



# Chelmsford Garden Community (CGC) Delivery Board Minutes

Tuesday 24 February 2026, 2pm, Waterhouse Room

## 1. Welcome and Introductions

Attendees:

Nick Eveleigh (NE), Chief Executive, CCC (Chair)

Paul Brookes (PB), Director of Sustainable Communities, CCC

Cllr Stephen Robinson (SR), Leader of Chelmsford City Council

Cllr Rose Moore (RM), Cabinet Member for a Greener Chelmsford, CCC

Jeremy Potter (JP), Spatial Planning Services Manager, CCC

Karen Short (KS), Development Manager (Garden Communities), CCC

William Stanley (WS), Senior Planning Officer, CCC

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

Billy Parr (BP), Head of Network Development, ECC

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

Peter Dowling (PDO) Director, Ptarmigan Land

Olivia Dickie (OD), Assistant Development Director, Ptarmigan Land

Olly Buck (OB), Planning Director, Greycoat (Halley/Oaktree) (Virtual)

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

## Apologies:

Cllr Lee Scott (LS), Cabinet Member for Housing, Planning and Regeneration, ECC

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

## 2. Minutes of Previous Meetings and Actions

27.11.25- Minutes agreed and to be uploaded

## 3. Homes England / National Highways / ECC - A12 J19 Mitigation Scheme & Roundabout 5 – Funding Update

BP provided an update to the Board; following the last meeting ECC had attended a series of meetings with DfT, Homes England and MHCLG to discuss the funding positions for both J19 and Roundabout 5.

ECC had submitted a request to Homes England for an amendment to the HIF agreement. Decision is with the minister and expected in the next few weeks.

BP also noted that DfT had agreed that the CGC development could become a pilot scheme under the Housing Accelerator Fund with DfT. ECC had been asked to respond to questions from DfT within the next few weeks. Decision from the DfT expected shortly after they receive all necessary information.

JP noted that the DfT and National Highways would require information in relation to the viability position. RE confirmed that Zone 2 viability position could be shared.

BP confirmed that the funding position was expected to be taken to ECC Cabinet in June 2026 where agreement would be sought for ECC funding and delivery; this was subject to the elections.

Subject to all funding being agreed, works would be anticipated to commence early in 2027 and conclude by October 2028.

PD noted that June would be tight for the signing of the PFA and the s106 Agreements mindful of the six month period agreed by Planning Committee.

OB keen to understand the timings for agreement of the funding positions to inform the PFA timelines; the site specific s106 Agreements would also need to be signed and agreed within the same timeline.

JP noted that the funding matters needed to be resolved but asked if all other matters relating to the PFA could be agreed, to allow the agreement to be ready for signing by all parties once the funding position had been agreed. All parties agreed to work on resolving the remaining matters and to seek to agree these in principle.

OB noted had prepared a timeline for the issuing of the decision notices and completion of the PFA and s106 Agreements; agreed that this would be shared with the Board.

Post Meeting Note - The timeline has been uploaded to the SharePoint folder for this meeting.

AJ noted the request to Homes England to amend the HIF Funding Agreement noting that she was happy to discuss internally if required.

## 4. Community Stewardship

JP and KS noted that the City Council had held a number of helpful meetings with the CGCC who had now appointed their own consultant to prepare a business plan. A draft business plan had been shared with the Council and Consortium.

RE noted that the Consortium had recently met with the CGCC to discuss stewardship matters; the discussion had proven helpful however clarification was still required on what items would be the responsibility of the stewardship body, when and how they were to be handed over and if there would be any upfront costs. Consortium would provide feedback to the CGCC.

Positive discussion and dialogue between the Consortium, City Council and CGCC would continue to confirm responsibilities of the body before the final business case was issued.

## 5. PFA Update

JP noted that a draft PFA was in circulation with few remaining matters to resolve. The draft document would be advanced to a position where it was ready to sign once the final matters on funding had been agreed.

## 6. Zones 1 & 3 s106 Agreements

JP noted that Zones 1 and 3 received a resolution to grant planning permission at the Planning Committee on 15th December 2025.

OB welcomed the resolution noting that a 6 month period for completion of the s106 Agreements had been agreed before the applications would have to go back to committee.

JP noted that if the S106 Agreements were not expected to be completed within this time period but were close to completion then a short report would need to be presented to Planning Committee in advance of the expiration of the six month period to update Members on timescales.

KS noted that fortnightly meetings had been diarised to discuss the s106 Agreements organised on a topic by topic basis; the expectation was that a draft would be completed in late April/early May.

OB raised concerns regarding ECC co-ordination, meeting attendance and the instructions given to ELS. GT confirmed that he would reach out to ELS to ensure appropriate attendance at meetings and that ELS would be instructed as necessary.

## 7. Zone 2 Amendments & Planning Committee

RE updated the Board that the Zone 2 application had been paused mid-2025. Work had recommenced in December with meetings held with ECC and CCC to discuss the corporate and highway consultee responses.

RE noted that following these meetings updates would be made to the application which would include changes to active travel links, an update to the ES addendum to consider Park Farm as though it were listed (given the Building Preservation Notice which gave the building a temporary listing whilst Historic England decided whether to formally list the building), the inclusion of two sets of Parameter Plans to allow for retention/demolition of the WWII Boreham T2 Hanger and associated Romney Hut and to include for a Gypsy and Traveller Site in place of the previously proposed Travelling Showperson site (this was welcomed by CCC).

RE noted that Vistry would shortly be in a position to submit the amended plans.

KS noted that a meeting had been arranged with ECC to discuss the matters concerning the requirement for a joint use agreement at the All Through School to secure the community use of the sports provision.

## 8. IDP, Viability & CIL Reinvestment – Zone 2

RE noted that the re-submission of the Zone 2 application would result in some amendments being made to the IDP, in particular in relation to the proposed bridges which would cross the CNEB.

JP noted that a viability baseline had been reported to Planning Committee in relation to the required reinvestment of CIL for Zones 1 and 3. Zone 2 was currently indicating that full reinvestment of the available CIL would be required resulting in the delivery of 18-19% affordable housing.

JP and PB to review whether there would be a need to refer the matter back to Cabinet to agree the Zone 2 CIL position; if referral were required then this would impact upon the timings for Planning Committee.

## 9. CGC Communications

KS informed the Board that a CGC Communications Group had been established comprising representatives from CCC, ECC, the Consortium and CGCC. The Terms of Reference for the group had been shared between parties for comments.

JP noted that Julie Weight would be chairing the Communications Group meetings with CCC keen to ensure wider awareness of the development and a combined approach to sharing news and updates. The communications group would have a communications strategy for sharing news and updates. CCC were keen to ensure however, that the group would not prevent individual members from sharing their own news stories via their own sources, particularly the case for CGCC who have raised concerns about how they might share news with residents.

## 10. Project Milestones

- Beaulieu Sixth Form Centre
- Beaulieu Padel (Channels)

JP noted that following the last meeting, Planning Committee had resolved to grant planning permission for Zones 1 and 3 subject to completion of the PFA and s106 Agreements; all agreed this was a positive step forward for the CGC applications. JP noted that Vistry would soon be submitting amended plans allowing the Zone 2 application to be considered by Planning Committee in late Spring/early Summer.

KS and WS updated the board on the positive milestones realised since the last Board meeting. The Beaulieu sixth form centre was noted to be nearing completion with only landscaping works still to be carried out. The building had been handed over to the school with phased entry by students beginning after February half term.

City Council officers had recently visited Beaulieu Padel which was also nearing completion. The club already had over 200 members and was expecting to open in March.

## 11. Any Other Business

BP asked for an update on the Beaulieu bus link road in relation to progress with New Hall School. KS noted that issue of the required designated advisors report remained an action with the New Hall School team and this had yet to be shared with Vistry and the City Council. RE noted that contractors had been stood down their contractors until the position with the school had been resolved.

JP, KS and WS noted that a planning application had recently submitted for two data centres at Beaulieu Exchange. A large number of comments had already been received by residents, but it appeared that residents had misunderstood what had originally been approved for inclusion within Beaulieu Exchange. The Board agreed that a fact sheet should be prepared and shared with the parish councils, residents and the local press.

## 12. Date of Next Meeting

The Board agreed to hold the next meeting in late May/ early June following the ECC elections and the appointment of the ECC cabinet member.

Chelmsford Garden Community Team