

Chelmsford Garden Village (CGV) Delivery Board- Focused Meeting for the Vision Minutes

10am 15 January 2021, MS Teams

1. Welcome and Introductions

Cllr Stephen Robinson (SR), Leader of Chelmsford City Council
Cllr Mike Mackrory (MM), Cabinet Member for Sustainable Development, CCC
Nick Eveleigh (NE), Chief Executive, CCC
David Green (DG), Director for Sustainable Communities, CCC
Jeremy Potter (JMP), Spatial Planning Services Manager, CCC
Claire Stuckey (CS), Principal Planning Officer, CCC
Gemma Nicholson (GN), Planning Policy Officer, CCC
Karen Short (KS), Principal Planning Officer, Strategic Development, CCC
Andy Bestwick (AB), Implementation Lead, CCC
Graham Thomas (GT), Head of Planning, ECC
Cllr Lesley Wagland (LW), Deputy Portfolio for Infrastructure, ECC
Fionnuala Lennon (FL), Head of GC and New Settlements, Homes England
Andrew Taylor (AT), Group Planning Director, Countryside Zest
Rosa Etherington (RE), Associate Director (Planning), Countryside Zest
Olly Buck (OB), Director, Ptarmigan Land
Anthony Keown (AK), A K Urbanism
Graeme Phillips (GP), JTP

Apologies

Iain MacPherson, Hanson

2. Minutes of previous meeting and actions

Note: Minutes of Previous Meeting and Actions will be reviewed at the Delivery Board meeting in February

3. Vision

A presentation was given by Jeremy, Olly, consultants A K Urbanism and JTP which outlined the background work for the vision to date, this include providing the context for the vision to be aligned with the objectives of the Our Chelmsford, Our Plan.

Since September 2019 there have been several key events and officer meetings feeding into the vision work; – Community Liaison Group Workshop (September 2019) which was well attended and explored the project, issues and opportunities of the place, and looked at aspirations of the what the Garden Community should be.

Vision workshop (Oct 2019) with technical stakeholders from the City Council, Essex Highways and the Wildlife Trust focusing on the qualities that the new place should display.

JTP have distilled the outcomes of both workshops into key headings focusing on the ethos/culture of the place, culture rather than the technical requirements of the masterplan. This was displayed under the heading 'Shared and sharing' in the JTP vision work (early 2020) and included the following key principles underneath

- Boundless connectivity
- Liberated living
- Symphonic sustainability
- Wild infrastructure
- Spirited stewardship

A K Urbanism and JTP have worked with the City Council and Consortium to develop key themes and core objectives as set out in the following six themes. The vision will sit within the development framework document and guide the masterplan process ensuring that it meets these objectives.

1. Well-connected
2. Participative governance
3. Healthy and inclusive
4. Green and blue infrastructure
5. Prosperous
6. Environmental performance

The next steps will be to use this vision work and the core messages as the framework to be referred to during the workshops to be held in 2021. The workshop key themes are:

- Movement and transport
- Blue, green and wild infrastructure
- Land use and placemaking
- Sustainability and energy
- Community engagement and stewardships
- Contingency workshop (if needed)

Discussion

Cllr Mackrory – noted the importance of the workshops and is pleased the overall Council Vision (Our Chelmsford Our Plan) is being incorporated into the vision work for the garden community. There is a real opportunity to create a good development and welcomes the work undertaken to date.

OB – noted vision principles/objectives will be used to brief consultees and attendees for workshops which will help outline the aspirations and what the masterplan is to achieve.

RE – also noted similar point to OB in that the vision will be used at every workshop and will be sent out with the agenda to inform all consultees ahead of the workshops. The vision will be used as a reference point throughout the process.

Cllr Robinson – It is good that the Our Chelmsford, Our Plan has been incorporated. The team should reflect on the positive outcomes from the recent months, which has demonstrated things can be done differently for example engaging with a wider range of stakeholders through virtual consultations/meetings. Engaging with the wider public/stakeholders needs to continue particularly with those who often wouldn't take part, online engagement may help with this, in addition, children who are at school now maybe future residents so engaging with schools would be beneficial. There needs to be a communication plan in place. The opportunity for this place to be different will partly rely on engaging with the community to help shape the place for it to deliver something different.

Cllr Wagland – strongly recommends reviewing lease-hold structures and the way properties are sold, legally management of stewardship, quality of new build and interests that are granted to people early on in the process. The vibrancy of communities works on the basis of where they live and how they live together.

GP – noted that online communication/engagement was challenging at the start of 2020 but has now reached a point where new approaches have come on stream and this has extended the reach of engagement. Online sessions or listening into webinars have become more popular so notes the opportunities to increase engagement and be creative with engagement options.

JMP – noted that branding plays a role in communication and should be easily recognisable. Suggested this should be part of the Comms plan and an agenda item at the next meeting.

FL – noted that projects that can delivery something for the community early on, demonstrate that things will be different. Engagement with the community and ensuring deliverability is critical.

AT – requested support from Homes England with engagement with key statutory consultees/agencies, namely Natural England, Historic England and Environment Agency as engaging with these agencies early on is critical for the masterplan. FL will take this back to Homes England to assist with the engagement.

Cllr Wagland – notes that we are to be the 'best of best', rather than necessarily delivering something different, it is important to learn from previous lessons, seeking input from agencies as to what they see as the exemplar.

Outcome

An agreement in principle was reached. Board members were given a week to reflect on the vision work in order to finalise it ahead of the workshops. Comments are sought by next Friday (22nd Jan). The Vision will be finalised by next week unless anything fundamental is raised which would need to be circulated to the board members.

Actions

- All to provide any comments back on the vision to GN by Friday 22 January.
- Communication Plan and branding to be an agenda item on next meeting
- FL to assist with future engagement with key agencies (NE, HE and EA)

4. Any other Business

None

5. Date and time of next meeting

3 February 2021