

Chelmsford Local Plan
Statement of Common
Ground with
South Essex Authorities

October 2018



Our Planning Strategy to 2036

Chelmsford Local Plan

Statement of Common Ground with South Essex Authorities

Organisations: Chelmsford City Council, Basildon Borough Council, Rochford District Council and Castle Point Borough Council

Date: October 2018

1. Introduction

- 1.1. This Statement of Common Ground identifies areas of agreement between Basildon Borough Council (BBC), Rochford District Council (RDC), Castle Point Borough Council (CPBC) and Chelmsford City Council (CCC) in relation to the Chelmsford Pre-Submission (Publication Draft) Local Plan and supporting evidence base. There are no outstanding areas of disagreement.
- 1.2. This statement has been prepared to assist the Examination of the Chelmsford City Council Local Plan. All authorities made representations to the Pre-Submission Local Plan. The following table sets out the relevant rep numbers for each authority:

District Authority	PS LP Rep Numbers
Basildon Borough Council	PS584, PS585, PS586, PS587
Rochford District Council	PS1149, PS1150, PS1151, PS1154, PS1155
Castle Point Borough Council	PS668, PS669, PS670

- 1.3. A Plan has been provided at Appendix 1 which shows the locations and administrative areas covered by the statement. Basildon Borough Council is an adjoining local authority located to the south of Chelmsford City Council's administrative area. Rochford District Council is an adjoining authority located to the south east, whilst Castle Point is located to the south adjoining Basildon and Rochford.
- 1.4. CCC has fully engaged with BBC, RDC and CPBC on the development of the Council's respective Local Plans from the outset. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, BBC, RDC and CPBC has been formally consulted at every stage of consultation on the Local Plan together with its accompanying Sustainability Appraisal (SA) and the Habitat Regulations Assessment (HRA). BBC, RDC and CPDC have all made representations to each stage of consultation on the Local Plan. The Duty to Co-operate Compliance Statement outlines in detail the engagement activities and outcomes together with the joint evidence base studies undertaken during the plans preparation.

Areas of Agreement

- **That CCC has worked collaboratively with Basildon, Rochford and Castle Point to ensure that all cross-boundary strategic issues have been properly considered and where appropriate reflected in the Chelmsford Local Plan and effective and on-going joint working has and will continue to be undertaken.**

Housing Requirement

- 1.5. CCC has worked with adjoining and nearby local authorities within its Housing Market Area (HMA) (Braintree, Colchester and Tendring) to consider and agree on how the needs of the housing market area are met. CCC has also worked with BBC, RDC, CPBC and all the other Essex local planning authorities on the Essex-Wide Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA).
- 1.6. From the joint evidence base studies undertaken; Strategic Housing Market Assessment Update 2015, Objectively Assessed Housing Need (OAHN) Study 2015 and 2016, Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2017), Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Joint Methodology (2018) and Essex wide Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2018), CCC has agreed the housing, and Gypsy and Traveller need which have been taken forward to the Local Plan and can be accommodated within the administrative area of Chelmsford.
- 1.7. Detailed analysis in the evidence base reports suggests that a HMA comprising Braintree, Colchester, Chelmsford and Tendring Council areas forms a sound basis for assessing housing need.
- 1.8. The requirements for all new housing are outlined in Strategic Policy S8 – Housing and Employment Requirements. CCC is meeting its full needs over the plan period and has no outstanding requests to take housing needs from other local authority areas at this time. The approach taken by CCC is now supported by CPBC as noted in representation PS668.
- 1.9. Para 6.6 of the Local Plan states that ‘The Council, alongside the partner authorities within the HMA, will review housing numbers regularly in accordance with national policy requirements, and in doing so will have regard to the housing needs of the wider area through the Duty to Co-operate’. The Plan goes on to state ‘The Council will monitor the implementation of the national methodology for calculating housing need and will review the Local Plan in accordance with Policy S15’ (para 6.8). This is also highlighted in the reasoned justification for Policy S15 Monitoring and Review.

Areas of Agreement

- **Chelmsford is accommodating its OAHN within its boundaries resulting in no unmet housing or Gypsy, Traveller and Travelling Showpeople needs.**

- That the Councils have a protocol in place for managing future unmet housing need from adjoining authorities. The protocol was developed and agreed by the Essex Planning Officers' Association (EPOA) in September 2017 to establish a mechanism for the consideration of unmet housing need across the Essex authorities. This protocol sets out the methodology by which each local planning authority, in partnership with their HMAs, should agree their full objectively assessed housing number and if there is an unmet housing need the process to follow to request an adjoining HMA take the unmet need.
- RDC, CPBC and BBC support CCC in the inclusion of specific policy and reference to an early review process to address the implications of the national standardised approach to calculating local housing need. The review may also address potential unmet housing needs from surrounding HMAs and Duty to Cooperate in line with the agreed protocol.

Jobs and Employment

- 1.10. Evidence base studies have informed the job numbers and amount of land for employment use for the Chelmsford Local Plan. The Local Plan seeks to deliver 10,875 new jobs during the Plan period, based on a flexible rolling supply of 725 a year, which equates to 55,000sqm of new office floorspace and 13,400sqm of retail floorspace. Employment growth will be delivered as part of mixed use development on brownfield sites in Chelmsford City Centre, with strategic employment growth directed to site allocations at north east and east Chelmsford. Some jobs will be created due to expansion of current businesses.
- 1.11. The requirement for all new employment is outlined in Strategic Policy S8 – Housing and Employment Requirements; and the distribution in Strategic Policy S9 – The Spatial Strategy.
- 1.12. CCC has met its objectively assessed need for employment through its Plan policies, informed by working with the wider HMA. There have been no requests for CCC to meet the employment needs of any neighbouring authorities.

Areas of Agreement

- **CCC is accommodating its employment needs within its boundaries resulting in no unmet need.**

Infrastructure Delivery

- 1.13. The Infrastructure Delivery Plan (IDP) (2018) is the key evidence base document setting out details of the infrastructure identified by CCC and other service providers as being needed to support the delivery of new development across the City up to 2036.
- 1.14. Other evidence base studies to support the Local Plan include:
 - Strategic and Local Junction Modelling (2018)
 - Transport Impact of the Local Plan (2017)
 - Local Plan Viability Study (2018)

- 1.15. Strategic infrastructure requirements are outlined in Strategic Policy S11 – Infrastructure Requirements; Strategic Policy S12- Securing Infrastructure and Impact Mitigation addresses the mechanisms; and individual site policies list the site-specific details for infrastructure provision.
- 1.16. Rochford has reiterated the need to give due consideration to the impacts of the proposed growth in South Woodham Ferrers, on the A130, A132 and Rettendon Turnpike for Rochford District and neighbouring authority areas. CCC should continue to work with Rochford District Council as this progresses (PS1154). This is covered by the proposed change AC192 and AC50 set out in the Schedule of Changes (SD 002) and outlined below under the traffic section.

Areas of Agreement

- **CCC has consulted on the IDP during the Pre-Submission Local Plan consultation. Service providers have worked alongside CCC to advise on the impact the Local Plan growth would have upon their services and facilities. As a result, the requirements for services, facilities and appropriate mitigation measures to support the Local Plan growth have been assessed and agreed with all partners.**

Retail

- 1.17. The Local Plan seeks to reinforce Chelmsford's role as 'Capital of Essex'. Retail matters for the Local Plan are underpinned by the Chelmsford Retail Capacity Study 2015.
- 1.18. The Local Plan includes proposals for 11,500sqm of convenience floorspace in Chelmsford and 1,900sqm in South Woodham Ferrers, set out in Strategic Policy S8 – Housing and Employment Requirements. Due to the recent City Centre expansion, no further comparison goods floorspace has been identified.

Areas of Agreement

- **There are no areas of uncommon ground or unresolved strategic matters.**

Landscape

- 1.19. Chelmsford has a wide range of designations which relate to the natural environment, including SSSI's, local landscape designations, wildlife habitats and woodlands, and water courses. CCC's area also contains land designated as Green Belt.
- 1.20. The Local Plan specifically seeks to protect and enhance the natural environment Green Belt and valued landscapes, while delivering the growth required.

- 1.21. The Local Plan will protect and enhance the networks of biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategy. It also seeks to minimise the loss of the Best and Most Versatile Agricultural Land, and recognises the river valleys as an important asset which offer natural flood protection but also contribute significantly to the local landscape and character of the area. The need to address climate change and minimise pollution is also set out.
- 1.22. The Pre-Submission Local Plan sets out an extensive package of mitigation measures and opportunities to enhance and protect the natural environment, which is mindful of surrounding landscapes outside CCC area also (PS670). This is supported by an extensive evidence base, including a Green Wedge and a Green Corridor Assessment and Green Infrastructure Strategy.

Areas of Agreement

- **There are no areas of uncommon ground or unresolved strategic matters.**

Transport and Highways

- 1.23. Local Plan policies identify what and where new transport infrastructure is required. They have been informed by a robust evidence base and through engagement and support from key stakeholders including Essex County Council (ECC), Highways England (HE) and the promoters of the main developments.
- 1.24. CCC has worked in partnership with ECC and HE as Highways Authorities to ensure projected development growth in Chelmsford is tested robustly and a strategy for mitigation is formulated.
- 1.25. A number of traffic modelling studies have been undertaken during the Local Plan preparation to assess the impact of emerging and preferred development options on the transport network.
- 1.26. The junction modelling report assesses the likely impacts of planned growth on the highway network in the Chelmsford area. This has included a high-level analysis of cross boundary traffic flows on key corridor routes including A130 to/from Basildon Borough Council and A414 East to/from Maldon District Council.
- 1.27. During the Pre-Submission Local Plan consultation, BBC identified some areas of concern in relation to proposed highway improvements which could negatively affect the Basildon Borough resulting in an objection to the Local Plan. BBC sought assurance from CCC that any impacts arising from growth in the Chelmsford City area, on the A130, or on the A132 as it passes through Wickford will be fully mitigated (PS586).

- 1.28. Subsequent work has since been carried out between BBC and CCC in order to provide a resolution to the objection raised by BBC which includes amendments to the Pre-Submission Local Plan. This includes an agreed amendment to paragraph 7.339 and a new paragraph inserted after 7.339 and additional wording inserted to the end of paragraph 6.60. A letter of agreement has been received from BCC which will be submitted to the Planning Inspector (PSD001) by means of evidencing this agreement and removing BCC objection to the Local Plan.
- 1.29. Castle Point Borough Council supports CCC's proposed improvements to strategic transport infrastructure in particular the A130, Fairglens Interchange with the A127/A1245 and sought that the supporting evidence highlight this important investment (PS669).

Areas of Agreement

- That CCC and BCC have agreed the following proposed changes as set out in Schedule of Additional Changes (SD 002) and outlined below:

Note: The Schedule of Additional Changes published in June 2018 as shown as an extract below will be amended prior to a modifications consultation to ensure that the reason for change is updated to clarify that the change was also in response to issues raised by Rochford Borough Council.

Ref No.	Para/Policy /Figure/ Table/Map Ref.	Local Plan page	Proposed Additional Change	Reason for Change
AC50	6.60	76	Add to end of para: <u>The Local Plan traffic modelling evidence base is considered to be adequate and robust by Essex Highways. The junction modelling report assesses the likely impacts of planned growth on the highway network in the Chelmsford area. This has included a high-level analysis of cross boundary traffic flows on key corridor routes including A130 to/from Basildon Borough Council and A414 East to/from Maldon District Council. More detailed analysis of traffic impacts and mitigation options testing will be required through the preparation of Transport Assessments/Statements as part of future planning applications. These will be required to consider the transport implications and mitigation measures (where appropriate) necessary in the adjoining Maldon, Basildon and Rochford Districts in respect to the Strategic Site Allocation at South Woodham Ferrers.</u>	Change in response to issues raised by Basildon Borough Council PS586 and Rochford Borough Council PS1154
AC192	7.339	175	<p>Amend para 7.339: Impacts from development on the local and strategic road network must be mitigated, and may include appropriate road and junction <u>highway</u> improvements along Burnham Road, the roundabout junctions at the B1418, Ferrers Road and Rettendon Turnpike, and the A132 and local junctions between the Town and the A130, in line with the Highway Authority requirements. Impacts of development in <u>from within and to</u> the adjoining <u>areas including Basildon, Rochford and Maldon District</u> need <u>will</u> to be part of this consideration.</p> <p>Inset new para after para 7.339: <u>Any improvements to the existing highway required to mitigate the impact of development from this strategic growth site, will be primarily focussed on junction enhancements, such as to the A132/B1012 Rettendon Turnpike, in order to improve the flow of traffic onto the strategic road network. These should not encourage through-traffic movements to use the local road network through neighbouring settlements such as Runwell and Wickford. The road network to the south of Chelmsford City Council's area, is also proposed for improvement by the Highway Authority including the A130, A127, A13</u></p>	Change in response to issues raised by Basildon Borough Council PS587 and Rochford Borough Council PS1154

			<u>corridors. These include the A127/A130 Fairglen Interchange improvement scheme. Where appropriate, offsite mitigation of this strategic growth site should complement other relevant Highway Authority schemes to help ensure the strategic road network provides the most attractive route for through-traffic.</u>	
--	--	--	---	--

Site Allocations

- 1.30. In relation to paragraph 7.340, BBC objected to the plan on the basis that the same regard has not been given to the impacts of development in Basildon Borough, and consequently, there may be cumulative impacts arising, particularly in relation to the capacity of the A132 in Wickford, which have not been identified. BBC sought the same consideration as that which has been given to Maldon in term of the consideration of impacts requesting the necessary modification is made to the Local Plan (PS587). CCC has proposed changes in the Schedule of Additional Changes (SD002) as outlined above.

Sustainability Appraisal (including SEA)

- 1.31. The Spatial Strategy contained within the Pre-Submission Local Plan is sound and supported by a comprehensive and robust evidence base.
- 1.32. Appropriate and robust SA/SEA has been undertaken throughout the preparation of the Local Plan in an iterative and consultative manner which has led to the Local Plan containing the most appropriate and sustainable strategy.

Areas of Agreement

- **There are no areas of uncommon ground or unresolved strategic matters.**

2. Further Joint Working

It is agreed by CCC, BBC, CPBC and RDC that:

- 2.1. The need for a similar Essex-wide guidance note for unmet Gypsy and Traveller accommodation has also been identified by the EPOA. This work is at an early stage of preparation, but will seek to agree requirements for assessing any unmet need for Gypsy and Traveller accommodation. Ongoing engagement will continue through the Essex Planning Officers Association (EPOA) with all authorities across Essex.
- 2.2. Following the publication of the EPOA Gypsy and Traveller Accommodation Assessment Report, January 2018, an initial scoping exercise has been identified to be undertaken by EPOA to review transit site requirements.

- 2.3. In addition, local authorities across Essex are working alongside ECC and Natural England to produce a joint approach to recreational disturbance avoidance and mitigation, known as the Essex-wide Recreational Avoidance and Mitigation Strategy (RAMS). The RAMS project assesses the mitigation measures required for European Designated Sites impacted upon by development from across Essex. Once completed, it is expected to be adopted as SPD by each of the participating authorities, and will set out where new development is required to contribute towards implementation of the Strategy. Once the SPD is adopted and Local Plans across Essex are implemented, joint work with all partners will continue to enable appropriate monitoring of the Strategy.

3. Areas of Uncommon Ground

- 3.1. There are no remaining areas of uncommon ground where an agreement has not been reached.

4. Additional Strategic Matter

- 4.1. There are no additional strategic matters which CCC is aware of which have not already been addressed by this Statement of Common Ground.

5. Monitoring

- 5.1. This statement will be maintained by CCC and updated as necessary with Basildon Borough Council, Rochford District Council and Castle Point Borough Council.
- 5.2. CCC will continue to work with all parties beyond the Local Plan adoption for the monitoring and implementation of the Local Plan.

6. Signatories:

Signature: <i>Matthew Winslow</i>	Signature: <i>Natalie Haywood</i>
Matthew Winslow Service Manager – Strategic Planning, Housing and Regeneration Strategy Basildon Borough Council	Natalie Hayward Planning Policy and Economic Development Team Leader Rochford District Council
Date: 4.10.18	Date: 4.10.18
Signature: <i>Steve Rogers</i>	Signature: <i>Jeremy Potter</i>
Steve Rogers Local Plan and Regeneration Adviser Castle Point Borough Council	Jeremy Potter, Planning and Strategic Housing Policy Manager Chelmsford City Council
Date 1.10.18	Date 1.10.18





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

Please call 01245 606330

Planning and Housing Policy
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
Planning and Housing Policy
© Copyright Chelmsford City Council