

SOCG015

Chelmsford Local Plan
Statement of Common Ground
with CHP
March 2026

Statement of Common Ground Chelmsford City Council and CHP

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 CHP in relation to the proposed allocation for Strategic Growth Site Policy 1cc Andrews Place, Land West of Rainsford Lane, a development site that will deliver housing growth over the plan period.

CHP is promoting the land that is subject to the proposed allocation. A plan of the site is shown on Map 4 of the Pre-Submission Regulation 19 Local Plan Sites Maps, attached at **Appendix 1**.

The purpose of the Statement of Common Ground (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.

The matters covered in this SOCG relate to the site allocation. It establishes areas of agreement (and any areas of disagreement) between CHP and CCC in relation to CHP's representations on the Pre-Submission Plan (Representation number PSQ25-2974, PSQ25-2983 and PSQ25-2986) and the Additional Sites Document (Representation numbers AS 941, AS 953, AS 954, AS 955, AS 956 and AS 957). **There are no areas of uncommon ground in relation to matters covered by this Statement of Common Ground.**

This SOCG also sets out agreed proposed Schedule of Modifications to the Pre-Submission Plan and/or the Additional Sites Document following email exchanges and meetings between CCC and CHP after the close of the consultations.

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

CCC has fully engaged with CHP on the development of the Council's review of the adopted Local Plan from the outset, and they have had an opportunity to comment at each stage.

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 INF002) and together with all other policy requirements have been the subject of appropriate viability testing (V001 and V002)
- The site policy requirements for:
 - Around 250 new homes
 - Movement and Access
 - Historic and Natural Environment
 - Design and Layout
 - Site Infrastructure Requirement
- The site boundary and the notations within it, where relevant, as shown on the map in Appendix 1
- 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/Masterplan approved 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.

The following tables set out CHP's relevant representations to the Pre-Submission Plan and Additional Sites Document.

New text is underlined. Deleted text is ~~strikethrough~~.

Local Plan

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
Pre-Submission Plan	PSQ25-2974 PSQ25-2983 PSQ25-2986	SGS Policy 1cc Andrews Place	Around 250 new homes is supported as an appropriate number for the site and affords flexibility.	Support for the site allocation is noted. No modifications required to the Plan.
Pre-Submission Plan	PSQ25-2974 PSQ25-2983 PSQ25-2986	SGS Policy 1cc Andrews Place	Allocation for 100% affordable housing is not justified, and the policy should afford flexibility on the tenure of the new homes in accordance with Development Management Policies. The existing number of affordable homes on the site is 69 not 67.	<p>Modifications agreed to provide flexibility. <i>Amend first part of Policy:</i> Land at Andrews Place, as shown on the Policies Map, is allocated for residential redevelopment, comprising comprehensive regeneration <u>for 100% affordable housing to ensure no net loss of affordable housing for rent.</u></p> <p>Amount and type of development: Around 250 new affordable homes (1831<u>1</u> net new affordable homes) of a mixed size and type to include specialist residential accommodation for older people. The final</p>

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
				amount of new homes will be confirmed through the planning application process.
Pre-Submission Plan	PSQ25-2974 PSQ25-2983 PSQ25-2986	SGS Policy 1cc Andrews Place	Allocation for 100% affordable housing is not justified, and the policy should afford flexibility on the tenure of the new homes in accordance with Development Management Policies. The existing number of affordable homes on the site is 69 not 67.	Modifications agreed to provide flexibility. Amend paragraph 7.93 to read: 7.93 The site lies close to the City Centre, and the railway and bus transport hubs. As such it is well located for a residential redevelopment of around 250 new affordable homes (183 1 <u>2</u> net new units) for delivery between 2026-29-2034 2 <u>2</u> . The site currently accommodates 69 low density affordable bungalows occupied by older people and is owned and managed by Chelmer Housing Partnership (CHP)
Regulation 19 Pre-Submission Local Plan	PSQ25-2974 PSQ25-2983 PSQ25-2986	SGS Policy 1cc	Site infrastructure requirements should state ' as appropriate ' to ensure viability and compliance with statutory tests for planning obligations.	Strategic Policy S10 Securing Infrastructure and Impact Mitigation already recognises that in negotiating planning obligations the Council will consider local and strategic infrastructure needs and financial viability set out in the Local Plan Infrastructure Delivery Plan and Local Plan Viability Assessment. No modifications required to the Plan.
Regulation 19 Pre-Submission Local Plan	PSQ25-2974 PSQ25-2983 PSQ25-2986	SGS Policy 1cc	Should a planning application come forward involving the provision of higher levels of affordable housing in addition to those set out by normal planning policy requirements, the benefits and viability challenges in the	Strategic Policy S10 Securing Infrastructure and Impact Mitigation already recognises that in negotiating planning obligations the Council will consider local and strategic infrastructure needs and financial viability set out in the Local Plan Infrastructure Delivery Plan and Local

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
			provision of this affordable housing will be considered when identifying any other contributions that may be required to ensure this does not impact on affordable provision.	Plan Viability Assessment. Proposed modifications to Policy SGS 1cc (set out above) remove the requirement to provide 100% affordable housing. No further modifications required to the Plan.
Additional Sites Document	AS 957 AS 941 AS 953 AS 954 AS 955 AS 956	SGS Policy 1cc Andrews Place	We understand no changes have been made to the proposed allocation, and as such our previous comments regarding this remain relevant. CHP has engaged in detailed pre-application discussions with the Council whilst preparing a planning application for the site, and the resultant application is due to be submitted shortly. This process, and the advanced nature of it, has ensured the development of a scheme which can meet current relevant local and national planning policies and other development guidance. Our client therefore remains confident on the deliverability of the site over a short timescale, and its ability to make a significant contribution to housing needs in the District accordingly. With consideration for the	The Additional Sites Document did not propose any changes to the SGS1cc. Proposed modifications to site policy and paragraph 7.93 agreed to provide flexibility, as set out above. Deliverability comments noted and policy objectives noted. No further modifications required to the Plan.

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
			proposed draft policy, the progression of a detailed planning application has also provided confidence in the ability of the site to meet the objectives set out in the relevant policy, including the provision of a scheme which would delivery 100% affordable homes. Despite this, we continue to object to the inclusion of this as a policy requirement.	

Integrated Impact Assessment (IIA)

IIA Document	Rep Number	IIA Reference	Summary of representation	Agreed resolution and any proposed modifications
Pre-Submission (Regulation 19) Integrated Impact Assessment	PS11A-10	SGS Policy 1cc	The results in the summary Table 5.8 do not align with the results set out in the full assessment provided in Appendix G. There are no known air or water quality issues for this site as such the score appears to relate to the perceived increase of water usage and/or traffic movements. This would not necessarily be the case should at least the majority of residents already live in Chelmsford. In respect of air quality in particular, given its association with car	<p>Scoring has been corrected in the Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum.</p> <p>The role of the IIA is to present an assessment of likely effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance and in respect of individual measures.</p> <p>The assessments are made in respect of specific aspects of the site option (air quality, water quality and new infrastructure</p>

IIA Document	Rep Number	IIA Reference	Summary of representation	Agreed resolution and any proposed modifications
			movements, a negative score would appear to contradict a positive score in respect of Sustainable Living and Transport, as has been achieved by the site.	requirements in light of available evidence, and the requirement of Development Management Policies, which will implement mitigation in response to the detailed plan submitted by site proposers. No modifications required to the IIA.

Areas without agreement

There are no areas of uncommon ground in relation to matters covered by this Statement of Common Ground.

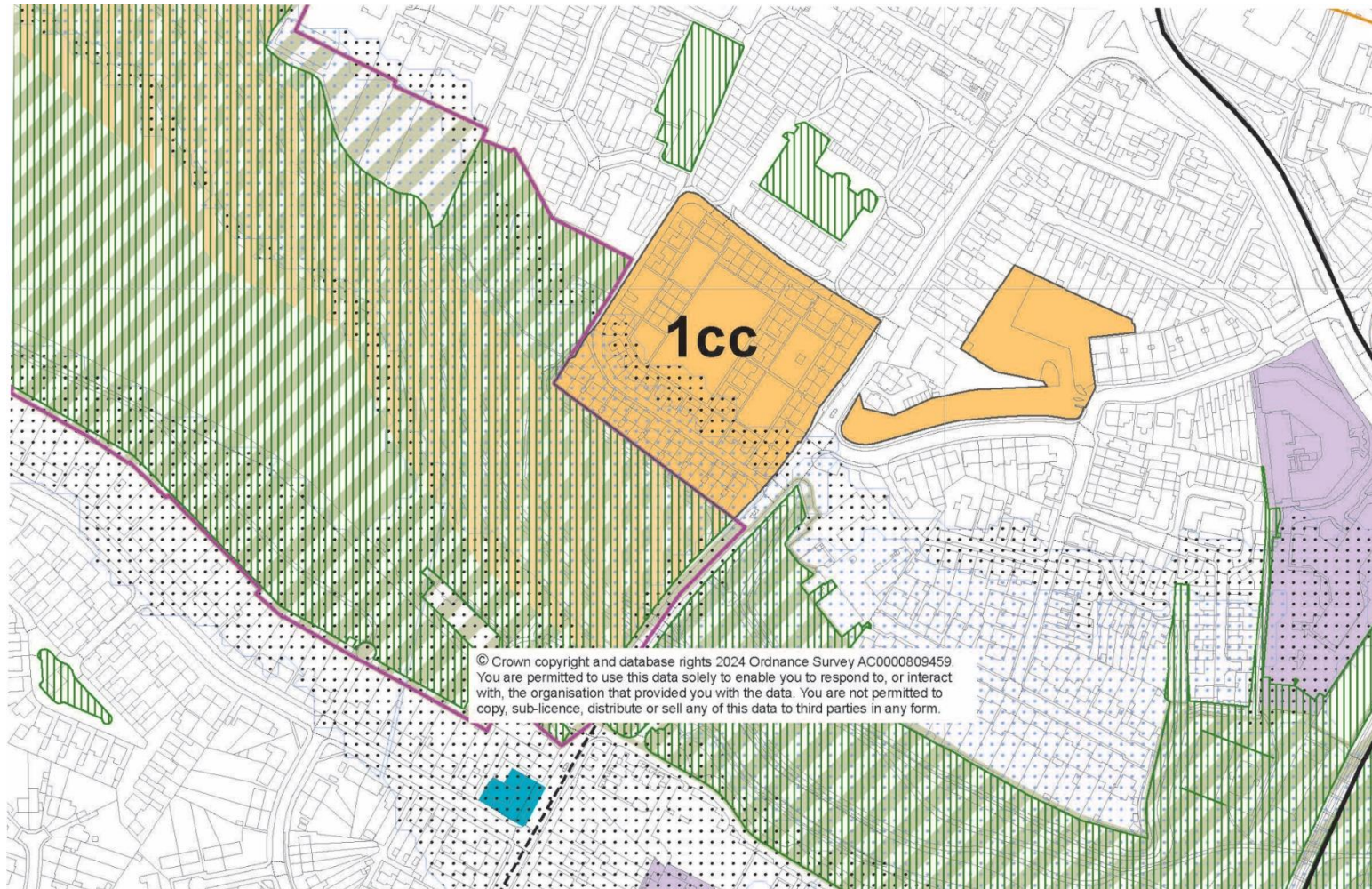
3. Governance and on-going cooperation

CCC will continue to work collaboratively with CHP to address matters that, in addition to those above, arise through the examination process or require a resolution where there is yet to be an agreed matter. The SOCG will be kept up to date accordingly.

4. Signatories

<p>Chelmsford City Council</p> <p>Jeremy Potter Spatial Planning Services Manager</p> <p>Signature:</p> <p><i>Jeremy Potter</i></p> <p>Date: 11/03/2026</p>	<p>CHP</p> <p>Rob Draper MRICS MA BA (Hons) Strategic Regeneration and Partnerships Lead</p> <p>Signature:</p> <p><i>Rob Draper</i></p> <p>Date: 11/03/2026</p>
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Appendix 1 – Extract from Pre-Submission Regulation 19 Local Plan Policies Map 4





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

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