



SOCG039

Chelmsford Local Plan

Statement of Common Ground
with Mid and South Essex
Integrated Care Board

June 2026

Statement of Common Ground

Chelmsford City Council and Mid and South Essex Integrated Care Board

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 Mid and South Essex Integrated Care Board (the ICB for short) and CCC in relation to the ICB's representations on the Pre-Submission Plan and the Additional Sites Document. 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.

Changes to the structure of ICBs across England were implemented on 1 April 2026 and so the relevant organisation is now Essex (rather than Mid and South Essex) Integrated Care Board. References to the Mid and South Essex Integrated Care Board are retained for the purposes of this document.

A map of CCC's administrative area in context with its neighbouring districts and county councils is attached at Appendix A, along with maps of the area covered by the ICB.

CCC has fully engaged with the ICB 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, the ICB 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 ICB are:

- Delivering homes for all including Gypsy and Traveller and Travelling Showpeople accommodation
- 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 ($1,210/1,437 \times 100$). 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 ICB's relevant representations to the Pre-Submission Plan and Additional Sites Document.

Local Plan

Consultation Document	Rep Number	Local Plan Reference (Policy, Map, Figure, Para etc)	Summary of representation	Agreed resolution and any proposed modifications
Pre-Submission Plan	PSQ25-5122	Para 1.1	The Pre-Submission Local Plan addresses the issues raised by the ICB at Preferred Options stage, and the ICB is therefore satisfied that the Plan is sound in its approach to delivering sustainable communities from a health and wellbeing perspective.	Noted. No modification required to the Plan.
Additional Sites Consultation	AS-639	Section 1	The ICB remains satisfied that, in relation to its duties to the ICB as a statutory consultee in the plan making process, the Council has complied with the relevant regulations; and that the Plan remains sound in its approach to delivering sustainable communities from a health and wellbeing perspective.	Noted. No modification required to the Plan.
Additional Sites Consultation	AS-644	S7	The ICB supports the requirement for financial contributions and/or on-site provision of healthcare facilities. It is also necessary to identify and safeguard land for the location of new built facilities, with a mechanism	The updated Infrastructure Delivery Plan (IDP) will list the administrative area wide and site-specific requirements for different types of infrastructure. The IDP is a live document which will be updated throughout the life of the

			to ensure all developments contribute towards them. It is likely that a new built healthcare facility will be required during the plan period to support planned development to the southeast of Chelmsford. Estates plans for core primary care services and acute services are being developed. A broader range of out of hospitals services will rapidly continue to evolve. It is a challenging financial environment where the ICB's budget is severely constrained – it is important that healthcare infrastructure requirements are addressed in the Plan and associated infrastructure delivery plan.	Local Plan to accommodate changing needs and new proposals. Provision of, and methods to secure, infrastructure are set out in Strategic Policies S9 and S10. All Strategic Growth Sites are required to provide financial contributions and/or onsite provision of other community facilities including healthcare provision as required by the NHS Mid and South Essex Integrated Care Board. All Growth Sites are required to make financial contributions. CCC can help to facilitate discussions with site promoters once more detail about the type and location of healthcare facility required is known. No modification required to the Plan.
Additional Sites Consultation	AS-644	S7	The East of England Ambulance Service has identified the benefits of open spaces that can accommodate helicopter landings to enable the transportation of patients in certain situations. It is requested that this is recognised in policies allocating very large-scale development or in the masterplanning of those sites.	The point is noted, and will form a part of the masterplanning considerations for the very large sites. No modification required to the Plan.

3. Governance and on-going cooperation

CCC will continue to work collaboratively with the ICB 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 ICB 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 Shaping	NHS Essex Integrated Care Board Ashley King Director of Capital and Estates
Signature: <i>Jeremy Potter</i>	Signature: <i>Ashley King</i>
Date: 19 May 2026	Date: 4 June 2026

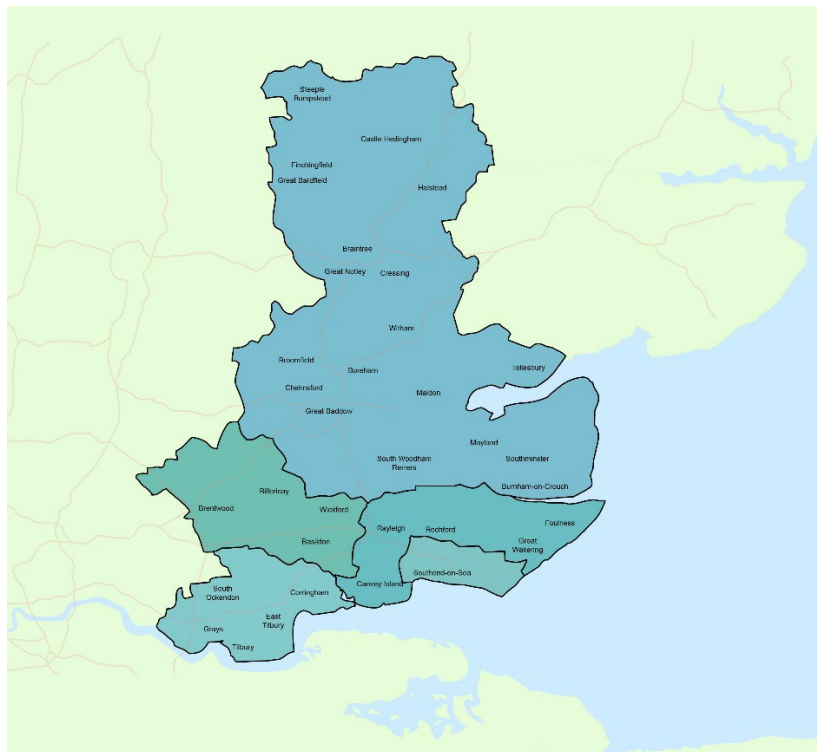
Appendix A – Maps

Chelmsford City Council's administrative area in context with its neighbouring districts and county councils

Chelmsford City Council is adjoined by seven local planning authorities. Essex County Council is the local Highways and Transportation Authority and Education Authority. It is also responsible for the Minerals and Waste Local Plans with Southend-on-Sea Unitary Authority.



Mid and South Essex ICB Area – to 31 March 226



Essex ICB Area – from 1 April 2026





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

Please call 01245 606330
Spatial Planning Services
Directorate for Sustainable Communities
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
Essex
CM1 1JE

Telephone 01245 606330
planning.policy@chelmsford.gov.uk
www.chelmsford.gov.uk

Document published by
Spatial Planning Services
© Copyright Chelmsford City Council

