



SOCG 37

Chelmsford Local Plan
Statement of Common
Ground with the East of
England Ambulance
Service NHS Trust

April 2026

Statement of Common Ground

Chelmsford City Council and East of England Ambulance Service NHS Trust

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 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.

It establishes areas of agreement between East of England Ambulance Service NHS Trust (EEAST for short) and CCC in relation to the EEAST's representations on the Pre-Submission Plan. There are no areas of uncommon ground.

The consultation responses alongside collected evidence and national planning policy and guidance have been used to develop the Local Plan.

CCC has fully engaged with the EEAST on the development of the Council's review of the adopted Local Plan from the outset. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, EEAST has been formally consulted at each Regulation 18 and 19 stages of consultation together with their accompanying Integrated Impact Assessment (IIA).

2. Strategic matters

The strategic matters of interest to the EEAST are:

- a. Delivering homes for all
- b. Community infrastructure including education, health and community facilities.

Delivering homes

Strategic Priority 5 of the Pre-Submission Local Plan commits the Council to meeting local housing needs including independent living accommodation for older people (55+), supported housing for adults with learning or other disabilities, and the requirements identified through the Gypsy and Traveller Accommodation Assessment (GTAA) for Travelling Showpeople plots and Gypsy and Traveller pitches.

The strategic housing requirements are set out in Strategic Policy S6 in the Pre-Submission Plan and Additional Sites Document. This meets the transitional arrangements for assessed housing need calculated using the Standard Method. This increases Chelmsford's housing need from around 950 net new dwellings per annum (dpa) to 1,437 dpa using the Standard Method in May 2025.

The Pre-Submission Plan was published for consultation under Regulation 19 on 4 February 2025. This includes a housing requirement figure of 1,210 dpa which equates to 83% of the latest local housing needs figure (1,210/1,437 x100). This exceeds the minimum 80% requirement in para. 234a of the 2024 NPPF enabling the Local Plan to proceed under the NPPF transitional arrangements. The Pre-Submission Plan also maintained a five-year housing land supply.

However, following the conclusion of the Pre-Submission Plan consultation several significant events have occurred. These include delays in strategic development housing sites coming forward and other housing sites predicted to be delivered later in the plan period which put into question whether CCC could demonstrate a 5 Year Housing Supply (5YHLS) on adoption of the review of the Chelmsford Local Plan. The adopted Chelmsford Local Plan also became more than five years old on 27 May 2025, so currently for

decision making CCC must use the full Government standard method housing need number (not 80%), which means it is currently unable to demonstrate a 5YHLS.

In response to the significant events above, the Council published the Additional Sites Document. This identifies 11 additional housing site allocations for inclusion within the Pre-Submission Plan and 3 expanded housing sites adding 1,297 dwellings to the five-year housing land supply on submission (Years 2 - 6), enabling a land supply of estimated 5.75 years to be demonstrated on submission. The additional sites also add 1,592 dwellings in total to the housing land supply. The Trajectory is updated annually, and the Pre-Submission Local Plan uses the latest available Housing Site Schedule (April 2024). Minor modifications will be proposed to the Trajectory to reflect the latest published Housing Site Schedule ahead of submission, including updating of numbers for sites which have planning permission or resolutions to grant planning permission (anticipated to be April 2026).

The GTAA identifies a need to provide 44 new permanent pitches for Gypsies and Travellers, and 38 new permanent plots for Travelling Showpeople using Annex 1 of the December 2024 Planning Policy for Traveller Sites. Sites to accommodate a total of 30 permanent pitches for Gypsies and Travellers, and 28 permanent plots for Travelling Showpeople, will be allocated across suitable large strategic development allocations, the detail of which are set out in relevant strategic site policies. The small shortfall will be met through appropriate windfall delivery in accordance with Policy DM3, which could be through windfall applications or regularisation of existing pitches/plots where appropriate within Chelmsford City Council's boundary.

Community infrastructure

Strategic Priority 8 of the Pre-Submission Local Plan commits the Council to ensure that necessary new or upgraded strategic and local infrastructure and facilities are provided alongside the development of new residential communities.

The strategic requirements are set out in Strategic Policy S9. These include facilities for education, police, ambulance and fire and rescue, primary healthcare, recycling facilities and appropriate drainage, as well as community facilities such as halls and places of worship, open space, and sports and leisure provision.

Site specific requirements are also set out in site allocation policies where relevant.

Areas of Common Ground

The following table sets out the EEAST's relevant representations to the Pre-Submission Plan and Additional Sites Document.

Proposed new text is shown in underline.

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
Pre Submission Plan	PSQ25-5232	Paragraph 3.37 of Strategic Priority 8	Minor modification to the first sentence of paragraph 3.37 to add: <i>... ambulance and fire and rescue, primary, <u>acute, community and mental</u> healthcare provision,</i>	Agreed. Modification proposed to include reference to <u>acute, community and mental</u> healthcare provision.
Pre Submission Plan	PSQ25- 5235	Paragraph 4.15 of Strategic Policy S1 Section h) Ensure development is served by necessary infrastructure and encourage innovation	Minor modification to second sentence of paragraph 4.15 to add: <i>infrastructure that supports new development such as the provision of new schools, <u>expanded/relocated healthcare services and expanded/relocated emergency services</u>, and innovative solutions for active and sustainable travel.</i>	Noted , this matter is already covered by Strategic Policy S7 and as the Local Plan is read as a whole it is not necessary to expand 4.15 which is also generic and not intended to list out all specific infrastructure types. The requirement for expanded / relocated emergency services provision is included within the Infrastructure Delivery Plan as an administrative area wide contribution (see below table). No modification proposed to the Plan

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
Pre Submission Plan	PSQ25- 5237	Paragraph 4.16 of Strategic Policy S1 Section i) Locate development to utilise existing and planned infrastructure effectively	Minor modification to the final sentence of paragraph 4.16 to add: <i>Infrastructure includes roads and other transport facilities, education and healthcare facilities, emergency services facilities, flood defences, open spaces and cultural and recreational facilities.</i>	Modification proposed to paragraph 4.16 by adding the following text: Infrastructure includes <u>but is not limited to</u> roads and other transport facilities, education and healthcare facilities, flood defences, open spaces and cultural and recreational facilities.
Pre Submission Plan	PSQ25- 5239	Paragraph 6.104 of Strategic Policy S10	Minor modification to the first sentence of paragraph 6.104 add: <i>The new housing, employment and other development proposed in the</i>	Modification proposed to include reference to paragraph 6.104 by adding the following text: The new housing, employment and other development proposed in the Local Plan will increase demands on physical infrastructure such as roads and sewers,

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
			<p><i>Local Plan will increase demands on physical infrastructure such as roads and sewers, social infrastructure such as health, police, fire and rescue, and education facilities, and green infrastructure such as open spaces.</i></p>	<p>social infrastructure such as health, <u>fire and rescue</u>, police and <u>ambulance services</u>, and education facilities, and green infrastructure such as open spaces. The Council will work with partners such as <u>National Highways</u>, <u>Essex County Council</u> as the Highways and Transportation Authority, National Highways, and the lead authority for Education, the Environment Agency, utility companies, NHS England and the Mid and South Essex Integrated Care System, <u>Essex Police</u>, <u>Essex County Fire & Rescue Service</u>, <u>the East of England Ambulance service NHS Trust</u> emergency services and Sport England, to bring forward the necessary infrastructure and facilities that are required in order to deliver the Spatial Strategy.</p>
Pre Submission Plan	PSQ25- 5241	Paragraph 6.26 of Strategic Policy S7	<p>Minor modification to add to second sentence of paragraph 6.26: <i>These include primary school provision, local employment opportunities, convenience shopping facilities, community facilities, good links by public transport to higher</i></p>	<p>Noted. The text is contextual referring to facilities in Key Service Settlements. No modification proposed to the Plan.</p>

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
			<p><i>order settlements, good access to the strategic road network, and in most cases primary healthcare <u>provision with some additional provision for emergency services to meet mandated/target response times.</u></i></p>	
Pre Submission Plan	PSQ25- 5243	Policy DM16 (i)	<p>Minor modification to DM16 (i) add: <i>Incorporate measures and features into the design of new buildings, extensions or Renovations <u>and boundary fencing</u> to increase biodiversity; and</i></p>	Noted. Reference is considered too detailed for this policy. No modification proposed to the Plan.
Pre Submission Plan	PSQ25- 5244	Policy DM24	<p>Minor modification to add additional criteria: <i>The Council will require all new major development to be of high quality built form and urban design, which should reflect the following principles:</i></p>	Noted. Reference is considered too detailed for this policy, but it is covered in detailed design guidance published in the Making Places SPD. No modification required to the Plan.

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
			<u>- Incorporate measures and features into the design of new buildings, extensions or renovations and boundary fencing to increase biodiversity.</u>	
Pre Submission Plan	PSQ25- 5246	Policy DM28, criteria x & xi.	Minor modification to add two additional criteria to DM28: <u>x. Ensure sufficient corridor space for safe evacuation and access by emergency services.</u> <u>xi. Financial contributions as required by fire and rescue facilities for equipment to support rescue.</u>	Noted. x. Reference is considered too detailed for this policy, but it is covered in detailed design guidance published in the Making Places SPD. xi. This can be addressed through agreement on individual planning applications and secured through s. 106 agreements. No modification required to the Plan.
Pre Submission Plan	PSQ25- 5247	Policy SGS13 - Danbury	Minor modification to Policy SGS13 to add additional criteria to section on Site Infrastructure Requirements: <u>• Financial contributions towards other community facilities including healthcare provision as required by</u>	Modification is not considered necessary. The Infrastructure Delivery Plan includes administrative wide requirements for specific projects for the NHS Mid and South Essex Integrated Care Board, Essex Police and the East of England Ambulance Service. No modification proposed to the Plan.

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
			<p><u>the NHS Mid and South Essex Integrated Care Board and police, ambulance and fire and rescue facilities.</u></p>	
Pre Submission Plan	PSQ25- 5249	DM1(B) (i)	<p>Minor modification to DM1 (B), criteria i to add:</p> <p><i>5% of new affordable dwellings should be built to meet requirement Part M, Category 3 (Wheelchair user dwellings) M4 (3) (2) (b) of Schedule 1 (para 1) to the Building Regulations 2010 (as amended), or subsequent government standard <u>and to Passivhaus or BREEAM Excellent standard.</u></i></p>	<p>The sustainable requirements for buildings are covered by Policy DM25 and as the Local Plan is read as a whole it is not necessary to include similar requirements in Policy DM1 Bi. Policy DM25 includes section © BREEAM ratings for all new non-residential developments.</p> <p>The Plan does not include a policy requirement for Passivhaus.</p> <p>No modification proposed to the Plan.</p>

The IDP includes the requirement for a new ambulance hub as an essential project to be partly funded through an administrative cost /new dwelling across the plan Area.

Appendix A

Infrastructure Category	Infrastructure Type	Location	Site	Intervention Description	Prioritisation (critical / essential / important)	Responsibility for Delivery	Anticipated Delivery Mechanism (S106 / S278 / CIL / Government funding)	Estimated Cost	Funding Gap	Contributing Sites
Healthy and Safe Communities	Ambulance services	Admin area-wide	Admin area-wide	Provision of a new purpose-built ambulance Hub and supporting infrastructure 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, EV charging and appropriate staff parking.	Essential	Mid and South Essex ICB (EEAST)	S106, NHS England funding and/or CIL.	£30,000,000 (indicative estimate) (Mid and South Essex ICB)	£10,000,000	All sites - contribution proportionate to size of allocation. Indicative cost - £287.47/dwelling.

Areas without agreement

There are no areas of disagreement or unresolved strategic matters.

3. Governance and on-going cooperation

CCC will continue to work collaboratively with the EEAST to address strategic matters that, in addition to those above, arise through the examination process. This will occur on an ongoing basis through emails and/or meetings and the SOCG will be kept up to date accordingly.

It is agreed that CCC is working collaboratively with the EEAST to ensure that cross-boundary strategic issues are properly considered and where appropriate reflected in the review of the Local Plan and effective and on-going joint working has and will continue to be undertaken.

4. Signatories

Chelmsford City Council Jeremy Potter Assistant Director – Planning and Place Making	East of England Ambulance Service NHS Trust Zoe May Head of Business Relationships
Signature: <i>J. Potter</i>	Signature: <i>Z. May</i>
Date: 15 April 2026	Date: 10 April 2026



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