



# Chelmsford Garden Village (CGC) Delivery Board Minutes

12.30pm, 11 October 2023, Waterhouse Room

## 1. Welcome and Introductions

Nick Eveleigh (NE), Chief Executive, CCC (Chair)  
Cllr Stephen Robinson (SR), Leader of Chelmsford City Council  
Cllr Ian Fuller (IF), Cabinet Member for Sustainable Development, CCC  
Jeremy Potter (JP), Spatial Planning Services Manager, CCC  
Karen Short (KS), Principal Planning Officer, CCC  
William Stanley (WS), Senior Planning Officer, CCC  
Alison Jennings (AJ), Senior Partnership & Business Development Manager, Homes England  
Rosa Etherington (RE), Project Director (Planning), Countryside L&Q  
Olly Buck (OB), Director, Ptarmigan Land  
Jon Kenny (JK), Development Director, Strategic Land – Greycoat (Halley/Oaktree Development)  
Viktoria Oakley (VO), Strategic Land Director, Greycoat (Halley/Oaktree Development)  
Graham Thomas (GT), Head of Planning and Sustainable Development, ECC  
Cllr Lesley Wagland (LW) Cabinet Member for Economic Renewal, Infrastructure and Planning, ECC

Apologies

## 2. Minutes of Previous Meeting and Actions

13.6.23- Minutes agreed and to be placed on the website.

Actions table updated.

### **3. Planning Performance Agreement (PPA)**

All three PPAs have been signed and are in operation; this was welcomed.

RE explained that the PPA's are based on key milestones with payments aligned accordingly eg: upon validation of the applications, resolution to grant, issue of the planning permission decision notice and completion of the s106 Agreement.

OB reminded the Board of the importance of performance and raised concerns about the fact that deadlines were not being met by ECC Highways; this had implications for ECC payments as set out in the PPA. Communication needed to improve and a request for a timetable for receipt of ECC Highways advice, on a topic basis, had not been actioned.

JK supported the position set out by OB and reminded the Board that the consortium had invested large amounts of money, time and resources into the project.

GT noted the concerns related to performance and confirmed that he would discuss with ECC Highways to action the response. A new highways officer would be appointed who would hopefully take the pressure off existing officers. GT advised the consortium that he was available to be contacted at any time and would like to know about concerns before they become issues.

LW defended ECC colleagues noting that there had been a vast amount of documentation submitted and this had not been track changed / clearly signposted to indicate where amendments had been made to address the initial concerns. LW sought positive dialogue with the consortium in outlining where matters had been successful and where they were not working well in order that positive progress could be made.

**Action:** ECC agreed to take the matter of the ECC Highways response away and to look at how the existing performance might be improved to avoid any further issues with delays.

### **4. Housing Infrastructure Fund (HIF) Chelmsford NE Bypass and Beaulieu Park Railway Station**

JP confirmed that a monthly meeting attended by CCC, ECC and the Consortium had been set up to discuss issues in relation to the HIF and CNEB; this had proven positive in allowing for open collaboration and discussion between all parties. Next meeting scheduled for 18 October.

GT confirmed that that the CNEB and station remained very key projects for the County Council and following Homes England's approval to change the existing grant funding agreement and the revised delivery plan proposals, work continued on both projects.

LW noted that she was very proud of all the work that had been done by ECC in obtaining agreement to the revisions to the existing grant funding agreement with Homes England.

JP confirmed that the construction of the station was well underway with some of the track in place. Representatives of both City and County councils would be arranging visits to the station site.

IF asked if an opening date for the RDR bridge had now been agreed. LW confirmed no firm opening date for the RDR bridge; this was dependent on the technical agreements and matters arising but ECC were hopeful that the bridge would open in November.

## **5. Planning Application Updates - Zones 1 & 3 and NRDR**

Zone 1 - KS updated the board and confirmed that amended drawings / documents had been submitted at the end of July. The City Council had been issuing a series of topic papers, outlining setting out matters that had been addressed, matters which were still outstanding and any new matters, which required discussion. The final few topic paper addendums were still to be issued and focussed meetings were take place. All parties confirmed the approach had been positive and was working well.

Zone 2- RE confirmed that the Countryside application would be submitted on Monday 16<sup>th</sup> October.

Zone 3 and NRDR - KS confirmed that amended drawings / documents amendments for Zone 3 and NRDR had been submitted in September. The site notices and statutory press advert were to be posted by the end of the week. The response from the City Council would follow the same process as for Zone 1

VO confirmed that Halley had started work on the draft s106 Agreement for Zone 3 and had met with ECC Legal Services to discuss resourcing. Regular meetings had also taken place with ECC to discuss the NRDR and the team had held positive conversations with the NHS regarding the delivery of key worker housing within the scheme.

SR asked if the consortium could provide a document which sets out the benefits of the CGC development in its entirety to the people of Chelmsford. The Consortium agreed to create this document. Following discussion, it was also agreed that a further promotional event might help to set out these benefits.

A Community Liaison Group (CLG) meeting took place on the 5<sup>th</sup> October; this was positive and the updates well received, it was agreed that this group now needs a different focus and should include residents who live within the existing development.

### **Action-**

- A document to be prepared by the Consortium setting out the benefits of the CGC to the wider Chelmsford community.
- A promotional event to be held.
- The role and function of the CLG to be updated.

## **6. Infrastructure Delivery Plan (IDP) update**

### **7. Planning Framework Agreement Update**

OB provided a combined update on items 6 and 7; since the last Board meeting there had been notable focus on the NE Bypass, with notable consideration given to HIF Recovery and viability; mechanisms were to be included within the PFA.

An updated draft of the PFA would be issued later on 11<sup>th</sup> October in advance of an all parties meeting on 18<sup>th</sup> October.

Several all-parties meetings with Consortium legal representatives had taken place to discuss the PFA; these meetings had been considered positive and productive by all parties. The next meeting had been scheduled for Wednesday 18<sup>th</sup> October at the City Council. All parties were hopeful to make progress over the next 6-8 weeks so that the PFA could head towards finalisation.

## **8. Infrastructure Update**

KS re-stated that delivery of the train station had made significant progress on the ground. Countryside had submitted three planning applications which delivery the bus link road, highway infrastructure and pedestrian/cycle routes necessary to support the station; all three were expected to be determined in October.

KS also informed the Board that construction had commenced on the second Beaulieu Primary School with a projected opening date of Autumn 2024. The school would be constructed as a net zero building.

Work had also commenced on the construction of the Beaulieu Health Centre; this was to be delivered as a modular building and due to open in summer 2024.

## **9. Community Stewardship**

JP and OB confirmed that progress was being made on the stewardship piece of work. Anthony Collins Solicitors and Mark Pratchett had been jointly commissioned to help guide all parties on stewardship matters.

All agreed that the CGC would have one single stewardship body which would cover the whole of the site; this could be a CIC or a community benefit society and might. possible include Beaulieu and Channels.

SR was pleased to hear that one stewardship body would be created SR raised the need to consider how support might be offered with the payment of service charges if a resident were to lose their job / experience financial difficulties as is the case currently with Council tax.

LW also supported one single stewardship body and reiterated her concern about rent taxes.

JP confirmed that all parties were making good progress in agreeing a scope for the stewardship statement.

## **10. Garden Communities Programme**

AJ had nothing further to add on HIF funding or capacity funding.

## **11. Any Other Business**

VO advised that Halley had agreed the sale of half of their residential allocation (circa 500 units) to Crest Nicholson; it was hoped they would become involved in the design coding process early on so that they were embedded into the vision of the CGC.

## **12. Date of next meeting**

To be confirmed