

QUESTIONS AND STATEMENTS FROM THE PUBLIC

TO THE PLANNING COMMITTEE ON 30th June 2026

Item 7 – 23/01751/OUT - Zone 2 Chelmsford Garden Community Beaulieu Parkway Chelmsford

Question from Mrs E

I am speaking tonight on behalf of Countryside L&Q who are the applicant bringing forward the delivery of the Zone 2 outline planning application.

This application represents a **critical and final piece in the jigsaw** in delivering Chelmsford Garden Community—working alongside Local Planning Authority, key stakeholders and the Development Consortium, this application completes a vision that has been carefully and collaboratively planned over many years, building on the successful, high quality placemaking already achieved at Beaulieu.

This scheme will deliver **up to 3,500 new homes** alongside a comprehensive package of infrastructure: new schools, healthcare, employment space, village centres, extensive green and blue infrastructure, and a country park.

These proposals are underpinned by a network of active travel routes, bus provision and sustainable mobility hubs providing strong connections to the wider development including the new Beaulieu Park Station and beyond.

This development sets the foundation for **a genuinely inclusive neighbourhood**—with community engagement and stewardship at its very heart- enabling public spaces and community assets to be carefully managed for the long term, and crucially, allowing residents to play a role in shaping their neighbourhood.

The benefits to Chelmsford are significant. This scheme will help meet pressing housing needs, deliver jobs, and provide social and community infrastructure at scale, which crucially, is delivered alongside the new homes.

We respectfully ask Members to support the application and enable this vision to be realised.

Thank you.

Question from Mr B

I speak this evening on behalf of the wider developer consortium, Halley, Ptarmigan and Countryside L&Q in full support of the Zone 2 application, and to ask that you grant it tonight.

When this Committee considered Zones 1 and 3, Countryside L&Q spoke in support of those applications as the third member of our consortium and we are delighted to return that support this evening.

Zone 2 is the largest single piece of the Garden Community delivering 3,500 homes to add to the 2,750 already the subject of Resolutions to Grant. However, it is far more than housing, it brings forward the Dukes Wood Sports Hub and Nature Park, the All-Through School, three of the four village centres, the largest of the two healthcare centres, the principal employment hub, and a 10-pitch Gypsy and Traveller site that helps meet an identified local need. These are the community anchors that make a garden community a place, not just an estate.

This application is the product of years of genuine collaboration between the three consortium partners, with officers across Chelmsford City Council and Essex County Council, with the Garden Community Council, with Homes England, and with the many statutory stakeholders who have shaped this scheme against the TCPA Garden City Principles and the agreed Planning Framework.

The consortium is committed to bringing this high-quality Garden Community forward at pace. The mechanisms that secure delivery of critical infrastructure such as improvements to the highway network, substantial new green and blue infrastructure, stewardship assets, and various other benefits all work hardest, and deliver the maximum output, when the Garden Community is delivered as the full sum of its parts.

Tonight is the milestone that completes the CGC jigsaw and as such I respectfully recommend approval of the Zone 2 application.