



Chelmsford Garden Community (CGC) Delivery Board Minutes

11am, Tuesday 3 June 2025, Virtual

1) Welcome and Introductions

- Nick Eveleigh (NE), Chief Executive, CCC (Chair)
- Cllr Stephen Robinson (SR), Leader of Chelmsford City Council
- Cllr Rose Moore (RM), Cabinet Member for a Greener Chelmsford, CCC
- Paul Brookes (PB), Director of Sustainable Communities, CCC
- Jeremy Potter (JP), Spatial Planning Services Manager, CCC
- Karen Short (KS), Principal Planning Officer, CCC
- William Stanley (WS), Senior Planning Officer, CCC
- Cllr Lee Scott (LS), Cabinet Member for Housing, Planning and Regeneration, ECC
- Graham Thomas (GT), Head of Planning and Sustainable Development, ECC
- Billy Parr (BP), Head of Network Development, ECC
- Rosa Etherington (RE), Project Director (Planning), Countryside L&Q
- Olly Buck (OB), Director, Ptarmigan Land
- Viktoria Oakley (VO), Strategic Land Director, Greycoat (Halley/Oaktree Development)
- Alison Jennings (AJ), Senior Partnership & Business Development Manager, Homes England (Virtual)

Apologies

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

2) Minutes of Previous Meeting and Actions

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

Infrastructure Table updated.

3) Update on Planning Framework Agreement (PFA)

KS updated the board on the position regarding the PFA; the latest draft was being reviewed with the City Council's solicitors Dentons and tracked changes/comments would be made to the document. An all parties meeting had been arranged on 5th June to discuss the PFA, with the intention that it would be signed ahead of Planning Committee on 22nd July.

GT advised that ECC were still reviewing the draft PFA and would discuss with Paul Turner (Director of Legal Services).

GT confirmed that the ECC Solicitor, Susan Moussa had returned to work, and he would confirm, if she was expected to attend the meeting on 5th June. LS advised that he was happy to talk to the Director of Legal Services if required.

OB noted the positive progress, which had been made.

4) Update on Viability, CIL recycling, HIF & IDP

JP updated the Board with the following:

- HIF - No capacity for HIF recycling due to the large viability gap.

- IDP - All parties were continuing discussions and close to agreeing the IDP with only a few matters left to resolve; clear viability would be marginal.
- CIL Recycling - The proposal is to take the CIL generated from the development and re-invest this in the infrastructure required as part of the CGC; approval from Cabinet on 8th July would be required to ringfence CIL for this purpose ahead of Planning Committee on 22nd July. Noted that the parish council CIL receipts (15%) would not be affected.

RE confirmed that the principle of HIF recycling and the re-investing of CIL to deliver the required infrastructure within the CGC would be set out in the PFA.

5) A12 DCO/Strategic Highway Matters including National Highways Holding Objection

BP advised that the Consortium, ECC, CCC and National Highways had been working together to bring forward an alternative mitigation scheme for Junction 19 of the A12 should the approved DCO for the A12 to A120 Widening Scheme not be funded by central government in the upcoming spending review.

BP noted that a letter had been received from National Highways which stated that in principle they were happy with the alternative mitigation scheme subject to a number of checks, which were in the process of being actioned and if positively addressed then National Highways would look to remove their holding objection to all CGC applications.

OB confirmed that documents setting out the alternative mitigation scheme had been provided in support of the live planning applications and the Consortium hoped that National Highways would soon remove their objection.

JP reiterated that whilst the mitigation scheme would solve the issues for CGC, the full DCO approved scheme was still required to support other strategic sites within the emerging Chelmsford Local Plan; notably the second proposed Garden Community at Hammonds Farm.

VO offered her thanks to BP for his help in working proactively to deliver a mitigation scheme.

6) Strategic Education Matters

GT confirmed that the consortium had submitted a Site Wide Education Strategy, and this had been reviewed by ECC. A meeting had taken place on 28th May, and the main issues arising concerned trigger points and costings. ECC had agreed with the wording in the strategy in relation to the All Through School. GT confident that matters were close to being resolved. ECC to set out the correct education costings to be included within the IDP and a further meeting was to be arranged to finalise the position.

RE confirmed that the temporary education costs had been agreed and were set out in the education strategy.

7) Strategic Health Matters

KS confirmed the position that had previously been agreed for CGC; specifically, two healthcare centres would be provided, one smaller facility within the village centre within Zone 1 and the second, a larger facility within the village centre within Zone 2. The facilities would both be permanent facilities and alongside the centre at Beaulieu (due to open in 2025), would enable a good quantum of provision to be accommodated across the Garden Community, broadly equidistant apart.

The remaining issues to resolve concerned two contributions requested by the NHS ICB. The first to address the lag between the first and second healthcare centres coming on stream. The second in relation to acute healthcare. The contributions had not yet finalised nor justified and as such were not included within the IDP, only the cost of physical provision. A response was expected post an NHS ICB meeting on 6th June.

SR spoke about the importance of healthcare provision and the need for clarity on this topic within the Planning Committee report to aid members and the public's understanding.

LS said that he was raise the matter with the Secretary of State if required, to try to speed up the response.

VO asked if there was benefit in sending a letter to the Department for Health to stress the importance of strategic planning for health care provision in particular in relation to the extent of planned growth. JP and NE supported this idea, with consideration to be given to how best to frame this to government.

8) Community Stewardship

JP advised that CCC had commissioned legal and financial consultants to prepare a site wide community stewardship strategy report through a Homes England grant funding award. Work was being actively progressed in response to their formal advice note, which had been issued to the consortium, ECC and the Chelmsford Garden Community Council.

JP noted that all parties were making positive steps to progress the stewardship piece, but further discussions were required, and meetings were being set up with each developer to discuss matters specific to their zones. The principles were to be enshrined in the PFA.

VO echoed the positive discussions and noted that Halley had diarised a meeting on 6th June to discuss stewardship matters in relation to Zone 3.

SR noted that community stewardship in relation to the CGC was an important issue for the administration and it was critical that local residents were involved from the outset.

9) Pathway to Planning Committee- Zones 1,3 and NRDR

KS advised that the CGC team were progressing all outstanding matters in relation to the Zones 1 and 3 hybrid planning applications and the NRDR planning application in respect of the Special Planning Committee meeting arranged for 22nd July. Amended plans had been received and the consultation and publicity would commence from 6th June and run to 4th July.

A targeted consultation exercise would be undertaken given the limited nature of the amendments. Regular meetings had taken place with the Zones 1 and 3 developers to finalise the draft schedules of planning conditions. KS noted that work was actively being progressed in drafting the reports for Planning Committee.

JP advised that an all member briefing would be arranged ahead of the Planning Committee, which relevant ECC members could attend if they wished. LS welcomed this invite.

JP confirmed that the Planning Committee agenda and reports would be published on 11 July.

10) Zone 2 Application Update

KS noted that work was currently paused on Zone 2 with RE agreement.

RE confirmed that the Vistry board had asked that work on the planning application stop for the time being. A Vistry board meeting had been arranged for 20th June where the viability position would be discussed. Following this meeting RE agreed to set out the confirmed Vistry position and whether agreement could be given to work recommencing on the Zone 2 application.

11) Chelmsford Local Plan (Regulation 19) Update

JP confirmed the Regulation 19 consultation had been completed with around 3,000 representations received. A report would be presented to the Chelmsford Policy Board on 26th June to receive agreement to proceed. Submission of the Plan anticipated in late Autumn with examination hearings likely to take place in the first part of 2026.

GT passed on his congratulations to the Planning Policy team.

12) Production of a Risk Register

JP noted he had yet to complete the Risk Register so this would roll over to the next meeting.

13) Infrastructure Updates

- Chelmsford NE Bypass & Beulieu Park Station
- White Hart Lane Crossing
- E-Scooter Trial Extension
- Beulieu Health Centre
- Beulieu Sixth Form Centre
- Channels Nursery
- Chelmsford NE Bypass – Work progressing with a completion deadline of March 2026.
- Beulieu Park Station – Work progressing very well. Vistry implemented several active travel routes and progressing with completion of the estate road leading to the station. Open anticipated late 2025.
- White Hart Lane Crossing – Work completed with the scheme delivering an important link between Springfield and Beulieu via the play area in Barn Green, Springfield and Beulieu Neighbourhood Centre.
- E-Scooter Trial Extension – Work progressing to extend the e-scooter trial across Beulieu and Channels. Consultation being undertaken with residents on the required Traffic Regulation Order.
- Beulieu Health Centre – Building complete and ready to be opened; final matters in relation to parking were being progressed with the identified practice.
- Beulieu Sixth Form Centre - Construction on the sixth form centre at an advanced stage with opening anticipated in September 2025 for the start of the academic year.
- • Channels Nursery - Construction progressing with an anticipated opening of autumn 2025.

14) Garden Communities Programme

Homes England awaiting the spring statement in order to determine their budget.

SR requested an update in relation to funding for affordable housing. AJ noted that money was allocated in October 2024 but agreed to engage in regular dialogue with CCC on this matter.

15) Any other business

SR noted that following the Planning Committee on 22nd July, the Board would collectively require a communication piece, to set out to the public what the next steps would be in respect of delivery.

JP noted that concerns with the supply of potable drinking water had recently been raised by Essex and Suffolk Water (ESW) but following a meeting with them, these had been resolved in relation to the Chelmsford Garden Community. An issue might however remain for future strategic sites, and this would require further consideration.

RM queried what might be fed back to the Chelmsford Garden Community Council (CGCC) in relation to Planning Committee dates. JP advised that the date had not been confirmed to the CGCC but noted that they could be advised that the CGC team were aiming for a Planning Committee in summer 2025. The City Council would confirm the date once it was certain.

16) Date of next meeting

- Currently Scheduled for 22 July

Chelmsford Garden Community Team

11 June 2025