



# Chelmsford Garden Village (CGC) Delivery Board Minutes

10.30am 1 December 2022, Crompton Room

## 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 (JP), Spatial Planning Services Manager, CCC

Karen Short (KS), Principal Planning Officer, CCC

William Stanley (WS), Senior Planning Officer, CCC

Cllr Lesley Wagland (LW), Cabinet Member for Economic Renewal, Infrastructure and Planning, ECC

Alison Jennings (AJ), Senior Partnership & Business Development Manager, Homes England

Rosa Etherington (RE), Project Director (Planning), Countryside L&Q

Olly Buck (OB), Director, Ptarmigan Land

Jon Kenny (JK), Development Director, Strategic Land – Greycoat (Halley/Oaktree Development)

Graham Thomas (GT), Head of Planning and Sustainable Development, ECC

Joanna Allen (JA)- JTP- Partner

### Apologies

Viktoria Oakley (VO), Strategic Land Director, Greycoat (Halley/Oaktree Development)

## **2. Minutes of Previous Meeting and Actions**

27.9.22- Minutes agreed and to be placed on the website.

Actions table updated

## **3. Planning Performance Agreement (PPA) Finalisation**

A joint PPA between the developer consortium, CCC and ECC has been produced in relation to the masterplan. CCC have agreed the wording on the PPA but is awaiting ECC finalisation; preference is to have joint PPA. The Consortium have expressed a willingness to pay for ECC to outsource legal services to help increase capacity.

ECC advised that they require that their internal legal services are used and provided assurances that a dedicated resource would be provided. The Consortium advised that on the proviso that there was an acceptable level of legal resource then they would accept the decision.

All hopeful that the PPA would be agreed by the end of the year.

## **4. Presentation of the Finalised Development Framework Document**

JP provided an update on the current position regarding the DFD; few remaining issues to be resolved – energy, active travel matters, parking and stewardship. Stage 1 Masterplan would be considered at the Chelmsford Policy Board on 19 December. Following the Policy Board meeting, the masterplan it was hoped would be referred to Cabinet on 24 January for approval and adoption in the New Year.

A presentation was given by the Consortium, which covered items 4 to 6 on the agenda (link to presentations provided in covering email with meeting minutes).

RE began by thanking CCC and ECC for the work that both Councils have undertaken in getting the DFD to its current stage.

The masterplan comprises three documents: the Development Framework Document, Infrastructure Delivery Plan and Planning Framework Agreement.

### **Key Points to Note**

- Consultation – Extensive consultation undertaken since 2019 with formal consultation between April and June 2022.
- Amendments – Several aspects of the Stage 1 Masterplan have been amended as summarised in the presentation; of note, extensive work on active travel establishing a network of primary and secondary routes and wider connections to key destinations outside of the Chelmsford Garden Community, updates to various strategies, establishment of a character area for Domsey Lane and a review of the proposed school locations.
- Vision – One of a shared place displaying an ethos of quality. Key deliverables, targets and metrics presented. Ethos comprised of five strands:

1. 15 Minute Neighbourhood – Circular Economy.
  2. Rewilding Everyday – Green and Blue Infrastructure Everywhere.
  3. Participatory Governance – Pro-Active Community.
  4. Promoting Active Travel – Walkable, Cyclable, Connected.
  5. Inclusive Villages – Accessible, Affordable, Liveable.
- Movement Strategy – Primary and secondary active travel route network established, focussing also on wider connections beyond the Chelmsford Garden Community. Cllr Wagland keen to understand the route connections through the Chelmsford Garden Community but in particular to the station via footpaths/cyclepaths and bus.
  - Green & Blue Infrastructure – Three Destination Parks identified: Park Farm Meadows, Channels Discovery Park and Dukes Wood Nature Park. Large greenways proposed throughout the development, approximately 50-100m wide in places.
  - Waste, Energy & Utilities – Leading the way in promoting a circular economy during the construction and lifetime of the development, ensuring prevention, re-use and recycling of waste to reduce the impact of development on the environment and facilitate more sustainable use of resources.
  - Health & Community Infrastructure – Creation of a place which encourages healthy behaviour.
  - Employment – Provision of high quality, amenity rich employment space, which serves the emerging local and wider population. Key vision – one job per dwelling.
  - Stewardship – Facilitation and implementation of governance structures, which provide for, and fund, the long term management of the Chelmsford Garden Community.
  - Character Areas – Village Centre Hierarchy Plan presented detailing four village centres; Park Farm being the principal centre with secondary or tertiary/local facilities which assist the main hub. Three other village centres at Great Belsteads, Willow Hill and Hawthorn. Village centres located a maximum of 15 minutes from all residential properties. Character areas shown for each of the employment hubs, for land north of the Northern RDR and Domsey Lane.
  - Density – Higher density development proposed adjacent to the village centres with lesser densities outside the centres.
  - Domsey Lane – The Development Framework Document now contains a specific character area for Domsey Lane, which sets out how the masterplan intends to minimise the impact of the development on the exiting community and the character of Domsey Lane, whilst creating pedestrian, cycle and bus links to and from the parts of the Garden Community located either side of the lane.  
JP noted that a targeted consultation would be undertaken with the residents of the lane prior to the Chelmsford Delivery Board on 19 December with comments accepted up until the Cabinet meeting on 24 January.
  - Delivery & Phasing – Four phases of development proposed.  
GT asked if the phasing plans could be made clearer and sub-phasing plans included to show which elements of infrastructure would be provided when.  
Cllr Robinson queried likely progress on delivery and whether there were any proposals to decelerate delivery in light of the current economic situation; all Consortium members remained committed to the timeframe for delivery as set out in the DFD.
  - Plans – Wider masterplan along with Land Use and Green Infrastructure Plans were shown and included within the DFD.
  - Energy – Matter still to be agreed; CCC and ECC's view was that the development should accelerate faster and harder from 2025 with net zero attained as quickly as possible with

consideration given to a learning phase being developed at an early stage; potentially land north of the Northern RDR.

GT referenced discussions with DELUC, with scope to remove stamp duty for net zero homes now under consideration; this could encourage quicker movement to net zero. Consortium acknowledged the position and were currently reviewing feedback; optimistic that a position could be agreed before finalisation of the report for Policy Board.

## **5. Infrastructure Delivery Plan Update**

Draft IDP complete and issued to the Council for review; this includes (i) IDP Summary Note, (ii) IDP Narrative Report, (iii) IDP Schedule and (iv) Appendices. IDP Schedule covers the following categories (i) Health & Wellbeing, (ii) Movement, (iii) Community & Leisure, (iv) Green & Blue Infrastructure and (v) Education.

IDP accompanied by a Viability Assessment, which has been reviewed by the Council's consultants and comments provided. IDP intended to be a working document to reflect actual costs and delivery timescales. Cllr Robinson raised a query regarding the delivery of infrastructure eg: active travel routes outside the CGC; these were shown in the DFD and the subject of ongoing discussions, but it was noted that there would be mechanisms within the IDP to secure delivery.

Cllr Wagland raised a query regarding the timing of infrastructure delivery and potential disruption for residents; OB of the view that delivery of the Chelmsford NE Bypass would help relieve some capacity on the existing network. Environmental Statements for each outline planning application would consider the cumulative impact of development.

## **6. Planning Framework Agreement Update**

All party meeting arranged for 6 December to discuss the advanced draft; intention to agree the summary heads of terms in time for the Chelmsford Policy Board on 19 December.

Two groups to be created: Planning Delivery Group, which would meet quarterly and IDP Working Group to meet monthly.

Key outstanding items for discussion: (i) stewardship, (ii) HIF Recycling & Recovery Strategy and (iii) viability mechanism and timings.

## **7. Infrastructure Update**

Beaulieu Health Centre – RE confirmed that Countryside Zest were still waiting on the NHS to agree the terms of the lease and the relocation with the Mountbatten Surgery. Anticipating a start on site in January 2023.

RDR1 & Replacement Generals Lane Bridge – RE confirmed that Spring 2023 remained the programmed opening date. New bridge had now been moved over the road with a timelapse video available, should people wish to view it.

## **8. Community Stewardship**

Cllr Wagland raised an issue and concerns regarding rent charges and made clear she did not support this type of stewardship model and had no wish to see it used anywhere in Essex.

JP provided an update on the commissioned stewardship work undertaken by Anthony Collins solicitors. The practice had been asked to provide a draft report with stewardship options. The latest draft report had been received on 30 November and shared with ECC. The report would be shared with the Consortium following an internal review.

The report recommends:

- (i) A single site wide approach to stewardship, with the possibility of including existing arrangements at Beaulieu and Channels.
- (ii) The new Community Council undertake strategic governance of the CGC. The Shadow Parish Council have been invited to the members briefing on 8<sup>th</sup> December.
- (iii) Residents to be at the heart of decision making.
- (iv) The funding model would include assets, parking courts and community broadband.
- (v) The stewardship entity would be a not for profit entity..
- (vi) An element of service charge would still be required; this could be minimised and capped and the amount would be up for discussion.

Further discussion on stewardship matters would take place at the next meeting.

The report to Policy Board and Cabinet would contain a brief overview of the stewardship position.

## **9. Delivery Strategy Update and Planning Applications**

Three planning applications to be submitted, one for each of the zones. Ptarmigan have submitted their application for Zone 1, which is valid, and the consultation period has commenced.

Two outline planning applications from Countryside L&Q and Halley developments expected to be submitted in mid-January.

## **10. Garden Communities Programme - Homes England**

No further updates to add at this time.

## **11. Any Other Business**

No other business.

## **12. Date and Time of Next Meeting**

To be arranged.