

SOCG020

Chelmsford Local Plan
Statement of Common Ground with
LJV Maldon Limited
SGS9a Waltham Road
Employment Area
March 2026



Statement of Common Ground Chelmsford City Council and LJV Maldon Limited (a joint venture between J Group and Landvest)

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 LJV Maldon Limited in relation to the proposed allocation for Strategic Growth Site 9a Waltham Road Employment Area, Boreham, a development site that will deliver employment housing growth over the plan period.

LJV Maldon Limited is promoting the land that is subject to the proposed allocation. A plan of the site is shown on **Map SGS9a** 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 LJV Maldon Limited and CCC in relation to LJV Maldon Limited 's representations on Additional Sites Document (Representation number AS-486).

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:
 - Around 14,000sqm (net) new Use Class E(g)(iii), B2 and B8 floorspace
 - 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 is a suitable location for employment 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 LJV Maldon Limited's relevant representations to the Additional Sites Document.

CCC acknowledges that LJV Maldon Limited has also submitted representations on the site to the Pre-Submission Plan. These have however been superseded by the Additional Sites Document and representations made to the expanded site allocation.

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
Additional Sites Document	AS-486	Strategic Growth Site 9a	Our client is strongly supportive of the draft allocation and extension of the Waltham Road Employment Area, viewing it as a logical extension to the north of the existing employment area. We consider the allocation overall to be sound. It will be both sustainable and deliverable in the short term. The expanded list of uses to include Class E(g)(iii) – light industrial use – is considered appropriate as it offers the potential for more subtle industrial uses traditionally accepted as capable of operating in residential areas without causing adverse impacts.	Noted. No modification required to the Plan.
Additional Sites Document	AS-486	Strategic Growth Site 9a	Supportive of policy requirement around providing pedestrian and cycling which could benefit users of both the new and the existing site.	Noted. No modification required to the Plan.
Additional Sites Document	AS-486	Strategic Growth Site 9a	Supportive of policy requirement for additional landscape enhancements which will provide ecological and biodiversity benefits.	Noted. No modification required to the Plan.

2. Areas without agreement

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	CCC response
Additional Sites Document	AS-486	Strategic Growth Site 9a	Having vehicular access from the existing employment area access from Waltham Road is too prescriptive, inflexible, and is not considered to be justified or effective in line with the tests of soundness at paragraph 36 of the NPPF. There should be alternative access arrangements from Waltham Road. These are likely to include detailed highways work, layout and design considerations, nearby uses, and amenity considerations. Detail of the access can be determined through the Planning Brief and/or at application stage as allowed for by the Policy.	It would be more appropriate to use the existing access which could be closer to existing residential uses. There is potential to widen the existing access if required and re-allocate parking. No modification required to the Plan.
Additional Sites Document	AS-486	Strategic Growth Site 9a	The allocation is located within a Mineral Consultation Area (MCA) defined in the Essex Minerals Local Plan Policies Map. Policy S8 of the Minerals Local Plan requires that the Mineral Planning Authority should be consulted on all applications for development on a site located within a MCA. This element of the Policy therefore duplicates requirements. Furthermore, the scale of site is not considered to provide for viable minerals use, particularly given the thresholds within the Essex Minerals Local Plan. The site is located close to existing	This is a key site requirement, so it correctly included within the plan. It has also been requested by Essex County Council as the Minerals Planning Authority. No modification required to the Plan.

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	CCC response
			uses including residential properties which may limit its suitability for mineral extraction.	

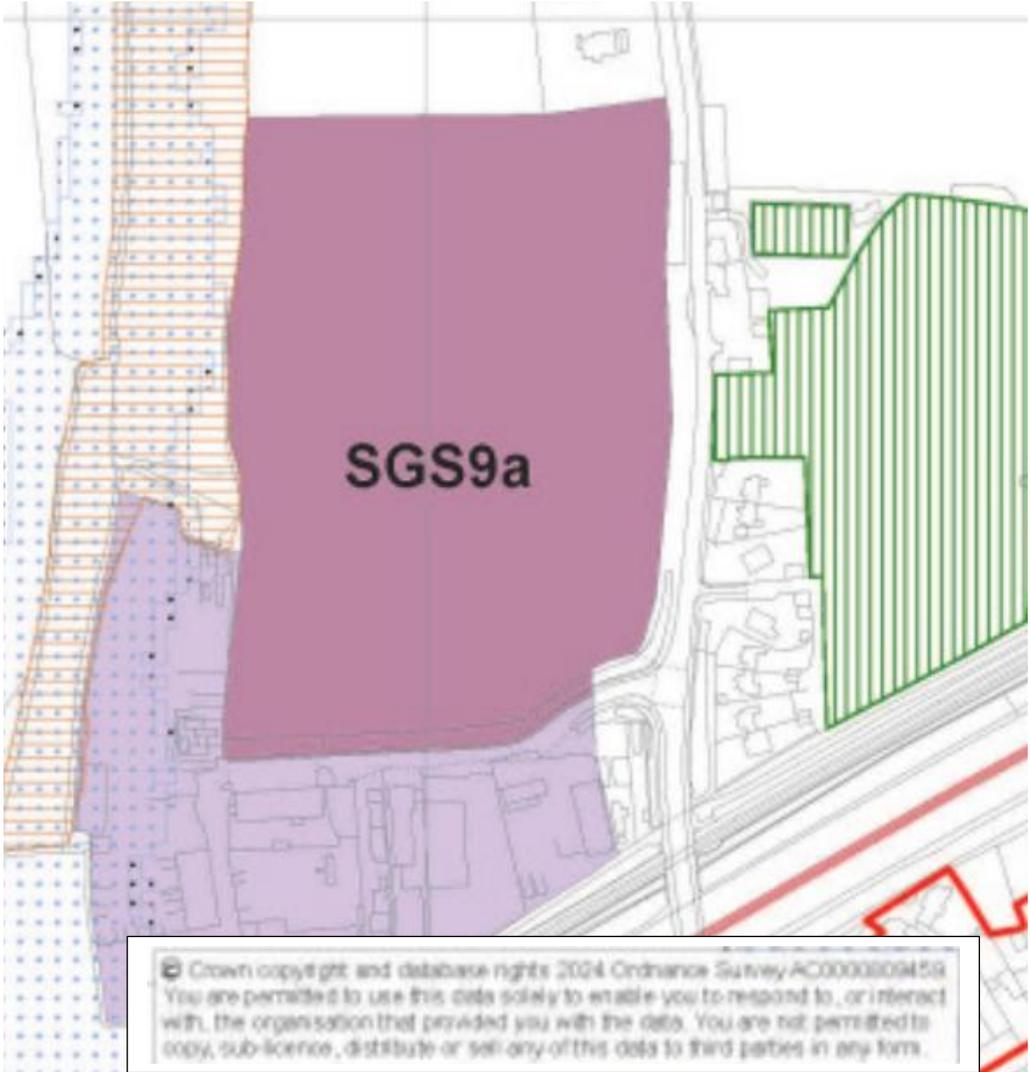
3. Governance and on-going cooperation

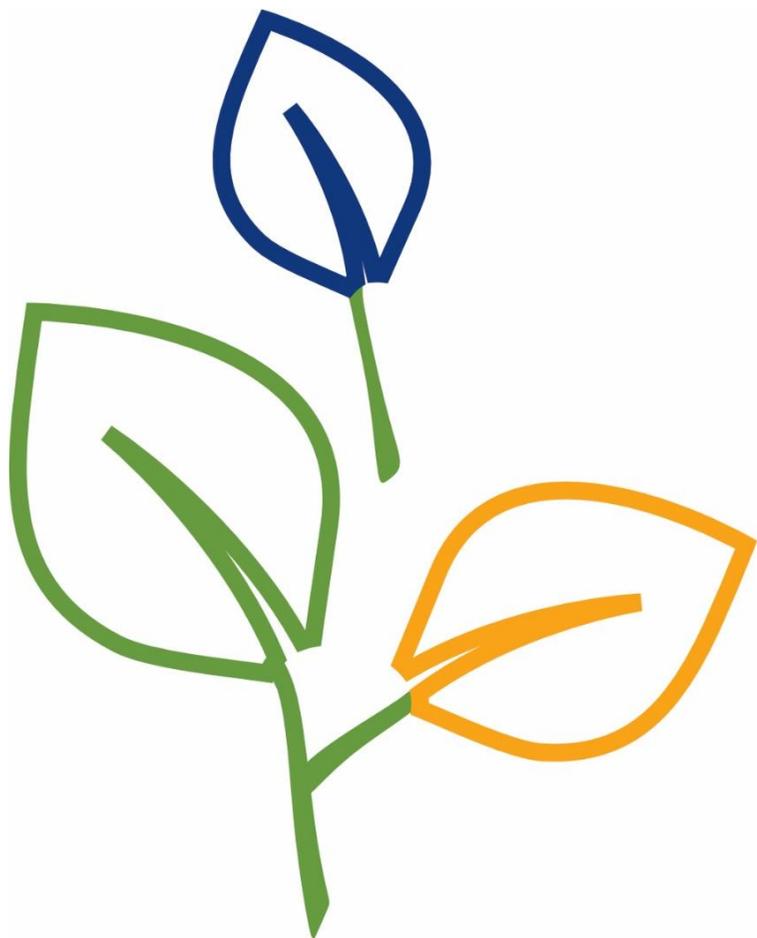
CCC will continue to work collaboratively with LJV Maldon Limited to address matters that, in addition to those above, arise through the examination process. The SOCG will be kept up to date accordingly.

4. Signatories

<p>Signed on behalf of Chelmsford City Council</p> <p>Jeremy Potter Spatial Planning Services Manager</p> <p><i>Jeremy Potter</i></p> <p>Date: 12.03.26</p>	<p>Signed on behalf of LJV Maldon Limited</p> <p>James Firth Partner, Ceres Property (Agent)</p> <p><i>James Firth</i></p> <p>Date: 27.03.26</p>
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Appendix 1 – Extract from Additional Sites Map SGS9a





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

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