

Chelmsford Garden Community (CGC) Delivery Board Minutes



11am 25 January 2022, 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
Graham Thomas (GT), Head of Planning and Sustainable Development, ECC
CLlr Tom Cunningham (TC), Deputy Cabinet Member, ECC
Alison Jennings (AJ), Senior Partnership & Business Development Manager, Homes
England
Rosa Etherington (RE), Associate Director (Planning), Countryside Zest
Andrew Taylor (AT), Group Planning Director, Countryside Zest

Apologies

Olly Buck (OB), Director, Ptarmigan Land
CLlr Lesley Wagland (LW), Cabinet Member for Economic Renewal, Infrastructure and
Planning, ECC
Iain MacPherson (IM), Hanson

2. Minutes of previous meeting and actions

13.10.21 - minutes agreed and to be placed on the website.

Actions table updated.

3. Planning and Delivery Strategy Update

Landownership update: A new landowner for the area previously owned by Hanson has been announced following the sale of the northwest parcel known as Powers Farm. The new landowner should become part of the Delivery Board, on the basis that they sign up to the PPA. There was agreement in principle for them to join the Delivery Board by members. The ToR would be updated if PPA agreements are signed.

Actions

- JMP/GN to revise ToR for the next meeting, subject to PPA signing.
- New landowner representative to be invited to future Delivery Board, subject to PPA signing.

4. Presentation on the Vision and DFD documents

Working draft Development Framework Document (DFD), Vision and IDP were submitted to CCC on 17th December. The DFD/masterplan covers 5,500 units (3,000 in the plan period plus the 2,500 additional post 2036). The documents will continue to evolve and there is still more work to do on these documents following initial comments from CCC and ECC.

RE gave an overview of the DFD which have been informed by the workshops over the Summer/Autumn 2021, key points included:

- Targets and key deliverables included – some of which are above policy requirements, policy requirements will be shown in the key deliverables. A question was raised about how it is proposed to monitor the deliverables/targets.
- Vision to be streamlined.
- DFD forms a planning function to inform outline planning applications detailing what is required.
- Site context included.
- Movement strategies included indicating mobility hubs based on three levels providing easy choice and reducing car use. 60% of trips to be by sustainable modes.
- DFD should acknowledge Domsey Lane, which will be surrounded by the garden community. A 'ghost' masterplan could show how this area can be incorporated in the future.
- Stewardship – a trust body model is proposed, with a stewardship delivery board – involving the parish council/CCC.
- There are key parameter plans setting out land use and access, green infrastructure and an illustrative masterplan.
- 4 neighbourhoods with varying character areas.

Key areas of discussion:

Density – opportunities for higher density areas and the delivery of 1-2 bed. Currently 35dpha but may look at density ranges particularly around the local/neighbourhood centres. Different form and character for each neighbourhood area but there is need for flexibility when applications come forward to respond to market demands at the time.

Trigger points for delivery of infrastructure will be covered by phasing in the DFD and the IDP. Infra Co is proposed for shared infrastructure delivery. Planning Framework Agreement to be signed by all parties, providing the framework for the individual S106 agreements.

Longfield Solar Farm – discussions are ongoing but unlikely to have a local function as feeding directly into the national grid.

50% of open space – Due to the scale of the site, it is hard to visualise this, could more visual elements be provided within the document to help with interpretation and consultation. Delivery of the country park is long way in the future – important to ensure neighbourhoods have sufficient open space from the start.

Provision for an older population – both in terms of homes and public transport, a range of different needs need to be met, with a variety of different housing types.

Phasing – the phasing plan will include key infrastructure not just residential phases. A phase relates to each 5 years.

Team to investigate opportunity for fly-through for public consultation to help visual the plans.

Employment land and jobs creation – treat the employment land as parcels of infrastructure, what are the trigger points? A marketing exercise is needed to test market demand. The correlation between homes and jobs is covered by the targets.

Actions

- RE/OB to investigate whether there are more visual/3D tools that could be used for consultation including whether the masterplan could be overlaid onto the drone flights/fly-through.

5. Project Programme

The Consortium are preparing a consultation draft for 21-day formal public consultation which will take place ahead of approval process. A member briefing and Quality Review Panel (QRP) is expected in March.

Final comments will inform any final amendments to the DFD/Vision, which is anticipated to be submitted for approval in April/May 2022.

The Consortium are working on outline applications concurrently. Countryside Zest anticipated submission in December 2022.

6. Infrastructure Update

Application for the Chelmsford North East Bypass (CNEB) is expected to go to ECC Planning Committee in March.

An agreed scheme has been reached to submit for the station access. The planning application related to the bus link for the station is expected to be submitted March/April.

RDR1 – formal variation of the S106 to vary the trigger has been submitted to ECC as Highway Authority, with evidence base supporting the application. This is likely to go to planning committee in Feb/March. Cllr Robinson and Cllr Mackrory raised concern that the delays are causing concerns on highways impact for residents. More information was requested.

Healthcare Centre at Beaulieu due to start on site in June 2022, delivery by Spring 2023.

Actions

- RE to provide more information on RDR1.

7. Garden Communities Programme

Capacity funding closed on 17th December. AJ confirmed that the evaluation has been undertaken and is currently with the Minister for decision. No further information is available in terms of timing for announced of the outcome.

CGC submitted a bid as part of a two staged process, with two different types of bids submitted this year - one Essex-wide with other Essex Garden Communities, and one focused just on Chelmsford elements.

CCC also submitted requested to change from village to town status. The information has been sent to DLUHC for future consideration, no further update.

Housing Delivery Test measurement was published on 14 January, Chelmsford's 2021 result stands at 140%.

8. Any other Business

Community Governance Review – timetable has slipped to end of March for decision.
<https://www.chelmsford.gov.uk/voting-and-elections/community-governance-review/>

9. Date and time of next meeting

- 5 April 2022