



Chelmsford City Council – Cabinet

24th January 2023

Chelmsford Garden Community – Strategic Growth Site 6 Stage 1 Masterplan Framework

Report by:

Cabinet Member for Sustainable Development

Officer Contact:

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Purpose

The report seeks the Cabinet's approval of the Chelmsford Garden Community Development Framework Document (DFD), which forms part of the Stage 1 Masterplan Framework, subject to the completion of a legal Planning Framework Agreement and delegate the agreement of the baseline Infrastructure Delivery Plan to the Director of Sustainable Communities.

Recommendations

1. That Cabinet resolve to agree the Development Framework Document (DFD) attached at Appendix 3, subject to the completion of the Planning Framework Agreement (PFA) to be made under s106 of the Town and Country Planning Act 1990 and s111 of the Local Government Act 1972, and that the Director of Sustainable Communities use their existing delegated powers to negotiate and complete the Planning Framework Agreement in accordance with the summary set out at Appendix 4.
2. That Cabinet delegate the Director of Sustainable Communities in consultation with the Cabinet Member for Sustainable Development to settle the final presentation of the Development Framework Document (DFD).
3. That Cabinet delegate the agreement of the Infrastructure Delivery Plan (IDP) to a baseline position to the Director of Sustainable Communities with future monitoring and updating to be undertaken in accordance with the requirements of the Planning Framework Agreement.

1. Chelmsford Policy Board – 19th December 2022

- 1.1. The Chelmsford Policy Board were asked to consider the Chelmsford Garden Community Development Framework Document, which forms part of the Stage 1 Masterplan Framework and to note progress on other elements of the Framework; the Infrastructure Delivery Plan and the Planning Framework Agreement at its meeting on 19th December 2022 (CPB20-CPB26).
- 1.2. The Chelmsford Policy Board resolved to recommend to Cabinet, that the Development Framework Document (DFD), as attached to the report at Appendix 1 to the report to Policy Board, be approved subject to agreement of an amended active travel network; inclusion of an appropriate process to agree Site-Wide Design Principles; Domsey Lane access arrangements and the principles of the community stewardship arrangements.
- 1.3. The Board strongly supported the provision of quality active travel links within, and beyond, the Garden Community to places such as the hospital, Beaulieu railway station and the city centre and that the DFD should clearly show how they might be provided.
- 1.4. The Board strongly endorsed the use of consistent overarching design principles across all parcels of the development and that this should be clear within the DFD to give a clear sense of place to the Garden Community.
- 1.5. The Board believed that public open spaces should be within the control of the Councils, with appropriate commuted sums, but, if service charges were payable to maintain elements that are not adopted, that these should be as low as possible and managed through a not-for-profit stewardship body.
- 1.6. The Board recognised the character of Domsey Lane within the development and that sensitive measures should be taken, in consultation with residents, to allow appropriate access.
- 1.7. The Board agreed to delegate the Director of Sustainable Communities in consultation with the Chair, Vice Chair and Cabinet Member for Sustainable Development, to make any final changes to the Development Framework Document (DFD), including any arising from matters set out in paragraph 1.2 above, ahead of consideration by Cabinet.
- 1.8. The Policy Board noted the Planning Framework Agreement (PFA) Summary attached as Appendix 2 to the Policy Board report and the commentary on the preparation and monitoring of the Infrastructure Delivery Plan (IDP) set out at Section 10 of the report.

2. Active Travel Network

- 2.1 Officers have spent considerable time focussing on the movement network, establishing a series of primary and secondary routes, considering the position of those routes, their function, the destinations they serve and ensuring that they are as direct as practically possible, avoiding scenarios where pedestrian and cycle routes are interrupted or which would take users off clear desire lines and force them to stop, or navigate awkward junctures. Work was ongoing at the time of the Chelmsford Policy Board meeting on 19th December to agree the alignment of routes both within the development and off-site; this was a critical piece of work in ensuring delivery of a comprehensive active travel network.
- 2.2 Since the Policy Board meeting, officers have now reached agreement with the Consortium on the active travel network. Changes have been made to the active travel network plan and notations included to show a confirmed route around the Channels

complex and the public right of way crossing to Wheelers Hill. Cross references have been included within the table of active travel routes to the need for further feasibility studies, these will determine if upgrades to existing routes and the provision of routes currently marked as aspirational, provide any added value in terms of connections to the key destinations identified within the Development Framework Document eg: the feasibility of a route between the Garden Community and Broomfield Hospital. Provision for upgrades and new routes has/will be accommodated within the Infrastructure Delivery Plan. Cross references have also been made within the table of active travel routes to cases where it would be appropriate to investigate, through the future applications for reserved matters, if more direct routes could be provided.

- 2.3 Officers are satisfied that the DFD provides for a comprehensive network of active travel routes and safeguards the opportunity to fully explore the provision of routes from the Garden Community to key destinations whilst also ensuring appropriate mechanisms for these to be funded and delivered. The opportunity to provide additional/more direct routes through the reserved matters in the interests of delivered good site planning and placemaking is also safeguarded.

3. Site-Wide Design Principles and Design Coding

- 3.1 The approach to design coding and the process of agreeing a Site Wide Design Principles Document was still the subject of discussion between the Developer Consortium and CCC officers at the time of the Policy Board.
- 3.2 Mindful of the Policy Board's strong endorsement of the use of consistent overarching design principles across all parcels of development, with a requirement for this to be clearly set out within the DFD, in order to give a sense of place to the Garden Community, further discussion has taken place in relation to the site-wide design principles and design coding. The DFD has been updated accordingly.
- 3.3 Following the submission of all three outline planning applications, a consolidated set of draft strategic Parameter Plans for the entire Garden Community will be prepared, creating a comprehensive set of plans covering land use, access and movement, building heights and green infrastructure. The plans would be for information only. Approval of any of the three outline planning applications would not be contingent upon these strategic Parameter Plans, thereby allowing the plans to evolve over time, in order to reflect changes made to particular elements of the outline planning applications during the application and negotiation process.
- 3.4 The preparation, submission and approval of Detailed Design Codes will be a condition of each outline planning permission. The focus of the design codes will be on the short to medium term with the establishment of a phased design coding regime to allow for a series of updated codes to be produced over time. The Detailed Design Codes will be secured through a combination of conditions on each of the outline planning applications and the PFA.
- 3.5 Two tiers of design guidance will directly inform the preparation of the applications for approval of reserved matters; (i) the Site Wide Principles (informative) and the Detailed Design Codes (prescriptive).
Site Wide Principles (SWP)
- 3.6 The Site Wide Principles will describe the aspects of spatial co-ordination between different zones and development parcels which need to be considered when preparing the Detailed Design Codes and subsequent applications for approval of reserved matters. The SWP will address the interfaces between different outline planning application zones and describe the required integration between them in terms of routes.

The need for a consistent design approach to common elements of site wide infrastructure and repeated components of the public realm will be set out in the SWP.

- 3.7 The SWP's will accompany the draft strategic Parameter Plans and inform the production of Detailed Design Codes and future reserved matters.
- 3.8 The PFA will require collaboration between all Consortium members and the Council to agree the scope and content of the SWP. The process for defining the scope of the SWP's and the submission of these documents to the Council will also be set out in the PFA. The PFA will also set out a process for making future amendments and/or additions to the SWP's, as may be required to reflect the particular characteristics or constraints presented by a particular phase, or phases of development.

Detailed Design Codes (DDC)

- 3.9 The outline planning permissions will include a condition requiring the approval of a DDC, or DDC's for the relevant area of the development prior to the approval of any reserved matters. The DDC's will vary in their extent but will be consistent in their objectives and in how they stipulate design quality, following a consistent structure and format.
- 3.10 The area covered by a DDC might vary, allowing for smaller outline planning application areas to be coded in single documents and larger areas to be coded in phases; there is scope to allow certain elements or particular uses, such as schools or employment areas which need to be delivered independently to have their own DDC.
- 3.11 The DFD sets out example specifications for the DDC's; each will contain a Regulatory Plan, a single plan which refers back to the Framework Parameter Plans within the DFD and any approved outline planning application Parameter Plans. The Regulatory Plans will address layout issues ie: framework of routes and spaces that connect across the sub-area within the DDC and the proposed patterns of blocks.
- 3.12 The DDC's will stipulate matters such as building typologies appropriate to parcel frontages and character areas, aspects of land uses, landscape design and architectural design, style and materials and contain prescriptive details in relation to the treatment of the edges of development parcels, where the built form fronts key spaces and streets. The DDC's will also extend to aspects of sustainability and building performance and contain technical standards such as parking standards, electric vehicle charging and the accommodation of bin storage and waste.
- 3.13 The Planning Framework Agreement will secure the following:
 - A requirement to establish the required content of the Site Wide Design Principles Document (SWDPD); this will include the preparation of a set of Site Wide Parameter Plans that reflect the emerging, or agreed Parameter Plans for each outline planning application.
 - Outline the process and timings for the preparation of the SWDPD and detail which sections of the document need to be drafted and/or agreed at identified stages.
 - Outline the identified process for the preparation of the SWDPD will include monitoring by the Progress Delivery Group, or an alternative to be agreed and outline a mechanism for the resolution of key issues.
 - Specify that Detailed Design Codes are to be prepared and approved, prior to the approval of any reserved matters for the relevant outline planning application.
 - Detail the process and timing for the preparation and agreement of a Detailed Design Code Specification.

- 3.14 Officers are satisfied with the approach to establishing clear Site Wide Design Principles and Detailed Design Codes.

4. Domsey Lane Access Arrangements

4.1 Domsey Lane is referenced as a specific character at pages 144 and 145 of the DFD. The document details how the Design Framework intends to minimise the impact of development on the existing community and the character of Domsey Lane, whilst creating pedestrian, cycle and bus links to and from parts of the Garden Community, located either side of the lane. A technical note has also been prepared to sit alongside the DFD. The note provides detail on the pedestrian/cycle/bus routes proposed, and how Domsey Lane would connect with the Northern Radial Distributor Road and secondly details a series of options for managing traffic along the lane. A targeted consultation with residents of Domsey Lane commenced prior to the meeting of the Chelmsford Policy Board on 19th December and residents were provided with the opportunity to comment up until the date of the Cabinet meeting.

4.2 Questions and statements in relation to Domsey Lane were made at the Policy Board meeting (CPB21); in summary:

- Domsey Lane should be blocked off to traffic due to its historic status and should be returned to its formal status of a quiet and safe lane; this would allow the continued and safe use of it by pedestrians, cyclists and horses.
- Local residents supported the proposal to add a turning circle in place below Peverals Farm, this would stop the lane being used as a cut through.
- Domsey Lane was an unrestricted narrow single carriageway with room for a single vehicle travelling in one direction, with no footpath, cycleway or street lighting.
- The DFD lacked detailed analysis specifically on the impact the plans would have on Domsey Lane and its residents.
- The proposed crossing points would immediately change the character of the lane and also reduce its length.
- The DFD also referenced future access points being made via newly acquired land in the future.
- The lane should not become an active travel route due to its unsuitability for pedestrian, cyclist or vehicular traffic, this would pose significant safety risks.
- The development would cause significant disruption for Domsey Lane residents for the next 15 to 20 years. Further plans should be provided to show how the historical character and its residents would be protected.

Further representations have been made since the meeting, which make the following comments in addition to those set out above:

- Objection to the stopping up of the lane at its southern end before 'Crossing Point 3' in the DFD as this would materially impact upon the visual amenity of the historic lane and its character.
- The provision of three crossings would not preserve the character of Domsey Lane.
- A clear access plan should be provided as part of the DFD to indicate how residents and visitors including commercial vehicles would navigate the lane.
- The conducting of a traffic count post development risks contention between users. The count should be based on indicative occupancy figures and the number of proposed dwellings.
- The indicative bus gate and associated road markings would harm the visual amenity of the lane. The bus gate bisects the historic rural lane and creates a massive negative visual impact.

- Routing for houses north of Domsey Lane and from residences within the Channels Extension to the south should be away from the lane.
- Domsey Lane should not be used as a discovery trail given its single carriageway width, absence of footpaths and street lighting.
- Detailed plans are required to show how access in and out of the lane would be maintained during the construction period.
- Buses crossing Domsey Lane would pose a significant safety risk.
- Hedgerow lining Domsey Lane has been omitted from the plans.
- The Northern RDR would truncate Domsey Lane and create significant access issues, seriously impact upon the safety of pedestrians, cyclists and horse riders and generate excessive noise and light pollution.

- 4.3 The comments outlined above, and set out at Appendix 2, have been taken into consideration. All options remain open and residents of Domsey Lane will have further opportunity to submit representations to each of the outline planning applications, where further detail of the impact of development on Domsey Lane will be provided through the detailed Transport Assessments. The assessments have and will contain detailed traffic modelling which will inform the decision as to any measures necessary to minimise impact on the lane.
- 4.4 Parcels of land that come forward near Domsey Lane would in theory be possible areas for future development, however ECC as Highway Authority, have made it clear that they would not sanction vehicular access from Domsey Lane.
- 4.5 Domsey Lane does provide a critical core north-south link within the Garden Community and in this respect, it is ideally placed for walking and cycling and would be seen as one of the primary active travel routes.
- 4.6 Conditions requiring the submission of Construction Environmental Management Plans and Construction Method Statements could be considered as part of the outline planning applications; these would control construction routes and to ensure heavy plant crossing at Domsey Lane would be kept to a minimum.
- 4.7 Officers, including Essex County Council as Highway Authority, are willing to work with the local residents to fully understand their concerns.
- 4.8 The objective remains to minimise extra traffic along Domsey Lane in order to assist in protecting the rural character of the lane.

5. Community Stewardship Arrangements

- 5.1 The DFD recognises that it is critical that long term management and stewardship is considered early in the planning of the Garden Community and hardwired into delivery, financial and governance arrangements. Ensuring robust structures and approaches to funding are put in place to secure long stewardship, is one of the core TCPA Garden City Principles.
- 5.2 Officers commissioned Anthony Collins Solicitors to prepare an assessment in relation to stewardship options for the new Garden Community and were in the process of considering its content at the time of the Policy Board meeting. Further discussion was also required with the development Consortium ahead of the finalisation of the DFD. A meeting took place with the Chelmsford Garden Community Shadow Parish Council on 13th January.
- 5.3 The DFD details a series of guiding principles, which have been amended to take account of the report's findings as set out at page 118 of the DFD. The Planning

Framework Agreement (PFA) will require the outline planning applications to accord with the stewardship principles. Prior to the determination of the first outline planning application the PFA will require the Consortium to submit for approval by CCC and ECC full details of a) the governance structure of the proposed stewardship vehicle, b) the business plan and stewardship statement of the proposed stewardship vehicle and c) a programme for the establishment and operation of the proposed stewardship vehicle. The PFA will also require the establishment of a Garden Community Stewardship Steering Group to steer and advise the approved stewardship vehicle on strategic decisions and to facilitate linkages between the site and the wider community. Provisions would be included within the PFA as to the scope, form and membership of the Garden Community Stewardship Steering Group.

- 5.4 The establishment of a robust and sustainable stewardship structure early on in the planning and delivery process, following appropriate consultation as part of the preparation of the outline planning applications, is critical to ensure that they have a key role in the delivery of new communities from the start.
- 5.5 A consistent approach to stewardship and place-keeping will be established across the Chelmsford Garden Community and this will be secured through obligations set out within Site Specific s106 Agreements for each outline planning application. The proposed stewardship framework is set out at page 119 of the DFD.
- 5.6 The City Council's Community Governance Review recommended that a new Parish Council be formed for Chelmsford Garden Community, which would also include the existing neighbourhoods of Beaulieu and Channels. Following a 'shadow' period, the Chelmsford Garden Community Council (CGCC) will formally come into being in April 2023.
- 5.7 The formation of the CGCC provides an exciting opportunity for the new Council to be at the heart of the Garden Community's stewardship projects, in particular, providing an accountable and democratic body to co-ordinate stewardship across the Garden Community and taking responsibility for the running of the community centres.
- 5.8 A new not-for-profit stewardship body will be created, which will work in partnership with the Community Council to foster placemaking and community development and provide a co-ordinating role. The stewardship body could commission different facilitators to manage and maintain the green spaces and other areas of public realm and potentially also other community spaces and facilities. The new body would cover the whole of the Chelmsford Garden Community, excluding Beaulieu and Channels, unless otherwise agreed by the respective entities. The new body would need to be established and resourced before the occupation of the first home.
- 5.9 The new stewardship body would be funded through a blended approach including the transfer from developers, of income-generating assets, the detail of which would be determined through the outline planning applications. Resident service charges would also form part of the funding package, but these would be minimised and capped as appropriate. Mechanisms would be used by developers, including legal covenants in plot purchaser's deeds, to secure the service charges or other agreed funding systems. Covenants would also be used to cover matters such as the upkeep of front gardens and property alterations.
- 5.10 Obligations or financial contributions from the site specific s106 Agreements would also fund the stewardship management process.
- 5.11 The outline planning applications would be required to put in place sustainable long-term arrangements for funding, management and maintenance of public space as well as community assets and would be an important aspect of the approach to place

keeping for the Garden Community. The proposed process would be set out within a Stewardship Statement submitted at outline planning application stage. Business plans would need to be submitted setting out the scope, specification and cost of stewardship activities undertaken by the new stewardship body and the proposed income sources to deliver them; this would include revenue from income generating community assets and resident service charges.

- 5.12 A formal governance structure would be established with oversight for the whole Garden Community. The Chelmsford Garden Community Council would have a key role in the Steering Group. The Stewardship Steering Group would have a key oversight role in steering and advising the Stewardship Body on strategic decisions and facilitating linkages between the new community and the wider area alongside the existing management arrangements at Beaulieu and Channels.
- 5.13 The Garden Community Stewardship Steering Group could also include members of the local community, City and County Councils, the developer Consortium and other local residents, resident groups and stakeholders. The requirement, scope and form of the working group will be outlined in the Planning Framework Agreement.
- 5.14 The amended DFD is attached at Appendix 3.

6. Infrastructure Delivery Plan

- 6.1 The Infrastructure Delivery Plan (IDP) sets out the framework for infrastructure delivery, when this needs to be delivered, by whom and at what cost. The IDP seeks to ensure co-ordination of key infrastructure between all parties, that all items of infrastructure are accounted for and that all outline planning applications deliver their fair apportioned share. The background to the preparation of the IDP is set out in the Chelmsford Policy Board report attached at Appendix 1.
- 6.2 The Developer Consortium's consultants are working to finalise the IDP to a baseline position and consultants Gerald Eve are advising the City Council as part of this process. Once the baseline position is complete and agreed, the IDP will be monitored and updated through the IDP Working Group, which will be formed and constituted as a requirement of the PFA. The background to the preparation and future working of the IDP is set out in the PFA.

7. Planning Framework Agreement

- 7.1 The summary of the Planning Framework Agreement (PFA) has been updated since consideration by the Policy Board. The updated version captures the consequential changes arising from the amendments to the DFD and has been formulated with the agreement of the Developer Consortium and is attached at Appendix 4.
- 7.2 Negotiation on the detailed legal drafting of the PFA will continue between the Developer Consortium, City and County Councils. It is recommended that the Director of Sustainable Communities uses their existing delegated powers to negotiate and complete the PFA in accordance with the summary.

8. Conclusion

- 8.1 The ambition for the Chelmsford Garden Community is that it becomes exemplary; exceeding what has typically been achieved within other major development schemes both nationally and within the city area to date by some significant margin. The DFD sets

out a vision, which is one of a shared place displaying an ethos of equality that reflects the significant level of collaborative working behind its development. All elements of the vision are informed by the need to become carbon zero and to minimise the impact of the new community on climate change. The vision is considered highly ambitious as befits a Garden Community.

- 8.2 Chelmsford Garden Community provides the opportunity to deliver an exemplar, high quality and comprehensively planned development, comprising new homes, employment, schools, community, retail and health facilities connected by a strong green and blue infrastructure network, which respects and celebrates local landscape character and heritage and incorporates destination parklands and significant areas of green space. The Garden Community is underpinned by a substantial new active travel network and a series of sustainable travel measures, which extend far beyond those delivered on any other strategic site to date including the provision of mobility hubs and access to the future Beaulieu Park Railway Station.
- 8.3 The Garden Community is intended to lead the way in moving towards a net zero carbon development with an ambitious timescale for the implementation of higher sustainable design and construction targets over the development lifespan; these go beyond current policy requirements and include for early delivery of fully net zero carbon development north of the northern RDR.
- 8.4 The DFD attached at Appendix 3 has been updated to address the matters highlighted by Policy Board. It is the culmination of two years of collaborative, pragmatic and proactive working with the Developer Consortium, ECC and statutory and non-statutory consultees. The document demonstrates how the requirements of Strategic Growth Site Policy 6 will effectively be delivered.
- 8.5 The Stage 1 Masterplan is presented to Cabinet with recommendations that (i) Cabinet resolve to agree the final Development Framework Document (DFD) attached at Appendix 1, subject to the completion of the Planning Framework Agreement (PFA) to be made under s106 of the Town and Country Planning Act 1990 and s111 of the Local Government Act 1972, and that the Director of Sustainable Communities use their existing delegated powers to negotiate and complete the PFA in accordance with the PFA Summary set out at Appendix 4 and (ii) Cabinet delegate the agreement of the Infrastructure Delivery Plan (IDP) as a baseline position and subsequent monitoring and future updating to the IDP Working Group which will be formed and constituted as a requirement of the PFA.

List of Appendices:

- Appendix 1 – Chelmsford Policy Board Report – 19th December and its appendices 1-5.
- Appendix 2 – Targeted Consultation with Domsey Lane Residents – Summary of Responses.
- Appendix 3 – Development Framework Document (Amended)
- Appendix 4 – Planning Framework Agreement Summary (Amended)

Background Papers:

- Garden City Standards for the 21st Century: Practical Guides for Creating Successful New Communities
- Guide 1 – Locating and Consenting New Garden Cities
- Guide 2 – Finance & Delivery
- Guide 3 – Design & Masterplanning
- Guide 4 – Masterplanning for Net Zero Energy
- Guide 5 – Homes for All
- Guide 6 – I'd Love to Live There! Planning for Culture and the Arts

Guide 7 – Planning for Green & Prosperous Places
Guide 8 – Creating Health Promoting Environments
Guide 9 – Long Term Stewardship
Guide 10 – ‘Edible’ Garden Cities
Guide 11 – People, Planning & Power
Guide 12 – Modern Methods of Construction
Guide 13 – Sustainable Transport
Guide 14 – Building Climate Resilient Large Scale New Communities

Corporate Implications

Legal/Constitutional:

The creation of a new stewardship body and its interaction with the new Chelmsford Garden Community Council will require further legal advice. CCC has commissioned legal advice for the preparation of the future s106 agreement and further advice regarding stewardship matters.

Financial:

CCC’s work on the Garden Community is being funded through the Garden Community Capacity Fund administered by Homes England for Government and Planning Performance Agreements (PPAs) agreed with the Developer Consortium. Further income will be forthcoming through planning application fees.

Potential Impact on Climate Change and the Environment:

The DFD is particularly mindful that the City Council declared a climate and ecological emergency in 2019; in this respect sustainable development principles run throughout the document and there is a clear acceptance that the development must be resilient to change. Examples of resilience include the need for a diverse planting palette of native and non-native species as part of the Green Infrastructure network, buffer zones with drainage attenuation features, and buildings to be required to meet high sustainability standards.

Contribution toward Achieving a Net Zero Carbon Position by 2030:

The DFD sets out an objective to ensure a clear pathway to achieving a net zero carbon development, one where low carbon energy production and minimised consumption are placed at the heart of sustainable development and which sets high standards, that embrace innovation and demonstrate the flexibility to respond to emerging technological advances.

The proposed carbon framework is set out within the report and is ambitious whilst factoring in a necessary level of pragmatism noting that delivery of the programme requires advances in construction practices, technology and market supply, which are not within the Developer Consortium’s direct influence, albeit there is a clear scope for learning through the development as outlined below.

During the period 2025-2029, residential and non-residential buildings will be required to meet the requirements of the Future Homes Standard and Future Buildings Standard, plus the space heating target recommended by the statutory, independent, UK Climate Change Committee. Residential and non-residential dwellings are expected to target net zero, for both regulated and unregulated use (excluding energy used for EV charging), during the period 2030-2034

Personnel:

A specific new Garden Community Team has been established in Spatial Planning Services in the summer of 2022 comprising four full-time officers substantially funded through Planning Performance Agreements (PPAs).

Risk Management:

A number of risk considerations exist when dealing with such a large and complex development site. Recent increases in material costs and inflation will likely have an impact on construction costs, however, this needs to be balanced with the build-out period likely to be at least 20 years. A Progress Delivery Group and Infrastructure Delivery Group are being constituted by the PFA Legal Agreement to among other matters monitor these risks.

Equality and Diversity:

An Equalities and Diversity Impact Assessment has been undertaken for the Chelmsford Local Plan.

Health and Safety:

None

Digital:

The Chelmsford Garden Community will be required to have a strong digital presence. The Developer Consortium have set up a website, which will need to be further developed as the project moves forward, which will also involve the new Parish Council and future Stewardship bodies.

Other:

None

Consultees:

ECC – Planning - Major Developments and New Communities
CCC – Spatial Planning

Relevant Policies and Strategies:

The report takes account of the following policies and strategies of the City Council:

Chelmsford Local Plan 2013-2036
Our Chelmsford, Our Plan, January 2020
Chelmsford Climate and Ecological Emergency Action Plan