

Chelmsford Garden Village (CGV) Delivery Board

18 June 2019

10am Crompton Room, CCC Offices

Minutes of Meeting

1) Welcome and Introduction

- Nick Eveleigh – Chief Executive, CCC
- David Green, Director for Sustainable Communities, CCC
- Cllr Stephen Robinson, Leader of Chelmsford City Council
- Cllr Mike Mackrory, Cabinet Member for Greener Chelmsford, CCC
- Jeremy Potter, Spatial Planning Services Manager, CCC
- Gemma Nicholson, Planning Policy Officer, CCC
- Cllr Lesley Wagland, Deputy Cabinet Member for Infrastructure, ECC
- Graham Thomas, Head of Planning, ECC
- Gary Macdonnell, Network Coordinator, ECC
- Hugo Kirby, Managing Director, Ptarmigan Land
- Olly Buck, Associate Director, Ptarmigan Land
- Andrew Simpson, Managing Director, DLBP on behalf of Threadneedle
- Andrew Carrington, Managing Director, Strategic Land, Countryside Zest

2) CGV Context and Background

A presentation was given by Jeremy Potter, Andrew Carrington and Olly Buck.

This covered an introduction and scene setting to Chelmsford Garden Village together with background information on the Local Plan, housing need and the spatial strategy. Key principles were also covered included TCPA garden city principles, masterplanning, key infrastructure and delivery.

3) Minutes of Previous Meeting

All agreed – actions have either been completed or are addressed in the agenda for this meeting.

4) Delivery Board and Community Liaison Group Terms of Reference

Delivery Board ToR

ECC have confirmed their membership to the Delivery Board and will include Cllr Wagland, Head of Planning and Development and Director for Transport and Infrastructure.

It was agreed that the minutes should be published online. A suggestion was made that these could be held on the project's website.

ToR for the Delivery Board were agreed subject to these changes.

ACTION: Once agreed, Delivery Board minutes should be made available online.

Community Liaison Group ToR

It was agreed that Cllr Robinson will chair the Community Liaison Group. A Community Liaison Group will be arranged for September. ToR to be amended to reflect the timings of meetings to be held twice a year in May and September to ensure that outcomes/updates from this group can be fed into the Delivery Board. It was also agreed that New Hall and the Channels Residents' Association should be added to the membership.

ACTIONS:

- ***GN to update ToR to reflect the agreed timings of meetings and to include Channels Resident Association and New Hall School***
- ***GN/JMP to arrange the Community Liaison Group for September***

5) Planning Updates

Local Plan - An update was provided on the Local Plan. A report went to 6 June Chelmsford Policy Board outlining the next stages in the process. The modification consultation is expected in the Summer, following Cabinet and Full Council on 1 and 16 July. Inspectors Report anticipated later October/November with the hope to adopt by December 2019.

Masterplan and PPA – The signed PPA will be reviewed, which is expected in the next 2-3weeks. Graham Thomas requested that this be shared with ECC to allow for their input.

6) Bids Update

Housing Infrastructure Fund (HIF) – A presentation was given by Gary MacDonnell on the HIF Bid which provided an overview of Chelmsford's HIF bid, the wider context and housing delivery, and the potential risks to the bid.

HIF is a government capital grant programme of up to £5.5 billion, for new physical infrastructure which will unlock sites in the areas of greatest housing demand and help to deliver up to 100,000 new homes in England. This Fund will help to make new land available and get homes built.

There are three bids within Essex.

With this in mind, Chelmsford's bid supports 14,109 planned new homes along the Chelmsford to Braintree Corridor. 10,500 homes depend on Beaulieu Station and Chelmsford North East Bypass. The Chelmsford bid seeks £218m investment from Government to build Beaulieu Station and complete the bypass. This invest is in addition to substantial funding given by the developers and South East Local Enterprise partnership for infrastructure.

Beaulieu Station will be a 3 platform station with passing loop becoming a transport interchange for buses, taxis and cycling. This is in line with GEML Taskforce strategy and adds more resilience to the network and enhances capacity. This is not a new scheme, it has been discussed for many years as far back as 1998.

The Bypass will help relieves congested traffic on local roads and mitigates traffic impacts of the station, whilst increasing the station catchment area. This bypass will connect the A12 and A131.

There is no timetable for any announcements of the successful HIF bids. In light of this, it was agreed that the Delivery Board should send a letter to the Secretary of State for Housing, Communities and Local Government, the Secretary of State for Transport and Minister of State for Housing.

ACTION: JMP to organise Letter to be sent regarding the HIF Bid

Garden Communities Bid – no update at this time

Future Places Award – this award was unsuccessful. Great Yarmouth were among five other locations announced as the winners.

7) Infrastructure Delivery Update

This is a standing item for future agendas. No update

8) Community Liaison Group Update

As above - this is a standing item for future agendas. No update

9) Chelmsford Garden Village Branding and Marketing

A project website has been developed and is live. <https://chelmsfordgardenvillage.co.uk/>. All the feedback any comments or update for the website development.

This website could potentially hold the minutes and agendas for the Delivery Board and Community Liaison Group.

10) Any other business

Cllr Mackrory noted that as the Cabinet member for Green Chelmsford, this scheme has the opportunity for green investment and to be a sustainable exemplar.

It was agreed that a site visit to Beaulieu and Channels should be arranged for Delivery Board members. This would be arranged for early July.

Olly mentioned a Community event is being discussed between the Channels Residents Association and the landowners, although no date is fixed yet – further information can be provided in due course.

ACTION: JP/GN to circulate dates for site visit

11) Date of Next Meeting

Delivery Board meeting to be held 12 November 2019

Community Liaison Group to be held in September – a date and invitations will be circulated in due course.