



SOCG028

Chelmsford Local Plan
Statement of Common Ground
with Dandara (GS14b)
April 2026

Statement of Common Ground Chelmsford City Council and Dandara

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 by CCC and Dandara in relation to the proposed allocation for Growth Site 14b - Land South of Ford End Primary School (GS14b), a development site that will deliver housing growth over the plan period.

Dandara is promoting the land that is subject to the proposed allocation. A plan of the site is shown on Map GS14b of the Additional Sites Maps, attached at **Appendix 1**.

The purpose of the Statement of Common Ground (SOCG) is 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.

The matters covered in this SOCG relate to the site allocation. It establishes areas of agreement and disagreement between Dandara and CCC in relation to Dandara's representations on the Pre-Submission Plan (Representation numbers PSQ25-6293, PSQ25-6297 and PSQ25-6303) and the Additional Sites Document (Representation number AS-1139).

CCC has engaged with Dandara on the development of the Council's review of the adopted Local Plan from the outset, and they have had an opportunity to comment at each stage.

The agreed matters in this SOCG do not preclude any written or verbal representations that the City Council and Site Promoters may wish to make as part of the Local Plan Examination hearings.

2. Common ground

Areas of Common Ground

The parties agree:

- That the Strategic Priorities, Vision and Spatial Principles within the Chelmsford Pre-Submission Local Plan provide a robust and sound strategic framework in respect of GS14b
- That the plan is supported by robust infrastructure modelling contained within the Infrastructure Delivery Plan Update (INF001) and together with all other policy requirements have been the subject of appropriate viability testing (V001 & V002) in respect of GS14b
- The site policy requirements for:
 - Around 75 homes
 - Movement and Access
 - Historic and Natural Environment
 - Design and Layout
 - Site Infrastructure Requirements in principle, but the requirement for a new community building must be subject to support for its delivery and a commitment to future management from the local community
- The site boundary, as shown on the map in Appendix 1
- That the site allocation is deliverable within the timeframe set out in the plan and trajectory, is a suitable location for housing development and is viable
- That a Planning Brief for the site will be produced by the Council
- That there are no over-riding issues and constraints to bringing forward this development site in accordance with the Chelmsford Local Plan.

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

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
Pre-Submission Plan	PSQ25-6293	GS14b	Dandara supports the allocation which represents a sustainable village location where development can contribute to meeting housing need.	Support for the site allocation is noted. No modifications required to the Plan.
Pre-Submission Plan	PSQ25-6297	GS14b	Dandara requests that the allocation be expanded to include the full 5.37-hectare site for up to 50 dwellings, enabling more housing.	Further land promoted by Dandara has subsequently been proposed for allocation as part of an expansion of the site to contribute towards improving the 5-year land supply position in the Additional Sites Plan. No modifications required to the Plan.
Pre-Submission Plan	PSQ25-6303	GS14b	Dandara generally supports Policy DM20 and considers that expanding Site 14b would provide an opportunity to deliver community facilities alongside housing.	Further land promoted by Dandara has subsequently been proposed for allocation as part of an expansion of the site to contribute towards improving the 5-year land supply position in the Additional Sites Plan, which includes the provision of additional community facilities. No modifications required to the Plan.

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
Additional Sites Document	AS-1139	GS14b	Dandara welcomes the changes made to Policy GS14b in respect of representations made at the Pre-submission stage.	Noted. No modifications required to the Plan.
Additional Sites Document	AS-1139	GS14b	Dandara confirms that around 75 dwellings will be deliverable by the end of 2029.	Support for the deliverability of the site within the timeframes set out is noted. No modifications required to the Plan.

Areas without agreement

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	CCC response
Additional Sites Document	AS-1139	GS14b	Dandara highlights a possible discrepancy between policy wording on a required new village hall and reasoned justification wording on the opportunity to provide a village hall.	The difference between the policy and text included in the reasoned justification is recognised. The reasoned justification is intended to explain that a new village hall can be provided on-site, in the form of a new hall, or off-site by renovation and improvement of the existing hall in the Village.

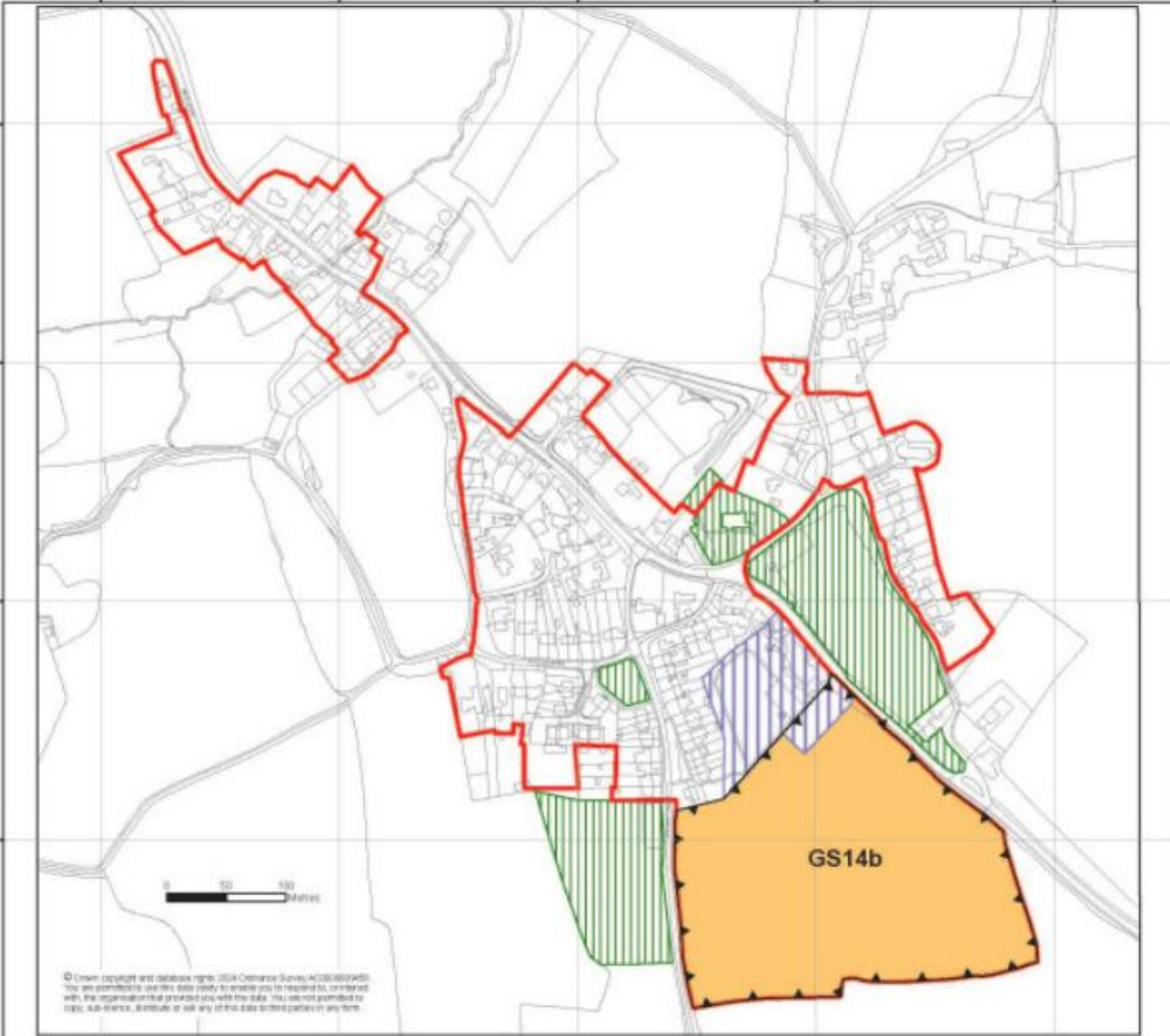
3. Governance and on-going cooperation

CCC will continue to work collaboratively with Dandara to address matters that, in addition to those above, arise through the examination process. The SOCG will be kept up to date accordingly.

4. Signatories

Chelmsford City Council Jeremy Potter Spatial Planning Services Manager Signature: Jeremy Potter Date: 1 st April 2026	Dandara David Hill Head of Strategic Land Signature: David Hill Date: 1st April 2026
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Appendix 1 – Extract from Additional Sites Map GS14b





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

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