2036*



## **Chelmsford Local Plan**

### **Statement of Common Ground with North of Broomfield (SGS6) Site Promoters – Strategic Matters**

#### **1. Introduction**

This Statement of Common Ground (SOCG) has been prepared by Chelmsford City Council (CCC), Essex County Council (ECC) and Bloor Homes (Bloor) in relation to the proposed allocation SGS6; a development site allocation within the Local Plan Pre-Submission Document that will deliver housing growth and community uses over the plan period.

It considers areas of common ground between the parties following the Site Promoter's representations on the Chelmsford Pre-Submission Local Plan which for SGS6 were made only by Bloor (Representation numbers PS1248, PS1250, PS1251, PS1252, PS1253).

It is common ground that there is a difference of opinion in respect of site capacity and the education evidence base to support this. Facilitation of an access to Broomfield Hospital is supported subject to agreement on final form and route and the hospital making provision for staff access through its landholding. This reflects the provisions of both SGS6 and SPA1.

The parties consider that the Chelmsford Pre-Submission Local Plan is legally compliant and broadly consistent with national planning policy including the National Planning Policy Framework (2012). It is considered that Chelmsford City Council has fulfilled the Duty to Co-operate and that the Local Plan has been prepared in accordance with the timetable set out in the Local Development Scheme. Furthermore, it is considered that the consultation on the Local Plan has been in accordance with the Council's Statement of Community Involvement and appropriate bodies have been consulted. A comprehensive and robust Sustainability Appraisal has also been carried out to support the Local Plan.

The agreed matters in this SOCG do not preclude any written or verbal representations that the City Council, County Council and Site Promoters may wish to make as part of the Local Plan Examination hearings, in relation to any other matters which may not have been agreed and/or which do not form part of this SOCG.

#### **2. The Site Promoters**

Bloor has a contractual interest in the majority of SGS6. The plan at **Appendix 1** shows the land Bloor has an interest in.

There are two smaller parcels of land within the site allocation which are held by other landowners. The other two smaller parcels of land, identified for the purposes of this SOCG as 'parcel 1' and 'parcel 2' are owned by Mrs Woolnough and Mr & Mrs Bethwith ('parcel 1') and Mrs Fairweather ('parcel 2'). In relation to parcel 2, a planning application for 12 homes was submitted in July 2018.

## The Site

The site lies to the north of Chelmsford Urban Area and north of Broomfield Hospital. A plan of site allocation SGS6 as shown on Map 8 of the Pre-Submission Local Plan Policies Map is attached at **Appendix 2**. A separate policy, SPA1, deals with the planning provisions for Broomfield Hospital, including reference to an access road.

The Parties agree that the site is a suitable location for housing, is available now and achievable, and is deliverable, with a realistic prospect that housing will be delivered on the site starting in the next five years. In this regard, the site meets the criteria set out in the NPPF (2012).

## 3. Strategic Priorities, Vision and Spatial Principles

The Strategic Priorities, Vision and Spatial Principles within the Chelmsford Pre-Submission Local Plan provide a robust and sound strategic framework.

## 4. Strategic Policies

Strategic policies set out the Local Plan guide spatial principles and identify development requirements to 2036.

The Policy framework for land identified as Location 6 is set out in policy SGS6, as modified. Delivery of development will be subject to the terms of planning permission and a masterplan to be approved by the City Council.

A new access to serve Broomfield Hospital is proposed in the submitted Local Plan; the final route and form to be determined in due course. Its delivery sits across two policies: SGS6 and SPA1. Bloor recognises that the provision of such road to permit staff access (or its funding through financial contributions) will be subject of an agreement with the Hospital Trust. Although the Local Plan Map 8 shows an indicative or diagrammatic route, other routes may also be considered. A masterplan may consider route alternatives. The road is expected to be facilitated through the Hospital Trust and Bloor working in partnership. Bloor supports a strategy to contribute to the facilitation of such an access to Broomfield Hospital across land in its control. Bloor and its representatives are in dialogue with the Hospital Trust with the objective of agreeing an appropriate framework to deliver an access road.

Notwithstanding the foregoing, Policy SGS6 includes the following policy principles which the parties are in broad agreement with:

- The site masterplanning principles and the need to prepare a masterplan to be approved by CCC. Bloor intends to enter into a PPA with CCC. The PPA will guide the content, timing, preparation and consultation of the masterplan
- Main vehicular access to the site will be from Blasford Hill (B 1008)
- Provide a well-connected internal road layout which allows for bus access
- Provide new and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate.
- High Quality landscape-led development
- A network of green infrastructure, habitat mitigation and creation and a coherent network of public open space, formal and informal sport and recreation and community space within the site

- The supporting on-site development and site infrastructure requirements including a neighbourhood centre.
- Land (circa 0.13 hectares) for an early years and childcare nursery and the total cost of physical scheme provision with delivery through the Local Education Authority.
- Provision of appropriate local and strategic road network improvements as required by the Local Highways Authority
- Mitigate the visual impact of the development
- Conserve and/or enhance the historic environment
- Undertake the relevant assessments as set in policy SGS6
- Provision of suitable SUDS and flood risk management
- Provision of, or make financial contributions to, new or enhanced sport, leisure and recreation facilities
- Financial contributions to the delivery of the Chelmsford North East Bypass
- Financial contributions to primary and secondary education as required by the Local Education Authority
- Financial contributions towards community facilities such as healthcare provision as required by the NHS/CCG
- A delivery period beginning 2021 and contributing to the Housing Trajectory

## 5. Delivery

The Chelmsford Pre-Submission Local Plan is supported by robust modelling which tests traffic (EB 029, EB 031, EB 032 and TP 003), flood and water cycle impacts (EB 106A-I and EB 107B). These demonstrate that there are no over-riding issues and constraints to the development of the site.

The Chelmsford Pre-Submission Local Plan is supported by robust infrastructure modelling contained within the Infrastructure Delivery Plan Update (EB 018B) and together with all other policy requirements have been the subject of appropriate viability testing (EB 082A and EB 082B).

A masterplan will guide the overall development of the majority part of the site in the control of Bloor. Land comprising parcels 2 and 3 are/may be subject to individual planning applications submitted by others. However, this is not expected to affect the integrity of the masterplan strategy.

Subject to planning application approval Bloor intends to develop the site in a phased manner with first completions anticipated for 2020/21. This accords with the Council's housing trajectory.

Planning approval and accompanying legal agreement would enable the phased provision of infrastructure (subject to viability and a strategy to contribute to the facilitation of a staff access to Broomfield Hospital).

A Minerals Resource Assessment (MRA) has been undertaken by Bloor. This is currently being considered by Essex County Council Minerals.

## 6. Council's Schedule of Additional and Minor Changes

Proposed changes have been made relating to the North of Broomfield site allocation as set out in the Schedule of Additional Changes (SD 002) and Schedule of Minor Changes (SD 003) to the Chelmsford Pre-Submission Local Plan and Policies Map, including changes AC170-175 and MC17 to the site allocation

policy and reasoned justification. The parties consider that these changes do not go to soundness of the Local Plan and instead provide an up-to-date position and improve clarity and consistency.

## 7. Conclusion

All parties agree that the North of Broomfield site allocation is deliverable within the plan period, is a suitable location for development and is viable. There are no over-riding issues and constraints to bringing forward this development site in accordance with the Chelmsford Local Plan.

## 8. Areas of Disagreement

There is a difference of opinion in respect of site capacity and the education evidence base to support SGS6, and the wording in respect of SPA1:

- Bloor has outstanding concerns in respect of the education evidence base and what this might mean for primary school provision in Broomfield and specifically the opportunity for a new school to be provided for on SGS6. Bloor has continued to demonstrate a willingness to deliver the land for a new 2FE primary school.
- Bloor has concerns that “around 450 new homes” does not reflect the true capacity of the site. Bloor’s evidence base demonstrates the constraints and necessary mitigation would allow for a higher quantum of development including land for a 2FE primary school (this matter is addressed in the Hearing Statement to Matters 2 and 5). Bloor consider the site has capacity for around 750 homes.
- SGS6 requires an internal road layout which “allows for bus priority measures”. Bloor considers the internal road layout should only be required to provide for “bus access” given the land controlled by Bloor only extends as far as the SGS site boundary.
- The delivery of 35% affordable housing with the requirement of the Local Plan and Policy HO2

## 9. Appendices

1. Plan of site allocation and the area controlled/owned by the landowners/promoters
2. Extract from Pre-Submission Local Plan (Map 8)

### Signatories:

*Jeremy Potter*

Planning and Strategic Housing Policy Manager  
Chelmsford City Council

*Gary Duncan*

Bloor Homes

# APPENDIX 1

**Bloor Homes**

**Parcel 1**

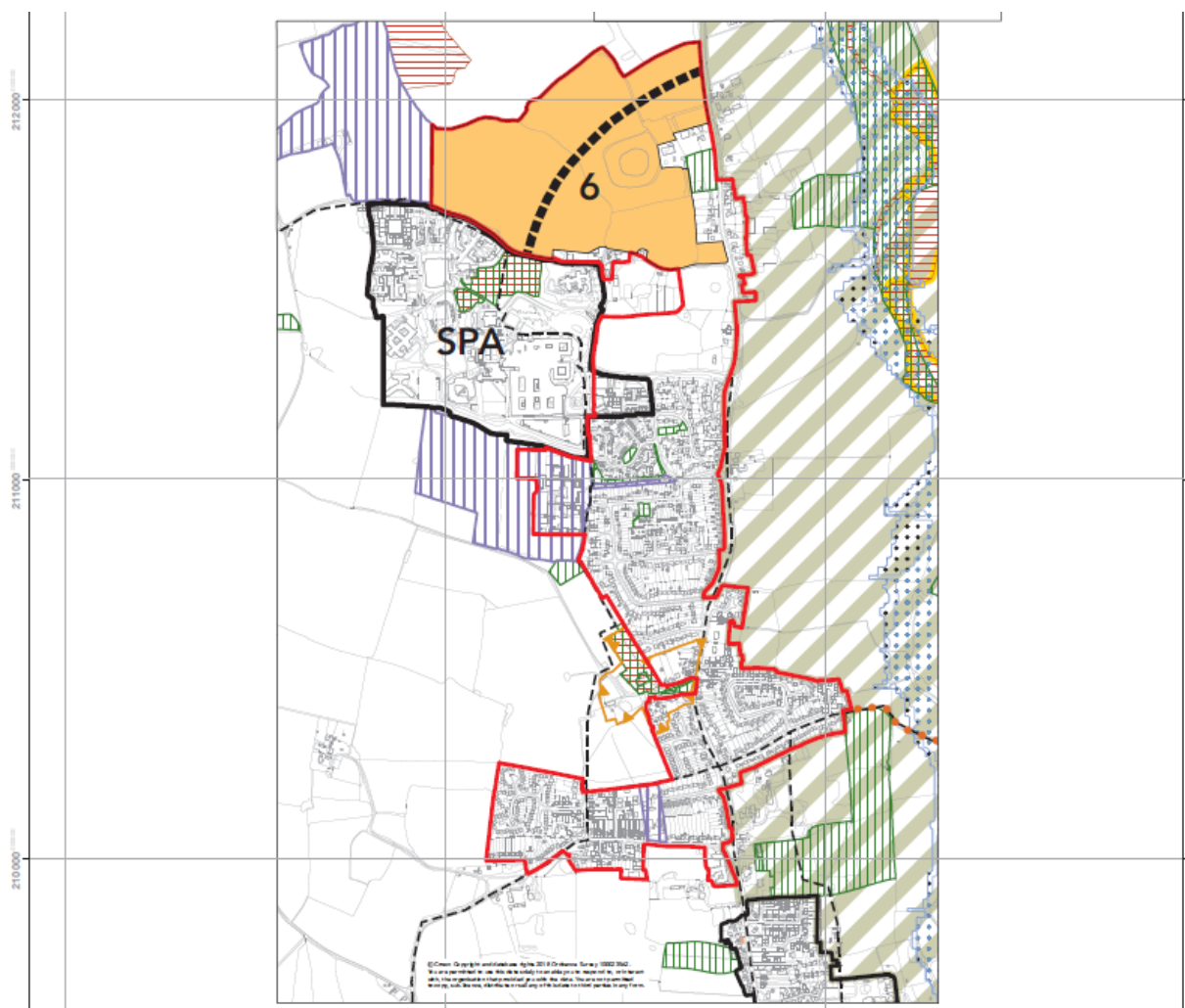
**Parcel 2**

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## Appendix 2 – Extract from Pre-Submission Local Plan (Map 8)









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