

QUESTIONS AND STATEMENTS FROM THE PUBLIC

TO THE PLANNING COMMITTEE ON 15th December 2025

Item 5 - 23/00114/FUL

Question from Mrs O

Chair, Members of the Committee. Thank you for the opportunity to speak this evening.

I want to start by formally recording my thanks, to all those who have given their time and effort to getting us here, with special thanks to Chelmsford Council's Planning Officers; Jeremy, Karen, Luke, William and Amy.

I would also like to thank my consortium colleagues at Ptarmigan and Vistry. This has been a real team effort and a demonstration of collaborative working at its very best.

Finally, I would like to support the detailed and thorough recommendations set out within the officer's report.

The Northern Radial Distributor Road is a policy requirement of the Chelmsford Local Plan but it is not just another piece of infrastructure —it will be the backbone of Chelmsford Garden Community.

Halley Developments mandate is one of accelerated housing delivery based on the vision of up-front infrastructure first. By vesting ourselves in the place, first as a landowner; committing wholeheartedly to creating and delivering high quality, community led development.

And second as a delivery vehicle, which we will demonstrate by delivering the northern radial distributor road, a strategic piece of infrastructure that has become the second half of the Chelmsford north east bypass.

Without this road, the delivery of 6,250 homes and all the associated employment, community and amenity benefits would not be possible.

The planning application in front of you this evening is a detailed application, which has balanced the technical requirements of the highways authority with the placemaking urban design requirements of your officers. Successfully creating a corridor that connects the land of all three consortium members.

This road will not only serve the Garden Community residents but the wider Essex region, offer vital relief to Junction 19 of the A12 and Essex Regiment Way.

Halley has already made significant progress with the highways authority to make this road a reality and we look forward to continuing to work with all stakeholders so we can start on site in the Spring of 2026 with the aim of completing the road by in the summer of 2027.

Thank you

Items 6 & 8 - 22/01950/OUT and 23/00124/OUT

Question from Mrs E

I'm speaking tonight on behalf of Countryside L&Q, who alongside Halley Developments and Ptarmigan Land, form part of the Development Consortium delivering Chelmsford Garden

Community. I speak wholeheartedly in support of the planning applications for Zones 1 and 3, and for the Northern Radial Distributor Road.

Since 2018, CLQ has worked collaboratively with our consortium partners, Chelmsford City Council, Essex County Council, and Homes England to shape the vision for this new community.

Through the Development Framework Document, the Planning Framework Agreement, and the Infrastructure Delivery Plan, the Consortium have committed to a joined-up approach that guarantees high-quality delivery across all phases.

Together, we have agreed site -wide strategies for highway mitigation, biodiversity, stewardship, bus provision, healthcare, employment and education—ensuring that key infrastructure is delivered when it is needed, regardless of landownership or boundaries.

The application proposals before you tonight will deliver much-needed housing, employment space, and community facilities for Chelmsford. They unlock key elements of the masterplan, including a Sports Hub, Discovery Park, the first village centre and primary school and a key strategic route across to the new North East bypass.

These proposals will continue the legacy and track record of high-quality placemaking already established at Beaulieu and Channels, with the newly opened Beaulieu Train station providing further opportunities for sustainable growth.

CLQ will be bringing forward the remaining phases of the Garden Community, known as Zone 2, to this planning committee within the coming months. This Outline Planning Application will, alongside 3,500 homes and employment space, provide further site-wide facilities, including community hubs, extensive active travel routes, a nature park, education, and health provision that will complement the proposals now before you.

We respectfully ask the Committee to approve these applications tonight.

Items 6 & 7- 22/01950/OUT & 22/01950/FUL

Question from Mr K

Good evening

I am xxx, Managing Director of Ptarmigan, the applicant for Zone 1

My team and I have been working at Channels for 17 years and have already delivered the first 750 homes and vital infrastructure including 250 affordable homes as well as:

- the new roundabout on Essex regiment way and the first one third of the relief road through to Beaulieu Park station which our friends at Countryside Vistry completed
- the new nursery school
- the channels country park which includes a skate park, playground, outdoor gym and the famous mammoth as well as the jubilee beacon

we also ran the bus service for 5 years until it became self sufficient

To this day we are deeply involved in delivering community led stewardship for Channels, through the Channels Stewardship community interest company which is owned by the residents and managed for and by them.

For these applications we have worked closely with the other consortium members and your Council, the County, Homes England and other stakeholders and we are proud and excited to deliver the next phase of this exemplar garden community – this has been a real team effort and we thank your officers for their enormous efforts and hard work to get us here today.

Under these applications we thoroughly endorse the items set out in the Officer's report, and are committed to continuing the excellent stewardship that we have on the existing Channels development. We will be delivering 1500 much needed homes and over 500 more affordable homes at a policy compliant 35% as well as 75 self build homes, all in a very challenging financial market with a very heavy infrastructure load which includes:

- our section of the new RDR
- substantial improvements to Essex Regiment Way including a new foot and cycle bridge to link to the west
- two strategic employment sites
 - o the Innovation Hub and
 - o the Channels Employment Hub
- a new primary school
- two new early years school facilities
- a new Health Centre to support the surrounding area
- expansion to the Park and Ride
- delivering the large southern section of the new discovery park, which joins the existing Channels Country Park to deliver a massive 80 acre expansion of green space for our residents
we are delivering this in the early stages of the development resulting in the majority of our BHG objectives being delivered in the early stages

The scheme is also designed to deliver significant improvements under the CGC Movement Strategy, to meet the modal share target of 60% improvement through active travel and other measures.

The routes within Zone 1 link through to the wider Garden community and surrounding areas

We have also worked carefully with local residents, the Councils and the consortium to find a solution for preventing through traffic on Domsey Lane

Our commitment to delivering our infrastructure early is shown by the detailed element of our application – we want to get on with delivering the critical road and drainage and other utilities for the site, which will benefit the wider garden community.

We support your officer's recommendations and ask you to approve all of the applications before you tonight.

Items 8 & 9 - 23/00124/OUT & 23/00124/FUL

Question from Mr B

Chair, Members of the Committee. Thank you for the opportunity to speak this evening.

If Chelmsford Garden Community were to be compared to a sporting event it would undoubtedly be an ultra-marathon and we hope that tonight marks a significant milestone in getting closer towards its eventual completion.

On behalf of Halley Developments, I want to begin by expressing our sincere gratitude to Chelmsford City Council, Essex County Council, and all stakeholders for their leadership, collaboration and spirit of partnership throughout what has been a lengthy, complex and rigorous planning process. Over several years, you have worked tirelessly to shape the vision for Chelmsford Garden Community.

Despite facing significant challenges and existential threats aplenty along the way, tonight's recommendation reflects the shared vision and ambition for an exemplar development. That vision was put in place after many an hour of workshops and collaboration before, during and after the pandemic and the fruits of that labour set the foundation for what is before members tonight and we now need to get on with delivering.

The application for Zone 3 is an integral part of delivering the CGC vision and getting the garden community up and running at pace.

It will provide up to 1,250 new homes with a variety of tenures, alongside Discovery Park North and the associated Great Belsteads Sports Hub. It embeds the Garden City Principles—prioritising green and blue infrastructure, active travel and sustainable design including elements of housing which meet Passivahus standards.

We recognise the scale of responsibility that comes with this project. Chelmsford Garden Community is not just about housing—it is about building on previous success and learning lessons from the past constructively to create a thriving, inclusive, and sustainable place to inspire generations to come.

That means each of the consortium members playing its part and working together to deliver critical infrastructure such as roads, schools, healthcare, sports facilities, and stewardship arrangements that ensure long-term community benefit and a legacy we can all be proud of.

We are committed to these principles and to working in partnership with the City and County Council, the Garden Community Council as well as residents both new and existing to do our bit and make them a reality.

Our commitment goes beyond just the planning process. As stated earlier, we have already invested significantly in undertaking enabling works leading to the eventual delivery of the Northern Radial Distributor Road before housing is occupied. This is critical to unlocking the wider Garden Community and the eventual function of Chelmsford North-East Bypass.

We will continue to invest capital resources in order to accelerate delivery of infrastructure because we know how important this is for residents and for Chelmsford's wider growth strategy.

Chelmsford Garden Community is a once-in-a-generation opportunity to create something truly special—a community that sets a benchmark for design quality, sustainability, infrastructure delivery and stewardship.

We are proud to play our part in this exciting development and remain fully committed to working with all of our partners and stakeholders to realise the shared vision set out in the Development Framework Document.

I will finish by saying that every long journey is worth it when you reach the destination—but remember, the destination is just the beginning of what comes next. There is still much work to do, and we will do our bit in continuing to drive and shape the future of Chelmsford Garden Community.

We therefore respectfully ask that the officer's recommendation be supported and that members give a resolution to grant planning permission in the form in which it has been sought.

Items 6-9- 22/01950/OUT&FUL & 23/00124/OUT&FUL

Question from Mr L

The residents and existing properties of Domsey Lane were guaranteed protection as part of the CGC Development Framework Document dated January 2023 and published on the City Council's website.

A direct extract from that document is to '*minimize the impact on the existing community and the character of Domsey Lane*' and also talks about the '*characterful dwellings*' to which the protection applies.

Throughout the planning process for these applications the residents have felt that this protection has slowly been eroded.

We now find ourselves in a position where we would like to highlight 3 main issues which we think remain critical to be addressed prior to these applications being approved by the committee.

The 3 issues are

1. Domsey Lane Closure: We've previously engaged with the planning department and appreciate their help in achieving agreement in principle to closing off Domsey Lane. However, there isn't an obligation placed on the developers to a specific timeline as to when the lane will be closed off. Further, there is currently no legal obligation at all to close off the lane. We're quite concerned that the closure will not go ahead until the completion of the NRDR, Zones 1 and 3 or even at all. Therefore, members should request a mandatory and binding obligation that delivers the lane closure as previously agreed with residents before any other development takes place as part of these applications.
2. Building Heights: The protection in the DFD mentioned the properties along Domsey Lane added to the character of the lane. We feel that the spirit of the protection in that document is not being upheld and the assurances in relation to the protection of character we were given have gradually been eroded. Therefore, members should request a binding obligation to ensure that building heights of new properties adjacent to existing properties is restricted to the same height.
3. A12 widening: As per National Highways comments on Dec 12th and the inclusion of the conditions they have laid out, we'd request that Members ensure that the approach and progress towards meeting these conditions is communicated to residents and other interested parties on a regular basis going forward.

In summary, we would like to request that members ensure the conclusion of the above issues as part of any approval.