

# Chelmsford Garden Community (CGC) Delivery Board Minutes



10am 13 October 2021, 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  
Graham Thomas (GT), Head of Planning and Sustainable Development, ECC  
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), Associate Director (Planning), Countryside Zest  
Olly Buck (OB), Director, Ptarmigan Land  
Iain MacPherson (IM), Hanson

### Apologies

Andrew Taylor (AT), Group Planning Director, Countryside Zest  
Fionnuala Lennon (FL), Homes England  
Gemma Nicholson (GN), Planning Policy Officer, CCC

## 2. Minutes of previous meeting and actions

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

Actions table updated.

## 3. Planning and Delivery Strategy Update

Tripartite Land Agreement is signed. Once Countryside Zest sign the PPA it will be complete. Stage 1 PPA payments have been made to CCC and ECC by Ptarmigan Land and Countryside Zest.

### Actions

- RE to arrange signature of the PPA asap

## 4. Workshop Feedback

Three technical workshops have been held on Movement and Transport, Blue, Green & Wild Infrastructure and Land Use & Place Making. Two Community Liaison Group (CLG) workshops have also taken place. Lessons continue to be learnt from the workshops and supporting workshops/meetings. A large number of comments have been received so far.

RE reported that a number of key themes have emerged from the workshops which will inform future work on the masterplan including a movement network, green network, educational requirements and land-uses for these.

RE presented a report prepared by JTP on the outcomes of the Land Use & Place Making workshop. This includes areas of consensus, areas of challenge and some recommendations for each key theme discussed including Heritage, Education, Movement and Nature & Landscape.

JMP provided some CCC feedback on the workshops. Although virtual workshops have worked well, face-to-face events will be needed when developing the draft masterplan. CCC will be looking for the development metrics to be embedded in the masterplan e.g., ambitious targets for biodiversity net gain, modal shift and green infrastructure. The route hierarchy will encourage active travel to be the dominant mode of travel which will require moving away from existing ECC Highways Standards. RE stated that it will be quicker to access site facilities (shops, schools, employment areas) by foot, bike or bus rather than by car.

Councillor Robinson noted the importance of measures to help encourage and support more people to cycle such as providing cycling distances on finger posts. Councillor Wagland would welcome more research into car ownership, use and storage. RE and OB reported that discussions are underway to provide a car club early on alongside transport/mobility hubs which will be an accessible distance from all homes.

Councillor Wagland raised a concern about public access and the shared space/plaza outside Beaulieu Neighbourhood Centre and Beaulieu School.

Graham Thomas raised the importance of putting in a robust model for place keeping and community stewardship as early as possible.

Councillors Robinson and Wagland would like to see more local stakeholders represented at future CLG workshops and Cllr Robinson suggested that evening meetings might improve attendance.

### Actions

- RE to investigate what measures Countryside Zest have used to encourage cycling and to explore the use of finger posts
- OB to circulate information on car club proposals being considered
- RE to investigate issues regarding use of the shared space outside Beaulieu School
- JMP to discuss how to raise participation by local stakeholders at a future CCC Parish Forum.

## 5. Project Programme

OB gave an update on the project programme which is progressing on time. The remaining two technical workshops will be held in October (Energy and Sustainability) and November (Community Engagement and Stewardship). The programme is requiring a huge group effort, but the feedback has been huge. Focused in-person workshops involving CCC, ECC and the Consortium are proposed for 2nd and 23rd November to develop the draft masterplan. A public exhibition is being arranged on 11 November with CCC and ECC Member briefings to be arranged beforehand. A quality Review Panel will also take place before Christmas.

OB reported that the IDP and Planning Framework Agreement (PFA) are making good progress with discussions continuing between the Consortium, CCC and ECC.

The draft masterplan is programmed to be submitted to CCC in December followed by four weeks public consultation in January. Approval of the DFD, IDP and PFA by CCC Cabinet is timetabled for Spring 2022.

JMP noted that CCC would like to agree joint comms for the public exhibition which should also include representatives from CCC and ECC.

JMP reported that CCC has an internal stewardship working group. Attendees supported accelerating the stewardship workstream.

### Actions

- OB to circulate the latest project programme
- Consortium and CCC to work on joint comms for the public exhibition

## 6. Infrastructure Update

Planning application for NE Bypass has been submitted.

Countryside Zest and Network Rail are working on new bus and cycle connections along White Hart Lane and New Hall.

Phase 3 of the RDR1 including the bridge is on target.

Discussions have been held with ECC on the second Primary School. This is required by 2024 and will be a net-zero carbon school.

JMP reported that the IDP will be very detailed. Work is progressing between CCC, ECC and the Consortium. CCC are about to appoint specialist IDP advisors.

### Actions

- CCC to update the infrastructure table
- RE to advise on the opening date of RDR1
- RE to arrange a site visit for when the bridge is installed and to explore a time lapse video

## 7. Garden Communities Programme

AJ reported that dialogue is continuing with the Ministry regarding the next Garden Community Programme settlement and future bidding arrangements.

£35,000 has been awarded by Homes England to support the net-zero carbon project, contracts have been completed and a press release is being finalised.

JMP reported that the pilot has moved to zone T which will come forward quicker. It will also be adjacent to the net-zero carbon primary school. Learning from the project will be documented and shared to inform future best practice. RE reported that a planning application is anticipated before the end of 2021. Councillor Wagland stated that the marketing materials should include details about the energy efficiency and carbon savings. Parties welcomed the project which they consider to be very exciting opportunity for the City.

JMP noted that future bidding rounds are expected to be routed via County Councils who can look at economies of scale for garden communities workstreams in their area. GT noted that the Essex-wide Garden Communities Group have already started this process.

AJ reported that they are awaiting feedback from the Ministry regarding the process for applying for Garden Town status although they are comfortable with this in principle for CGC.

### Actions

- RE to follow up progress with the press release and date for an inception meeting.
- RE to take away comment about content of marketing materials for the new net-zero carbon homes.

## 8. Any other Business

### Community Governance Review

Councillor Robinson reported that consultation is underway on CCC's proposed CGC governance arrangements for a new single Parish Council. A final decision will be made in late February 2022. If approved, the new Parish Council would be formed from April 2023. There would be a transition period which could allow for consideration of stewardship arrangements for the GC.

### Zero-carbon Demonstrator site

Covered in minutes above.

## 9. Date and time of next meeting

- Next meeting to be arranged for late January ahead of the member briefings and after the public consultation

- Further meeting to be convened ahead of consideration of DFD and IDP by CCC Cabinet
- Future meetings to be face to face (subject to COVID restrictions).