



ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

30th June 2026

ITEM 7 - 23/01751/OUT – Zone 2, Chelmsford Garden Community, Beaulieu Parkway, Chelmsford

Consultations

Essex County Council Historic Environment Branch has commented as follows:

The proposed development has the potential to contain significant archaeological remains of a multi-period date. Recent archaeological work within the vicinity of the proposals (and within areas of currently ongoing mineral extraction within the site) has uncovered significant pre-historic to post-medieval settlement activity.

Part of a Roman farmstead site was recently uncovered in advance of mineral extraction within the proposed development site. The Written Scheme of Investigation (WSI) for Trial Trenching submitted with the application was targeted on the area immediately adjacent to the farmstead and was intended, as stated in previous correspondence and the County Council team's discussions with the applicant's archaeological consultant, to be undertaken pre-determination. The results of the evaluation would have informed the extent of the Roman farmstead site and clarified the significance of the archaeological remains. A programme of geophysical survey work was also intended to have been carried out pre-determination, again to inform the significance of archaeological remains (as again outlined in the submitted WSI).

The programmes of pre-determination archaeological evaluation were agreed with the County Council and outlined in the Environmental Statement at Chapter 8, as intending to be undertaken pre-determination.

The updated Planning Statement now states that the applicant is not intending to carry out the evaluation work pre-determination and instead wishes to undertake all archaeological work post-consent, secured by condition. The Planning Statement advises that the approach would be in line with Zones 1 and 3, which have mitigation conditions recommended. Zones 1 and 3 had extensive pre-determination archaeological work undertaken, in the form of geophysical surveys and trial trenching. The pre-determination work informed the nature of the mitigation conditions recommended and the further archaeological work required within these zones, including areas of preservation in situ.

ECC has advised that without the submission of the results of the agreed programmes of archaeological field evaluation, as detailed in the submitted WSI's, the application does not suitably describe the significance of the archaeological heritage assets impacted by the proposals; as it result it doe note meet the requirements of paragraph 207 of the NPPF.

The County Council has recommended that until the results of the geophysical survey and archaeological trenching work have been submitted in support of the application, no planning decision should be made but should the local planning authority be minded to grant planning permission without the submission of the results, then conditions would be required. The conditions would require the submission of geophysical survey results in line with the submitted WSI, the submission of a revised WSI detailing a trenching programme of all previously unmitigated areas of the development site, the completion of the trenching programme, the production of a mitigation plan utilising the results of the trenching, the implementation of the mitigation plan and the submission, and approval of a report, detailing the archaeological results with publication to follow.

A programme of trial trenching followed by mitigation is recommended in line with paragraph 218 of the NPPF and Policy DM15 of the Chelmsford Local Plan. The archaeological potential beneath the site needs to be further understood by a programme of trial trenching. Should the works reveal archaeological deposits, this could be followed by further targeted excavation/mitigation; outlined in further detail by a brief from the office to inform the WSI.

Conditions are recommended as follows:

1. No development or preliminary groundworks to commence within any phase or sub-phase of the development until the results of the programme of geophysical survey work identified in the submitted Written Scheme of Investigation has been submitted to and approved in writing by the local planning authority (acting through its historic environment advisors).
2. No development or preliminary groundworks shall commence within any phase or sub-phase of the development until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation (WSI), which has been submitted to and approved in writing by the local planning authority (acting through its historic environment advisors).
3. No development or preliminary groundworks shall commence within any phase or sub-phase of the development until the completion of the programme of archaeological investigation as detailed in the WSI defined in Part 2 above, to the satisfaction of the local planning authority.
4. No development or preliminary groundworks shall commence within any phase or sub-phase of the development until a Written Scheme of Investigation, detailing a mitigation strategy for any archaeological deposits within the relevant phase or sub-phase, has been submitted to and approved in writing by the local planning authority (acting through its historic environment advisors).
5. No development or preliminary groundworks can commence on those areas containing archaeological deposits within the relevant phase or sub-phase until the completion of fieldwork, as detailed in the approved mitigation strategy and to the satisfaction of the local planning authority.
6. A Post Excavation Assessment shall be submitted to the local planning authority encompassing each phase or sub-phase of the development within six months of the completion of the archaeological fieldwork, unless otherwise agreed in advance with the local planning authority (acting through its historic environment advisors). The assessment shall lead to a programme of post-excavation analysis, the preparation of a report for publication, and the preparation of a full site archive for deposition at a registered museum or other public building, which is suitable for the long term storage of an archaeological archive, as agreed with the local planning authority.

Officer Response

Points 1-3 of the recommendation all relate to the Written Scheme of Investigation. An amendment to Condition 24 – Archaeological: Programme of Archaeological Work is proposed to incorporate these matters. Points 4-5 are already covered by Condition 24.

Point 6 is covered by Condition 25 – Archaeology: Post-Excavation Assessment.

Heads of Terms

Additional Obligation

An additional obligation is proposed under Transport/Infrastructure as follows:

- Safeguarding of Land for a period of 25 Years at the Nabbotts Farm Roundabout (as shown on Drawing No. MBSK241111-1 Rev P1).

The small area of land adjacent the Nabbotts Farm Roundabout is required to be safeguarding for the purposes of delivering a shared route along White Hart Lane between a controlled crossing proposed on Essex Regiment Way (as part of the Chelmsford Garden Community) and the recently constructed shared footpath/cyclepath route delivered as part of the recently installed controlled crossing of White Hart Lane near the Beaulieu Park School (which was an obligation forming part of the s106 Agreement for the Beaulieu outline planning permission).

The detailed terms of the safeguarded land arrangement would be agreed as part of the s106 Agreement. The applicant has agreed to the additional obligation.

Corrections to Proposed Obligations

- Safeguarding of Land for Provision of Health Care Centre (Park Farm Medical Centre) – the centre would be provided within the Park Farm Village Centre and not the Great Belsteads Village Centre; which was referenced erroneously.

Conditions

Condition 24: Archaeology – Programme of Archaeological Work

Condition 24 is to be amended as follows in line with the recent consultation response from the ECC Historic Environment Branch:

- (i) No development or preliminary groundworks shall commence within any phase or sub-phase of the development until the results of the programme of geophysical survey identified in the Written Scheme of Investigation has been submitted to and approved in writing by the local planning authority (acting through its historic environment advisors).
- (ii) No development or preliminary groundworks shall commence within any phase or sub-phase of the development until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the local planning authority (acting through its historic environment advisors).
- (iii) No development or preliminary groundworks shall commence within any phase or sub-phase of the development until the completion of the programme of archaeological investigation as detailed in the Written Scheme of Investigation in part (ii) above to the satisfaction of the local planning authority.

- (iv) No development or preliminary groundworks shall commence within any phase or sub-phase of the development until a Written Scheme of Investigation, detailing a mitigation strategy for any archaeological deposits within the relevant phase or sub-phase, has been submitted to and approved in writing by the local planning authority (acting through its historic environment advisors).
- (v) No development or preliminary groundworks can commence on those areas containing archaeological deposits within the relevant phase or sub-phase of the development until the completion of fieldwork, as detailed in the approved mitigation strategy, to the satisfaction of the local planning authority.

The analysis, recording and publication (if relevant) of the said archaeological works shall accord with the approved scheme.

Reason:

To ensure that appropriate mitigation, excavation and recording of sites of archaeological importance is undertaken in advance of, and during the development, in accordance with Policy DM15 of the Chelmsford Local Plan.

Condition 43: Soft Landscaping Works

The final paragraph of the condition should refer to Condition 23 – Phasing and not Condition 22.

Appendix 1

The List of Approved Documents was amended and agreed with the applicant and their planning agent prior to the publication of the Planning Committee report and papers, but an incorrect version of the document was provided at Appendix 1.

The corrected version is now included below.

Drawings

01660B_S03 Rev P01 – Site Plan
01660B_S01 Rev P02 – Location Plan
01660B_MP_01 Rev P3 – Illustrative Masterplan
Land Use Parameter Plan – 01660B_PP_05 Rev P03
Land Use Parameter Plan Alternative – 01660B_PP_01 Rev P05
Green Infrastructure Parameter Plan – 01660B_PP_07 Rev P03
Green Infrastructure Parameter Plan Alternative – 01660B_PP_03 Rev P06
Access and Movement Parameter Plan – 01660B_PP_06 Rev P03
Access and Movement Parameter Plan Alternative – 01660B_PP_02 Rev P08
Building Heights Parameter Plan – 01660B_PP_08 Rev P02
Building Heights Parameter Plan Alternative – 01660B_PP_04 Rev P04GA1a (GA1 Rev P9)
– RDR1 Site Access Rev P1,
GA1 REV P4.DWG Rev P1 – RDR1 Existing Plan

Environmental Statement

Environmental Statement Volume 1 Main Text & Figures – Chelmsford Garden Community Zone 2 prepared by Logika Consultants dated October 2023
Environmental Statement Volume 2 Appendices to Support ES Volume 1 – Chelmsford

Garden Community Zone 2 prepared by Logika Consultants dated February 2023
Environmental Statement Volume 3 Non-Technical Summary prepared by Logika Consultants dated October 2023
Environmental Statement Addendum – Chelmsford Garden Community Zone 2 prepared by Logika Consultants dated November 2024
Environmental Statement Addendum – Chelmsford Garden Community Zone 2 prepared by Logika Group dated March 2026

Documents & Reports

Chelmsford Garden Community Development Framework Document – January 2023 Rev B
Chelmsford Garden Community - Site Wide Employment Statement prepared by Quod dated July 2023
Chelmsford Garden Community Biodiversity Net Gain Site Wide Strategy prepared by Logika Group dated 30th August 2023
Chelmsford Garden Community Site Wide Principles Document prepared by JTP dated June 2024
Chelmsford Garden Community Site Wide Stewardship Statement: Final prepared by DWD dated 2nd July 2025.
Site Wide Healthcare Provision – Chelmsford Garden Community Ref: 15890 prepared by DWD dated 3rd December 2025

Covering Letter prepared by DWD dated 22.05.26
Planning Statement – Chelmsford Garden Community Zone 2 Rev 2 prepared by DWD dated May 2026
Development Specification – Chelmsford Garden Community Zone 2 prepared by DWD dated May 2026
Design & Access Statement: Chelmsford Garden Community Zone 2 Ref: PLANNING_P10 dated May 2026
Statement of Community Involvement – Chelmsford Garden Community Zone 2 dated March 2023
Position Note: Housing Matters dated 08.05.26
Strategic Development – Chelmsford Garden Community Ref: B3553RF1 prepared by Essex Highways & Ringway Jacobs Trip Calculations Spreadsheet dated 21.09.22
Trip Calculations Spreadsheet Feb 2023 Rev C
Active Travel England Checklist Technical Note – Chelmsford Garden Village Zone 2 dated 27th November 2023
Active Travel England Planning Application Assessment Tool – Appraiser Report Spreadsheet dated 28th November 2023
Sections 106 Specification – Monitor and Manage Fund prepared by Mayer Brown
Green Infrastructure Strategy – Chelmsford Garden Community Zone 2 Ref: BMD.22.0017.RP.001 prepared by BMD dated November 2024
Sports Strategy – Chelmsford Garden Community Zone 2 Ref: BMD.22.0017.RP.002 prepared by BMD dated November 2024
Sports Strategy & GI Strategy Consultant Response – Technical Note Ref: BMD.22.0017.TN.001 prepared by BMD dated March 2026
Technical Note: Supplementary Table: All Through School Indoor Joint-Use Facilities Schedule Ref: 15260 dated 28th April 2026
Arboricultural Impact Assessment Note – Chelmsford Garden Community Zone 2 Ref: SHA 743 AIA prepared by Sharon Hosegood Associates dated December 2022
Flood Risk Assessment – Chelmsford Garden Community Zone 2 Ref: 60580988-ACM-XX-XX-RP-DR-000001 P09 prepared by AECOM dated April 2026
Outline Drainage Strategy – Chelmsford Garden Community Zone 2 Ref: 60580988-ACM-XX-XX-RP-DR-000002 P07 prepared by AECOM dated April 2026
Technical Note AE-2024-129161 02 – Chelmsford Garden Community: Environment Agency

Consultation Response prepared by AECOM dated 02.06.26
 Technical Note: Chelmsford Garden Community Zone 2 – Great Crested Newts Licensing Ref: 13032A-R18-01 dated 22nd April 2026
 CGC Hanger- Visual Structural Inspection Report – Chelmsford Garden Community Zone 2 prepared by AECOM dated November 2024
 CGC Hanger - Investigations and Potential Remedial Works Ref: 60580988 prepared by AECOM dated November 2024
 Written Scheme of Investigation for Trial Trenching Evaluation – Chelmsford Garden Community OPA Ref: 60687389 prepared by AECOM dated Nov 2023
 Chelmsford Garden Community OPA2 – Economic Strategy prepared by Quod dated May 2026
 Education Strategy – Chelmsford Garden Community Ref: Q210432 prepared by Quod dated July 2025
 School Land Compliance Study – Chelmsford Garden Community Zone 2 prepared by DWD dated November 2024
 Health Impact Assessment (HIA) – Chelmsford Garden Community Zone 2 Ref: Q210432 prepared by Quod dated October 2023
 Community Facilities Strategy (including Education Strategy and Sports Facilities Management Plan) Ref: Q210432 prepared by Quod dated October 2023
 Energy and Carbon Strategy – Chelmsford Garden Community Zone 2 prepared by Turley dated November 2024
 Chelmsford City Council Sustainable Development Checklist dated 22nd September 2023
 Sustainability Strategy – Chelmsford Garden Community Zone 2 prepared by Turley dated November 2024
 Waste and Circular Economy Strategy – Chelmsford Garden Community Zone 2 prepared by Turley dated November 2024
 Waste Infrastructure Impact Assessment – Chelmsford Garden Community Zone 2 Ref: 60580988-ACM-XX-XX-RP-MI-000001 prepared by AECOM dated November 2024
 Minerals Infrastructure Impact Assessment – Chelmsford Garden Community Zone 2 Ref: 60580988-ACM-XX-XX-RP-MI-000002 prepared by AECOM dated November 2024
 Zone 2 Phasing and Mineral Extraction Note June 2026
 Written Scheme of Investigation for Geophysical Survey – Chelmsford Garden Community Zone 2 Ref: 60580988 prepared by AECOM dated March 2022
 Hydrogeological Technical Note – Chelmsford Garden Community Zone 2 Ref: 60580988 prepared by AECOM dated November 2024
 Geotechnical Desk Study Report – Chelmsford Garden Community Zone 2 Ref: 60580988-ACM-XX-XX-RP-GE-000001 prepared by AECOM dated October 2023
 Utilities Appraisal Report – Chelmsford Garden Community Zone 2 Ref: T2225 prepared by TriConnex dated February 2023
 Outline Levels Strategy and Minerals Supply Audit – Chelmsford Garden Community Zone 2 Ref: 60580988-ACM-XX-XX-RP-CE-000001 prepared by AECOM dated November 2024
 Financial Viability Report – Chelmsford Garden Community prepared by Turner Morum dated January 2026
 Transport Assessment prepared by Mayer Brown dated March 2026

For Illustrative Purposes

Technical Note: Chelmsford Garden Community Levels Assessment Ref: 60580988 prepared by AECOM dated 24th April 2026
 01660B_S_04 Rev D03 – Demolition Plan
 GA1a&B (GA1 Rev P9)- RDR1 Overview Plan Rev P1
 GA1b (GA1 Rev P9)- RDR1 Western Toucan Crossing Rev P1

For Information Purposes

ECC Approval of Details Notice in relation to Condition 41 of ESS/147/20/CHL dated 26.07.24
Approval of Works under Section 23 Land Drainage Act 1991 – ECC letter dated 28.07.22