



Planning Committee
26th May 2026

Application No	: 22/01950/OUT Outline Application
Location	: Zone 1 Chelmsford Garden Community Pratts Farm Lane Little Waltham Chelmsford Essex
Proposal	: Application for hybrid planning permission, seeking outline planning permission with all matters reserved, except means of access at Essex Regiment Way (including pedestrian and cycle bridge) and Belsteads Farm Lane (road to Park Farm), for a mixed use scheme comprising up to 1,500 new homes (use Class C3); a primary school including co-located early years nursery provision and associated playing fields (Use Class F1 and E(f)); employment areas (Use Class Ec,Eg (i)(ii)(iii) and associated ancillary uses); a mixed use neighbourhood centre (Use Classes Ea,b,c,d,e,f,g(i), and F1(e), F2(b); and associated green infrastructure, including public open space, formal and informal play and recreation areas; drainage features, and other associated works; and, diversion of public rights of way. Detailed planning permission is sought for the initial phase of on-site highway works comprising the east to west main street; north to south main street, including bus gates; and associated strategic ground re-profiling and strategic surface water attenuation and associated landscaping.
Applicant	: Ptarmigan Chelmsford A Limited
Agent	: Adam Kindred
Date Valid	: 18th November 2022

Members considered the outline and full applications for Zone 1 (22/01950/OUT & 22/01950/FUL) and Zone 3 (23/00124/OUT & 23/00124/FUL) of the Chelmsford Garden Community at the meeting of the Planning Committee on 15th December 2025 (minute PL21-24) where it was resolved that the applications be approved subject to the following:

- (i) the completion of the Planning Framework Agreement to be made under s106 of the Town and Country Planning Act 1990 and s111 of the Local Government Act 1971, and that the Director of Sustainable Communities use their existing delegated powers to settle the final form and complete the Planning Framework Agreement, set out in its current draft form at Appendix 5 (*to that report*)
- (ii) approval of the Stage 1 Masterplan which comprises the Development Framework Document, as agreed by Cabinet at its meeting on 24th January 2023 (minute CAB39-40), the Infrastructure Delivery Plan in its agreed form as contained within Appendix 4 and the completion of the PFA as set out in (i) above within six months from the date of resolution (*15th June 2026*)
- (iii) withdrawal of the National Highways holding objection
- (iv) completion of the required CIL Reinvestment Funding Agreement with the relevant parties, and that the Director of Sustainable Communities using their existing delegated powers to negotiate and settle the final form of the CIL Reinvestment Funding Agreement
- (v) completion of the s106 Agreement in accordance with the heads of terms set out within the report under s106 of the Town and Country Planning Act 1990 and s111 of the Local Government Act 1972, and that the Director of Sustainable Communities use their existing delegated powers to negotiate, settle and complete the s106 Agreement and to agree any details/minor variations in liaison with the Chair and Vice Chair of Planning Committee
- (vi) the planning conditions as listed in the report, the details/minor variations of which are to be delegated to the Director of Sustainable Communities in liaison with the Chair and Vice Chair of Planning Committee.

Progress

Following the resolution to grant planning permission for all four applications in accordance with the terms and conditions set out in the committee reports; see here: [Planning Committee \(15 December 2025\)](#) and as set out on the green sheet, significant, and positive progress has been made as summarised below.

The Planning Framework Agreement was in a substantively agreed form at the time of 15th December Planning Committee pending final documentation being put in place to secure the funding of the A12 Junction 19 and Roundabout 5 Improvements (referred to as the Beaulieu Access Package). The total cost of the Beaulieu Access Package at that time was £36 million. The proposal at the time was for Homes England, the developer consortium and Essex County Council to each contribute £8 million to enable completion of the required works to roundabout 5 (total cost of that scheme is £24 million). Homes England had provisionally proposed £4 million towards the A12 Junction 19 Scheme with separate discussions underway with National Highways, at that time, to contribute the remaining required funds (£8 million) to enable delivery of the A12 Junction 19 Scheme (total cost of that scheme is £12 million). The total cost estimate for the Beaulieu Access Package is now £38 million and National Highways have agreed in principle to fund £14 million as opposed to £12 million at the time of Planning Committee.

Since the 15th December Planning Committee meeting, Homes England have confirmed conditional approval to a material amendment to the Housing Infrastructure Fund Funding Agreement with Essex County Council to introduce the Beaulieu Access Package (BAP) Works, primarily comprising the works to Junction 19 of the A12 and Roundabout 5 of Beaulieu Parkway, as set out above. The material amendment to the funding agreement is subject to a Deed of Variation to a Grant Determination Agreement which is expected to be signed by the end of July 2026.

Separate funding approvals are also required from Essex County Council, who are scheduled to present a report to their Cabinet on 23rd July 2026; and from National Highways who are expected to make recommendations to their Targeted Funds Investment Decision Committee on 16th July 2026. The timing and processes associated with those key funding decisions are outside of the local planning authority's control and mean that it would not be possible to complete the Planning Framework Agreement by 15th June 2026. A 4 month extension of time to the resolution is requested until 15th October 2026 to allow the necessary funding agreements to be put in place to enable the completion of the Planning Framework Agreement to be made under s106 of the Town and Country Planning Act 1990 and s111 of the Local Government Act 1971 (point (i) of the resolution).

Completion of the Planning Framework Agreement will then allow the approval of the Stage 1 Masterplan (point (ii) of the resolution).

National Highways removed their holding objection to both the Zones 1 and 3 outline and full applications on 16th January 2026. The decision was based upon the understanding that a Planning Framework Agreement would be signed and entered by the consortium of developers prior to the grant of outline planning permission for any of the three zones (which also includes Zone 2) and prior to work commencing on the construction of the Northern RDR; save for any tree surgery/tree removal works and archaeological works, which were required to be undertaken to ensure the timely delivery of the road.

National Highways acknowledged that the PFA contains obligations which only (i) allows the beneficial occupation of 558 dwellings within each of the Zone 1 and 3 developments until the Northern RDR is completed and 875 dwellings within Zone 2 until the A12 Junction 19 Scheme is completed and (ii) requires that Section 1a (Chelmsford North-East Bypass) remains restricted to bus use only until the A12 Junction 19 scheme has been completed and fully open to traffic; this to protect the A12 Junction 19 from unrestricted traffic flows from the west.

National Highways will be consulted on the wording and content of the PFA prior to its completion (point (iii) of the resolution).

The City Council has instructed its solicitors to progress work on the required CIL Reinvestment Funding Agreement (point (iv) of the resolution).

Positive progress has been made on the s106 Agreements for both the Zones 1 and 3 planning applications with several of the schedules drafted. Regular meetings are taking place between the respective solicitors, the two local authorities and the developers. Positive discussions have also been progressing in relation to community stewardship between both local authorities, the developers and the Chelmsford Garden Community Council (the intended stewardship body). All parties are working towards the s106 Agreement being finalised in June.

Having regard to the above, it is requested that members agree a further 4 month period from the expiry of the agreed resolution to 15th October 2026 to allow officers time to negotiate, settle and complete the Planning Framework Agreement, the CIL Reinvestment Funding Agreement and the s106 Agreement. Completion of all three agreements would then enable approval of the Stage 1 Masterplan and the grant of planning permission.

RECOMMENDATION

A 4-month period from the expiry of the agreed resolution (minute PL-24) to 15th October 2026 be agreed to extend the period for completion of the Planning Framework Agreement, the CIL Reinvestment Funding Agreement and the s106 Agreement.

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