



SOCG046

Chelmsford Local Plan
Statement of Common Ground
with Wates Developments –

SGS16a

May 2026

Statement of Common Ground

1. Introduction

1.1 This Statement of Common Ground (SOCG) has been prepared by CCC and Wates Developments in relation to the proposed allocation for Strategic Growth Site 16a (SGS16a) – East Chelmsford Garden Community (ECGC) (Hammonds Farm).

1.2 Wates Developments is the promoter and master developer of ECGC, the subject to the proposed allocation, and Hammonds Estates LLP are the landowner. A plan of the allocation is attached at Appendix 1.

1.3 The matters covered in this SOCG relate to the site allocation policy. Further subject specific SOCGs are under preparation covering the following areas:

- Infrastructure Need and Delivery
- Masterplan Matters

1.4 These documents will be supported by more detailed transport modelling and other work which is ongoing as part of the next stages of the delivery process.

1.5 This SoCG establishes current areas of agreement and disagreement between Wates Developments and CCC. The parties are continuing to discuss the matters of disagreement with the intention of agreeing a further SoCG prior to the Local Plan EIP.

1.6 The agreed matters in this SOCG do not preclude any written or verbal representations that CCC and Wates Developments 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. Common ground

Areas of Agreement

2.1 CCC and Wates Developments are fully committed to securing the delivery of Strategic Growth Site 16a (SGS16a) – East Chelmsford Garden Community (ECGC) (Hammonds Farm).

2.2 This site allocation is deliverable within the following timeframe and trajectory:

		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
	Total per annum	120	250	250	250	250	280	300	320	320	330	330
	Cumulative	120	370	620	870	1120	1400	1700	2020	2340	2670	3000

	Financial Year 2025/26 (Remaining)	Financial Year 2026/27	Financial Year 2027/28	Financial Year 2028/29	Financial Year 2029/30	Financial Year 2030/31	Financial Year 2031/32	Financial Years 2032/33 - 2035/36	Financial Years 2036/37 – 2040/41	Post 2041
Market Housing						78	162	1030	1600	1500
Affordable Housing						42	88			

2.3 There are no over-riding issues and constraints to bringing forward this development site in accordance with the Chelmsford Local Plan.

2.4 The parties agree that 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.

2.5 The following additional modifications proposed by CCC are supported by Wates Developments:

- Amendment to Paragraph 7.354 to read: *The site allocation is to be planned comprehensively in accordance with a masterplan approved by the City Council prior to the determination of any planning application.*
- Amendment of Paragraph 7.367 to read: *The development will also be required to provide an appropriate Bus Based Rapid Transit. This should be a direct, frequent bus service that will connect the new development with the City Centre and Chelmsford and Beaulieu Park Rail Stations. It is critical for enabling local, frequent travel without reliance on the private car. The masterplan should demonstrate a choice of suitable ~~provide a choice of unimpeded~~ route corridors within the developed area, able to carry rapid transit bus services and enable convenient connections between residential areas, employment areas, Beaulieu Park Rail Station and Chelmsford City Centre. Essex County Council will work with the developers to determine ~~a preferred route corridor~~ routes through the development that prioritise buses to serve residents and key locations.*
- Amendment to the sixth sentence of paragraph 7.375 to read: *Given the scale of the Garden Communities, the opportunity exists for these developments to achieve 20% biodiversity net gain subject to site constraints and to be capped at what can be practically delivered onsite.*
- Addition of an additional sentence to end of paragraph 7.377 to read: *The provision of this quantum of greenspace would simultaneously provide recreational mitigation for potential impacts on the Essex Coast international designations, if required as identified in paragraph 8.139 of DM16.*
- Amendment of paragraph 7.384 to read: *The site ~~may contains~~ archaeological deposits which will need to be considered by future development proposals, through an archaeological evaluation. ~~Of particular interest, land to the north of Rumbolds Farm, Hammonds Road contains a significant number and configuration of crop marks requiring further investigation. Other significant archaeological remains and their settings should also be identified and protected.~~ Therefore, a future planning application should be supported by the results of a comprehensive. The archaeological evaluation should include expansion of existing appropriate trial trenchings. Archaeological remains identified through this process should be treated appropriately according to their level of significance and in line with Policy DM15. Once completed theis ~~evaluation will inform part of the informative evidence base on which to define~~ the location of development parcels and open space within the masterplan.*

- Addition of a new sentence at end of paragraph 8.145 to read: *The 20% target for the Garden Communities is capped at what is reasonably practical and deliverable onsite. Any shortfall in on-site units over and above the mandatory 10% net gain will not be required to be met through off-site units or statutory credits.*

Areas of Disagreement

2.6 The following areas are where there is current disagreement, however the parties are continuing to discuss these matters with the intention of agreeing a further SoCG/s prior to the Local Plan EIP.

2.7 The areas of current disagreement between the parties relate to detailed matters which do not affect the principle of the site allocation or its delivery. Full details of these matters are set out in Wates's response to the Pre-Submission Regulation 19 Local Plan.

2.8 Wates Developments are not in agreement with the strict delivery of sites for Travelling Show People on the allocation site itself. Wates consider that there should be an option to deliver such sites on or off the allocated site.

2.9 Wates Developments consider there should be some changes to the Policies Map so as to allow many detailed spatial aspects of the development to be tested through the masterplanning process including the potential need for land currently marked for recreation, SuDS & biodiversity to be utilised for solar development to help meet the energy requirements of Policy DM31.

2.10 Wates consider it important to further explore tenures such as Build to Rent, intermediate rent, co-living, older persons' housing and keyworker accommodation, the proportional need for which may also change over the plan period.

2.11 Wates support the policy approach to onsite education and healthcare provision but request added flexibility, such as linking school requirements to actual pupil yield, ensuring primary healthcare obligations remain proportionate, and removing overly broad requirements for emergency services infrastructure. Wates also consider the proposed 500sqm limit for the convenience store too restrictive and suggest either increasing it or removing the cap to better support internal trips and sustainable placemaking within the Garden Community.

2.12 With regard to the Policies Map notation of proposed linear landscape corridors each side of Grace's Walk and Hurrells Protected Lane (Conservation/Strategic Landscape Enhancement), it is agreed between the parties that the masterplanning process will identify the precise width of these corridors but Wates Developments are not in agreement

that in the case of Grace’s Walk the minimum width of the landscaped corridor should be 80m with a minimum width of 108m between buildings. The reasons for this relate to place making for a safe, fair and well-connected place and to properly reflect the relative importance of the assets.

2.13 Additional development areas adjacent to Sandford Mill Lane and Rumbolds Farm within the allocation boundary are not agreed between the parties.

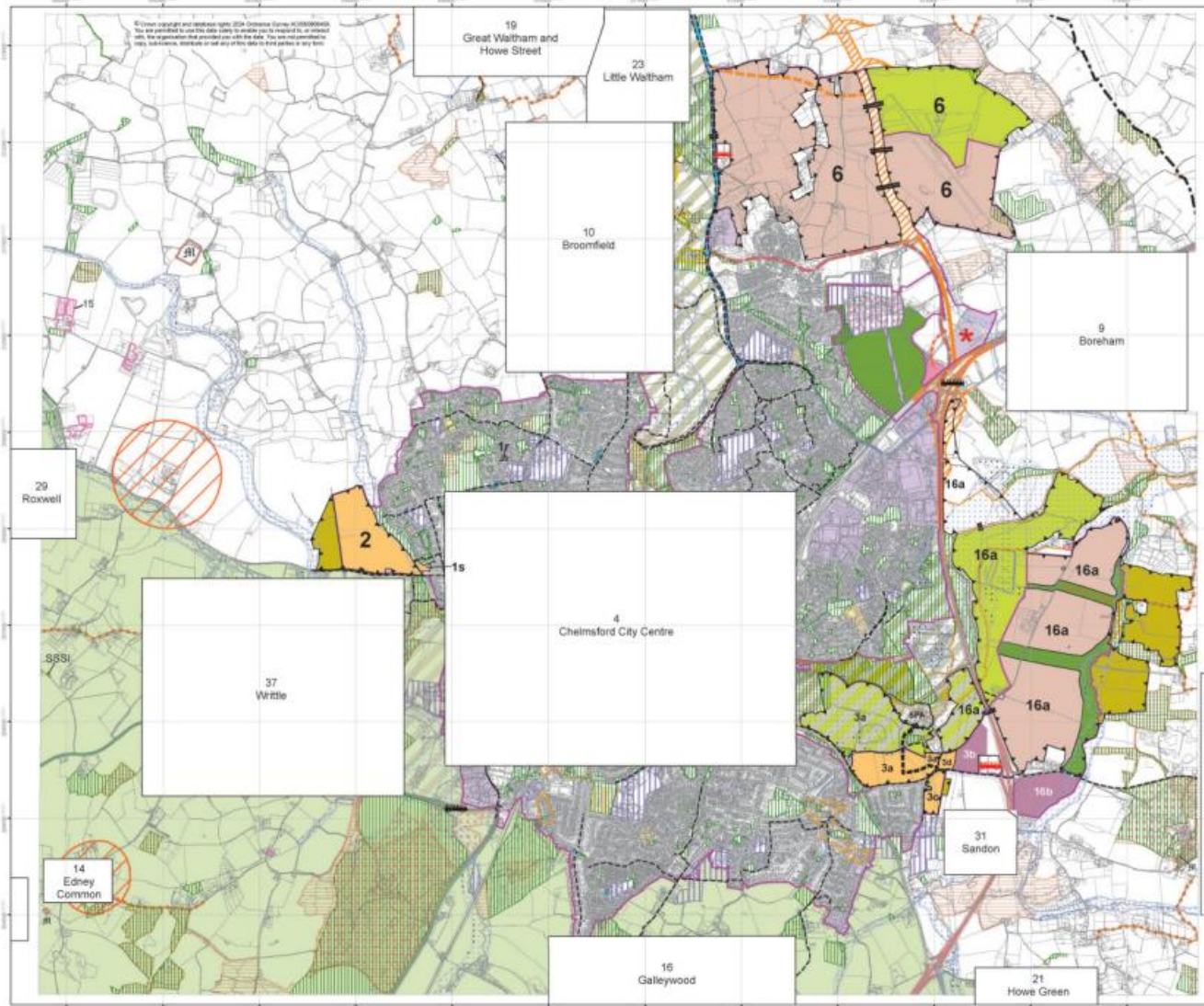
3. Governance and on-going cooperation

3.1 CCC will continue to work collaboratively with Wates Developments 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

Chelmsford City Council Jeremy Potter Assistant Director – Planning and Place Shaping Signature: <i>Jeremy Potter</i> Date: 8 May 2026	Wates Developments Nick Laugharne Operations Director – Land & Residential Investment Signature: <i>Nick Laugharne</i> Date: 8 May 2026
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Appendix 1 – Extract from Pre-submission Local Plan Policies Map



 **Chelmsford Local Plan**
Pre-Submission (Regulation 19)
February 2025 - Draft Changes
to the adopted Policies Map

3 Chelmsford Urban Area

The Draft Policies Map shows the spatial definition of policies and Policy Areas proposed in the Review of the Local Plan Pre-Submission (Regulation 19) Consultation Document February 2025.

Important Note
Areas outside of proposed Urban Areas, Defined Settlement Boundaries, Green Belt and specific allocations or Policy Areas are within the Rural Area. The Rural Area has no notation so appears as 'white land' on the Draft Policies Map and its insets.

The Draft Policies Map shows areas at a higher risk of flooding which are defined and regularly 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

The Draft Policies Map shows the Minerals Safeguarded Areas from the adopted Essex Minerals Local Plan (2014) which will be subject to periodic updates by Essex County Council. For further details please visit their website at: www.essex.gov.uk

Neighbourhood Plans have been made (approved) or are currently under preparation within the area covered by the Draft Policies Map. Designated Neighbourhood Plan areas are shown on a separate illustrative map.

 **Baseline Park Employment Site**
The precise boundary will be confirmed through the detailed design process in relation to Chelmsford North East Bypass and the Road Distributor Road.



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