



# **SOCG022**

Chelmsford Local Plan  
Statement of Common Ground  
with Mr Eugene Kinsella

March 2026



## **Statement of Common Ground Chelmsford City Council and Mr Eugene Kinsella**

### **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 Mr Eugene Kinsella in relation to the proposed allocation for Growth Site 17e – Land South of Windmill Farm, Back Lane, East Hanningfield, a development site that will deliver housing growth over the plan period.

Mr Kinsella is promoting the land that is subject to the proposed allocation. A plan of the site is shown on Map SGS17c, SGS17d and GS17e of the Additional Sites Maps, attached at **Appendix 1**.

The purpose of the 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.

It considers areas of common ground between the parties following Mr Kinsella's representation on the Additional Sites Document (Representation number AS-346). There are no areas of uncommon ground.

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 40 homes
  - Movement and Access
  - Historic and Natural Environment
  - Design and Layout
  - Site Infrastructure Requirements
- That the site allocation is deliverable within the timeframe set out in the plan and trajectory, is a suitable location for housing 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.

No representations were made by Mr Kinsella to the Pre-Submission Plan. The following table sets out Mr Kinsella's relevant representations to the Additional Sites Document.

<b>Consultation Document</b>	<b>Rep Number</b>	<b>Local Plan Reference</b>	<b>Summary of representation</b>	<b>Agreed resolution and any proposed modifications</b>
Additional Sites Document	AS-346	Growth Site Policy 17e	Consider that the Local Plan is legally compliant and complies with the Duty to Co-operate.	Noted. <b>No modification required to the Plan.</b>

<b>Consultation Document</b>	<b>Rep Number</b>	<b>Local Plan Reference</b>	<b>Summary of representation</b>	<b>Agreed resolution and any proposed modifications</b>
Additional Sites Document	AS-346	Growth Site Policy 17e	SGS17e has footpath links to the village centre and bus stop, and will maintain the village's vitality. Support is also given to the requirements for retaining hedgerows to retain the rural character, and protecting the setting of the listed building on Back Lane.	Noted. <b>No modification required to the Plan.</b>
Additional Sites Document	AS-346	Growth Site Policy 17e	The site area as shown on the Additional Sites Map does not reflect the SHELAA submission map. A small part is missing which could impact on the SHELAA's capacity estimate.	This discrepancy is noted. The Additional Sites Map includes the site within a revised Defined Settlement Boundary notation, covering the complete site area as submitted to the SHELAA. The allocation policy therefore will not preclude this portion of the site being included in any future planning proposal. The quoted SHELAA capacity is indicative only. The number of 40 homes stated in the policy is stated as 'around'. <b>No modification required to the Plan.</b>

### Areas without agreement

There are no areas without agreement or unresolved matters.

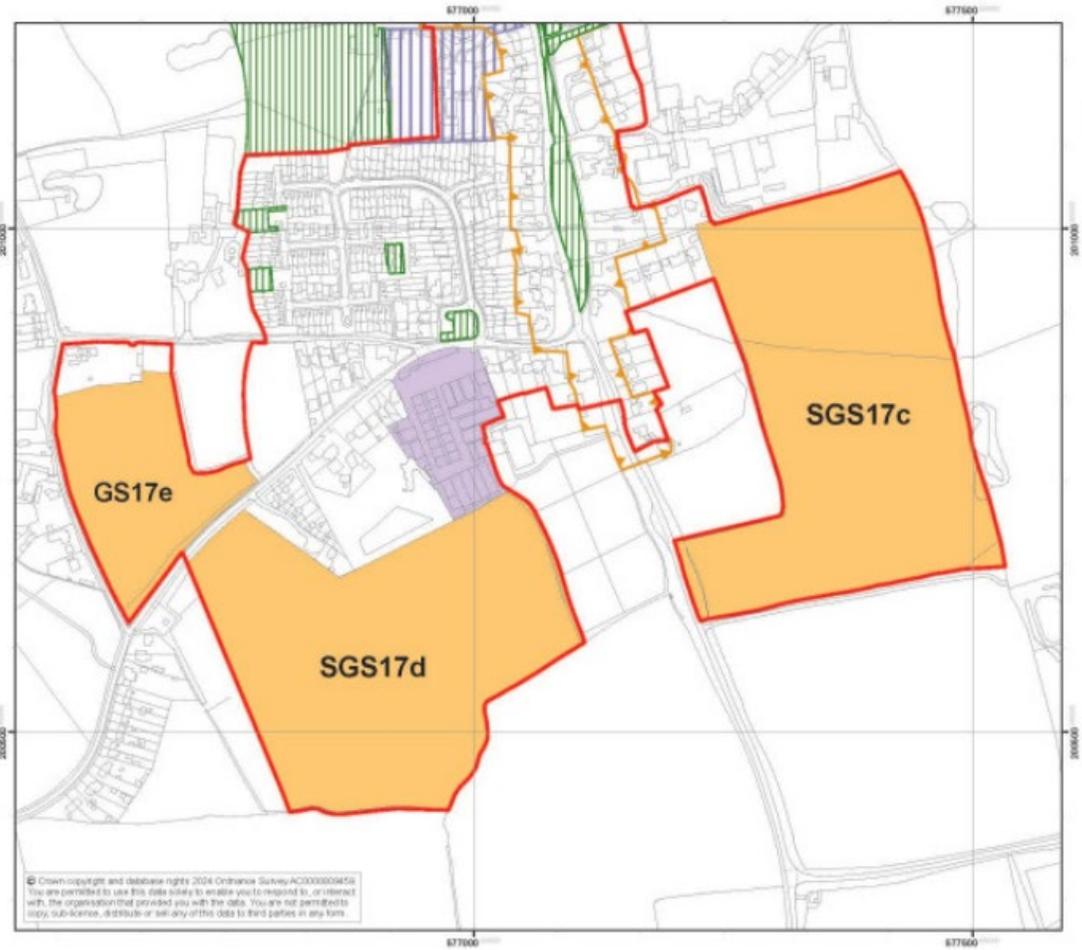
### **3. Governance and on-going cooperation**

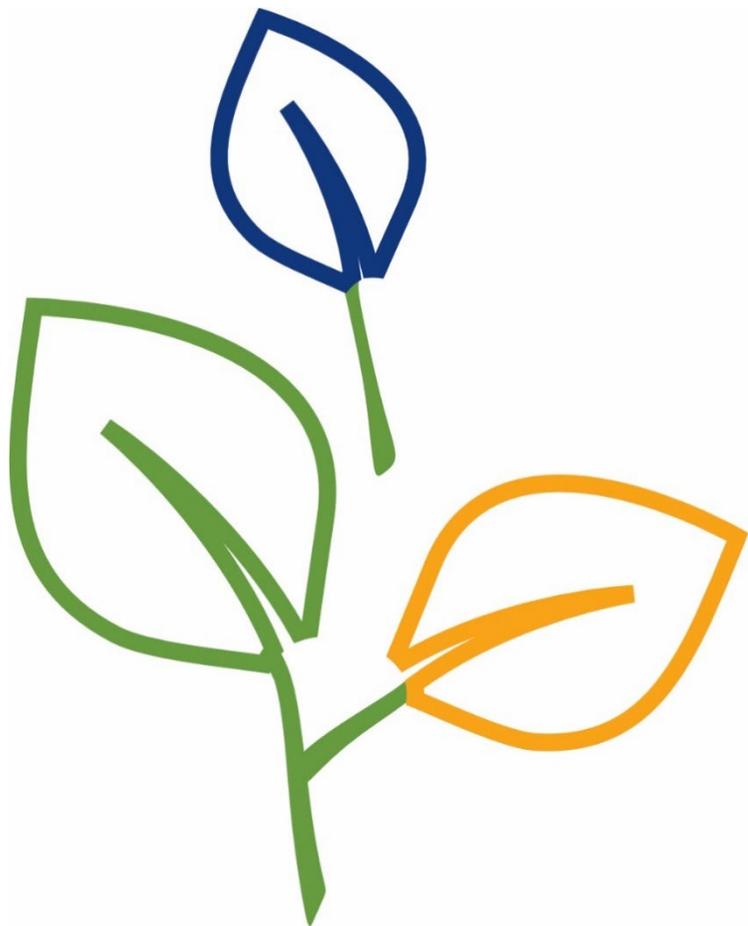
CCC will continue to work collaboratively with Mr Kinsella to address matters that, in addition to those above, arise through the examination process and the SOCG will be kept up to date accordingly, as necessary.

#### 4. Signatories

<b>Chelmsford City Council</b> Jeremy Potter Spatial Planning Services Manager  Signature:  <i>Jeremy Potter</i>  Date: 23.03.26	<b>Nigel Chapman Associates, agent for Mr Eugene Kinsella</b> Nigel Chapman  Signature:  <i>N. Chapman</i>  Date: 23.03.26
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**Appendix 1 - Extract from Additional Sites Map SGS17c, SHS17d and GS17e**





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Please call 01245 606330  
Spatial Planning Services  
Directorate for Sustainable Communities  
Chelmsford City Council  
Civic Centre  
Duke Street  
Chelmsford  
Essex  
CM1 1JE

Telephone 01245 606330  
[planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)  
[www.chelmsford.gov.uk](http://www.chelmsford.gov.uk)

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