

# Chelmsford Garden Community (CGC) Delivery Board Minutes



10am 5 April 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  
Rosa Etherington (RE), Associate Director (Planning), Countryside Zest  
Andrew Taylor (AT), Group Planning Director, Countryside Zest  
Olly Buck (OB), Director, Ptarmigan Land  
Jon Kenny (JK), Development Director, Strategic Land – Greycoat (Halley/Oaktree Development)  
Anthony Aitken (AA), Head of Planning, Colliers International

### Apologies

Cllr Lesley Wagland (LW), Cabinet Member for Economic Renewal, Infrastructure and Planning, ECC  
Alison Jennings (AJ), Senior Partnership & Business Development Manager, Homes England

## 2. Introduction from Halley/Oaktree Developments

JK gave an overview on Greycoat's position as new landowners – A joint venture between Greycoat and Halley Development for 'Oaktree' developments. Their ambition is for high quality development and will be a key partner in accelerating the successful delivery of the garden community. Key contribution as a global institution will help with delivery of infrastructure and keen to meet the aims of the Council's.  
Also keen for a collaborative approach and will continue to work with Consortium and have signed up to the PPA.

## 3. Minutes of previous meeting and actions

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

Actions table updated.

## 4. ToR Update

The ToR has been updated to reflect the changes to new Consortium members.

Amend Cllr title for ECC to Cabinet Member.

Actions

- GN to make final amendments and recirculate. Place on website.

## 5. Planning and Delivery Strategy Update

Masterplan PPA has been updated and is in the process of being signed by each of the parties.

Individual outline PPAs are being progressed separately for dedicate resource for outline planning applications. These will follow the same format for each masterplan developer/promoters. Likely to be two separate PPAs for CCC and ECC.

CCC are forming a new garden communities' team to support current Planning Officers, which will be advertised shortly.

## 6. Presentation on the Vision and DFD documents

OB and RE presented an overview of current position of DFD. A draft document to be submitted by 8.4.22, during April and May, further refinement to the document will take place ahead of public consultation (after the pre-election period).

### Key Changes:

- Two documents of the vision and DFD have been merged into one document and condensed
- Graphics have been updated with CGC logo
- Vision – shared vision hasn't changed
- Ethos – content has not changed, but the visual and colours have been amended to make it more readable
- TCPA garden city principles have been included and related to the ethos
- Illustrative masterplan – neighbourhood centre hierarchy has changed the focus of the primary NC which will be in the centre of the GC at Park Farm Village
- Need for connectivity over CNEB – two additional over footpath/cycling crossings over the bypass are shown on the masterplan
- Employment requirement – increased employment provision north of the RDR2, innovation hub links better with the discovery park and then further distributed areas within the NCs – collectively 66,000sqm over the whole masterplan
- Bus priority areas included to encourage more active and sustainable travel
- Domsey Lane – whilst not included within the red line has been shown for what is possible in terms of connectivity and guiding principles for any future planning applications to ensure integration with the GC.
- Guiding principles section updated – new layout

- New section on future proofing
- Updated parameter plans
- Phasing and delivery section updated, with new plans and timings to be added

#### Discussion:

Employment metric/target to be included

CCC would like a full schedule of employment, hierarchy, type and locations – integration with residential

SR – keen to have the consortium involved in event to promote Chelmsford as an area of investment/ with employers

DG - How does the employment link with other existing employment around the area, such as Drakes Lane to the north, Beaulieu Station to the south

GT – there is a green economy opportunity for businesses and jobs in the future within the GC

SR – importance of offsite links, for example links west with the Hospital – walking and cycling links from Park and Ride with opportunity for housing in Great Belstead to be for hospital workers

SR – are they going to see a copy before it is published? JMP – will liaise with members internally.

NE – All member briefing to take place before public consultation. NE requested that the masterplan plan and guiding principles/plans are shown to all members, highlight the relationship with the Channels and Beaulieu developments and also the key delivery timeframes.

SR - Have our Comms team been involved? Yes, collaborative approach

RE outlined the consultation plans which will include a virtual exhibition and in-person event, dedicated page on the CCC website linking to GC website, leaflet for publishing, CCC running the consultation

MM – keen to see street scenes to understand relationship between parking and walkways, and also section on energy.

Discussions have taken place with bus companies

GT - Stewardship model needs to take account of street trees and SUDs linked with the adoption strategy

SR – issue still unresolved for double charging for residents in relation to service charges.

SR - Proposal for new parish council for GC has been approved. Shadow parish council will be appointed by CCC in interim before it formally comes into power on 1 April 2023. Discussion to continue to take place.

JMP – further testing on stewardship models is needed and CCC will be getting further advice on this.

SR – health provision – conversations with the healthcare providers needs to continue.

## 7. Project Programme

Key dates:

- Submission of draft DFD expected on 8.4.22
- Pre-election period during April – May
- Public Consultation – mid-May
- Quality Review panel – May
- Final IDP/Masterplan submission in July

## **8. Infrastructure Update**

Chelmsford North East Bypass has gained planning permission and the decision notice was issued on 4.4.22, following no call-in by the SoS.

Beaulieu Station – 2<sup>nd</sup> reserved matters application submitted.

Works continue on the Boreham interchange with the bridge construction underway.

## **9. Garden Communities Programme**

JMP confirmed at this time, there has not been a change in status from village to town for CGC on the garden communities programme.

The garden communities bid is expected to be announced shortly.

Actions

- GN to ask Alison to provide any updates via email.

## **10. Any other Business**

Update at future meeting on youth provision at Beaulieu.

GT noted that there have been some role changes at ECC:

Mark Carol has left ECC. The new Executive Director in relation to transport is Mark Ash.

Andrew Cook has also joined Suffolk County Council on secondment basis.

## **11. Date and time of next meeting**

- 6 July 2022 – 10am