



Chelmsford Garden Community (CGC) Delivery Board Minutes

Extraordinary Meeting- 6pm, Tuesday 15 July 2025, Virtual

1) Welcome and Introductions

- Paul Brookes (PB), Director of Sustainable Communities, CCC (Chair)
- Cllr Stephen Robinson (SR), Leader of Chelmsford City Council
- Cllr Rose Moore (RM), Cabinet Member for a Greener Chelmsford, CCC
- Jeremy Potter (JP), Spatial Planning Services Manager, CCC
- Karen Short (KS), Principal Planning Officer, CCC
- William Stanley (WS), Senior Planning Officer, CCC
- Cllr Lee Scott (LS), Cabinet Member for Housing, Planning and Regeneration, ECC
- Graham Thomas (GT), Head of Planning and Sustainable Development, ECC
- Jonathan Schifferes (JS), Head of Housing and Garden Communities, ECC
- Billy Parr (BP), Head of Network Development, ECC
- Rosa Etherington (RE), Project Director (Planning), Countryside L&Q
- Hugo Kirby (HK), Managing Director, Ptarmigan Land.
- Olly Buck (OB), Director, Ptarmigan Land
- Olivia Dickie (OD), Assistant Development Director, Ptarmigan Land
- Jon Kenny (JK) Director, Greycoat (Halley/Oaktree Developments)
- Matt Barker (MB) Greycoat (Halley/Oaktree Developments)
- Viktoria Oakley (VO), Land Director, Greycoat (Halley/Oaktree Development)
- Fionnuala Lennon (FL) Head of New Settlements and Garden Communities. Homes England
- Alison Jennings (AJ), Senior Partnership & Business Development Manager, Homes England
- Nick Bignall (NB), Partner, Turner Morum
- Ian Ginbey (IG), Partner, Mischon de Reya
- James Brierley (JB), Co-lead Development Team, Newmark

- Sophia Rees (SR), Associate- Development, Newmark

Apologies

Nick Eveleigh (NE), Chief Executive, CCC

1. Welcome & Introductions

PB welcomed everyone to the meeting and led introductions for new attendees.

2. Progress on Planning Framework Agreement (PFA)

JP updated the board on the current position in relation to the PFA and confirmed that good progress was being made. All three parties have engaged positively in the discussions and collaborated on matters, enabling several of the previous sticking points to have been resolved.

VO noted that there were no points of principle remaining but some drafting matters, particularly in relation to A12 Junction 19 and the NRDR which needed to be resolved.

JK advised that the issues remaining were largely as consequence of the cancellation of the A12 widening scheme and the ramifications of that decision but welcomed the positive progress made by all parties in concluding matters. JK urged all members to maintain progress to swiftly move towards conclusion and Planning Committee.

GT confirmed that from an ECC perspective the key principles had been agreed. BP seconded this and confirmed that the highway matters were close to being finalised.

3. Implications of the Cancellation of the A12 Chelmsford to A120 Scheme

- Delivery and timing of Interim A12 Junction 19 Works
- Opportunities to lobby Government and work with DfT, National Highways & Homes England

JP noted that the Government decision to cancel the A12 widening scheme would have a greater impact on growth in Essex but that the focus for CGC was Junction 19. JP noted that the SoS had stated that the Government would look at specific target junction improvement works. CCC would therefore lobby Government for investment in works at Junction 19.

LS confirmed that ECC would be writing to ministers to set out their disappointment that the A12 DCO had not been funded. LS agreed to talk to ministers if that would be helpful; the Board welcomed the offer of support.

JK confirmed that Halley Developments were also writing to the ministers to express disappointment over the Junction 19 decision.

VO acknowledged the lobbying efforts but noted that there was an immediate need to resolve responsibility for delivery of the required mitigation scheme. All works were deliverable within National Highways or Vistry land and if not delivered by National Highways would impact upon scheme viability.

BP confirmed that whilst the DCO scheme has planning permission, it was unclear if it was permissible for this to be implemented in part. ECC taking legal advice on this matter.

SR confirmed that CCC would be happy to work with the consortium and ECC in delivering a joint message through joint lobbying activities.

IG noted that the flexibility for the delivery of Junction 19 could be set out in the PFA if required.

4. Updated IDP, Viability Assessments and CIL Reinvestment

- Update on changes to IDP and viability assessments (Newmark, Turner Morum)
- Cost of Interim Junction 19 Works (Consortium)
- Key infrastructure trigger changes in cashflow (Consortium, ECC)
- Impact on delivery of affordable housing (CCC)

JB informed the Board that the Council has recently received an amended IDP and this has identified that frontloading of infrastructure delivery scheme coupled with the inclusion of £4.2m of costs for the delivery of the A12 Junction 19 works and an increase in abnormal costs for Zone 2 had widened the viability gap. The result being that more CIL was required to be reinvested for Zones 1 and 3 to make both policy compliant. Zone 2 would require full reinvestment of its CIL generation and the residual CIL from Zones 1 and 3 to achieve policy compliant affordable housing however, with the increase in abnormal costs and the A12 Junction 19 works costs now needed to be included within the IDP, Zone 2 would not be policy compliant, however, this could change dependent on market factors, reduction in infrastructure costs and dependent on the abnormal costs.

JP noted that there were some remaining matters for Zone 2 that needed to be resolved before the IDP could be finalised.

OB set out how the requirements for early delivery of infrastructure (health centre, Great Belsteads Primary School and Essex Regiment Way junction improvement works in particular) had impacted overall costings.

PB noted that the overall IDP cost had increased by £8 million and queried whether the triggers could be reviewed to allow for the costs to be reduced.

JK and HK noted that there may need to be some pain for a while on the highway network or within the development if the triggers could not be stretched slightly.

VO and JK noted the costs of J19 in the IDP were currently stated to be £4.2 million but that the works could cost around £10million to deliver. The presentation to Planning Committee would need to add an element of flexibility.

The Board asked Homes England if there were any further money which could be allocated to allow for the J19 works to take place, in particular could the agency forward fund delivery and then receive monies from other routes such as CIL receipts. Homes England to explore options and were continuing to lobby Government.

5. Education Update

OB noted that a meeting had been arranged for 16th July and that all parties were close to agreeing the education strategy.

GT confirmed that there were one or two points remaining, but ECC were hopeful to resolve them in the meeting. Post Meeting Note: Site Wide Education Strategy now agreed.

6. Healthcare Update

KS noted that since the last Board meeting there had been ongoing dialogue with the NHS ICB and an updated Combined Healthcare Strategy was anticipated. The remaining matters concerned finalisation of the contribution to address the lag between the first and second healthcare centres coming on-stream, the triggers associated with the delivery of each centre and the means by which the healthcare provision would be brought forward.

7. Stewardship Update

KS noted that the Site Wide Stewardship Statement had been agreed, and this set out three possible options put forward by the consortium with a fourth option being for the CGCC to become the stewardship body. The strategy would be appended to the PFA. KS noted that the stewardship body would need to be agreed prior to the grant of outline planning permission.

8. Pathway to Revised Planning Committee Date for Zones 1, 3 and NRDR

JP noted that the next scheduled committee date was 5th August but that a number of matters needed to be resolved if that date were to be met. JP confirmed that these matters would need to be resolved by Friday 18th July; these concerned:

- A12 Junction 19 Works - who delivers it, when it would be delivered and at what cost.
- NRDR and ERW triggers.
- Healthcare
- Education
- IDP/Viability
- CIL
- Small number of Zone 1 and 3 matters to resolve.

9. Next Steps

VO set out to the Board a proposal for the potential delivery of the A12 Junction 19 Works: this proposed delivery by Halley Developments but with an impact on affordable housing for Zone 3. VO agreed to set out the proposal in writing so that CCC and ECC could review.

10. Date of next meeting

- To be arranged

Chelmsford Garden Community Team

1 August 2025