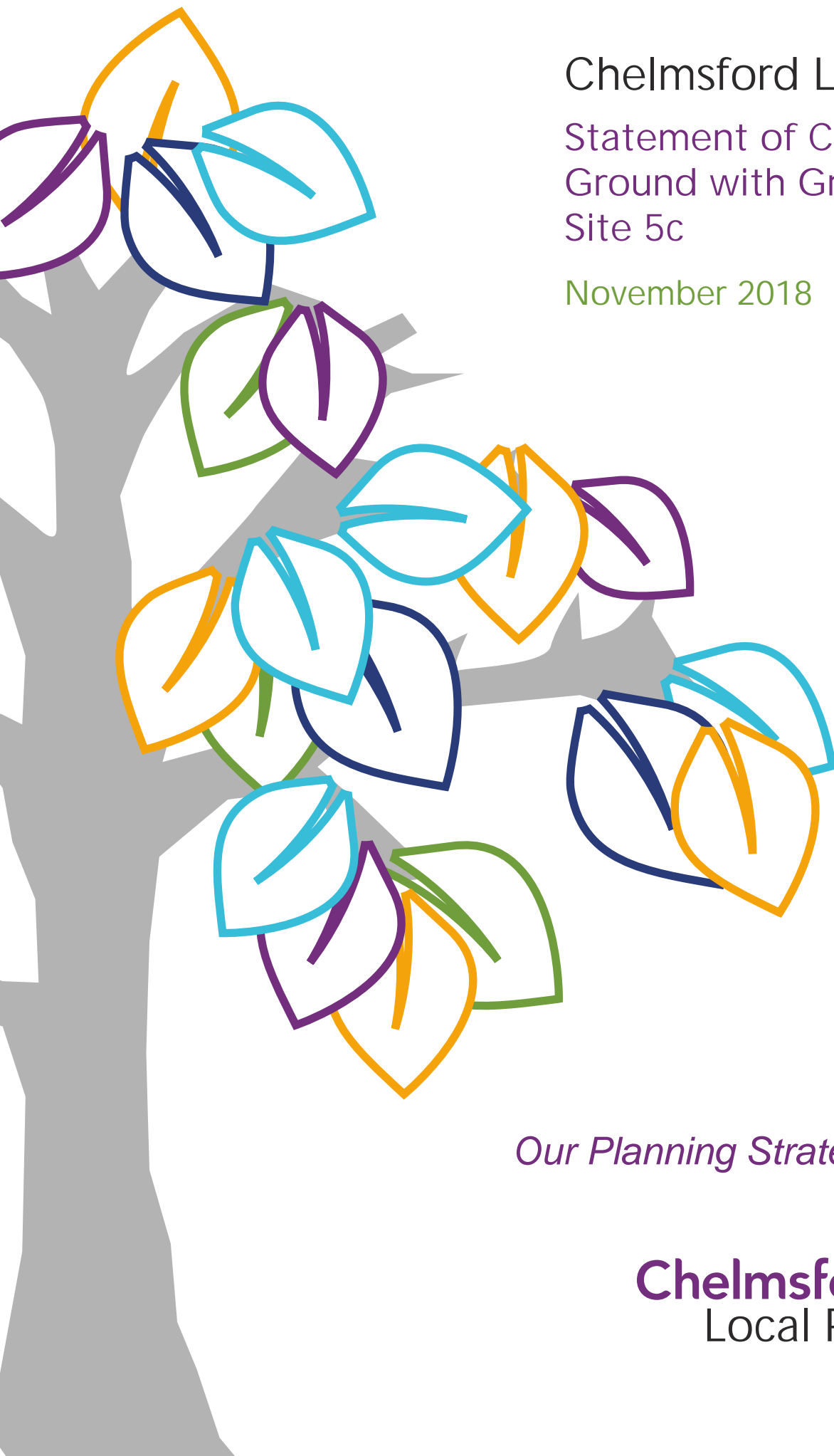


Chelmsford Local Plan
Statement of Common
Ground with Great Leighs
Site 5c

November 2018



Our Planning Strategy to 2036

Chelmsford Local Plan

Statement of Common Ground with The Landowners - Strategic Growth Site 5c

1. Introduction

This Statement of Common Ground (SOCG) has been jointly prepared by the Landowners of 5c ('The Landowners'), Chelmsford City Council (CCC) and Essex County Council (ECC) (for the purposes of this document to be known as 'the parties') in relation to the proposed Local Plan site allocations Strategic Growth Site 5c. It considers areas of agreement (and any areas of disagreement) between the parties following The Landowners representations on the Chelmsford Pre-Submission Local Plan PS1750.

Location 5 comprises of three site allocations (Strategic Growth Sites 5a, 5b and 5c) which, as set out in the Local Plan Pre-Submission Document, will collectively deliver around 1,100 new homes over the plan period. There is a further site within this broad location which is an Existing Commitment identified in the Local Plan Pre-Submission Document as EC: 3 Great Leighs – Land east of Main Road.

The agreed matters in this SOCG do not preclude any further written or verbal representations that the City Council, County Council and The Landowners may wish to make as part of the Local Plan Examination, in relation to any other matters which may not have been agreed and/or which do not form part of this SOCG. This SOCG should be read in conjunction with the SOCG which covers strategic matters which are common across all sites at **Appendix 1**.

The plan at **Appendix 2** shows the parcel of land, SGS5c, that The Landowners have an interest in.

2. The Site

The site is located to the north and east of the Key Service Settlement of Great Leighs. A plan of the site allocation is shown on Map 16 of the Pre-Submission Local Plan Policies Map at **Appendix 3**.

Location 5 – Great Leighs Strategic Growth Site 5c

Strategic Growth Site 5c sets out the amount and type of development expected to be provided at this site together with specific supporting infrastructure and other requirements needed.

In conjunction with the principles agreed in the joint SOCG for all sites at Location 5, the Landowners also agree to the following in respect of site 5c:

Development

- The delivery period of between 2020 and 2028 as set out in the Council's Schedule of Additional Changes (AC164)

Infrastructure

- The main vehicular access to the site to be from Banters Lane or through Site EC3, via Main Road (AC160 in the Council's Schedule of Additional Changes)
- Provision of a well-connected internal road which allows for bus priority measures

Design and layout

- To preserve the setting of Gubbions Hall and other surrounding Listed Buildings

Development requirements

- To provide or make financial contributions to new or enhanced sport, leisure and recreation facilities, subject to the relevant CIL tests
- To make financial contributions towards the delivery of the Chelmsford North East Bypass and community facilities such as healthcare provision as required by the NHS/CCG, subject to the relevant CIL tests
- To make financial contributions towards the delivery of early years and childcare, primary and secondary provision, subject to the relevant CIL tests
- The requirement to undertake a Minerals Resource Assessment forms part of the draft policy wording. Given the location of 5c within 100m of residential properties on Main Road, the scope of the MRA is to be agreed at application stage.

3. Delivery

Parcel 5c is controlled by three landowners. Each parcel of land can be delivered independently. It is the landowners' contention that if not constrained by primary school capacity, delivery is expected in 2020 (see Regulation 19 representation). If capacity is constrained by school delivery, then 5c will come forward after the education element of 5a has been granted planning permission

The Chelmsford Pre-Submission Local Plan is supported by infrastructure modelling contained within the Infrastructure Delivery Plan Update (EB 018B) and together with other policy requirements has been the subject of viability testing (EB 082A and EB 082B). The parties recognise that detailed infrastructure, revenues and development costs, including but not limited to affordable housing, sewage treatment upgrade works and SUDs, foul drainage storage tanks and pumping station, and archaeological works, may be reviewed at the planning application stage in accordance with paragraph 1.7 of the Chelmsford Infrastructure Delivery Plan June 2018 Update (EB 018B).

4. Conclusion

All parties agree that the Great Leighs Strategic Growth Site allocation 5c is deliverable within the plan period, in a suitable location for development and is viable. There are no over-riding issues and constraints to bringing forward this development site in accordance with the Chelmsford Local Plan. All parties agree that there is a need to continue to work with both CCC, and each other to ensure the delivery of this site.

5. Outstanding Matters

The following main outstanding matters remain between the parties:

- The extent of the site allocation boundary as shown on the Pre-Submission Local Plan Policies Map (Map 16 – Great Leighs) and attached at **Appendix 3**
- The amount of development able to be accommodated at the site being around 100 dwellings
- The requirement (albeit within the supporting text) for the delivery of the school at 5a before development at 5c can come forward

6. Appendices

1. Wider Great Leighs Allocations joint SOCG
2. Plan of site allocation and the area controlled/owned by the landowners/promoters
3. Extract from Pre-Submission Local Plan (Map 16)

Signatories:

Jeremy Potter

Planning and Strategic Housing Policy Manager
Chelmsford City Council

Stuart Willis

Landowner Site 5c

Mark Stevens

Landowner Site 5c

Mark Thomasin-Foster

Landowner Site 5c

Chelmsford Local Plan

Statement of Common Ground with Great Leighs Site Promoters – Strategic Matters

1. Introduction

This Statement of Common Ground (SOCG) has been jointly prepared by promoters (the ‘Promoters’) of Strategic Growth Sites 5a, 5b and 5c (SGS5a-c) and Chelmsford City Council (CCC) in relation to the proposed Local Plan Location 5 – Great Leighs, which incorporates the site allocations and Promoters as set out in Table 1 below. It considers areas of agreement between the parties following the Promoters representations on the Chelmsford Pre-Submission Local Plan and Sustainability Appraisal (SA).

Table 1

Site Name	Promotor/PID Ref Number	Representation Ref Numbers
5a Great Leighs – Land at Moulsham Hall	Moulsham Hall Estates Ltd (873524)	PS1188, PS1191, PS1192, PS1193, PS1194, PS1195
5b Great Leighs – Land East of London Road	Great Leighs Estates Ltd (873524)	PS1188, PS1191, PS1192, PS1193, PS1194, PS1195
5c Great Leighs – Land north and south of Banters Lane	Land Owners of 5c (1160022)	PS1750

Location 5 comprises of three site allocations (Strategic Growth Sites 5a-c) which, as set out in the Local Plan Pre-Submission Document, will collectively deliver around 1,100 new homes over the plan period. There is a further site within this broad location which is an Existing Commitment identified in the Local Plan Pre-Submission Document as EC: 3 Great Leighs – Land east of Main Road.

This SOCG relates to matters which are common across all sites. Separate site specific SOCGs cover issues which relate to the individual site allocations.

The agreed matters in this SOCG do not preclude any further written or verbal representations that the City Council, the County Council and Promoters or their advisors may wish to make, as part of the Local Plan Examination, in relation to any other matters which may not been agreed and which do not form part of this SOCG.

2. The Site Promoters

The Site Promoters are working collaboratively to bring the site forward for development. The signatories to this SOCG and their interest in the site is set out in table 2 below:

Table 2

Signatory	Interest in Site
Moulsham Hall Estates Ltd and Great Leighs Estates Ltd	Site Promoter SGS5a-b
Land Owners of 5c	Site Promoter SGS5c
Chelmsford City Council	Local Planning Authority

The Sites

The three sites are located to the north, east and west of the Key Service Settlement of Great Leighs. A plan of the three site allocations SGS5a-c is shown on Map 16 of the Pre-Submission Local Plan Policies Map and a plan of the area controlled/owned by the parties listed above are given in **Appendix 1 and Appendix 2**.

Although there are three individual sites involved they share certain commonalities due to them all being in the vicinity of Great Leighs and there are some interdependencies across the sites.

3. Legal Compliance and Duty to Co-operate

The Chelmsford Pre-Submission Local Plan is legally compliant and consistent with national planning policy including the National Planning Policy Framework (2012). It is considered that Chelmsford City Council has fulfilled the Duty to Co-operate and that the Local Plan has been prepared in accordance with the timetable set out in the Local Development Scheme. Furthermore, it is considered that the consultation on the Local Plan has been in accordance with the Council's Statement of Community Involvement and appropriate bodies have been consulted. A comprehensive and robust and Sustainability Appraisal has also been carried out to support the Local Plan.

4. Spatial Strategy and Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)

The Spatial Strategy contained within the Chelmsford Pre-Submission Local Plan is considered sound i.e. positively prepared, justified, effective and consistent with national policy and legislation. It is also supported by a comprehensive, proportionate and robust evidence base.

An appropriate and robust SA/SEA has been undertaken throughout the preparation of the Local Plan in an iterative and consultative manner which has led to the Local Plan containing the most appropriate and sustainable strategy for development and growth.

5. Strategic Priorities, Vision and Spatial Principles

The Strategic Priorities, Vision and Spatial Principles within the Chelmsford Pre-Submission Local Plan provide a robust and sound strategic framework.

6. Strategic Policies

The Chelmsford Pre-Submission Local Plan contains a suite of sound Strategic Policies. These are supported by a sound and robust evidence base that delivers the Strategic Priorities and Vision, and that are in accordance with the Spatial Principles.

Location 5 – Great Leighs

Location 5, comprising of Strategic Growth Sites 5a, 5b and 5c set out the amount and type of development expected to be provided in this location together with specific supporting infrastructure and other requirements needed.

The parties for all the sites agree to the following main principles:

Development and masterplanning principles

- That the site allocations as shown on the Pre-Submission Local Plan Policies Map (Map 16 – Chelmsford Urban Area) and attached at **Appendix 1** are suitable, available and achievable
- For sites 5a, 5b and 5c these allocations will provide a mixed size and type of development including affordable housing and specialist residential development
- The delivery of 35% affordable housing in accordance with the requirements of the Local Plan and Policy HO2
- The site masterplanning principles and the need to prepare a masterplan to be approved by CCC. A PPA has been entered into with CCC and the site promoters which will guide the content, timing, preparation and consultation of the masterplan. A copy of the PPA is attached at **Appendix 3**
- A delivery period of between 2019 and 2036 for Location 5 as a whole (site specific delivery periods set out in the individual site allocation SoCGs) and the completion rate contained within the Housing Trajectory as set out in the Council's Schedule of Additional Changes (**SD 002**) (see below)

Infrastructure

- The supporting on-site development and site infrastructure requirements including a new primary school and co-located early years and childcare nursery on site 5a, neighbourhood centre on site 5a and multi-functional greenspace
- Provide new or enhanced cycle routes, footpaths, Public Rights of Way and Bridleways which interconnect throughout the four site allocations

Design and layout

- To protect and enhance the River Ter SSSI to the south of the site allocations ensuring any new development provides any required mitigation measures
- The delivery of growth alongside a network of green infrastructure, habitat mitigation and creation and a coherent network of public open space, sport recreation and community space within the sites

Development requirements

- Provision of appropriate local and strategic road network improvements as required by the Local Highways Authority
- Provision of appropriate measures to promote sustainable transport
- Ensure appropriate waste water treatment provision, including any associated sewer connections, to the satisfaction of Anglian Water and the Environment Agency
- Provision of suitable SUDS and flood risk management
- Undertaking the relevant assessments as set out in policies SGS5a-c
- To preserve and enhance the historic and natural environment
- To mitigate the impact of development

7. Delivery

The Chelmsford Pre-Submission Local Plan is supported by robust modelling which tests traffic (EB 026, EB 027, EB 029, EB 031, EB 032, EB 033) and TP 003), flood and water cycle impacts (EB 106A-I and EB 107B). These demonstrate that there are no over-riding issues and constraints to the development site.

The Chelmsford Pre-Submission Local Plan is supported by robust infrastructure modelling contained within the Infrastructure Delivery Plan Update (EB 018B) and together with all other policy requirements have been the subject of appropriate viability testing (EB 082A and EB 082B).

Set out below are broad timescales for delivery in relation to each parcel of land. These are subject to securing an approved masterplan and technical reports to support submission of planning applications for each site.

Site 5a

Planning application submitted in first quarter 2022

Infrastructure works, including main vehicular access from Moulsham Hall Lane, commence in first quarter 2023 as a result of planning permission granted in 2022.

Commence building by second half of 2023

First completions first quarter of 2024

Delivery in accordance with the Council's Housing Trajectory as set out in the Council's Schedule of Additional Changes

Site 5b

Submission of detailed planning application Autumn 2019

Commence building late 2020

First completions 2021

Delivery in accordance with the Council's Housing Trajectory as set out in the Council's Schedule of Additional Changes

Parcel 5C is controlled by three landowners. Each parcel of land can be delivered independently but it is anticipated that 5C will be delivered as a single phase development. Currently first completions are expected in 2023/24 however, the landowners consider that if not constrained by primary school capacity (matter raised in Regulation 19 representations) then parcel 5C may come forward at an earlier stage.

8. Council's Schedule of Additional and Minor Changes

The parties agree to all the proposed changes related to the Great Leighs site allocations as set out in the Schedule of Additional Changes (SD 002) and Schedule of Minor Changes (SD 003) to the Chelmsford Pre-Submission Local Plan and Policies Map including changes AC144 to AC169, AC177, and MC18 to the site allocation policies and reasoned justification.

All parties consider that these changes do not go to soundness of the Local Plan and instead provide an up-to-date position and improve clarity and consistency. The proposed changes overcome some of the concerns raised by the Promoters in their Regulation 19 representations. The outstanding matters that remain to be resolved between the parties are set out in the individual site allocation SOCGs.

9. Conclusion

All parties agree that the Great Leighs Strategic Growth Site allocations 5a, 5b and 5c are deliverable within the plan period, in a suitable location for development and are viable. There are no over-riding issues and constraints to bringing forward this development site in accordance with the Chelmsford Local Plan.

10. Appendices

1. Extract from Pre-Submission Local Plan (Map 16)
2. Area controlled/owned by the landowners/promoters
3. Planning Performance Agreement Masterplanning

Signatories:

Jeremy Potter

Planning and Strategic Housing Policy Manager
Chelmsford City Council

John Holmes

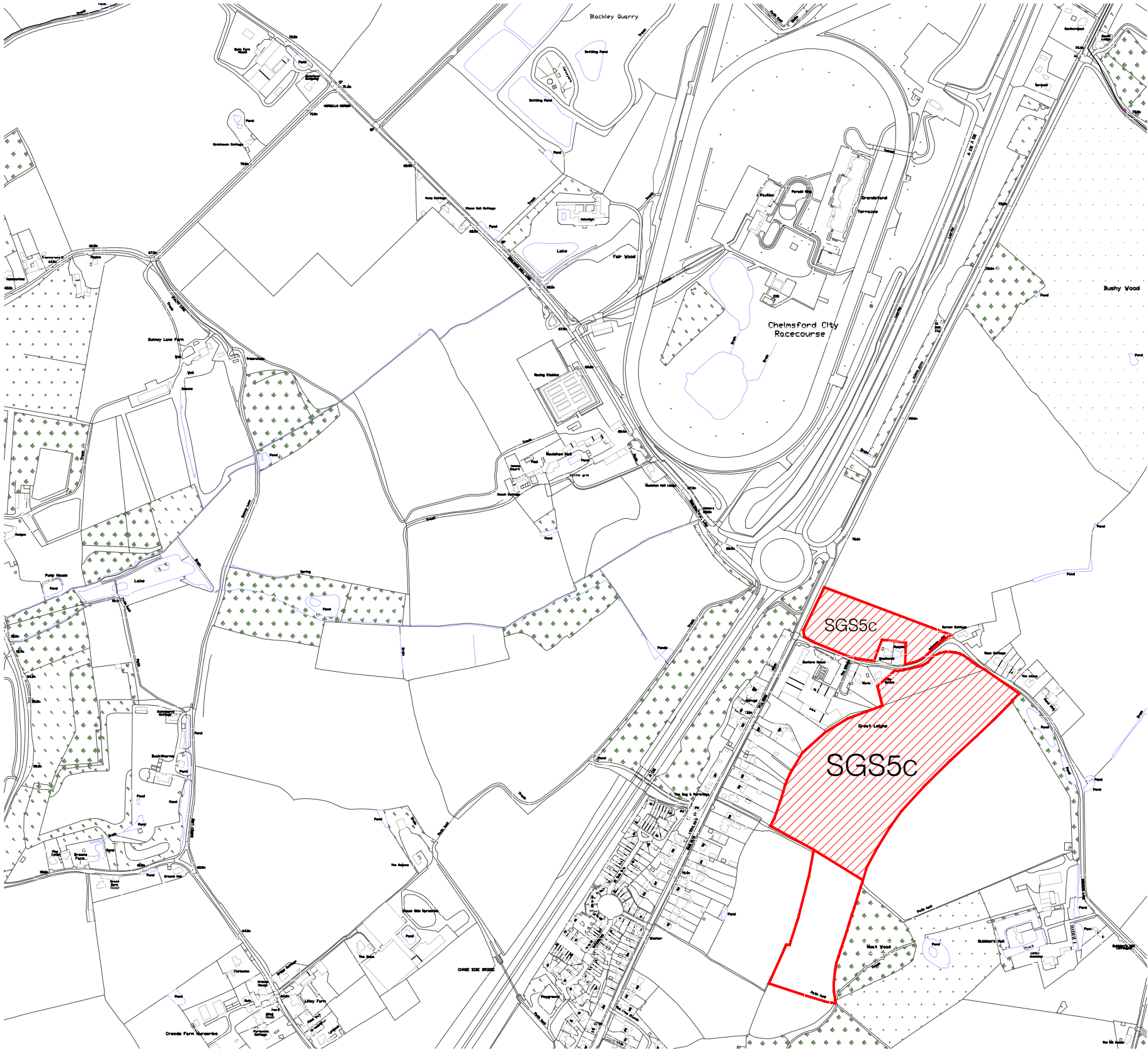
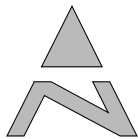
Moulsham Hall Estates Ltd and Great Leighs Estates Ltd
(Sites 5a and 5b)

Stuart Willis

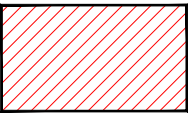
Landowner Site 5c

Mark Stevens

Landowner Site 5c



APPENDIX 2



ALLOCATION AREA



Pre-Submission
Consultation Document
Policies Map January 2018

16 Great Leighs

The Policies Map shows the spatial definition of policies. It includes policy areas proposed by the Chelmsford Draft Local Plan Pre-Submission Consultation Document.

For the application of relevant policies within the Local Plan, the designation of Rural Area includes all those areas outside of Urban Areas, Defined Settlement Boundaries, Green Belt and specific allocations or policy areas. The Rural Area has no notation so appears as 'white land' on the Policies Map and its Insets.

Important Note

There may be areas on this Policies Map which are at risk from flooding. Areas at risk from flooding are defined and updated by the Environment Agency.

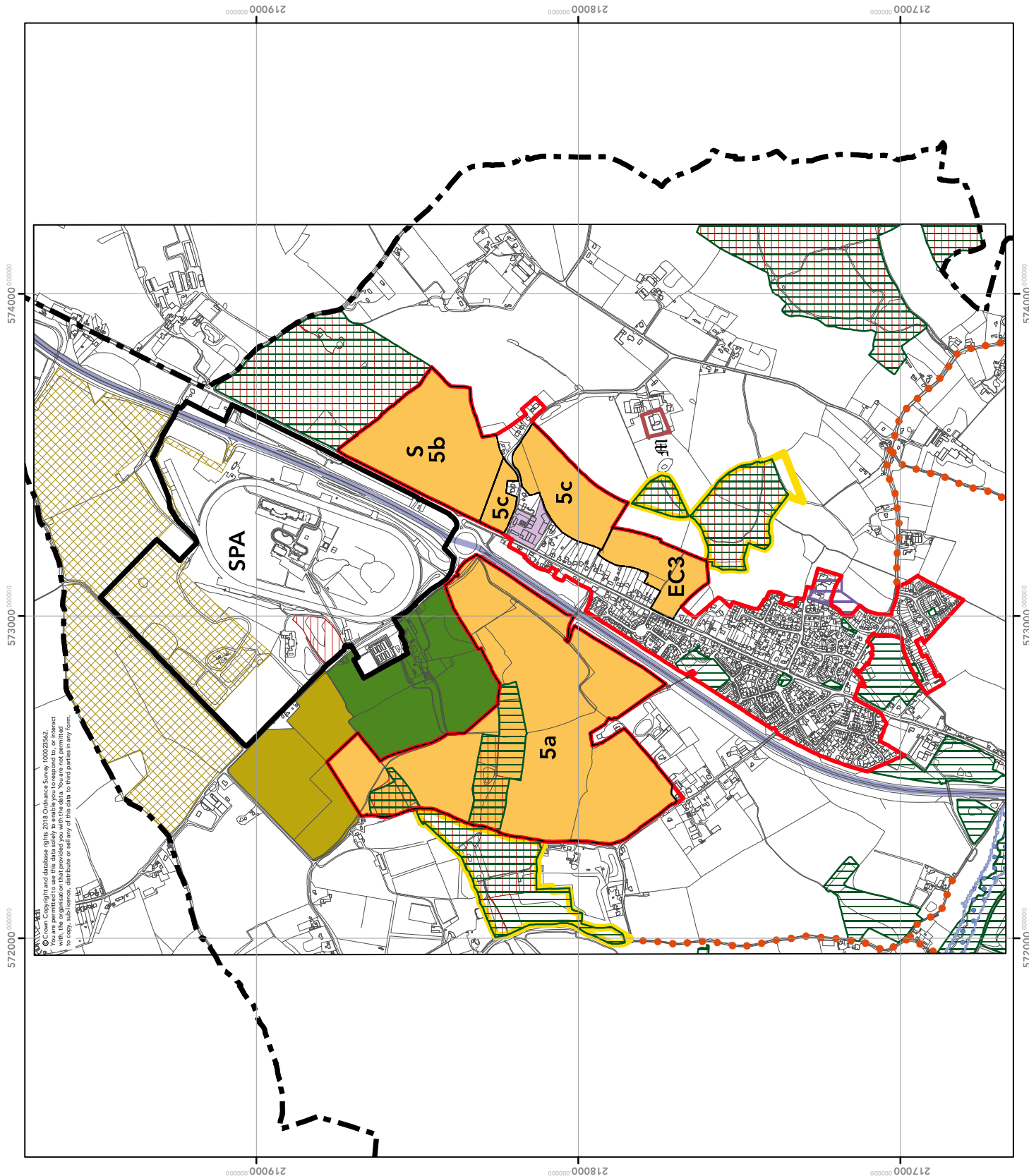
For further details please see the flood maps published on the Environment Agency's website at: www.environment-agency.gov.uk



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