

# Chelmsford Garden Community Newsletter

Issue 1 – September 2020

## Welcome

This is the first edition of the Chelmsford Garden Community newsletter. It has been produced for members of the community to find out the latest information about the development.

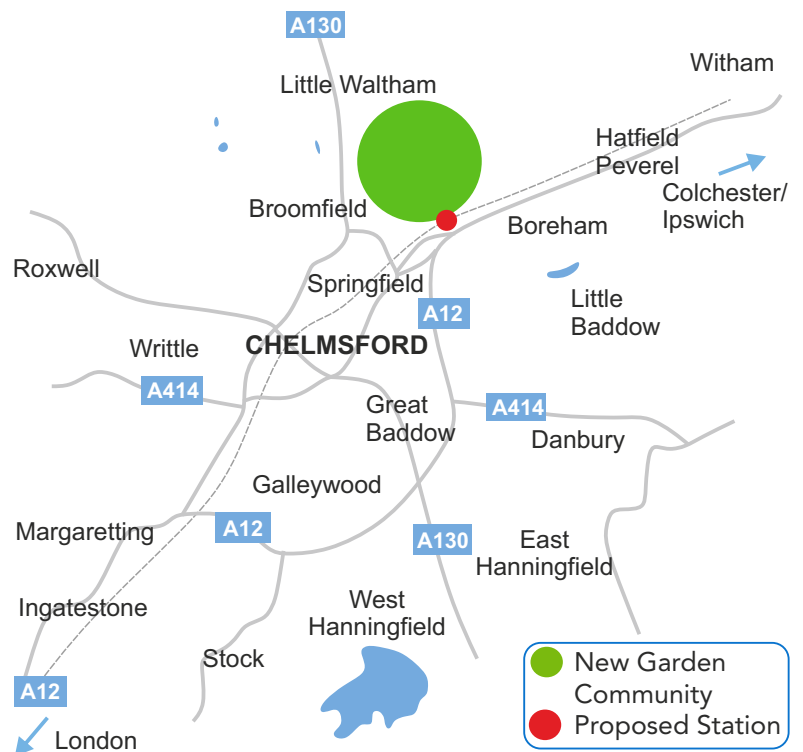


## About Chelmsford Garden Community

Chelmsford Garden Community, north east of Chelmsford, will eventually provide around 10,000 new homes and significant employment areas to support a new community of up to 30,000 people. It offers a sustainable location alongside the A12, within easy reach of Chelmsford City Centre and the Great Eastern Main Line.

Chelmsford Garden Community contains three key areas, Beaulieu, Channels and North East Chelmsford. It has been partly allocated through the previously adopted Local Development Framework (2008) with Beaulieu and Channels having consent for 4,350 new homes that are currently under construction. These early phases have delivered:

- 1,000 new homes at Beaulieu and Channels
- the first neighbourhood centre with the community run Beaulieu Community Centre
- a linear park and community gardens
- walking and cycle routes
- Essex's first all-through school for 5 – 18 years



- Bus priority measures for rapid transit into the city centre

Further development of the area is allocated in the recently adopted Chelmsford Local Plan, known as North East Chelmsford (Strategic Growth Site 6).

This will expand on the success of Beaulieu and Channels and in total will provide around 5,500 new homes based on the Town and Country Planning Association (TCPA) Garden City Principles. The Local Plan was examined by an independent Planning Inspector, with the Inspector's Report concluding in February 2020 that the Local Plan is legally compliant and sound.

North East Chelmsford is currently being masterplanned with the developers to secure a high-quality sustainable development. The developers and landowners are known as the North East Chelmsford Garden Village Consortium comprising Countryside Zest, Ptarmigan Land, Channels, Columbia Threadneedle Investments and Hanson.

The Garden Community will need significant new infrastructure to support its growth. Chelmsford City Council together with Essex County Council (ECC) play an important role in the masterplanning of the new site to secure the new infrastructure to support the development.



The Garden Community is set to play a significant role in Chelmsford's future growth and received support and financial backing of £150,000 through the Government's Garden Communities Programme as one of 19 new garden villages announced in 2019.

The planned new rail station at Beaulieu and the Chelmsford North East Bypass, submitted as ECC's number one priority through the Housing Infrastructure Fund (HIF) were also successful in 2019 receiving £218m Government funding to help their delivery. These two key pieces of infrastructure will offer greater connectivity to the wider area.

More information about the Garden Community can be found at

[www.chelmsfordgardenvillage.co.uk/](http://www.chelmsfordgardenvillage.co.uk/)

# Local Plan Adoption



The Local Plan was adopted by Full Council on 27 May 2020 and puts in place plans to support Chelmsford's future to 2036 and beyond. It sets out the number of locations for houses, jobs and business that we are planning for, along with the infrastructure needed to support growth. The Local Plan also includes planning policies which will be used to determine planning applications, and settlement boundaries for our towns and villages beyond which development may be restricted.

It sets out the requirements for the North East Chelmsford area, which will include:

- Around 3,000 homes of a mixed size and type including affordable housing to 2036, together with the capacity for an additional 2,500 new homes post 2036. Policy DM1 of the Chelmsford Local Plan includes an indicative size guide for the housing types and sizes that will be required to meet local needs
- 45,000 sqm of floorspace in a new office/business park with a range of unit types and sizes (type and location of the new employment floorspace is yet to be determined)
- Travelling Showpeople site for 9 serviced plots
- Neighbourhood Centres with food retail, community and health care provision
- A secondary School
- Two primary schools with early-years and childcare nurseries
- Two additional stand-alone early-years and childcare nurseries
- New community facilities including allotments, formal sports pitches/courts and country park
- A comprehensive network of walking and cycling routes
- Expansion of on-site Chelmsford Area Bus Based Rapid Transit (ChART)
- Chelmsford North East Bypass (CNEB) and Beaulieu Station
- A new Radial Distributor Road (RDR2)
- A car club for residents and businesses
- Expansion of existing Chelmer Valley Park and Ride

# Community Projects



There is already a wealth of new opportunities and accessible spaces for the community to enjoy such as the new Beaulieu Community Centre. The centre opened in October 2018 and is managed by the Beaulieu Community Trust. It is centrally located within the Beaulieu Square Neighbourhood Centre making it an accessible community facility for local people and is well located with Beaulieu Park School, the nursery and local shopping facilities.



A new community garden is in the process of being created. A community garden building, a formal garden and orchard area together with an informal area for ball games offering numerous social opportunities to the community have already been created.



The community garden itself will be designed by the community working

alongside The Land Trust and will provide a flexible space which is managed locally by the community, local schools and colleges offering outdoor space for education and growing their own food. It will provide a focal point and the opportunity to learn about food sustainability and healthy eating.



In addition, there is the opportunity for the community to form a 'Friends group' to help manage woodland areas forming a community woodland incorporating orchards, trails, public art, bug hotels and beekeeping. This has the potential to teach local school children about woodland management, wildlife, ecology and biodiversity.



Running and Cycling Trails are provided throughout the development to provide safe and attractive routes encouraging active everyday lifestyles.

# Chelmsford North East Bypass and Station



For the March 2020 Community Liaison Group meeting Essex County Council (ECC) were due to present an update on the Chelmsford North East Bypass and Station. Information on these schemes, however, is provided by way of a newsletter and short film explaining the scheme, which can be found using the following link [www.essex.gov.uk/chelmsford-north-east-bypass](http://www.essex.gov.uk/chelmsford-north-east-bypass). The first virtual engagement event also took place this summer, with over 2,000 people visiting the virtual village hall in order to find out more about the scheme.

## Community Liaison Group

The first Community Liaison Group (CLG) workshop was held in September 2019 providing the opportunity for invited members of the local community to engage with the development of the vision and principles for development of the Garden Community.

We were due to hold a second meeting in March 2020, but due to circumstances at the time this was postponed.

Last September we discussed the issues and challenges to be addressed in the creation of a great place, together with the opportunities and aspiration that the development of the new Garden Community presents. A Vision Statement document is being prepared by the Consortium in consultation with the City Council and County Council, which summarises the discussions from the liaison group and technical workshops. These discussions have fed into the development of the vision and principles which were also reported to the Chelmsford Garden Community Delivery Board in June 2020. They will be reviewed again in October 2020.

Further information:

<https://www.chelmsford.gov.uk/planning-and-building-control/developments-and-improvements-in-chelmsford/chelmsford-garden-village/>

## Future Community Engagement

The masterplan for Chelmsford Garden Community will progress in line with the principles outlined within the emerging Vision Statement. However, the proposals for the Garden Village will involve continued consultation with statutory stakeholders and community groups through workshops or general discussions.

It is proposed that once social distancing measures allow, that further Community Liaison Group meetings can be held to provide feedback on previous discussions and to enable continued input into the draft masterplan proposals.

We are planning a virtual Community Liaison Group in October 2020 by way of an update and further details will be shared in due course.

Later in the year proposals will also be discussed and presented at a Public Exhibition where the wider community will be invited to ensure a range of views and opinions are fed into the masterplan process for Chelmsford Garden Community.

Photos courtesy of Countryside and L&Q, the developers of Beaulieu, Chelmsford

**Spatial Planning Services**  
Chelmsford City Council  
Civic Centre  
Duke Street  
Chelmsford, CM1 1JE

