



Chelmsford Garden Village (CGC) Delivery Board Minutes

11.30am 13 June 2023, Marconi Room

1. Welcome and Introductions

Cllr Stephen Robinson (SR), Leader of Chelmsford City Council
Cllr Ian Fuller (IF), Cabinet Member for Sustainable Development, CCC
Nick Eveleigh (NE), Chief Executive, CCC
David Green (DG), Director for 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
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)
Graham Thomas (GT), Head of Planning and Sustainable Development, ECC
Viktoria Oakley (VO), Strategic Land Director, Greycoat (Halley/Oaktree Development)
Cllr Tom Cunningham (TC) Deputy to the Cabinet Member for Economic Renewal, Infrastructure and Planning (ECC)

Apologies

Cllr Lesley Wagland (LW), Cabinet Member for Economic Renewal, Infrastructure and Planning, ECC

2. Minutes of Previous Meeting and Actions

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

Actions table updated

3. Planning Performance Agreement (PPA)

A joint PPA between the developer consortium, CCC and ECC has been produced. Both Councils and the consortium have agreed and are seeking to sign the PPA by the end of the week (16th June 2023).

4. Housing Infrastructure Fund (HIF) Chelmsford NE Bypass

Due to significant inflationary increases in costs to construct the bypass there is a funding gap from that originally secured through the HIF. Both CCC and ECC acknowledged how important the complete bypass is to the delivery of the CCC housing allocations within the adopted Chelmsford Local Plan and are working hard in partnership with Homes England to find a solution to ensure the delivery of the bypass.

GT informed the Board that a draft proposal for updated plans for the delivery of the bypass was sent to Homes England on Friday (9th June 2023). ECC are hoping to hear back from Homes England this week and will then have a meeting with all parties to discuss the proposal and next steps. AJ to discuss this with her colleagues at Homes England.

OB confirmed that the consortium are keen to find solutions alongside both Councils as there are a number of challenges. RE and JK asked that the developer consortium are more involved in the discussions with Homes England and both Councils to ensure that a solution is acceptable and workable for all parties. A meeting with the developer consortium is planned for week beginning 21st June.

5. Planning application updates - Zones 1- 3

Zone 1 (Ptarmigan)- application submitted end of 2022. OB thanked the City Council team for their work in creating the topic papers and the constructive meetings. He confirmed that the developer team are currently preparing responses to the topic papers and are hoping to submit the amended information by the Autumn. Hoping to achieve a committee date this year.

Zone 2 (Countryside)- RE stated that whilst Countryside are ready to submit their application they are beholden by landowners before they can submit their application. Hanson (the landowner) want to go through further assurance to confirm their mineral extracts wont be affected by the Zone 2 development and will comply with the Hillside Court of Appeal case. Countryside are meeting the landowner at the end of June to hopefully deal with these issues and are confident that the landowners will agree the PFA.

Zone 3 and NRDR- both applications submitted on 19th January. VO also thanked the City Council for the Topic papers and productive group of meetings. She did however note a number of comments outstanding- highways comments and asked for these to be provided as soon as possible. VO confirmed that Halley will soon be in a position to draft the S106 agreements and will be sending a list of conditions to the team in agreement with Ptarmigan. Hoping to meet committee by October.

6. Infrastructure Delivery Plan (IDP) update

JP confirmed that the latest version of the IDP was submitted to Homes England early in June. Confirmed that there are just a few matters to sort which is mainly the early years calculations. Hoping to complete the IDP by the end of June.

7. Planning Framework Agreement Update

The PFA is the overarching legal agreement for the CGC. This is at an advanced stage with a further meeting scheduled for 26 June. Hoping to agree this document by the start of July.

GT and TC confirmed that ECC are in the process of dealing with the outstanding issues and will respond as soon as possible and the issue of capacity at Essex Legal Services to undertake this work within the agreed timeframe is being prioritised by ECC.

The HIF funding update relating to the bypass needs to be addressed in the PFA.

8. Infrastructure Update

RE confirmed that the RDR1 road linking ERW with Boreham will very soon be completed and accessible from the Boreham Interchange with the opening of the new bridge. It was reported that this was hoped to be at the beginning of July with an opening event scheduled to take place. GT to check and confirm the opening date. CCC Members and Officers were keen to ensure that ECC and Countryside keep CCC updated on progress.

The works to build Beaulieu Park station have begun on site. A Station taskforce has been set up by ECC, NE confirmed that Cllr Marie Goldman will be the City Council representative on the taskforce.

The associated bus link application has been submitted and is going to committee on the 20th June. The phase 5 road application which provides the access road to the station and footpath/cyclepath routes has been submitted and is to be determined in the next few weeks.

A scheme to provide a crossing of White Hart Lane within the vicinity of the neighbourhood centre is being brought forward and delivered by ECC. The Beaulieu s106 Agreement requires this crossing to be in place within 2 years of the opening of the Radial Distributor Road and the Boreham Interchange Works.

The second primary school at Beaulieu was approved by ECC in April 2023. Targeted opening in 2025.

The scooter pilot is being extended to include Channels and Beaulieu

A section of Bridleway 18 Broomfield between the Pegasus Crossing on Essex Regiment Way and that part of the route being upgraded by Countryside Zest would have a hardened surface installed.

VO confirmed that UKPN will soon be submitting a planning application for a new substation. CCC are unaware of any pre application discussion but will check with DM colleagues that no conversations have been had on this matter.

9. Community Stewardship

CCC have commissioned a document on stewardship models which has been seen by the Consortium. A response has been provided by the consortium on this matter. They are keen for an evolving departure where the residents take more control as consortium members depart. The report is being reviewed by CCC who will then respond back to the consortium.

The agreed position on Stewardship will be reported at next Delivery Board.

The Chelmsford Garden Community Council is now in place. VO confirmed that the Police and designing out crime team would be keen to meet the Community Council.

10. Garden communities Programme

AJ confirmed that discussions are ongoing with DLUC regarding the next round of funding.

The climate action team are now working with Homes England on Climate change matters.

11. Any Other Business

SR asked whether a meeting has taken place/scheduled with ECC regarding the use of the Park and Ride. OB confirmed that no meeting has yet been agreed between the consortium and ECC but hoping to have the meeting soon.

SR also keen to diarise a further meeting on the community liaison group for as soon as possible to keep the group updated.

12. Date of next meeting

To be confirmed

