

QUESTIONS AND STATEMENTS FROM THE PUBLIC

TO THE PLANNING COMMITTEE ON 6th October 2026

Item 7 – 24/00228/OUT – Site at former St Peters College, Fox Crescent, Chelmsford, Essex

Question from Mrs W

My name is from Phase 2, the planning agent for this application.

This application relates to the Strategic Growth Site 1b in the adopted Local Plan. It has been submitted by Essex Housing, who are the development arm of Essex County Council. The site was formerly occupied by St Peters College and two new Special Educational Needs Disabilities Schools (SEND) have already been built in the former grounds. This application site relates to the remainder of the former school site and follows the approval of a masterplan for the wider site, which was approved by the Council in 2022.

This application has been prepared in accordance with the approved masterplan and proposed up to 185 dwellings; up to 60 units of independent living accommodation, community use and formal and informal open space. The application includes details for the proposed site access and the first stage of the spine road. The details for the remainder of the site will be the subject of separate reserved matters applications.

Over three hectares of the site will be open space, which exceeds the Council's policy requirement. This will include children's play areas, a wildflower meadow, the creation of a linear green route providing connections through the site and new green around an existing pond.

In addition to the provision of 35% affordable housing, which at 185 dwellings equates to 65 affordable homes, up to 60 independent living units are proposed. These will provide accommodation for adults who want to live in their own homes with the provision of onsite care and support at all times.

The Highways Authority have no objection to the proposal and are satisfied that the access to the site is suitable. A comprehensive list of transport improvement and mitigation measures will be provided to promote sustainable travel including a Travel Plan and local highway works.

The Lead Local Flood Authority has no objection to the proposal, as it incorporates suitable measures to avoid flood risk and manage surface water run off.

Other benefits include the transfer of land to the City Council for the provision of a community centre, self/custom build housing and the planting of three trees per dwelling.

This is a high-quality scheme that will enable the regeneration of this redundant brownfield site in a sustainable location within the City, and we hope therefore that the Planning Committee will be able to support the Officer's recommendation of approval.

Thank you.