



SOCG047

Chelmsford Local Plan Statement of Common Ground with NHS Property Services

May 2026

Statement of Common Ground

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 NHS Property Services and CCC in relation to NHS Property Services representations on the Pre-Submission Plan. **There are no areas of uncommon ground.**

This SOCG also sets out agreed proposed Modifications to the Pre-Submission Plan.

For the avoidance of doubt none of the proposed modifications are considered necessary to address soundness issues and instead provide factual updates, clarifications and helpful detail to the Local Plan.

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 NHS Property Services 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, NHS Property has been formally consulted at each Regulation 18 and 19 stages of consultation together with their accompanying Integrated Impact Assessment (IIA).

2. Areas of Common Ground

The following table sets out NHS Property Services relevant representations to the Pre-Submission Plan.

Proposed new text is shown in underline.

Local Plan

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
Pre Submission Plan	PSQ25-5597 PSQ25-5600	Strategic Policy S9 and Strategic Policy S10	Support for the policy approach in S9 and S10 and requests that the Council continue its engagement with the NHS to further identify healthcare needs and proposed solutions to support the level of growth proposed by the Local Plan, as identified in the IDP.	CCC welcome ongoing engagement and the important role of the infrastructure providers, including the NHS, is recognised in Strategic Policy S9 and Strategic policy S10. Specific projects, including a new ambulance hub and facilities for primary care provision are included within the IDP. No modification proposed to the Plan.
Pre Submission Plan	PSQ25-5594	Policy DM21 and Policy S5	Where it can be demonstrated that health facilities are surplus to requirements or will be changed as part of wider NHS estate reorganisation and service transformation programmes, it should be accepted that a facility is neither needed nor viable for its current use, and policies within the Local Plan should support the principle of alternative uses for NHS sites with no requirement for retention of a community facility use on the land.	Strategic Policy S5 acknowledges the importance of community uses, including health facilities. DM21 A) sets out the exceptions to permitting the loss of valued community facilities. DM21 A ii makes adequate provisions to facilitate asset disposal for NHS estate reorganisation. The NHS requirements regarding asset disposal are to enable reinvestment and provision of alternative facilities within a locality which is consistent with provisions of Strategic Policy DM21 A) ii.

				<p>The requirement to demonstrate economic viability is only applicable to commercial facilities, such as private healthcare.</p> <p>No modification proposed to the Plan.</p>
--	--	--	--	---

Areas without agreement

There are no areas of uncommon ground.

3. Governance and on-going cooperation

CCC will continue to work collaboratively with NHS Property Services 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 NHS Property Services 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.

4. Signatories

<p>Chelmsford City Council Jeremy Potter Assistant Director – Planning and Place Shaping</p> <p>Signature: <i>Jeremy Potter</i></p> <p>Date: 13/05/2026</p>	<p>NHS Property Services Rowan Gilbert Senior Town Planner</p> <p>Signature: <i>Rowan Gilbert</i></p> <p>Date: 12/05/2026</p>
--	--



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

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
www.chelmsford.gov.uk

Document published by
Spatial Planning Services
© Copyright Chelmsford City Council

