

Chelmsford Garden Village (CGV) Delivery Board

12 November 2019

Item 4 – Planning and Workstream Updates

Local Plan

The Local Plan Main Modifications consultation ended on 19 September 2019. Representations were sent to Inspector at the end of September. It is anticipated that no further hearing sessions are required.

The timing of adoption of the Local Plan is dependent on receipt of the Inspectors' Report which is anticipated late November. Therefore, the Local Plan could be taken to a special Full Council in January 2020 for adoption.

A revised masterplan procedure was approved by Chelmsford Policy Board on 3 October and Cabinet on 15 October. North East Chelmsford is recognised as being separate from this process and will follow a bespoke process governed by the Delivery Board.

The Livewell Accreditation Scheme was also presented to Chelmsford Policy Board in October and has been endorsed for its promotion.

Work is continuing on the future SPDs with consultations expected in New Year for:

- RAMS SPD – 6 weeks consultation
- Planning Obligations SPD
- Making Places SPD (which will reflect and reference new gov. guidance)

The team are also reviewing the CIL Charging Schedule following the adoption of the new Local Plan and new CIL Regulations which came into effect from 1 September 2019 which change reporting and transparency for Councils. The team recognise that delivery of major allocated sites need to be fully assessed in the review.

Masterplan Vision Workshop & next steps

Vision Workshop was held on 9 October by JTP with officers from Chelmsford City Council, Essex County Council highways, representatives from the consortium, Wildlife Trust (London) and BMD, and colleagues from JTP.

The day focused on different scenarios for the future qualities and uniqueness of Chelmsford Garden Village. A presentation was given by The Wildlife Trust on nature recovery, followed by a series of workshops.

JTP are collating the feedback and will be producing a short vision document.

The full agenda for the vision workshop:

- 10:00am – Introductions: name, organisation – and why you are here today
Agenda: objectives of the day and timings by JTP/Countryside/Ptarmigan
- 10.15am – CCC Perspective: background and update by Jeremy Potter/Andy Bestwick
- 10:30am – Ptarmigan & Countryside Update: background presentation including process to date and ongoing feedback procedures, by Olly Buck and Rosa Etherington
- 10:45am - Nature Recovery – Bigger, Better and More Joined Up: presentation by David Mooney
- 11:00am – Workshop Introduction: explanation of post-it note workshops by Graeme Phillips
- 11:10am – Workshop 1: imagine you have visited, or even moved to, the North East Chelmsford Garden Village in 20 years time; write a postcard home to describe what is wonderful/unique about the place
- 11:15am – Report Back to the Group: collate postcards and categorise responses
- 11:30am – Workshop 2a: Four Scenarios – Defining qualities
 - Scenario 1 (30 mins)
 - Scenario 2 (30 mins)Report Back to the Group: collate post-it notes and categories responses
- 12:30pm – Lunch
- 1pm – Workshop 2b: Four Scenarios – Defining qualities
 - Scenario 3 (30 mins)
 - Scenario 4 (30 mins)Report Back to the Group: collate post-it notes and categories responses
- 2pm – Workshop 3: Top 10 qualities – explanation
- 2:15pm – Individual: Select top 10 qualities
- 2:30pm – Group Work: discuss everyone’s ‘top 10s’, identify points of consensus and dilemmas
- 3:15pm – Report Back: Group top 10 qualities summarised into themes
- 3:45pm – Key Themes – JTP to summarise the emerging shared ambitions, as the beginnings of an overarching Vision Statement
- 3:55pm – Next Steps, future engagement and PPA: Rose Etherington/Olly Buck
- 4pm – Close

Community Liaison Group Feedback & Future Engagement Options

Held on 26th September with representatives from elected Council members, Essex County Council, representatives from the Consortium and JTP, Ward members (from Boreham and the Leighs, Broomfield and the Walthams, Chelmer Village and Beaulieu Park), Parish Council representatives (from Boreham, Broomfield, Little Waltham, Springfield, Hatfield Peverel), representatives from Channels Resident Association, Chelmsford Cycling Action Group, Essex Bridleway Association, the Land Trust and St Francis Community Church.

The liaison group focused on the issues and challenges to be addressed or overcome in the creation of a great place, and also on the opportunities for Chelmsford Garden Village and aspirations for the vision of the garden community.

JTP are also collating this feedback.

Future engagement opportunities include statutory consultee meetings to be arranged with Environment Agency, Natural England and Historic England.

The full agenda of the CLG:

Proposed Agenda:

- 1) Welcome and Introductions – Cllr Stephen Robinson – Leader for Chelmsford City Council
- 2) Purpose and Role of the Community Liaison Group and Terms of Reference – Jeremy Potter, Chelmsford City Council
- 3) Introductions, presentation of CGV
- 4) Q&A
- 5) Issues/Challenges discussion: each group member to write 3-4 separate post-it notes featuring what they see as key challenges to be addressed/overcome in the creation of a great place at CGV
- 6) Opportunities and defining a Vision discussion: each group member to write 3-4 separate post-it notes featuring what they see as the most significant opportunities presented by CGV, and aspirations as to what it could become
- 7) Rapid Report Back: each group will have two minutes to report their ‘top’ challenges and ‘top’ opportunities back to the group
- 8) Next steps, feedback and next CLG

PPA

The Planning Performance Agreement will act as a framework for masterplanning process. This is an agreement between CCC, Essex County Council and the Consortium (comprising Countryside Zest (Beaulieu Park) LLP, Ptarmigan Land, Threadneedle Pensions Ltd and Hanson Quarry Products Ltd).

The PPA covers the current masterplanning process and not beyond, a separate or extended PPA would be entered into for subsequent planning applications. The PPA would be reviewed on an annual basis.

The PPA is a partnership tool to provide an efficient and transparent planning process for taking forward the requirements of the Masterplan. It is a commitment by all parties to agree the documents comprising the Masterplan for approval by the Council.

It outlines the shared vision and objectives for the masterplan process and the purpose of the PPA. The PPA also sets the role of the Project Steering Group (PSG) and Project Working Groups (PWG).

The PPA process will be monitored and managed by the PSG. The PWGs will undertake workshops to move critical tasks and components of the Masterplan forward reporting to the PSG.

The Delivery Board will be kept informed of the progress and any issues arising that need addressing would be reported to the Delivery Board. In line with the PPA, CCC and ECC officers will ensure members and are kept informed about progress of the project.