

Chelmsford Local Plan
Statement of Common
Ground with
HMA Authorities

July 2018



Our Planning Strategy to 2036

Chelmsford Local Plan

Statement of Common Ground with HMA Authorities

Organisations: Chelmsford City Council, Braintree District Council, Colchester Borough Council and Tendring District Council (North and Mid Essex HMA Partners)

Date: July 2018

1. Introduction

- 1.1. This Statement of Common Ground identifies areas of agreement between Braintree District Council (BDC), Colchester Borough Council (CBC), Tendring District Council (TDC) and Chelmsford City Council (CCC) in relation to the Chelmsford Pre-Submission (Publication Draft) Local Plan and supporting evidence base. There are no outstanding areas of disagreement. The four local authorities comprise the North and Mid Essex Housing Market Area (HMA).
- 1.2. It has been prepared to assist the Examination of the Chelmsford City Council Local Plan. All HMA authorities made representations to the Pre-Submission Local Plan. The following table sets out the relevant rep numbers for each authority:

District Authority	PS LP Rep Numbers
Braintree District Council	PS1526, PS1528, PS1527
Colchester Borough Council	PS913
Tendring District Council	PS1529, PS1530, PS1531, PS1532

- 1.3. A Plan has been provided at Appendix 1 which shows the locations and administrative areas covered by the statement. Braintree District Council is an adjoining local authority located to the north east of Chelmsford City Council's administrative area. Colchester Borough Council and Tendring District Council are located to the west of Braintree District Council.
- 1.4. CCC has fully engaged with BDC, CBC and TDC on the development of the Council's respective Local Plans from the outset. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, BDC, CDC and TDC has been formally consulted at every stage of consultation on the Local Plan together with its accompanying Sustainability Appraisal (SA) and the Habitat Regulations Assessment (HRA). The Duty to Co-operate Compliance Statement outlines in detail the engagement activities and outcomes together with the joint evidence base studies undertaken during the plans preparation.
- 1.5. CCC did consider preparing a joint 'Part 1' joint strategic Local Plan with the HMA partners, however, the timetables for plan preparation were not aligned at that point in time. A Memorandum of Agreement (MOA) has been signed by all authorities setting out a commitment for joint strategic planning. Therefore, the strategic elements of Chelmsford Local Plan and the other HMA Local Plans are closely aligned.

Areas of Agreement

- **That CCC has worked collaboratively with its HMA partners to ensure that all cross-boundary strategic issues have been properly co-ordinated and reflected in the Chelmsford Local Plan and effective and on-going joint working has and will continue to be undertaken.**
- **Although, CCC and the HMA partners have not prepared a joint local plan, the strategic elements of both plans are aligned and complement one another.**

Housing Requirement

- 1.6. The Council has worked with adjoining and nearby local authorities within the Housing Market Area (HMA) (Braintree, Colchester and Tendring) to consider and agree on how the needs of the housing market area are met. From the joint evidence base studies undertaken; Strategic Housing Market Assessment Update 2015, Objectively Assessed Housing Need (OAHN) Study 2015 and 2016, Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2017), Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Joint Methodology (2018) and Essex wide Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2018), the Council has agreed the housing, and Gypsy and Traveller need which have been taken forward to the Local Plan and can be accommodated within the administrative area of Chelmsford.
- 1.7. Detailed analysis in the evidence base reports suggests that a Housing Market Area comprising Braintree, Colchester, Chelmsford and Tendring Council areas forms a sound basis for assessing housing need.
- 1.8. The requirements for all new housing are outlined in Strategic Policy S8 – Housing and Employment Requirements. Chelmsford City Council is meeting its full needs over the plan period and has not received requests to take housing needs from other local authority areas.

Areas of Agreement

- **CCC and HMA partners agree the method and output for deriving the HMAs objectively assessed housing need and Gypsy and Traveller accommodation needs as set out in the Peter Brett Associates (PBA) OAHN Study November 2016 (EB 048) and Opinion Research Services (ORS) GTAA June 2017 and January 2018 (EB 050A, EB 050B and EB050C)**
- **That each local authority within the HMA, through its respective local plan, is accommodating its OAHN within its boundaries resulting in no unmet housing or Gypsy and Traveller needs.**

- **That the Councils have a protocol in place for managing future unmet housing need from adjoining authorities. The protocol was developed and agreed by the Essex Planning Officers' Association (EPOA) in September 2017 to establish a mechanism for the consideration of unmet housing need across the Essex authorities. This protocol sets out the methodology by which each local planning authority, in partnership with their HMAs, should agree their full objectively assessed housing number and if there is an unmet housing need the process to follow to request an adjoining HMA take the unmet need.**

Jobs and Employment

- 1.9. Evidence base studies have informed the job numbers and amount of land for employment use for the Local Plan. The Plan seeks to deliver 10,875 new jobs during the Plan period, based on a flexible rolling supply of 725 a year, which equates to 55,000sqm of new office floorspace and 13,400sqm of retail floorspace. Employment growth will be delivered as part of mixed use development on brownfield sites in Chelmsford City Centre, with strategic employment growth directed to site allocations at north east and east Chelmsford. Some jobs will be created due to expansion of current businesses.
- 1.10. The requirement for all new employment is outlined in Strategic Policy S8 – Housing and Employment Requirements; and the distribution in Strategic Policy S9 – The Spatial Strategy.
- 1.11. The Council has met its objectively assessed need for employment through its Plan policies, informed by working with the wider HMA. There have been no requests for Chelmsford City Council to meet the employment needs of any neighbouring authorities.

Areas of Agreement

- **CCC and HMA partners agree the method and output for deriving the HMAs objectively assessed housing need as set out in the Peter Brett Associates (PBA) OAHN Study November 2016 (EB 048). As part of the work to assess housing requirements, an analysis of economic forecasts was undertaken together with demographic projections to establish the inter-relationship between population growth, forecasts of new jobs and the number of new homes needed to accommodate these levels of growth. Chelmsford also carried out an Employment Land Review, using a consistent and robust methodology to support the Local Plan.**

Infrastructure Delivery

- 1.12. The Infrastructure Delivery Plan (IDP) (2018) is the key evidence base document setting out details of the infrastructure identified by the Council and other service providers as being needed to support the delivery of new development across the City up to 2036.

- 1.13. Other evidence base studies to support the Local Plan include:
- Strategic and Local Junction Modelling (2018)
 - Transport Impact of the Local Plan (2017)
 - Local Plan Viability Study (2018)
- 1.14. Strategic infrastructure requirements are outlined in Strategic Policy S11 – Infrastructure Requirements; Strategic Policy S12- Securing Infrastructure and Impact Mitigation addresses the mechanisms; and individual site policies list the site-specific details for infrastructure provision.
- 1.15. Initial duty to co-operate activities indicated that there may be cross boundary impacts related to education provision, primary healthcare provision (GP surgeries, dentists), protecting emergency access from Maldon District to Broomfield Hospital and providing new or improved transport infrastructure.

Areas of Agreement

- **HMA partners and other neighbouring authorities worked alongside the Council to produce a joint approach to infrastructure delivery, particularly through DtC meetings and consultation on the IDP. Service providers have worked alongside the Council to advise on the impact the Local Plan growth would have upon their services and facilities. As a result, the requirements for services, facilities and appropriate mitigation measures to support the Local Plan growth have been assessed and agreed with all partners.**
- **BDC, CCC have worked together with Essex County Council (ECC) during plan preparation to address cross boundary issues in regard to the large site allocation in Braintree District close to CCC's Strategic Growth Site 5a to 5c at Great Leighs. ECC advised on potential for joint secondary school provision, and in the early stages of growth, new pupils from Great Leighs can attend Great Notley High School in Braintree District. This has been taken forward by BDC and CCC in the recognition of school provision in the Local Plan.**
- **Secondly, in regard to growth in the Braintree District impacting on Chelmsford for employment, shopping, hospital attendance, etc. Agreement was reached between BDC and CCC for Braintree Local Plan to recognise the future role of the Chelmsford North East Bypass for cross boundary access. As a result, BDC has agreed to propose a modification to the Inspector of its Local Plan to include reference to the Chelmsford NE Bypass within its plan as recognition of the importance of the Bypass. The Plan was submitted in October 2017 and is currently under examination.**

Retail

- 1.16. The Local Plan seeks to reinforce Chelmsford's role as 'Capital of Essex'. Retail matters for the Local Plan are underpinned by the Chelmsford Retail Capacity Study 2015.

- 1.17. The Local Plan includes proposals for 11,500sqm of convenience floorspace in Chelmsford and 1,900sqm in South Woodham Ferrers, set out in Strategic Policy S8 – Housing and Employment Requirements. Due to the recent City Centre expansion, no further comparison goods floorspace has been identified.

Areas of Agreement

- **There is no areas of uncommon ground or unresolved strategic matters**

Landscape

- 1.18. Chelmsford has a wide range of designations which relate to the natural environment, including SSSI's, local landscape designations, wildlife habitats and woodlands, and water courses. The Council's area also contains land designated as Green Belt.
- 1.19. The Local Plan specifically seeks to protect and enhance the natural environment Green Belt and valued landscapes, while delivering the growth required.
- 1.20. The Plan will protect and enhance the networks of biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategy. It also seeks to minimise the loss of the Best and Most Versatile Agricultural Land, and recognises the river valleys as an important asset which offer natural flood protection but also contribute significantly to the local landscape and character of the area. The need to address climate change and minimise pollution is also set out.
- 1.21. Pre-Submission Local Plan sets out an extensive package of mitigation measures and opportunities to enhance and protect the natural environment which is supported by an extensive evidence base, including Green Wedge and Green Corridor Assessment and Green Infrastructure Strategy.

Areas of Agreement

- **There is no areas of uncommon ground or unresolved strategic matters**

Traffic

- 1.22. Local Plan policies identify what and where new transport infrastructure is required. It has been informed by a robust evidence base and through engagement and support from key stakeholders including Essex County Council (ECC), Highways England (HE) and the promoters of the main developments.
- 1.23. Chelmsford City Council has worked in partnership with ECC and HE as Highways Authorities to ensure projected development growth in Chelmsford is tested robustly and a strategy for mitigation is formulated.
- 1.24. A number of traffic modelling studies have been undertaken during the Local Plan preparation to assess the impact of emerging and preferred development options on the transport network.

- 1.25. The junction modelling report assesses the likely impacts of planned growth on the highway network in the Chelmsford area. This has included a high-level analysis of cross boundary traffic flows on key corridor routes including A130 to/from Basildon Borough Council and A414 East to/from Maldon District Council.
- 1.26. The area to the north of Chelmsford is, and will continue to be a significant area of change. This is due to its strategic location along key transport corridors which provides access into the wider North Essex strategic road network including the A120 corridor. There is significant new transport infrastructure planned for the A130/A131 corridor including a new Chelmsford North East Bypass (CNEB), new railway station and new Park and Ride. Development in the North of Chelmsford and growth in Braintree District due to its close proximity to Chelmsford, represents a major opportunity to help deliver strategic infrastructure maximising the benefits of creating opportunities for new neighbourhoods and employment opportunities.

Areas of Agreement

BDC, CCC have worked together with Essex County Council (ECC) during plan preparation to address cross boundary issues in regard to growth in the Braintree District impacting on Chelmsford for employment, shopping, hospital attendance. Agreement was reached between BDC and CCC for Braintree Local Plan to recognise the future role of the Chelmsford North East Bypass for cross boundary access. As a result, BDC has agreed to propose a modification to the Inspector of its Local Plan to include reference to the Chelmsford NE Bypass within its plan as recognition of the importance of the Bypass. The Plan was submitted in October 2017 and is currently under examination.

2. Further Joint Working

- 2.1. The need for a similar Essex-wide guidance note for unmet Gypsy and Traveller accommodation has also been identified by the EPOA. This work is at an early stage of preparation, but will seek to set out agree requirements for all types of housing including affordable units and Gypsy and Traveller accommodation. Ongoing engagement will continue through the Essex Planning Officers Association (EPOA) with all authorities across Essex.
- 2.2. In addition, local authorities across Essex are working alongside Essex County Council and Natural England to produce a joint approach to recreational disturbance avoidance and mitigation, known as the Essex-wide Recreational Avoidance and Mitigation Strategy (RAMS). The RAMS project assesses the mitigation measures required for European Designated Sites impacted upon by development from across Essex. Once completed, it is expected to be adopted as SPD by each of the participating authorities, and will set out where new development is required to contribute towards implementation of the Strategy. Once the SPD is adopted and Plans across Essex are implemented, joint work with all partners will continue to enable appropriate monitoring of the Strategy.

3. Areas of Uncommon Ground

- 3.1. There are no remaining areas of uncommon ground where an agreement has not been reached.

4. Additional Strategic Matter

- 4.1. There are no additional strategic matters which the Council are aware of which have not already been addressed by this Statement of Common Ground.

5. Monitoring

- 5.1. This statement will be maintained by Chelmsford City Council and update as necessary with Braintree District Council, Colchester Borough Council and Tendring District Council.
- 5.2. CCC will continue to work with all parties beyond the Local Plan adoption for the monitoring and implementation of the Local Plan. All HMA authorities are committed to working together to ensure successful implementation of their respective Local Plans.

6. Signatories:

Signature: <i>Emma Goodings</i>	Signature: <i>Karen Syrett</i>
Emma Goodings, Head of Economic Development and Planning Policy Braintree District Council	Karen Syrett, Planning and Housing Manager Colchester Borough Council
Date 28.6.18	Date 28.6.18
Signature: <i>Gary Guiver</i>	Signature: <i>Jeremy Potter</i>
Gary Guiver, Planning Manager Tendring District Council	Jeremy Potter, Planning and Strategic Housing Policy Manager Chelmsford City Council
Date 4.7.18	Date 28.6.18



Appendix 1:





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