

A stylized tree with a grey trunk and branches, featuring leaves in various colors (purple, blue, green, orange, yellow) outlined in black. The tree is positioned on the left side of the page.

SOCG 06

Chelmsford Local Plan
Statement of Common Ground
with Anglian Water

September 2018

Our Planning Strategy to 2036

Chelmsford Local Plan

Statement of Common Ground with Anglian Water Services Ltd

1. This Statement of Common Ground identifies areas of agreement between Anglian Water Services and Chelmsford City Council in relation to Anglian Water Services representations on the Chelmsford Pre-Submission Sustainability Appraisal (SA), Pre-Submission Habitat Regulations Assessment and Pre-Submission Local Plan.
2. This Statement identifies the issues raised by Anglian Water Services in the representations. These are listed in the tables below. **The only remaining area of dispute relates to the objection to the inclusion of land in ownership of Anglian Water being included within a Green Wedge. There is also an outstanding suggestion to enhance the Local Plan which continues to be promoted by Anglian Water Services.**
3. CCC has worked closely with Anglian Water services on the development of the Local Plan, the Sustainability Appraisal (SA) and the Habitat Regulations Assessment (HRA) from the outset. In accordance with the Town and Country Planning (Local Development) (England) Regulations, Anglian Water Services has been formally consulted at every stage of consultation.

Pre-Submission Sustainability Appraisal

4. Anglian Water Services raised no issues with the Pre-Submission Local Plan Sustainability Appraisal (SA) and considers the SA submission document (SD 004) and its accompanying addendum report (SD 005) are comprehensive documents which are supported.

Pre-Submission Habitats Regulations Assessment

5. Anglian Water Services raised no issues with the Pre-Submission Local Plan Habitats Regulations Assessment (HRA) and considers the HRA submission document (SD 006) and its update (SD 007) are comprehensive documents which are supported.

Pre-Submission Local Plan

6. Anglian Water Services support the Pre-Submission Local Plan in its approach to some policies and allocations but also made representations which could enhance the Pre-Submission Local Plan, as well as representations which considered the allocation of a Green Wedge unsound. These are set out in the tables below. Table 1 sets out those areas where Anglian Water Services support the approach in the Local Plan. Table 2 sets out representations made by Anglian Water Services which could enhance the Local Plan which have an agreed way forward with the City Council. Table 3 sets out those comments which have not been taken forward by the City Council but remain as outstanding suggestions for improvement from Anglian Water Services. Table 4 sets out the outstanding objections to the Plan by Anglian Water Services.

Table 1: Areas of the Local Plan supported by Anglian Water Services

Rep Number	Local Plan Ref	Summary of the Anglian Water Services Representation
PS1232	Strategic Policy S11	Supportive of Strategic Policy S11 as it states that new development must be supported by the provision of infrastructure (including water recycling infrastructure) to serve its needs.
PS1233	Strategic Policy S12	Supportive of Strategic Policy S12 as it states that planning permission will only be granted if it can be demonstrated that there is, or the development will deliver sufficient infrastructure capacity for the proposed development.

Table 2: Anglian Water Services representations with an agreed way forward with the City Council

Rep Number	Local Plan Ref	Summary of the Anglian Water Services Representation	CCC agreed response with Anglian Water Services (as set out in the Submitted Schedule of Additional Changes – SD 002)
PS1235	Para. 8.55	Essential infrastructure is defined as connections which have a functional need to be located in a specific location. The provision of water recycling infrastructure is not limited	Paragraph 8.55 amended as follows: Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes <u>and the benefits of which</u>

		<p>to connections to existing foul sewerage network as it can include on-site sewers, off-site reinforcements to the existing network and power sources for water recycling infrastructure. It should also be made clear that the benefits of water recycling infrastructure override the impact on the designation due to the wider benefits of such infrastructure. Paragraph 8.55 should be amended as follows:</p> <p>‘Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes and the benefits of which override the impact on the designation e.g. sewage or water connections, on-site sewers and off-site reinforcements to the existing sewerage network, power sources, waste water recycling/treatment sites, electricity substations, emergency services or telecommunications.”</p>	<p><u>override the impact of the designation</u> e.g. sewage or water connections, <u>power sources</u>, waste water recycling/treatment sites, electricity substations, emergency services or telecommunications, <u>including on-site and off-site reinforcements to existing networks</u>. Local transport infrastructure is defined as being infrastructure that must be situated in the location proposed e.g. a Park and Ride facility, new roads and bridges. Essential infrastructure will also be recognised as that proposed by statutory undertakers. (Ref. AC214 in the Schedule of Additional Changes)</p>
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Table 3: Anglian Water Services outstanding suggestions for improvement

Rep Number	Local Plan Ref	Summary of the Environment Agency’s Representation	CCC response
PS1234	Policy NE3	Support Policy NE3 but suggest additional wording as follows: ‘D) All development will be required to demonstrate that adequate foul water treatment and disposal already exists or can be provided in time to serve the development’	Additional wording not necessary as, when read as a whole, the Local Plan covers the requirement to ensure all appropriate infrastructure is secured and delivered in a timely manner. Strategic Policy S11 lists foul drainage and waste

Rep Number	Local Plan Ref	Summary of the Environment Agency's Representation	CCC response
			water treatment as a necessary infrastructure item and Strategic Policy S12 requires the infrastructure listed in S11 to be delivered at an appropriate time.

Table 4: Anglian Water Services outstanding objections

Rep Number	Local Plan Ref	Summary of the Environment Agency's Representation	CCC response
PS1246	Map 1	Request that the Green Wedge Allocation as proposed by Policy CO1 is amended to remove the land in ownership of Anglian Water. In its current form the policy is not justified and could cause an unnecessary barrier to the ability of infrastructure to meet the needs of the proposed growth.	When read as a whole, the policies throughout the Plan (especially S11, S12, NE3, CO1 and CO3, including text in paragraph 8.55 which sets out what is meant by essential infrastructure) allow for development which supports existing or potential utility infrastructure in a Green Wedge location. The Policies across the Plan do not seek to restrict the ability of this piece of infrastructure to expand as required to meet the needs of the proposed growth. However, the evidence continues to support this area of land as a Green Wedge designation. Gaps in the Green Wedge would undermine its integrity as a linear landscape feature, and lead to a fragmented and weakened designation.
PS1260	Policy CO1	Object to the designation of land in Anglian Water's ownership as a green wedge as shown on Figure 3 of the	When read as a whole, the policies throughout the Plan (especially S11, S12, NE3, CO1 and CO3,

Rep Number	Local Plan Ref	Summary of the Environment Agency's Representation	CCC response
		Landscape Partnership report (Attached to Rep) as it is contrary to national planning policy and is not justified. The land does not perform a Green Wedge function as defined in part b) of Policy C01. The land is dominated by the presence of Chelmsford WRC as set out in the Council's Green Wedges and Green Corridors report and does not contribute to wider green networks for wildlife, leisure and recreation or public access due to its current and future land use. Request this land is deleted from designated Green Wedge as shown on the policies map (Inset Map 1: Chelmsford).	including text in paragraph 8.55 which sets out what is meant by essential infrastructure) allow for development which supports existing or potential utility infrastructure in a Green Wedge location. The Policies across the Plan do not seek to restrict the ability of this piece of infrastructure to expand as required to meet the needs of the proposed growth. However, the evidence continues to support this area of land as a Green Wedge designation. Gaps in the Green Wedge would undermine its integrity as a linear landscape feature, and lead to a fragmented and weakened designation.

Signatories:

<p><i>Jeremy Potter</i> 10/09/2018 Jeremy Potter Planning and Strategic Housing Policy Manager Chelmsford City Council</p>	<p><i>Allan Simpson</i> 10/09/2018 Allan Simpson Anglian Water Services</p>
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