



SOCG017

Chelmsford Local Plan
Statement of Common Ground
with Croudace Homes

SGS20 Land to east and north of
Rettendon Place

March 2026

Statement of Common Ground Chelmsford City Council and Croudace Homes

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 Croudace Homes in relation to the proposed allocation for Strategic Growth Site 20 – Land to East and North of Rettendon Place (SGS20), a development site that will deliver housing growth over the plan period.

Croudace Homes is promoting the land that is subject to the proposed allocation. A plan of the site is shown on Map SGS20 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 between Croudace Homes and CCC in relation to Croudace's representations on the Pre-Submission Plan (Representation number PS25-358) and the Additional Sites Document (Representation numbers AS-408, AS-410, and AS-415) in relation to SGS20. There are no areas of uncommon ground in relation to matters covered by this Statement of Common Ground.

CCC has fully engaged with Croudace Homes 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
- 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)
- The site policy requirements for:
 - Around 350 homes
 - Movement and Access
 - Historic and Natural Environment
 - Design and Layout
 - Site Infrastructure Requirements
- 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 development proposals will accord with a Masterplan approved 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 Croudace'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	PS25-358	Strategic Policy S7	The Council should diversify its housing sites to further meet local need. Land at Rettendon should be allocated in this process.	Part of the land promoted by Croudace Homes at Rettendon Place has subsequently been proposed for allocation to contribute towards improving the 5-year land supply position in the Additional Sites Plan. No modifications required to the Plan.
Additional Sites Document	AS-408	Introduction	Croudace support the need for additional sites including the allocation of SGS20 in order to address the five year land supply for housing.	Support for the site allocation is noted. No modifications required to the Plan.
Additional Sites Document	AS-410	SGS20	Croudace highlight their intent provide the policy requirements on site through a Masterplan, working with other stakeholders and CCC to deliver the site. Agree in principle to confirming this through a SOCG for the site.	Support for the site allocation and policy requirements through a Masterplan, and agreement to confirming this through a SOCG is noted. No modifications required to the Plan.
Additional Sites Document	AS-415	SGS20	Croudace confirm an estimated commencement during 2028/29 and around 175 homes delivered by 2030/31.	Support for the deliverability of the site within the timeframes set out is noted. No modification required to the Plan.

Areas without agreement

There are no areas of uncommon ground in relation to matters covered by this Statement of Common Ground.

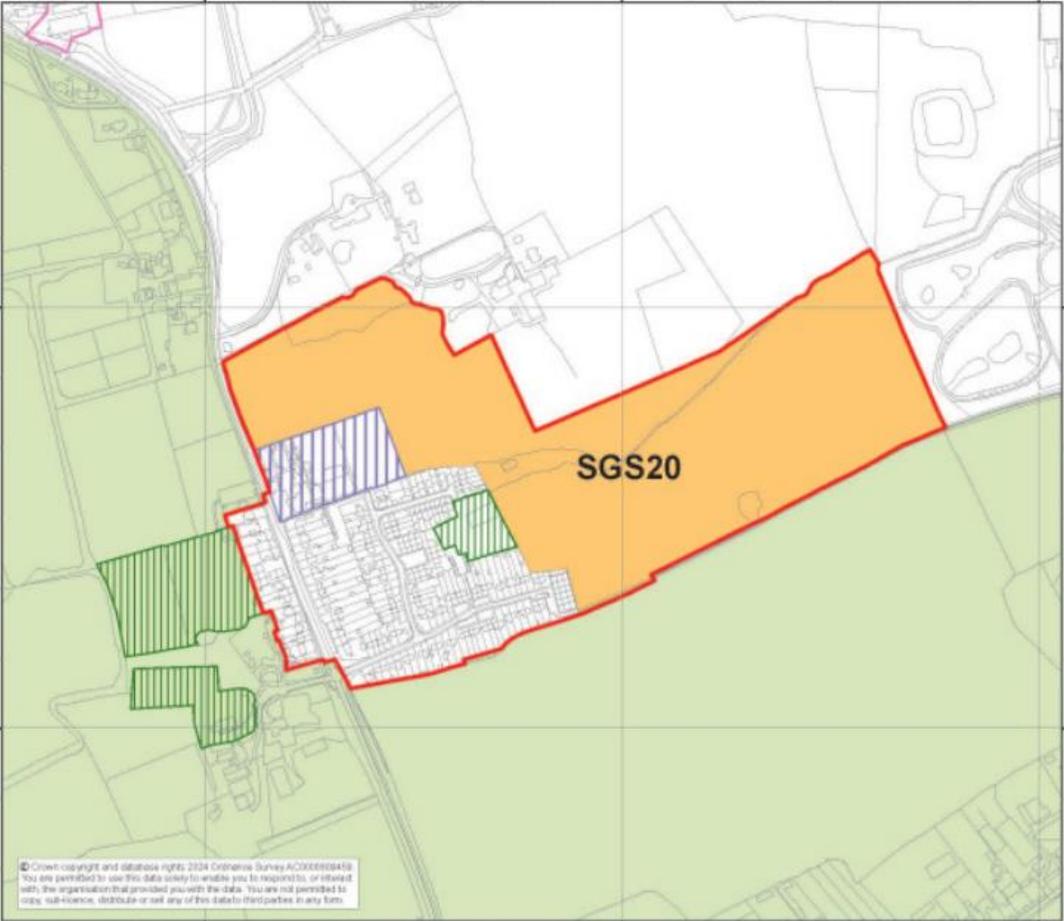
3. Governance and on-going cooperation

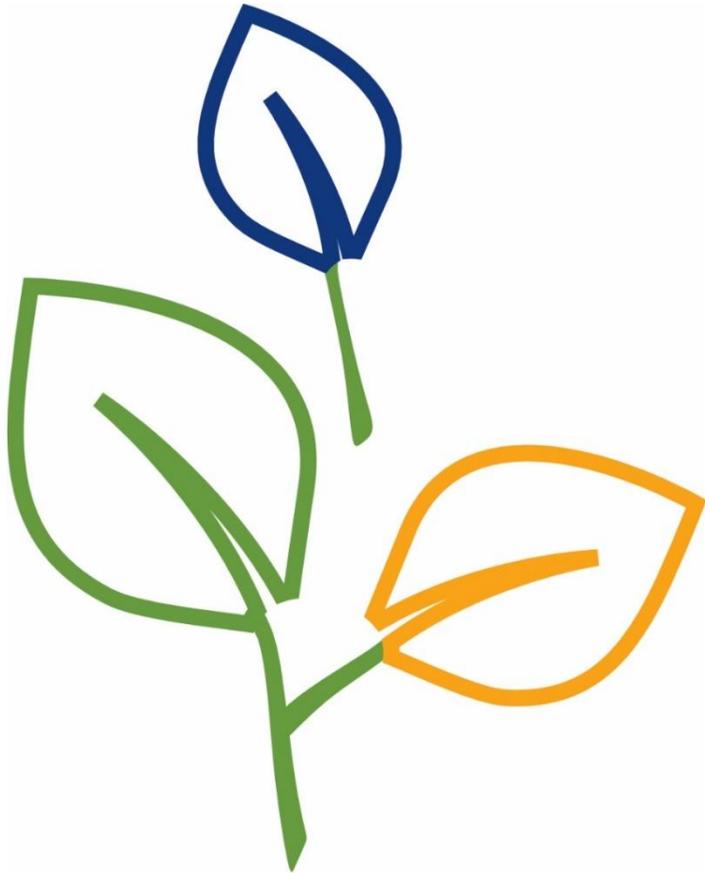
CCC will continue to work collaboratively with Croudace to address matters that, in addition to those above, arise through the examination process. The SOCG will be kept up to date accordingly.

4. Signatories

Chelmsford City Council Jeremy Potter Spatial Planning Services Manager	Croudace Homes Ben Yallop Land Director for the North Thames Division (Croudace Homes)
Signature: <i>Jeremy Potter</i>	Signature: <i>Ben Yallop</i>
Date: 24/03/2026	Date: 24/03/2026

Appendix 1 – Extract from Additional Sites Map SGS20





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

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