

A stylized tree with a grey trunk and branches, adorned with leaves in various colors including purple, blue, green, and orange. The tree is positioned on the left side of the page.

SOCG 05

Chelmsford Local Plan
Statement of Common Ground
with Sport England

September 2018

Our Planning Strategy to 2036

Chelmsford Local Plan

Statement of Common Ground with Sport England

1. This Statement of Common Ground identifies areas of agreement between Sport England and Chelmsford City Council in relation to Sport England's representations on the Chelmsford Pre-Submission Sustainability Appraisal (SA), Pre-Submission Habitat Regulations Assessment and Pre-Submission Local Plan.
2. This Statement identifies the issues raised by Sport England in the representations. These are listed in the tables below. **There are no remaining areas of dispute.**
3. CCC has worked closely with Sport England on the development of the Local Plan, the Sustainability Appraisal (SA) and the Habitat Regulations Assessment (HRA) from the outset. In accordance with the Town and Country Planning (Local Development) (England) Regulations, Sport England has been formally consulted at every stage of consultation.

Pre-Submission Sustainability Appraisal

4. Sport England raised no issues with the Pre-Submission Local Plan Sustainability Appraisal (SA) and considers the SA submission document (SD 004) and its accompanying addendum report (SD 005) are comprehensive documents which are supported.

Pre-Submission Habitats Regulations Assessment

5. Sport England raised no issues with the Pre-Submission Local Plan Habitats Regulations Assessment (HRA) and considers the HRA submission document (SD 006) and its update (SD 007) are comprehensive documents which are supported.

Pre-Submission Local Plan

6. Sport England consider the Pre-Submission Local Plan sound and support its approach to protecting and securing open space and playing pitch/leisure provision but made some representations which could enhance the Pre-Submission Local Plan. Table 1 sets out those areas where Sport England support the approach on the Local Plan. Table 2 sets out representations made by Sport England which could enhance the Local Plan which have been taken forward by the City Council.

Table 1: Areas of the Local Plan supported by Sport England

Rep Number	Local Plan Ref	Summary of Sport England's Representation
PS515	Para. 3.10	Strategic priority 4 is supported as it aims to support and enhance leisure facilities as well as protecting existing assets.
PS516	Para. 3.24	Strategic objective 6 is supported as it aims to ensure that new or upgraded infrastructure is provided alongside development of new residential communities which specifically includes sports and leisure provision.
PS517	Para. 3.34	Strategic objective 8 is supported as it seeks to promote the health and well-being of communities by requiring development to provide new green spaces, sport and recreation facilities and to promote active and healthy lifestyles through the enhancement of walking and cycling.
PS518	Strategic Policy S7	Support is offered for policy S7 as it recognises the importance of sports and leisure facilities in new development and the need to secure new provision through planning obligations or CIL.
PS519	Strategic Policy S11	The policy is welcomed in that it includes sport, leisure and recreational facilities in the list of key infrastructure needed to support new development.
PS520	Paragraph 5.16	Support is made to the reference to Sport England's Active Design as an example of how more healthy lifestyles can be achieved through design. This is consistent with current Government policy in section 8 of the NPPF.
PS521	Policy GR1	Support is offered to the specific reference to allocated growth sites in Chelmsford being required to provide or make contributions to new/enhanced sport, leisure and recreation facilities. The Council's evidence base justifies the need for such contributions to address future needs but this will be particularly important on allocated sites in the Chelmsford urban area.

Rep Number	Local Plan Ref	Summary of Sport England's Representation
PS526	Strategic Growth Site 2	The requirement in the policy for development to provide or make financial contributions to new or enhanced sport, leisure and recreational facilities is welcomed.
PS528	Strategic Growth Site 3a	The requirement in the policy for development to provide or make financial contributions to new or enhanced sport, leisure and recreational facilities is welcomed.
PS529	Strategic Growth Site 3c	The requirement in the policy for development to provide or make financial contributions to new or enhanced sport, leisure and recreational facilities is welcomed.
PS531	Strategic Growth Site 4	Support is offered for the following elements of the policy: the provision of new/enhanced cycle routes, footpaths and bridleways; the provision of coherent network of public open space, formal and informal sport, recreation and community space within the site; the provision of, or making financial contributions to, new or enhanced sport, leisure and recreation facilities. The recognition for dual use sports facilities within the new secondary school particularly welcomed; the safeguarding of the existing golf course area.
PS533	Strategic Growth Site 5a	The requirement in the policy for development to provide or make financial contributions to new or enhanced sport, leisure and recreational facilities is welcomed.
PS535	Strategic Growth Site 6	The requirement in the policy for development to provide or make financial contributions to new or enhanced sport, leisure and recreational facilities is welcomed.
PS536	Strategic Growth Site 7	The requirement in the policy for development to provide or make financial contributions to new or enhanced sport, leisure and recreational facilities is welcomed.
PS538	Policy CF1	The policy is welcomed as it takes a positive approach towards the principle of proposals for new or extended community facilities which are defined in the reasoned justification to include indoor and outdoor sports facilities.
PS540	Policy CF2	The policy is welcomed as it seeks to protect community facilities which includes sports facilities that are

Rep Number	Local Plan Ref	Summary of Sport England's Representation
		required for meeting current and future needs.
PS541	Policy MP2	The policy is supporting in that it encourages development to provide opportunities to promote healthy living and improve health and well-being. This would be consistent with the local plan's strategic objectives and section 8 of the NPPF as well as Sport England's wider objectives. The reference in paragraph 9.13 of the reasoned justification to Sport England's Active Design guidance is particularly welcomed in this context.

Table 2: Sport England's representations with an agreed way forward with the City Council

Rep Number	Local Plan Ref	Summary of Sport England's Representation	CCC agreed response with Sport England (as set out in the Submitted Schedule of Additional Changes – SD 002)
PS523	Strategic Growth Site 1b	Objection is made to the lack of clarity about the need to retain or replace Essex Police HQ's sports ground as part of the development. In its current form, the policy implies that the sports ground may only need maintaining for meeting the open space needs associated with the development rather than the need to protect the facility to meet current community playing pitch needs. There is also a lack of clarity about the options for protecting the sports ground. In its current form the policy would not be considered to meet the 'justified' and 'consistent with national policy' tests of soundness. This objection could be addressed through modifications being made to the policy and/or reasoned justification to provide clarity about the need to protect or replace the sports ground and by providing detail about the	Site is proposed for removal as a housing allocation in the Local Plan. Sports grounds on the site are shown as open space on the policies map and therefore protected by Policy CF2. (Ref. AC60 in the Schedule of Additional Changes)

Rep Number	Local Plan Ref	Summary of Sport England's Representation	CCC agreed response with Sport England (as set out in the Submitted Schedule of Additional Changes – SD 002)
		mitigation options.	
PS524	Strategic Growth Site 1d	Objection is made to the site allocation in relation to the lack of clarity in the policy itself about replacement playing field provision as there is no explicit requirement in the policy to retain or replace the playing fields as part of the development. Without this clarity, there is a concern that it may be interpreted by the local planning authority or site promoters that there is not a need to retain or replace the playing fields as a development principle. There is also a lack of clarity in the policy about the options for protecting or replacing the playing fields. In its current form the policy would not be considered to meet the 'justified' and 'consistent with national policy' tests of soundness. This objection could be addressed through modifications being made to the policy and/or reasoned justification to provide clarity about the need to protect or replace the playing fields and by providing detail about the mitigation options.	Additional paragraph inserted after 7.51: <u>The site contains open space comprising former school playing fields, as shown on the Policies Map. Notwithstanding the provisions of Policy CF2 a commuted sum will be secured in lieu of the loss of any open space. The scale of financial contributions should be at least that required to provide an equivalent replacement playing field (including essential ancillary facilities). If the playing fields are to be retained or replaced on-site the development will be required to enhance the open space (including essential ancillary facilities) and to facilitate its sustainable community use.</u> (Ref. AC64 in the Schedule of Additional Changes)

PS525	Strategic Growth Site 1c	In view of the site constraints, the site infrastructure proposals in the policy to retain or rationalise open space and to provide, or make financial contributions to, sport, leisure and recreational facilities are considered appropriate. The proposal in paragraph 7.41 of the reasoned justification to provide a substantial area of improved accessible local open space which will include sports is particularly welcomed. The policy approach to address the loss of the open space would be therefore considered appropriate.	For consistency with changes made after paragraph 7.51, additional sentence also added after first sentence to paragraph 7.41 in relation to Strategic Growth Site 1c: <u>Due to the poor quality of the existing open space on site, in this instance, improving the quality of the open space to be provided on site as part of the development is appropriate in lieu of the Policy CF2 requirement to provide the same quantity of open space.</u> (Ref. AC62 in the Schedule of Additional Changes)
PS542	Para. 9.9	As a minor modification to the reasoned justification, it is requested that developments are advocated to use the Essex Design Guide. The latest review of the guide is particularly relevant to major developments and has embedded the Active Design principles into all relevant aspects. Its use would provide more detailed guidance to complement the implementation of policy MP2.	Following text added as penultimate sentence to paragraph 9.9: <u>The Council will encourage developers to have regard to the design principles set out in the Essex Design Guide.</u> (Ref. AC230 in the Schedule of Additional Changes)

Signatories:

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