



SOCG 38

Chelmsford Local Plan
Statement of Common
Ground with the
Essex Police Authority

April 2026

Statement of Common Ground

Chelmsford City Council and Essex Police Authority

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 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.

It establishes areas of agreement between Essex Police Authority (EPA for short) and CCC in relation to the EPA's representations on the Pre-Submission Plan. There are no areas of uncommon ground.

The consultation responses alongside collected evidence and national planning policy and guidance have been used to develop the Local Plan.

CCC has fully engaged with the EPA on the development of the Council's review of the adopted Local Plan from the outset. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, EPA has been formally consulted at each Regulation 18 and 19 stages of consultation together with their accompanying Integrated Impact Assessment (IIA).

2. Strategic matters

The strategic matters of interest to EPA are:

- Delivering homes for all including Gypsy and Traveller and Travelling Showpeople accommodation
- Community infrastructure including education, health and community facilities.

Delivering homes

Strategic Priority 5 of the Pre-Submission Local Plan commits the Council to meeting local housing needs including independent living accommodation for older people (55+), supported housing for adults with learning or other disabilities, and the requirements identified through the Gypsy and Traveller Accommodation Assessment (GTAA) for Travelling Showpeople plots and Gypsy and Traveller pitches.

The strategic housing requirements are set out in Strategic Policy S6 in the Pre-Submission Plan and Additional Sites Document. This meets the transitional arrangements for assessed housing need calculated using the Standard Method. This increases Chelmsford's housing need from around 950 net new dwellings per annum (dpa) to 1,437 dpa using the Standard Method May 2025.

The Pre-Submission Plan was published for consultation under Regulation 19 on 4 February 2025. This includes a housing requirement figure of 1,210 dpa which equates to 83% of the latest local housing needs figure (1,210/1,437 x100). This exceeds the minimum 80% requirement in para. 234a of the 2024 NPPF enabling the Local Plan to proceed under the NPPF transitional arrangements. The Pre-Submission Plan also maintained a five-year housing land supply.

However, following the conclusion of the Pre-Submission Plan consultation several significant events have occurred. These include delays in strategic development housing sites coming forward and other housing sites predicted to be delivered later in the plan period which put into question whether CCC could demonstrate a 5 Year Housing Supply (5YHLS) on adoption of the review of the Chelmsford Local Plan. The adopted Chelmsford Local Plan also became more than five years old on 27 May 2025, so currently for decision making CCC must use the full Government standard method housing need number (not 80%), which means it is currently unable to demonstrate a 5YHLS.

In response to the significant events above, the Council published the Additional Sites Document. This identifies 11 additional housing site allocations for inclusion within the Pre-Submission Plan and 3 expanded

housing sites adding 1,297 dwellings to the five-year housing land supply on submission (Years 2 - 6), enabling a land supply of estimated 5.75 years to be demonstrated on submission. The additional sites also add 1,592 dwellings in total to the housing land supply. The Trajectory is updated annually, and the Pre-Submission Local Plan uses the latest available Housing Site Schedule (April 2024). Minor modifications will be proposed to the Trajectory to reflect the latest published Housing Site Schedule ahead of submission, including updating of numbers for sites which have planning permission or resolutions to grant planning permission (anticipated to be April 2026).

The GTAA identifies a need to provide 44 new permanent pitches for Gypsies and Travellers, and 38 new permanent plots for Travelling Showpeople using Annex 1 of the December 2024 Planning Policy for Traveller Sites. Sites to accommodate a total of 30 permanent pitches for Gypsies and Travellers, and 28 permanent plots for Travelling Showpeople, will be allocated across suitable large strategic development allocations, the detail of which are set out in relevant strategic site policies. The small shortfall will be met through appropriate windfall delivery in accordance with Policy DM3, which could be through windfall applications or regularisation of existing pitches/plots where appropriate within Chelmsford City Council's boundary.

Community infrastructure

Strategic Priority 8 of the Pre-Submission Local Plan commits the Council to ensure that necessary new or upgraded strategic and local infrastructure and facilities are provided alongside the development of new residential communities.

The strategic requirements are set out in Strategic Policy S9. These include facilities for education, police, ambulance and fire and rescue, primary healthcare, recycling facilities and appropriate drainage, as well as community facilities such as halls and places of worship, open space, and sports and leisure provision.

Site specific requirements are also set out in site allocation policies where relevant.

Areas of Common Ground

The following table sets out the EPS's relevant representations to the Pre-Submission Plan and Additional Sites Document.

Proposed new text is shown in underline.

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
Pre Submission Plan	PSQ25 -2650 -2651 -2654 -2655 -2656 -2658 -2659 -2661 -2662 -2667 -2676 -2677 -2680	Paragraphs: 2.39 3.2 4.2 Policy S1 Policy S7 Policy S14 Policy S15 Policy S16 Policy S9 Para 7.463 Policy DM24 Policy DM26 Policy DM28	<p>The Police support CCCs commitment to creating high quality, safe and sustainable places.</p> <p>It is important that there is ongoing engagement with Essex Police to ensure safe and secure communities for current and future residents with design principles, including Secured by Design (SBD) embedded in development.</p> <p>Engagement should be throughout the development process, from the allocation of sites and on-site construction to the final build stage to ensure developments are</p>	<p>Modify Policy DM24, Paragraph 9.17 by adding text: The Council encourages developments to take account of all users, and is committed to enhancing safety for girls and women in new development. Where major development proposals are providing or improving parks and public realm and green spaces, regard should be had to design advice and resources provided by including Make Space for Girls (www.makespaceforgirls.co.uk); <u>Home Office Strategy of reducing 'Violence Against Women and Girls'</u> https://assets.publishing.service.gov.uk/media/6194d05bd3bf7f054f43e011/Tackling_Violence_Against_Women_and_Girls_Strategy_-_July_2021.pdf), and Green Flag Award 'Safer Parks' guidance (https://www.greenflagaward.org/resources/safer-parks-for-women-and-girls/safer-parks-improving-access-for-women-and-girls-summary/)</p> <p>CCC welcome and support ongoing engagement and collaborative working with Essex Police to ensure communities are safe, secure and sustainable.</p>

			safe and secure and do not compromise Emergency Service Access.	
Pre Submission Plan	PSQ25-2663	Policy S10	Acknowledges that new development will increase demands on physical and social infrastructure and advises contact is made with the Essex Police to minimise impact upon policing.	Noted. The Infrastructure Delivery Plan includes an administrative wide infrastructure requirement policing. No modification required to the Plan.
Pre Submission Plan	PSQ25-2664-2675	Policy S17 Policy DM23	It is imperative that crime is considered a material consideration.	Crime is a policy consideration included within the NPPF and CCC's Local Plan, including Policy DM24. No modification required to the Plan.
Pre Submission Plan	PSQ25-2665-2666	Site 1w Site 6	Please note that the DOCOs have engaged with the Design Teams for the Chelmsford Community Garden project and the regeneration of the Meadows shopping centre.	The point is noted, and ongoing engagement will form a part of the master planning considerations for the very large sites. No modification required to the Plan.
Pre Submission Plan	PSQ25-2668-2672	Policy DM13 Policy DM14	Acknowledges the importance of Chelmsford heritage assets. Heritage indirectly features within designing out crime in many respects.	Noted. Detailed guidance on design considerations with historic assets are included in the Making Places SPD. No modification required to the Plan.
Pre Submission Plan	PSQ25-2674	Policy DM19	Nationally, solar farms and battery storage facilities are vulnerable to organised crime groups. It is important that facilities are designed to be safe and secure and that security proposals are risk assessed.	Noted. No modification required to the Plan.

Pre Submission Integrated Impact Assessment (PSIIA)	PSIIA - 4	Para 3.5 (3.2.20)	It is recommended when developing new communities there is engagement with the DOCO to ensure crime is designed out in the early stages. Similarly, engagement with the DOCO can be used to evidenced strategic statements within the Health Impact Assessment.	Noted, and ongoing engagement will form a part of the master planning considerations for the very large sites. No modification required to the Plan.
PSIIA	PSIIA - 3	Para 3.4 (3.4.8)	It is recommended when developing new communities there is engagement with the DOCO to ensure crime is designed out in the early stages. Similarly, engagement with the DOCO can be used to evidenced strategic statements within the Health Impact Assessment.	Noted, and ongoing engagement will form a part of the master planning considerations for the very large sites. No modification required to the Plan.
PSIIA	PSIIA - 5	Para 5.2	Please note, that whilst this is a separate document, all previous comment in relation to the Local Plan Review correlate to this priority.	Noted. No modification required to the Plan.
PSIIA	PSIIA - 6	Para 5.5	Early engagement with the DOCO is recommended to ensure the growth has a minimal impact on policing and is designed so future residents and visitors feel safe in their homes and community.	Noted, and ongoing engagement will form a part of the master planning considerations for the very large sites. No modification required to the Plan.
PSIIA	PSIIA - 7	Appendix J	Recommends that SBD measures be fully incorporated into schemes along with engagement with the DOCO in the early stages and an SBD award applied for at the appropriate stage.	Noted, and ongoing engagement will form a part of the master planning considerations for the very large sites. No modification required to the Plan.

Additional Sites Document	AS-983	Section 1- Introduction	Recommends embedding 'Crime Prevention Through Environmental Design' (CPTED) concepts via Secured by Design along with engagement with the DOCO, Essex Roads Policing Team and Counter Terrorism Advisors.	Noted. Reference is considered too detailed for this policy, but DM24 provides a policy context and the detail is covered in the design guidance published in the Making Places SPD. No modification required to the Plan.
Additional Sites Document	AS-984	Section 1- Introduction	Welcome engagement regarding all future housing proposals to ensure homes are designed to be safe and sustainable for all future users.	The point is noted, and policy provisions are set out in DM24. No modification required to the Plan.
Additional Sites Document	AS-985	Section 3 Key Consequential Changes	Recommend engagement with Design Teams to review and contribute to Master Plans and Design Codes at the early stages.	The point is noted, and ongoing engagement will form a part of the master planning considerations. No modification required to the Plan.
Additional Sites Document	AS-986	Site 1dd – Former Kay Metzeler Site	Advocate early engagement with the DOCO (to help consider the Violence Against Women and Girls (VAWG) agenda to ensure spaces and facilities are accessible, safe, welcoming and safe for all users.	The point is noted, and policy provisions are set out in DM24. No modification required to the Plan.
Additional Sites Document	AS-987	Site 14b – Land south of Ford End Primary School	The new off-road parking area for Ford End Primary School should be well managed to prevent crime and Anti-Social Behaviour.	The point is noted, and ongoing engagement will form a part of the master planning considerations. No modification required to the Plan.
Additional Sites Document	AS-988	Section 2 – Additional Site Allocation Policy. Site 11c – Land West of Barbrook Way.	It is essential that the design of the multi-user crossing of Priory Road is inclusive for all various modes of transport.	The point is noted, and ongoing engagement will form a part of the master planning considerations. No modification required to the Plan.

Additional Sites Document	AS-989	Section 2 – Additional Site Allocation Policy. Site 20 – Land to East and North of Rettendon Place	We would welcome early engagement to ensure that the expansion of the existing primary school and provisions for standalone early year setting security requirements are not conflicting with requirements from the Department of Education.	The point is noted, and ongoing engagement will form part of the masterplanning considerations. No modification required to the Plan.
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Areas without agreement

There are no areas of disagreement or unresolved strategic matters.

3. Governance and on-going cooperation

CCC will continue to work collaboratively with EPA to address strategic matters that, in addition to those above, arise through the examination process. This will occur on an ongoing basis through emails and/or meetings and the SOCG will be kept up to date accordingly.

It is agreed that CCC is working collaboratively with the EPA to ensure that cross-boundary strategic issues are properly considered and where appropriate reflected in the review of the Local Plan and effective and on-going joint working has and will continue to be undertaken.

Signatories

Chelmsford City Council Jeremy Potter Assistant Director Planning and Place Making Signature: <i>J. Potter</i> Date: 14/0/26	Essex Police Services Heather Gurden Strategic Designing Out Crime Officer Signature: <i>H. Gurden</i> Date 14/04/26
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