



SOCG049

Chelmsford Local Plan
Statement of Common Ground
with Wates Developments –
SGS16a (Infrastructure)

June 2026

Statement of Common Ground

1. Introduction

- 1.1 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.
- 1.2 This Statement of Common Ground (SOCG) has been prepared by CCC, Essex County Council (ECC) and Wates Developments Limited (Wates) in relation to the proposed allocation for Strategic Growth Site 16a (SGS16a) – East Chelmsford Garden Community (ECGC) (Hammonds Farm).
- 1.3 Wates is promoting the land that is subject to the proposed allocation. A plan of the allocation is attached at **Appendix 1**.
- 1.4 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.
- 1.5 CCC and Wates agreed a Site Allocation SOCG on 8th May 2026. The matters covered in this SOCG relate to **Infrastructure Need and Delivery** associated with the development of 4,500 homes, employment land and associated uses across the masterplan as a whole (i.e. not just the 3,000 homes deliverable within the Local Plan Period).
- 1.6 This SOCG demonstrates areas of agreement between CCC, ECC and Wates in relation to the scope, potential phasing and potential cost of infrastructure needed to deliver the policy requirements of the proposed allocation for Strategic Growth Site 16a (SGS16a) – East Chelmsford Garden Community (ECGC) (Hammonds Farm).
- 1.7 The agreed matters in this SOCG do not preclude any written or verbal representations that the parties may wish to make as part of the Local Plan Examination hearings, in relation to any other matters which may not have been agreed and/or which do not form part of this SOCG.

2. Infrastructure Scope

- 2.1 The site allocation policy for East Chelmsford Garden Community (ECGC) (Hammonds Farm) sets out the amount and/or type of development expected to be provided together with specific supporting infrastructure and other requirements needed both within and beyond the Plan period. 3,000 homes are deliverable within the Plan period but the infrastructure requirements set out relate to the full 4,500 homes within the whole masterplan area.
- 2.2 The parties to this SOCG agree that the specific infrastructure interventions as set out in Appendix 2, summarised by infrastructure category, are likely to be required to be delivered to meet the policy requirements of Strategic Growth Site 16a (SGS16a) – East Chelmsford Garden Community (ECGC) (Hammonds Farm) except those not agreed as set out in para 2.5 below.
- 2.3 Appendix 2 sets out the following specific infrastructure interventions covering:
 - 1. Category of Infrastructure
 - 2. Description of Infrastructure
 - 3. The prioritisation of the infrastructure intervention
 - 4. Relevant sequence of delivery of infrastructure intervention
 - 5. The current day high level estimate of cost of the infrastructure intervention.
 - 6. Proposed delivery mechanism.
- 2.4 Whilst Appendix 2 constitutes the Councils schedule of required infrastructure in support of the Local Plan Review it is acknowledged by all parties that this list will be subject to change throughout the Masterplanning and Planning Application Stages where the requirement, scope, prioritisation and delivery mechanism/s for each item will be reviewed and refined prior to delivery in compliance with the appropriate planning tests. It is also acknowledged that the estimate of the costs of that infrastructure can only be high level at this early stage of design development.
- 2.5 Whilst the full list of infrastructure interventions is listed in Appendix 2, the following infrastructure interventions and/or associated costs are not agreed for the reasons stated in the following table:

Infrastructure Intervention	Wates's Reason for Dissonance
Accommodation costs required in relation to the 63 additional police officers generated by the population growth	Police funding is based on Council Tax (which will increase in proportion to new homes) and the Home Office Funding Formula (which is influenced by crime figures and neighbourhood characteristics via top ups). It is not a planning matter.
Three additional police vehicles required due to the 63 additional officers generated by the population growth.	As above
Provision of a new cemetery and modern crematorium to serve the district	This is an infrastructure item that relates to existing demand. CCC have stated that this facility must be operational by December 2028 which precedes the delivery timescales for East Chelmsford.
Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Whilst peak flood flows could be reduced within Chelmsford itself it is unlikely to materially impact the flood extents to site 16a due to the nature of the floodplain within the site i.e. wide and shallow, as it is the flood volume that contributes the most which is unlikely to be significantly or materially reduced.
(Bridge 5) Paynes Lane walking, cycling and horse riding bridge	Paynes Lane was part of the DCO proposals for which funding was withdrawn. It is not infrastructure on which site 16a relies upon nor necessary mitigation.
Delivery of robust and sustainable site wide stewardship	Further detail and substantiation on the benchmarking costs. The benchmark cost used appears to come from the viability evidence from the Chelmsford Garden Community and refers to "additional S106/stewardship" costs. Although the source/methodology is not provided it appears to include management of Green Infrastructure (GI) and other S106 items – and is therefore likely to be significantly double counting other items already listed. As previously stated, whilst Wates agree with the principle of the need for set up costs, gap funding and sinking fund, a stewardship strategy is being developed and at this time Wates do not yet have costs and this does not

Infrastructure Intervention	Wates's Reason for Dissonance
	appear to be a robust starting point. Wates note that the costs of management of the GI are included against the GI infrastructure elements. Additionally, the stewardship body will be set up to have income generating assets and income from service charges etc which should be factored in.
Additional land and financial contribution towards new provision within a mainstream school or the expansion of an existing SEN school.	ECC is seeking additional land for SEN requirements plus a financial contribution that is not agreed.

2.6 National Highways (NH), CCC and ECC have agreed a SoCG (2 April 2026) which acknowledges the modelling assessments undertaken to inform the strategic highways infrastructure listed, and broadly confirms that:

- Flow increases at J19 of the A12 associated with Site 16a are predicted to be relatively low.
- Traffic modelling has indicated that a mitigation scheme could be delivered to minimise impacts on the Strategic Road Network at J18 of the A12, which would be beneficial.
- It has been concluded that the Local Plan Review sites are unlikely to significantly worsen the operation of the A12 J17 slip roads.

3. Infrastructure Delivery

3.1 The infrastructure identified in the site allocation policy has been assigned a prioritisation linked to three categories:

- Critical - infrastructure that must happen for development to proceed
- Essential – infrastructure that will mitigate impacts arising from development generated by demand from new residents and new employment areas
- Important – infrastructure that is required to achieve sustainable growth and deliver good place making objectives.

- 3.2 The infrastructure schedule in Appendix 2 sets out the currently proposed prioritisation of infrastructure interventions as agreed between the parties to this SOCG. This prioritisation is aligned and informed by the illustrative masterplan phasing and distinguishes those projects which are critical to facilitating development and essential mitigating infrastructure compared to those that are important to deliver good place making principles. This process is intrinsically linked to the proposed development trajectory and requires consideration of the role infrastructure plays in unlocking development as well as mitigating the pressures arising from population growth.

4. Infrastructure Costs

- 4.1 There are four-main sources of funding for specific infrastructure interventions:

- Direct delivery for site based (and site-adjacent, directly related) infrastructure
- Direct funding through Section 106 items or Section 278 agreements for highway matters
- Community Infrastructure Levy funding
- External funding sources such as from Government through national programmes for infrastructure or accelerating housing delivery.

- 4.2 An infrastructure cost schedule which summarises the estimate of the potential cost of different infrastructure required, as well as anticipated delivery timescales and mechanisms, is provided in the Infrastructure Schedule at **Appendix 2**.

- 4.3 The infrastructure cost estimates are acknowledged by both parties to be high-level, indicative assessments prepared at an early stage of scheme development. They are based on reasonable assumptions using currently available information but are not fixed costs and will be subject to change as detailed design, statutory and public consultation and technical approvals progress.

5. Conclusion

- 5.1 All parties agree that there are no over-riding issues relating to the infrastructure identified in the site allocation for Strategic Growth Site 16a (SGS16a) – East Chelmsford Garden Community (ECGC) (Hammonds Farm) that would prevent the site coming forward for development.

- 5.2 The timescale for updating the scope, phasing and cost of infrastructure needed to deliver the proposed allocation for Strategic Growth Site 16a (SGS16a) – East Chelmsford Garden Community (ECGC) (Hammonds Farm) will depend on the advancement of the Masterplan and planning applications for the site.
- 5.3 Consideration will be given to ringfencing CIL or the use of other bespoke infrastructure mechanisms to help fund the infrastructure required to support the delivery on this proposed allocation if, when the scope, phasing and cost the infrastructure is updated, CCC is satisfied that the proposed development cannot viably be supported by the delivery methods indicated in this SOCG. The ringfencing of CIL would require revisions and corporate agreement to the council's Allocating and Spending CIL Governance document.

6. Governance and ongoing cooperation

- 6.1 CCC will continue to work collaboratively with ECC and Wates to address strategic 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.
- 6.2 The parties will work jointly to bid and where possible secure Government funding to support the delivery of infrastructure and/or accelerated delivery of the allocation to meet or exceed the housing trajectory.

7. Signatories

Chelmsford City Council Jeremy Potter Assistant Director – Planning and Place Shaping Signature: <i>Jeremy Potter</i> Date: 02/06/2026	Essex County Council Graham Thomas Head of Planning & Sustainable Development Signature: <i>Graham Thomas</i> Date: 02/06/2026	Wates Developments Limited Nick Laugharne Operations Director, Land & Residential Investment Signature: <i>Nick Laugharne</i> Date: 02/06/2026
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Appendix 1 – Extract from Pre-submission Local Plan Policies Map



Appendix 2 – CCC Proposed Infrastructure Schedule

Ref No	Infrastructure Category	Infrastructure Intervention Description	Prioritisation (critical / essential / important)	Sequence of delivery (1, 2, 3 & 4) - based on Wates Reg 19 IDP submission	Master Plan Cost Estimate (£)	Delivery Mechanism /Partner
1	Minerals & Waste Management	The construction of a new Depot and Waste Transfer Station	Essential	NA	124,875	S106/CIL
2	Healthy & Safe Communities	Provision of a new purpose-built ambulance Hub in Chelmsford before 2040. This requires circa 1ha of land for new build or an existing building of 2,300sqm close to Broomfield Hospital and major road links with sufficient space to accommodate 35 DSA/Rapid Response vehicles and appropriate staff parking.	Essential	3	1,293,615	S106, NHS England Funding and / or CIL
3	Healthy & Safe Communities	Accommodation costs required in relation to the 63 additional officers generated by the population growth.	Important	ALL	673,380	S106/CIL
4	Healthy & Safe Communities	Three additional vehicles required due to the 63 additional officers generated by the population growth.	Important	ALL	42,480	S106/CIL

Ref No	Infrastructure Category	Infrastructure Intervention Description	Prioritisation (critical / essential / important)	Sequence of delivery (1, 2, 3 & 4) - based on Wates Reg 19 IDP submission	Master Plan Cost Estimate (£)	Delivery Mechanism /Partner
5	Social & Community Facilities	Provision of a new cemetery and modern crematorium to serve the district	Important	1	2,794,230	S106/CIL
6	Flood Protection & Water Management	Flood resilience interventions along the main rivers, within the city centre and wider river catchment area to safeguard Chelmsford City Centre. The precise locations of interventions are not yet determined.	Critical	All	1,293,615	S106/CIL/ Environment Agency Funding
7	Healthy & Safe Communities	Provision of new build primary healthcare facility to serve demand from new homes.	Essential	1	3,724,290	S106, NHS England Funding and / or CIL
8	Highways, Access & Transport	Provision of new and/or enhanced bus services	Important	All	15,600,000	S106
9	Highways, Access & Transport	Provide Bus Based Rapid Transit infrastructure consisting of bus gate (bus services covered separately)	Essential	1	477,225	Master Developer delivery on site
10	Highways, Access & Transport	Provide and enhance pedestrian, cycle and where appropriate bridleway connections within the site and to the wider area including the Chelmer East Green Wedge, existing education locations, Chelmsford City Centre,	Essential	All	1,250,000	Master Developer delivery on site

Ref No	Infrastructure Category	Infrastructure Intervention Description	Prioritisation (critical / essential / important)	Sequence of delivery (1, 2, 3 & 4) - based on Wates Reg 19 IDP submission	Master Plan Cost Estimate (£)	Delivery Mechanism /Partner
		Danbury, Little Baddow and Sandon, Beaulieu Park Rail Station, main road Boreham and existing and proposed employment locations.				
11	Highways, Access & Transport	Improvements to the local road network as required by the Local Highways and Transportation Authority and National Highways-to include-A414 and route enhancements to A1060 (Maldon Road) and A1114 (Essex Yeomanry Way).	Critical	TBC	TBC	Master Developer/ S278
12	Highways, Access & Transport	Traffic calming measures, including signalised priority of Church Road Bridge over River Chelmer and measures to deter traffic on local roads including Church Road, Hammonds Road, Plantation Road and Main Road Boreham.	Important	1	252,840	Master Developer delivery on site/s278
13	Highways, Access & Transport	(Bridge 2) NEW multi-user access routes under and over the A12 including a new active and sustainable route and bridge over the A12 to connect close to Sandon Park and Ride. This includes upgrades to the existing underpass under the A12.	Critical	1	7,654,639	Master Developer delivery on site

Ref No	Infrastructure Category	Infrastructure Intervention Description	Prioritisation (critical / essential / important)	Sequence of delivery (1, 2, 3 & 4) - based on Wates Reg 19 IDP submission	Master Plan Cost Estimate (£)	Delivery Mechanism /Partner
14	Highways, Access & Transport	(Bridge 3) A new multi modal vehicle bridge over River Chelmer to connect to J19, with measures to deter use as a through route.	Essential	2	TBC	Master Developer delivery on site
15	Highways, Access & Transport	(Bridge 4) Footbridge over River Chelmer	Essential	1 to 2	2,607,413	Master Developer delivery on site
16	Highways, Access & Transport	(Bridge 5) Paynes Lane walking, cycling and horse riding bridge	Essential	2	4,414,515	S278
17	Highways, Access & Transport	A12 Junction 18 - Package of improvement/works inc. 70% of total trips from strategic 16a using Local plan modelling (Jacobs) & bridge improvement.	Critical	1	1,982,288	Master Developer delivery off site or via S278
18	Highways, Access & Transport	A12 Junction 19 - Package of improvement/works 30% of total trips from 16A using strategic Local Plan Modelling (Jacobs)	Critical	TBC	1,855,250	S278/ ECC/NH
19	Highways, Access & Transport	Monitor and Manage Fund (modal shift)	Essential	ALL	3,937,500	S106
20	Highways, Access & Transport	Car Club	Essential	ALL	281,880	S106

Ref No	Infrastructure Category	Infrastructure Intervention Description	Prioritisation (critical / essential / important)	Sequence of delivery (1, 2, 3 & 4) - based on Wates Reg 19 IDP submission	Master Plan Cost Estimate (£)	Delivery Mechanism /Partner
21	Green infrastructure, recreation and leisure	Development Master Planning & Garden City Principles relating to green infrastructure, recreation and leisure provision ^(*1)	Essential	All	TBC	Master Developer delivery on site
22	Green infrastructure, recreation and leisure	Provide a new Country Park with delivery mechanism to provide for its long-term management and maintenance	Essential	1 to 2	TBC	Master Developer delivery on site
23	Green infrastructure, recreation and leisure	Maintenance of Country Park	Essential	ALL	TBC	Master Developer delivery on site
24	Green infrastructure, recreation and leisure	Area for Conservation/ Strategic Landscape Enhancement (provision)	Essential	ALL	TBC	Master Developer delivery on site
25	Green infrastructure, recreation and leisure	Area for Conservation/ Strategic Landscape Enhancement (Maintenance)	Essential	ALL	TBC	Master Developer delivery on site
26	Green infrastructure, recreation and leisure	Provision of accessible local open space. Exact quantity and type of open space to be determined through the master planning process	Essential	ALL	TBC	Master Developer delivery on site

Ref No	Infrastructure Category	Infrastructure Intervention Description	Prioritisation (critical / essential / important)	Sequence of delivery (1, 2, 3 & 4) - based on Wates Reg 19 IDP submission	Master Plan Cost Estimate (£)	Delivery Mechanism /Partner
27	Green infrastructure, recreation and leisure	Maintenance of accessible local open space. Exact quantity and type of open space to be determined through the master planning process	Essential	ALL	TBC	Master Developer delivery on site
28	Green infrastructure, recreation and leisure	Provision of natural and semi-natural greenspace. Exact quantity and type of open space to be determined through the master planning process	Essential	ALL	TBC	Master Developer delivery on site
29	Green infrastructure, recreation and leisure	Maintenance of natural and semi-natural greenspace (alongside requirement for new country park). Exact quantity and type of open space to be determined through the master planning process	Essential	ALL	TBC	Master Developer delivery on site
30	Green infrastructure, recreation and leisure	Financial contribution for 3 – 4 (badminton) courts to meet identified need for additional indoor badminton courts up to 2041.	Important	3 to 4	2,210,355	S106
31	Green infrastructure, recreation and leisure	Financial contribution for 2.20 swimming lanes to meet identified need for up to 2041.	Important	3 to 4	2,421,000	S106
32	Green infrastructure,	Playing pitch requirements including adult football pitches, youth football pitches, mini soccer pitches, rugby union pitches, cricket	Important	1 to 2	2,909,250	Master Developer delivery on site

Ref No	Infrastructure Category	Infrastructure Intervention Description	Prioritisation (critical / essential / important)	Sequence of delivery (1, 2, 3 & 4) - based on Wates Reg 19 IDP submission	Master Plan Cost Estimate (£)	Delivery Mechanism /Partner
	recreation and leisure	pitch, sand based AGPs, 3G pitches and-tennis court.				
33	Green infrastructure, recreation and leisure	Financial contribution and / or on site delivery to mitigate potential effects on SSSI at Blakes Wood, Danbury Common and Lingwood Common SSSIs.	Essential	TBC	TBC	S106/on site delivery
34	Green infrastructure, recreation and leisure	Financial contribution to mitigate potential effects due to recreational pressure on nearby designated European sites (RAMs).	Important	TBC	2,124,000	S106
35	Green infrastructure, recreation and leisure	Financial contribution to mitigate potential effects due to recreational pressure on nearby designated European sites (SANGs).	Important	TBC	TBC	Master Developer delivery on site
36	Early years, childcare and education	Three new 56 place stand-alone early years and childcare nurseries (Use Class E(f)) each on 0.13 hectares of suitable land allocated for education and childcare use.	Essential	1 to 4	4,101,888	S106/ECC
37	Early years, childcare and education	Two new primary schools of 2 FE each (Use Class F1(a)) with co-located early years and childcare nursery (Use Class E(f)) each on 2.1 hectares of	Essential	1 to 2	23,244,032	S106 / ECC

Ref No	Infrastructure Category	Infrastructure Intervention Description	Prioritisation (critical / essential / important)	Sequence of delivery (1, 2, 3 & 4) - based on Wates Reg 19 IDP submission	Master Plan Cost Estimate (£)	Delivery Mechanism /Partner
		suitable land allocated for education and childcare use.				
38	Early years, childcare and education	A new 8FE secondary school (Use Class F1(a)) (of which up to 6FE needed for on-site needs) on 10.1 hectares co-located with 2FE primary school (Use Class F1(a)) and early years and childcare nursery (Use Class E(f)) on 2.1 hectares of suitable land allocated for education and early years and childcare use. The costs need to include sixth form and a co-located primary school with early years. Cost only reflects 6FE Secondary with sixth form + 2FE primary with nursery – not the full cost of the 8FE school which will require pooled S106/DfE/CIL Funding.	Essential	3	54,215,776	S106/ ECC
39	Early years, childcare and education	Financial contribution towards new provision within a mainstream school or the expansion of an existing SEN school.	Essential	TBC	8,318,457	S106/ ECC
40	Social and community Infrastructure	389 sqm of library and archive floor space	Essential	2 to 3	106,000	Master Developer delivery on site

Ref No	Infrastructure Category	Infrastructure Intervention Description	Prioritisation (critical / essential / important)	Sequence of delivery (1, 2, 3 & 4) - based on Wates Reg 19 IDP submission	Master Plan Cost Estimate (£)	Delivery Mechanism /Partner
41	Social and community Infrastructure	788 sqm of floorspace for culture and arts.	Essential	2 to 3	2,556,750	Master Developer delivery on site
42	Social and community Infrastructure	2,160 sqm of community meeting floor space	Essential	2 to 3	7,455,483	Master Developer delivery on site
43	Social and community Infrastructure	Financial contribution towards public art which contributes towards place creation	Essential	ALL	1,125,000	Master Developer delivery on site
44	Social and community Infrastructure	Delivery of robust and sustainable site wide stewardship	Essential	All	TBC	S106 / Master Developer delivery on site

(*1) GI provision relates to Garden City Principles and will be subject to detail being developed through the master planning process.



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