



Planning Committee
6th October 2026

Application No	:	22/01950/FUL Full 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 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.

The committee reports and green sheet can be viewed here: [Planning Committee \(15 December 2025\)](#).

Following the 15th December 2025 meeting significant and positive progress was made in relation to the Planning Framework Agreement, the s106 Agreements and the CIL Funding Agreement. Final documentation was in the process of being put in place to secure the funding of the A12 Junction 19 and Roundabout 5 Improvements (referred to as the Beaulieu Access Package (BAP)), which in turn, required a material amendment to the Housing Infrastructure Fund Funding Agreement with Essex County Council to introduce the BAP Works. The timing of the required funding approvals from Essex County Council and National Highways meant it was not possible to complete the Planning Framework Agreement, the s106 Agreement and the CIL Funding Agreement by 15th October 2026.

Members resolved to 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 at the meeting of the Planning Committee on 26th May 2026 (minute PL2); see here: [Planning Committee \(May 2026\)](#). Completion of all three agreements then enables approval of the Stage 1 Masterplan and the grant of planning permission.

Positive progress has been made since the Planning Committee on 26th May 2026. The Planning Framework Agreement (PFA) has been substantively agreed and was published online for the required 14 day period on 7th September 2026. Significant progress has been made on the s106 Agreements for both the Zones 1 and 3 planning applications, and a draft copy of each agreement was published for the required 14 day period on 8th September 2026. Final drafting matters are now in the process of being addressed. The CIL Funding Agreement has been drafted.

Essex County Council and the Zone 3 applicant have been meeting regularly in parallel, to agree the s278 Agreement for the Northern Radial Distributor Road; (the legal agreement under the Highways Act 1980

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between the developer and the local highway authority to make permanent alterations to a public road). Further work is required to complete this agreement, which has implications for the timing of completion of the PFA, the s106 Agreements and the CIL Funding Agreements; whilst progress is being made at pace, it is not anticipated that the agreement will be completed by 15th October 2026.

Having regard to the above, it is requested that members agree a further 2 month period from the expiry of the agreed resolution to 15th December 2026 to allow officers time to negotiate, settle and complete the Planning Framework Agreement, the CIL Reinvestment Funding Agreement and the s106 Agreement in tandem with work being progressed by the Zone 3 applicant and Essex County Council on the s278 Agreement. Completion of all three agreements would then enable approval of the Stage 1 Masterplan and the grant of planning permission.

RECOMMENDATION

A 2-month period from the expiry of the agreed resolution (minute PL2) to 15th December 2026 be agreed to extend the period for completion of the Planning Framework Agreement, the CIL Reinvestment Funding Agreement and the s106 Agreement.