

Chelmsford Local Plan  
Statement of Common  
Ground with Redrow  
Homes - Strategic Growth  
Sites 3b, 3c and 3d

November 2018

*Our Planning Strategy to 2036*





## Chelmsford Local Plan

### Statement of Common Ground with Redrow Homes – Strategic Growth Sites 3b, 3c, 3d

#### 1. Introduction

This Statement of Common Ground (SOCG) has been jointly prepared by Redrow Homes, Chelmsford City Council (CCC) and Essex County Council (ECC) in relation to the proposed Local Plan site allocations Strategic Growth Sites 3b, 3c and 3d (SGS3b-d). It considers areas of agreement (and any areas of disagreement) between the parties following Redrow Homes representations on the Chelmsford Pre-Submission Local Plan PS1901-02, 1904, 1907, 1913, 1916-1920, 1922-25, 1927, 1933, 1938, 1940, 1942, 1944-1966.

Location 3 comprises of four site allocations (Strategic Growth Sites 3a, 3b, 3c and 3d) which, as set out in the Local Plan Pre-Submission Document, are collectively identified by CCC to deliver around 400 new homes and 5,000sqm of new Use Class B1 floorspace over the plan period. This SOCG should be read in conjunction with the SOCG which covers strategic matters which are common across all sites at **Appendix 1**.

The agreed matters in this SOCG do not preclude any written or verbal representations that the City Council, County Council and Redrow Homes 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.

The plan at **Appendix 2** shows the parcels of land that Redrow Homes have an interest in (SGS3b, SGS3c and SGS3d).

#### 2. The Sites

The sites are located to the east of the Chelmsford City area, adjacent to the existing Urban Area of Chelmsford. Strategic Growth Sites 3b and 3d lie to the north of Maldon Road and Strategic Growth Site 3c lies to the south of Maldon Road. The site allocations are shown on Map 1 of the Pre-Submission Local Plan Policies Map at **Appendix 3**.

#### Location 3 – East Chelmsford Strategic Growth Sites 3b, 3c and 3d

Strategic Growth Sites 3b, 3c and 3d set out the amount and type of development expected to be provided in at these sites together with specific supporting infrastructure and other requirements needed.

#### **Strategic Growth Site 3b**

In conjunction with the main principles agreed in the joint SOCG for all sites at Location 3 at **Appendix 1** Redrow Homes also agree to the following in respect of site 3b:

##### *Development*

- The extent of the site allocation boundary as shown on the Pre-Submission Local Plan Policies Map (Map 1 – Chelmsford Urban Area) and attached at **Appendix 3**
- The provision of around 5,000 sqm (net) new Use Class B1 floorspace
- Land for the provision of stand-alone early years and childcare nursery

- The delivery period of between 2021 and 2026 as set out in the Council's Schedule of Minor Changes (MC11)

#### *Infrastructure*

- The main vehicular access to the site will be via a new access off Maldon Road
- Provision of land (circa 0.13 ha) and mechanisms for the delivery of a stand-alone early years and child-care nursery
- Safeguarded land for the future expansion of Sandon Park and Ride

#### *Design and layout*

- Protection of important views into and through the site from across the Chelmer Valley

### **Strategic Growth Site 3c**

In conjunction with the main principles agreed in the joint SOCG for all sites at Location 3 at **Appendix 1** Redrow Homes also agree to the following in respect of site 3c:

#### *Development*

- The provision of around 100 new homes within the plan period
- Development fronting onto Molrams Lane and Maldon Road with open space provided within the site including to the east
- The delivery period of between 2020 and 2023 as set out in the Council's Schedule of Minor Changes (MC12)

#### *Design and layout*

- Minimise the impact on at Cross Wood.
- Mitigate the visual impact of the development including the electricity pylons and the sub-station to the east of the site
- Preserve the setting of Graces Cross listed building
- Retain the WWII pillbox to the east of the site and provide interpretation boards

#### *Development requirements*

- Financial contributions to primary and secondary education provision as required by the Local Education Authority
- Financial contributions towards community facilities such as healthcare provision as required by the NHS/CCG
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities

Where obligations are sought through Section 106 Agreement they will meet all of the following tests:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and
- c) Fairly and reasonably related in scale and kind to the development.

### **Strategic Growth Site 3d**

In conjunction with the main principles agreed in the joint SOCG for all sites at Location 3 at **Appendix 1** Redrow Homes also agree to the following in respect of site 3d:

#### *Development*

- The extent of the site allocation boundary as shown on the Pre-Submission Local Plan Policies Map (Map 1 – Chelmsford Urban Area) and attached at **Appendix 3**
- The delivery period of around 50 new homes by 2022 as set out in the Council's Schedule of Additional Changes (AC129)

#### *Design and layout*

- Protection of important views into and through the site from across the Chelmer Valley
- Retain the WWII pillbox in the northern part of the site and provide interpretation boards

#### *Development requirements*

- Financial contributions to primary and secondary education provision as required by the Local Education Authority
- Financial contributions towards community facilities such as healthcare provision as required by the NHS/CCG
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities

Where obligations are sought through Section 106 Agreement they will meet all of the following tests:

Necessary to make the development acceptable in planning terms;  
Directly related to the development; and  
Fairly and reasonably related in scale and kind to the development.

### **3. Delivery**

The Council's housing delivery trajectory identifies the sites coming forward as follows:

Site 3c:-

2021/22 – 50 dwellings (inc. 18 affordable);

2022/23 – 50 dwellings (inc. 18 affordable).

Site 3d:-

2021/22 – 50 dwellings (inc. 18 affordable).

Redrow agrees with the above delivery timescale however is of the view that development at the sites could commence earlier than the specified dates, i.e. 2020.

Site 3b – Redrow agrees that the commercial development, including for the early years nursery and safeguarded land for the P&R could be delivered from 2021 – 2026.

### **4. Conclusion**

All parties agree that the East Chelmsford Strategic Growth Site allocations 3b, 3c and 3d are deliverable within the plan period, in a suitable location for development and are viable. There are no over-riding issues and constraints to bringing forward these development sites in accordance with the Chelmsford Local Plan.

## 5. Outstanding Matters

The following main outstanding matters remain between the parties:

### Strategic Growth Site 3c

- The extent of the site allocation boundary and the amount of development - Redrow Homes considers that the remainder of land it is promoting (i.e. east of 3c and extending to the A12) is suitable for development
- Financial contributions to early years provision

### Strategic Growth Site 3d

- Financial contributions to early years provision

## 6. Appendices

1. Wider East Chelmsford Allocations joint SOCG
2. Plan of site allocation and the area controlled/owned by the landowners/promoters
3. Extract from Pre-Submission Local Plan (Map 1)

### Signatories:

*Jeremy Potter*

Planning and Strategic Housing Policy Manager  
Chelmsford City Council

*Sarah Kirk*

Redrow Homes

## Chelmsford Local Plan

### Statement of Common Ground with East Chelmsford Site Promoters – Strategic Matters

#### 1. Introduction

This Statement of Common Ground (SOCG) has been jointly prepared by the promoters (the ‘Promoters’) of Strategic Growth Sites 3a, 3b, 3c and 3d (SGS3a-d) and Chelmsford City Council (CCC) in relation to the proposed Local Plan Location 3 – East Chelmsford, which incorporates the site allocations and Promoters as set out in Table 1 below. It considers areas of agreement between the parties following the Promoters representations on the Chelmsford Pre-Submission Local Plan and Sustainability Appraisal (SA).

**Table 1**

| Site Name  | Promotor/PID Ref Number | Representation Ref numbers   |
|--|-------------------------|--|
| 3a – East Chelmsford (Manor Farm)  | Hopkins Homes (927684)  | PS1856-1858  |
| 3b – East Chelmsford – Land North of Maldon Road<br>3c – East Chelmsford – Land South of Maldon Road<br>3d – East Chelmsford – Land North of Maldon Road | Redrow Homes (927695)   | PS1901-02, 1904, 1907, 1913, 1916-1920, 1922-25, 1927, 1933, 1938, 1940, 1942, 1944-1966 |

Location 3 comprises of four site allocations (Strategic Growth Sites 3a, 3b, 3c and 3d) which, as set out in the Local Plan Pre-Submission Document, are proposed by the City Council to collectively deliver around 400 new homes and 5,000 sqm of new Use Class B1 floorspace over the plan period. This SOCG relates to matters which are common across all sites. Separate site specific SOCGs cover issues which relate to the individual site allocations.

The agreed matters in this SOCG do not preclude any further written or verbal representations that the City Council, County Council and Site Promoters may wish to make as part of the Local Plan Examination, 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

The Site Promoters are working collaboratively to bring the sites forward for development. The signatories to this SOCG and their interest in the sites is set out in table 2 below:

**Table 2**

| Signatory               | Interest in Site         |
|-------------------------|--------------------------|
| Hopkins Homes           | Site Promoter SGS3a      |
| Redrow Homes            | Site Promoter SGS3b-d    |
| Chelmsford City Council | Local Planning Authority |

## The Sites

The four sites are located to the east of the Chelmsford City area, adjacent to the existing Urban Area of Chelmsford. A plan of site allocations SGS3a-d is shown on Map 1 of the Pre-Submission Local Plan Policies Map and a plan of the area controlled/owned by the parties listed above are given in **Appendix 1 and Appendix 2**.

## 3. Legal Compliance and Duty to Co-operate

All parties consider that the Local Plan has been prepared in accordance with the timetable set out in the Local Development Scheme and having regard to the National Planning Policy Framework (2012) in terms of the Duty to Co-operate. 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 Sustainability Appraisal has also been carried out to support the Local Plan.

## 4. Spatial Strategy and Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)

The Spatial Strategy contained within the Chelmsford Pre-Submission Local Plan contains suitable broad locations for growth including at Location 3 – East Chelmsford.

An SA/SEA has been undertaken as part of the Local Plan and this confirms Location 3 - East Chelmsford as forming the most appropriate and sustainable strategy for development and growth.

## 5. 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.

## 6. Strategic Policies

The Chelmsford Pre-Submission Local Plan contains sound Strategic Policies that delivers the Strategic Priorities and Vision, and that are in accordance with the Spatial Principles.

### Location 3 – East Chelmsford

Location 3, comprising of Strategic Growth Sites 3a, 3b, 3c and 3d set out the amount and type of development expected by Chelmsford City Council to be provided together in this location with specific supporting infrastructure and other requirements needed.

The parties for all the sites agree to the following main principles:

#### *Development and masterplanning principles*

- That the site allocations as shown on the Pre-Submission Local Plan Policies Map (Map 1 – Chelmsford Urban Area) and attached at **Appendix 1** are suitable, available and achievable



- That the site allocations will provide a mixed size and type of development include affordable housing and specialist housing
- The delivery of 35% affordable housing in accordance with the requirements of the Local Plan and Policy HO2
- The site masterplanning principles and the need to prepare a masterplan to be approved by CCC. A PPA has been entered into with CCC and Redrow Homes and is attached at **Appendix 3**. Hopkins Homes has indicated their intention to enter into a PPA with CCC. The PPAs will guide the content, timing, preparation and consultation of the masterplan.
- A delivery period of between 2020 and 2028 for Location 3 as a whole (site specific delivery periods set out in the individual site allocation SOCGs) and the completion rate contained within the Housing Trajectory as set out in the Council's Schedule of Additional Changes (see below)

#### *Infrastructure*

- The supporting on-site development and site infrastructure requirements including a new Country Park and a new stand-alone early years and childcare nursery at Site 3b
- The main vehicular access point to serve sites 3a, 3c and 3d and Sandford Mill will be a roundabout at the junction of Maldon Road and Sandford Mill Lane
- Provision of pedestrian and cycle connections, including, where applicable, access to Sandon Park and Ride and provision of bridleways where appropriate

#### *Design and layout*

- The delivery of a high-quality comprehensively planned sustainable neighbourhood
- The delivery of growth alongside a network of green infrastructure, habitat mitigation and creation and a coherent framework of wide green spaces for formal and informal sport, recreation and community space that is well-connected to Public Rights of Way

#### *Development requirements*

- Preserving and enhancing the historic and natural environment
- Provision of appropriate local and strategic road network improvements as required by the Local Highways Authority
- Provision of appropriate measures to promote sustainable transport
- Undertaking the relevant assessments as set out in policies SGS3a-d
- Provision of suitable SuDs and flood risk management
- For sites 3a, 3c and 3d, where appropriate, contributions towards mitigation measures identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RMAS) (further details set out in the Council's Schedule of Additional Changes SD 002)

## **7. Delivery**

The Chelmsford Pre-Submission Local Plan is supported by modelling which tests traffic (EB 026, EB 027, EB 029, EB 031, EB 032 and EB 033), 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 site.

The Chelmsford Pre-Submission Local Plan is supported by 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).

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

The parties agree to all the proposed changes related to the East Chelmsford 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 AC109-AC132 and MC11-MC12) to the site allocation policies and reasoned justification.

All parties consider that these changes do not go to soundness of the Local Plan, but that they provide an up-to-date position and improve clarity and consistency. The proposed changes overcome some of the concerns raised by the Site Promoters in their Regulation 19 representations. The outstanding matters that remain to be resolved between the parties are set out in the in the individual site allocation SOCGs.

## 9. Conclusion

All parties agree that the East Chelmsford Strategic Growth Site allocations 3a, 3b, 3c and 3d are deliverable within the plan period, in a suitable location for development and are viable. There are no over-riding issues and constraints to bringing forward these development sites in accordance with the Chelmsford Local Plan.

## 10. Appendices

1. Extract from Pre-Submission Local Plan (Map 1)
2. Area controlled/owned by the landowners/promoters
3. Redrow Masterplanning Planning Performance Agreement

### Signatories:

*Jeremy Potter*

Planning and Strategic Housing Policy Manager  
Chelmsford City Council

*Robert Elurne*

Hopkins Homes

*Sarah Kirk*

Redrow Homes

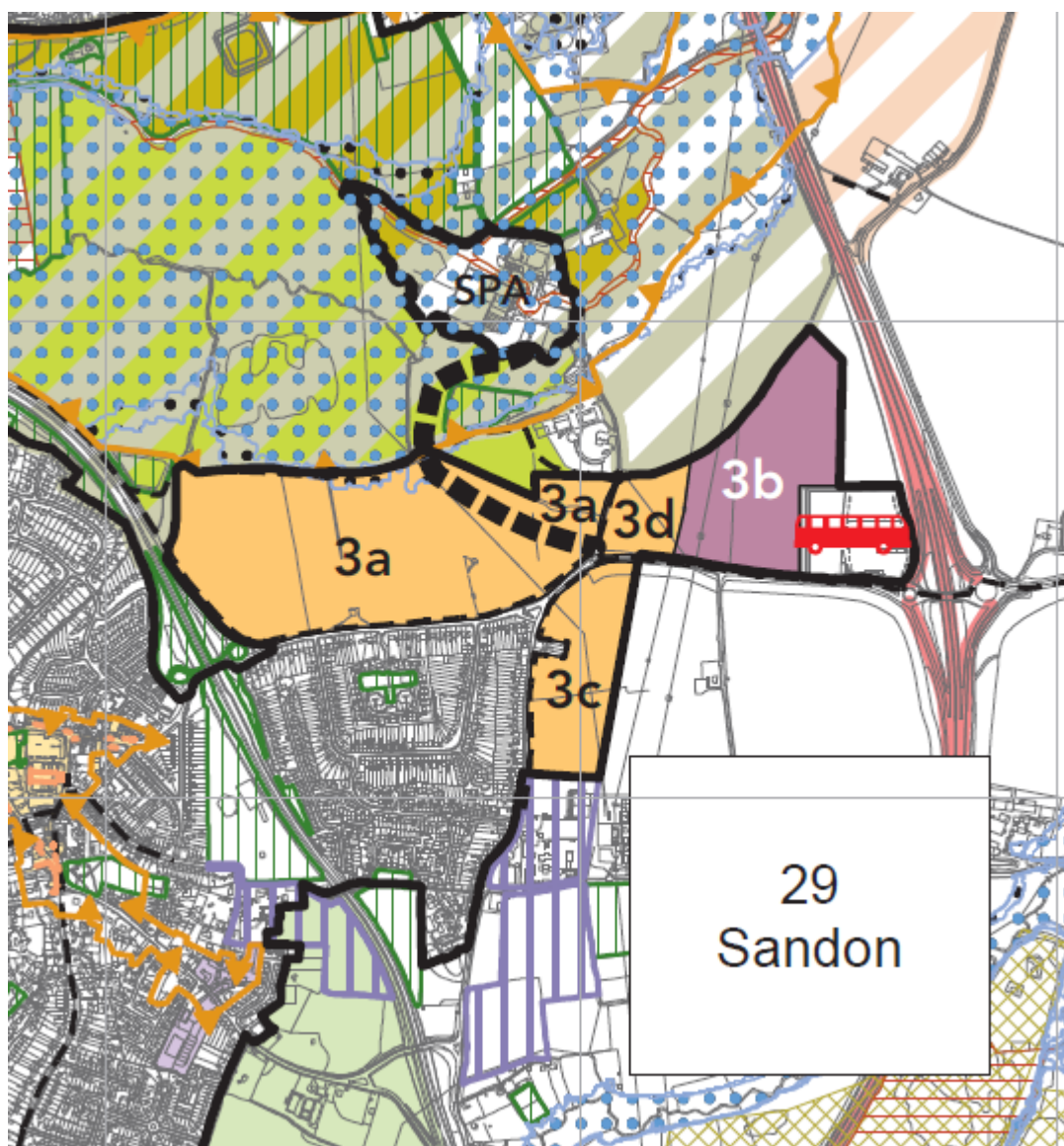
## Appendix 2 – Area controlled/owned by the landowners/promoters

SGS3b-d\* (Redrow Homes)



\*3e is the additional land being promoted by Redrow Homes as set out in their Regulations 19 representation and Sites 3b-3d SOCG

Appendix 3 – Extract from Pre-Submission Local Plan (Map 1)







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