

Braintree District Section 2 Local Plan

Statement of Common Ground between Braintree District Council and Chelmsford City Council - April 2021

**Introduction**

Braintree District Council submitted a Local Plan for examination in October 2017. The Plan was made up of two parts, the Section 1 which had parts identical to the Plans of Colchester Borough Council and Tendring District Council which were submitted at the same time, and the section 2 Plan which dealt with Braintree specific issues.

Chelmsford City Council adopted its Local Plan in May 2020.

The North Essex Authorities signed a Statement of Common Ground with Chelmsford as part of the section 1 examination. That statement of common ground confirmed that Chelmsford City Council believed that the Duty to Co-operate had been met and the authorities had dealt with cross boundary strategic issues in an appropriate way.

**Purpose of this Statement of Common Ground**

In order to provide clarity for the section 2 Inspectors and recognising the time which has passed since the original Statement of Common Ground had been signed, a further Statement of Common Ground has been prepared which sets out the issues specifically in relation to policies and allocations contained within the section 2 Plan.

Chelmsford City Council provided comments to the Braintree District section 2 Local Plan which were given reference 849. The comments specifically related to Policy LPP18 which is for the allocation of a Strategic Growth Location at land to the east of Great Notley. This site is close to the boundary with Chelmsford City Council and the village of Great Leighs located within the Chelmsford District.

Both settlements lie on the A131/A130 corridor, a main road between Braintree and the A12 via Chelmsford. A successful Housing Infrastructure Fund (HIF) bid has been made to provide a dual carriageway route on part of this road within Chelmsford which is not already a dual carriageway, and create a stretch of new road collectively known as the Chelmsford North East Bypass (CNEB). This will connect directly to the A12 at junction 19 eliminating the need to travel through the urban area of Chelmsford. The HIF also funds a new Railway Station on the Great Eastern Mainline to the north east of Chelmsford.

The CNEB being funded by the HIF supports four strategic housing sites located on the A130/A131 corridor bringing forward 14,109 new homes. Three of these sites accommodating 12,359 new homes, which includes the Chelmsford Garden Community, are located in Chelmsford City Council's administrative area and are allocated in the adopted Chelmsford Local Plan. The remaining site at land to the east of Great Notley is within Braintree District, close to the Councils' shared boundary.

The HIF Grant Determination Agreement (GDA) between Essex County Council and Homes England was completed in March 2021. A Recovery and Recycling Agreement accompanies this GDA contract which set out the principle for potential s106 contributions from the four

HIF housing sites to recover and recycle financial contributions for future infrastructure projects to support housing.

### **Area of Agreement**

Whilst Duty to Cooperate has been dealt with within the Section 1 examination, the parties agree that the Duty to Co-operate has been met.

The parties agree that the A131/A130 corridor is currently congested and it is likely that traffic from the allocation at Land to the East of Great Notley, is likely to add further traffic onto this corridor.

The parties agree that wording to seek appropriate contributions from this development to transport improvements as required should be added to the section 2 Local Plan. The proposed wording is as follows with new text bold and underlined;

Addition to paragraph 6.66 '*....Given the scale of the development, an appropriate level of new community services and facilities will need to be provided on the site **and appropriate contributions made to new infrastructure outside of the site**, and further detail on the extent...'*

LPP18. Add an additional bulletin point '**Contributions to the strategic road network in the vicinity of the site which could include the A120 and A131 corridors**'

### **Areas of Disagreement**

There are no areas of disagreement.

Signed on behalf of Braintree District Council

Emma Goodings

Head of Planning and Economic Growth

Signed on behalf of Chelmsford City Council

Jeremy Potter

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