

# INTRODUCTION & WELCOME

## Welcome to our exhibition about the Planning Application for Zone 1 of Chelmsford Garden Community

### WHAT IS BEING CONSULTED UPON?

Chelmsford Garden Community (CGC) comprises three zones, and this consultation process relates to the Planning Application for Zone 1.

The Application is being brought forward by Ptarmigan Land in accordance with the emerging **CGC Development Framework Document** which sets out the **Vision and Framework for the Garden Community**. It will also comply with an **Infrastructure Delivery Plan** which sets out what infrastructure needs to be delivered, by whom, when, and at what cost, and it will be governed by a legally binding **Planning Framework Agreement**.

The Planning Application will seek permission for a mixed-use residential led proposal of up to 1,500 residential dwellings, a new primary school and associated playing fields, employment areas and a mixed use village centre. The proposals will also include extensive public open space, formal and informal play and recreational areas as well as sustainable drainage features and substantial new habitat creation.

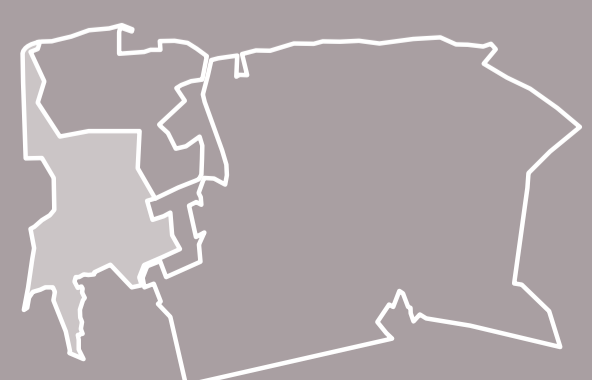
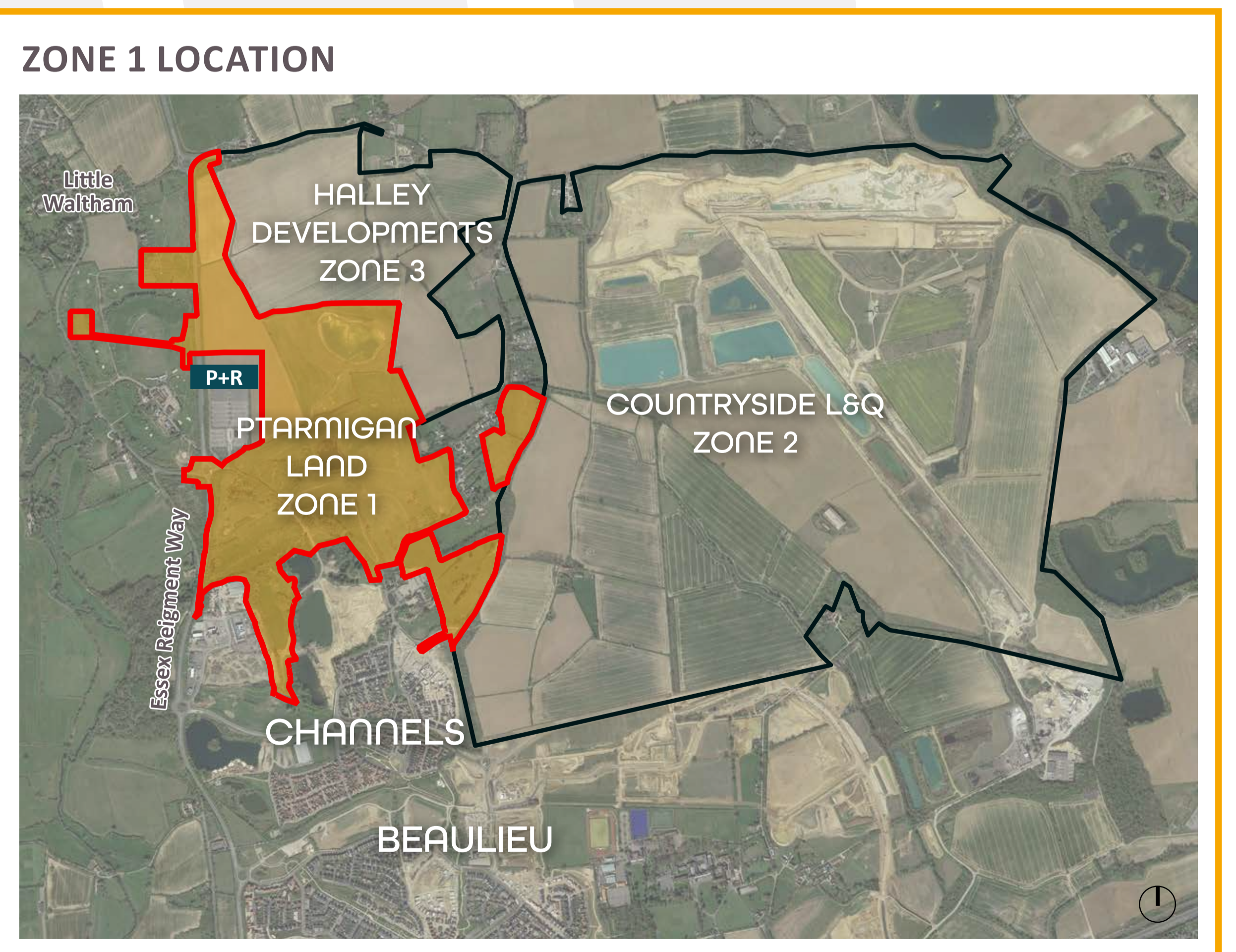
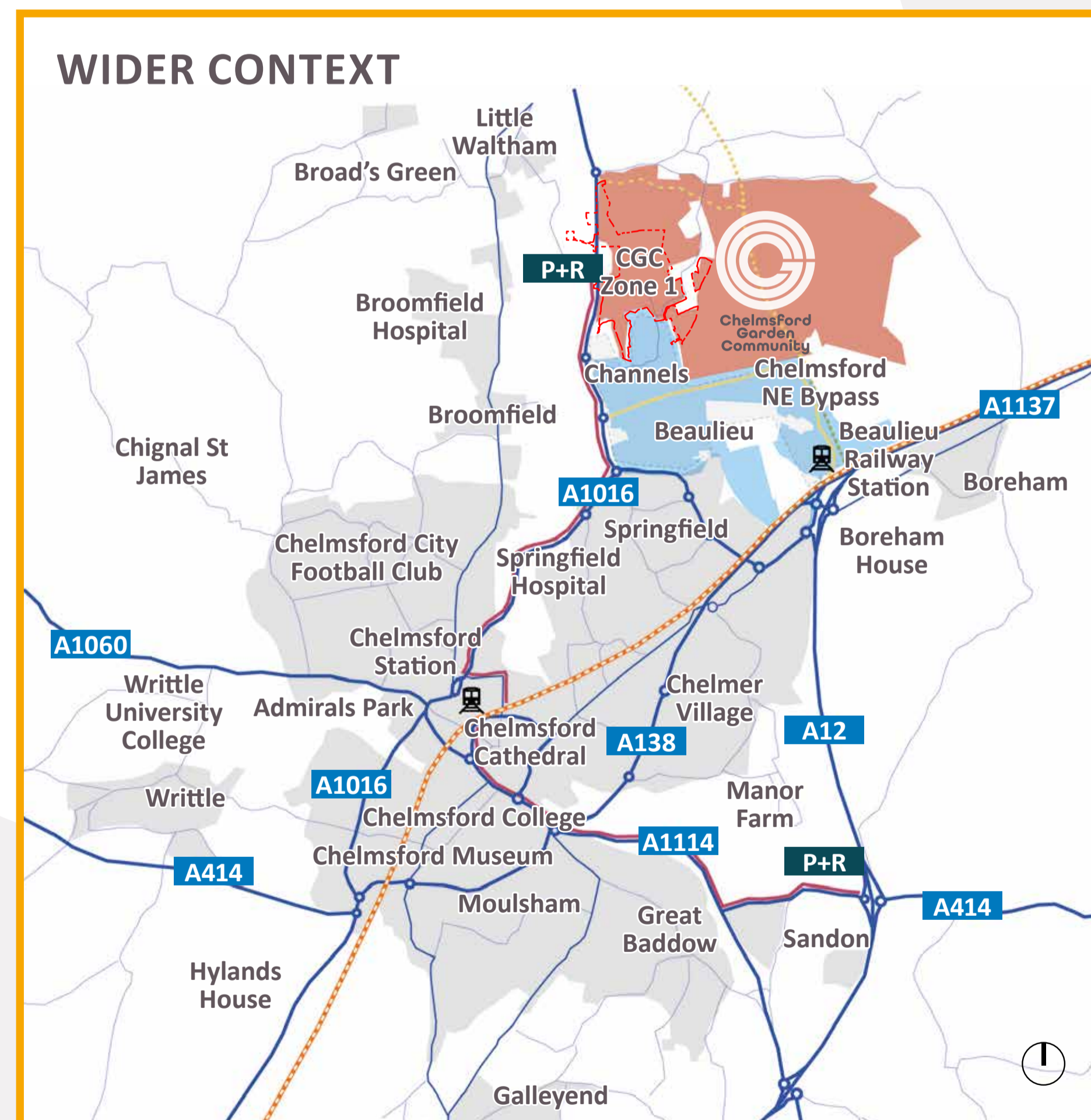
The application also seeks detailed permission for elements of access junctions into the site via a new roundabout along Essex Regiment Way which will also include a new pedestrian and cyclist overbridge, main streets through the site and associated drainage features.

### WHERE IS CHELMSFORD GARDEN COMMUNITY?

Chelmsford Garden Community is located in North-East Chelmsford, north of the Boreham Interchange and east of **Essex Regiment Way**. Zone 1 is part of the overall Chelmsford Garden Community area and it lies along its western edge, north of **Channels** and **Beaulieu** and south of Zone 3.

### WHO IS THE APPLICANT?

The applicant for the Zone 1 planning application is **Ptarmigan Land**, who form part of the **Chelmsford Garden Community Development Consortium** that also includes the promoters of Zones 2 and 3; Countryside L&Q and Halley Developments. The Consortium has been working in partnership with **Chelmsford City Council**, **Essex County Council** and **Homes England** to bring forward proposals for comprehensive delivery of the Garden Community.



# BACKGROUND AND PLANNING CONTEXT

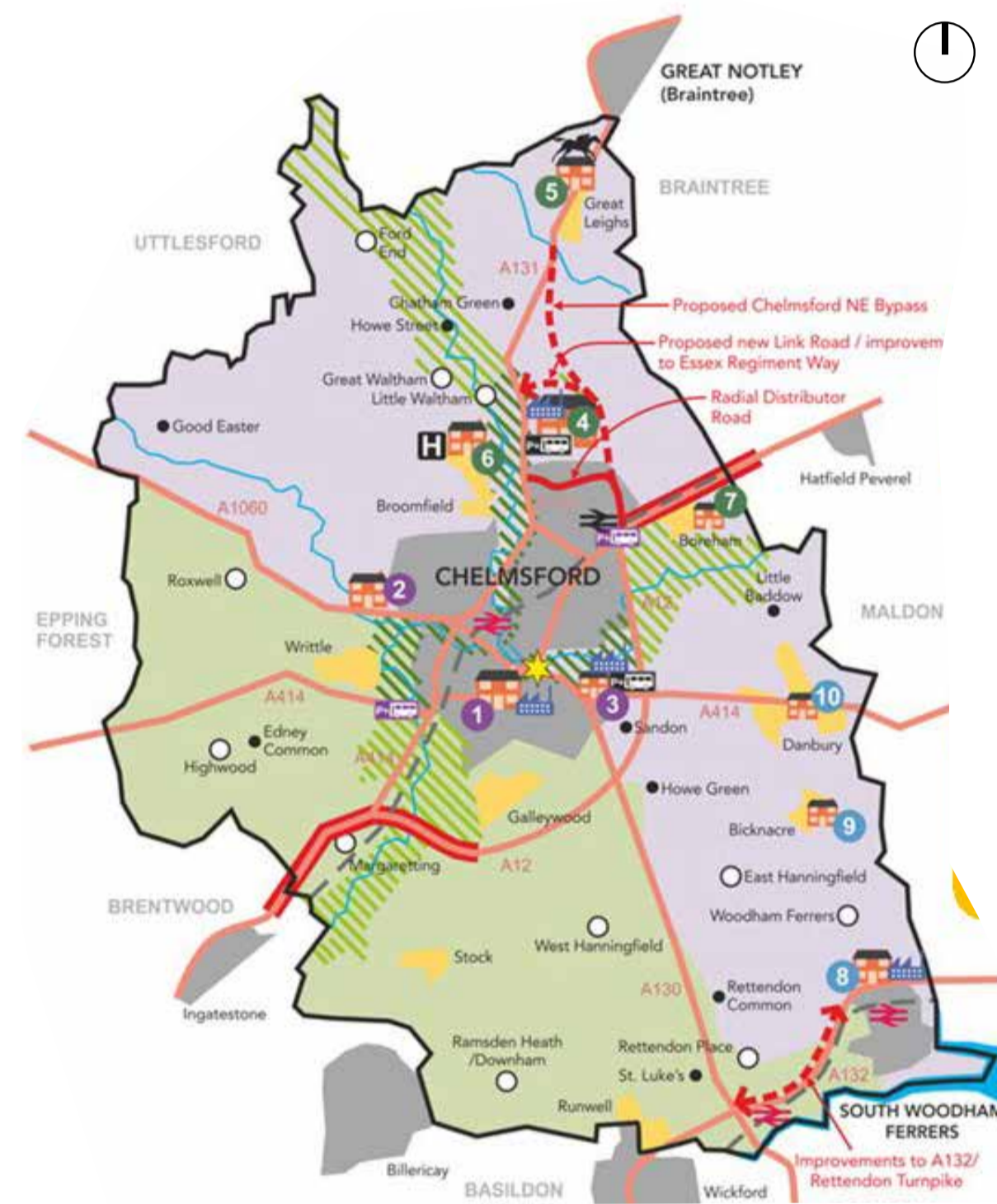
## PLANNING CONTEXT

The Chelmsford City Council (CCC) Local Plan policy was adopted in May 2020 and includes a requirement to produce a Masterplan to guide future development of the site. The Council is currently consulting on its Local Plan which is separate to this as CGC has already been allocated in the adopted Local Plan.

Chelmsford Garden Community is allocated in the Chelmsford Local Plan as Strategic Growth Site 6 - North East Chelmsford.

The Allocation makes for provision for 3,000 dwellings and 45,000sqm of employment space within the Plan period to 2036 with the possibility of a further 2,500 dwellings to be considered within the

Housing Infrastructure Funding (HIF) for £218m awarded by Homes England to Essex County Council to deliver the Chelmsford North East Bypass and the new train station at Beaulieu.



## MASTERPLAN TIMELINE

Chelmsford City Council have established a staged Masterplanning procedure which has been followed and is set out below:

### Stage 1 - undertaken from May to November 2021

Masterplan pre-application and stakeholder consultation, including stakeholder and technical workshops.

### Stage 2 - undertaken from May to June 2022

Submission of draft documents by the Development Consortium to CCC for formal public consultation.

### Stage 3 - ongoing

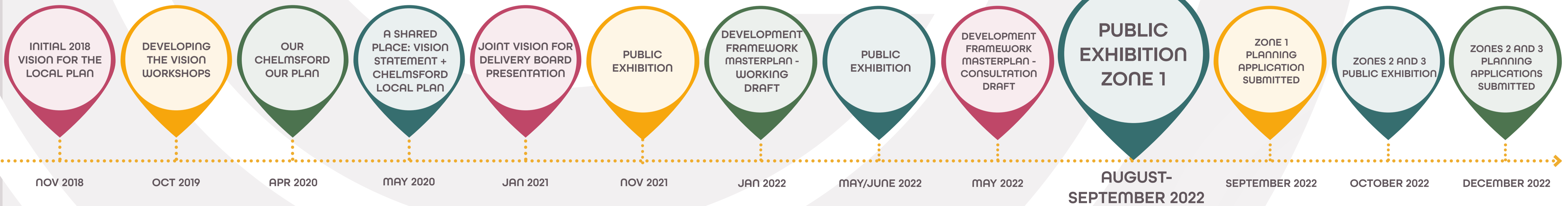
Following consideration of consultation feedback and any revisions, the final Masterplan will be submitted for approval by CCC. Once approved the Masterplan Documents will sit alongside the Local Plan and will form part of the planning framework for the Garden Community.

### Stage 4 - CURRENT STAGE

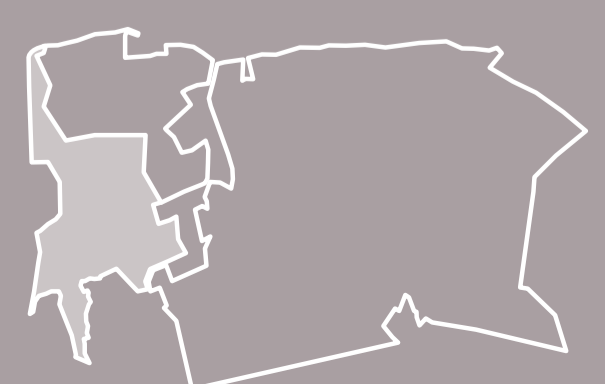
Separate planning applications will be submitted for Zone 1, Zone 2 and Zone 3, by members of the Development Consortium. These applications are being designed in accordance with the approved Masterplan Documents, to ensure design consistency and quality, as well as deliverability.

The Masterplan Documents, and their relationship to the Zone 1 Planning Application, are explained on the next board.

## PROCESS TIMELINE



## THIS STAGE



Zone 1 Planning Application Public Exhibition  
August - September 2022



# THE CGC PLANNING PROCESS

## CHELMSFORD GARDEN COMMUNITY MASTERPLAN DOCUMENTS



**DEVELOPMENT FRAMEWORK DOCUMENT (DFD)** The DFD provides the broad set of parameters that will guide the construction and delivery of the Garden Community. It sets out a comprehensive set of high level 'rules' that future planning applications will need to follow in order to ensure the delivery of a high quality, sustainable extension to the existing Channels and Bealieu neighbourhoods. The DFD forms part of a suite of Masterplan Documents that also includes the Infrastructure Delivery Plan (IDP) and the Planning Framework Agreement (PFA).

WE ARE HERE



PLANNING APPLICATIONS FOR  
ZONES 1, 2 AND 3

**PLANNING APPLICATIONS** Each of the three zones within the Garden Community will be the subject of stand-alone, high level, planning applications. The DFD will provide the common point of reference for each to ensure that there is a consistent and coordinated approach to design quality and the delivery of key infrastructure, such as schools, roads, public transport and open space. The applications will establish the principles of development within each zone.

SITE WIDE  
DESIGN CODING

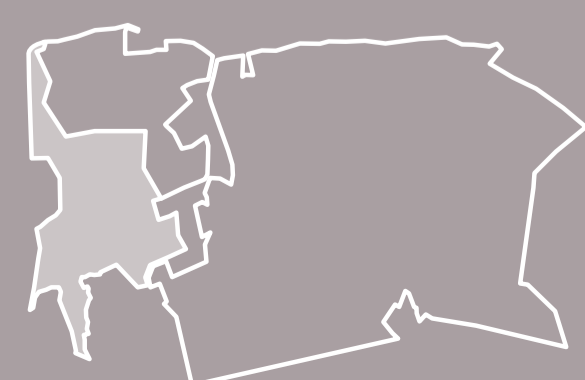
**SITE WIDE DESIGN CODE** Before any development can take place, a site-wide design code will be submitted to Chelmsford Council for approval. The code will establish clear design parameters for buildings, open spaces and everything in between, ensuring a commitment to high quality design across the Garden Community. The design code will provide the link between the aspirations of the DFD and the delivery of individual planning applications, ensuring a consistent approach throughout.

DETAILED DESIGN CODES

**DETAILED DESIGN CODES** Following on from site wide design code, detailed design codes will be prepared to address specific phases and character areas within each of the three zones. These codes will be pre-cursors to more detailed planning applications and will provide another layer of control to ensure that the Garden Community principles set out in the DFD are carried through to the construction phases.

RESERVED MATTERS PLANNING  
APPLICATIONS

**RESERVED MATTERS APPLICATIONS** Zones 1-3 will be delivered on a phase-by-phase basis, with each phase the subject of a reserved matters application. Each reserved matters application will be the culmination of the design process set out above, with each stage in the process providing a link back to the DFD and the overarching Garden Community principles.



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# CGC VISION MAY 2022



The **Development Framework Document** (DFD) produced in May 2022 sets out **what kind of place CGC should be**. It defines a **vision and ethos** for the Garden Community and includes a **set of “golden rules”** that all future development should follow.

**Zone 1 Planning Application is being brought forward in accordance with the vision and ethos for Chelmsford Garden Community.**

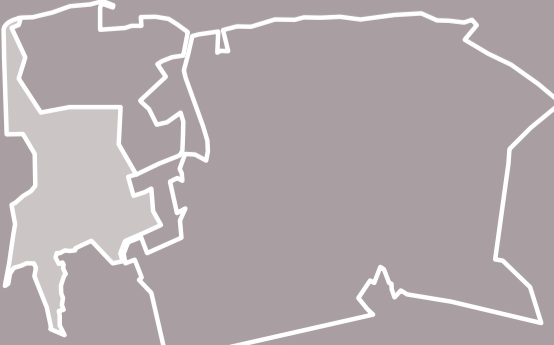
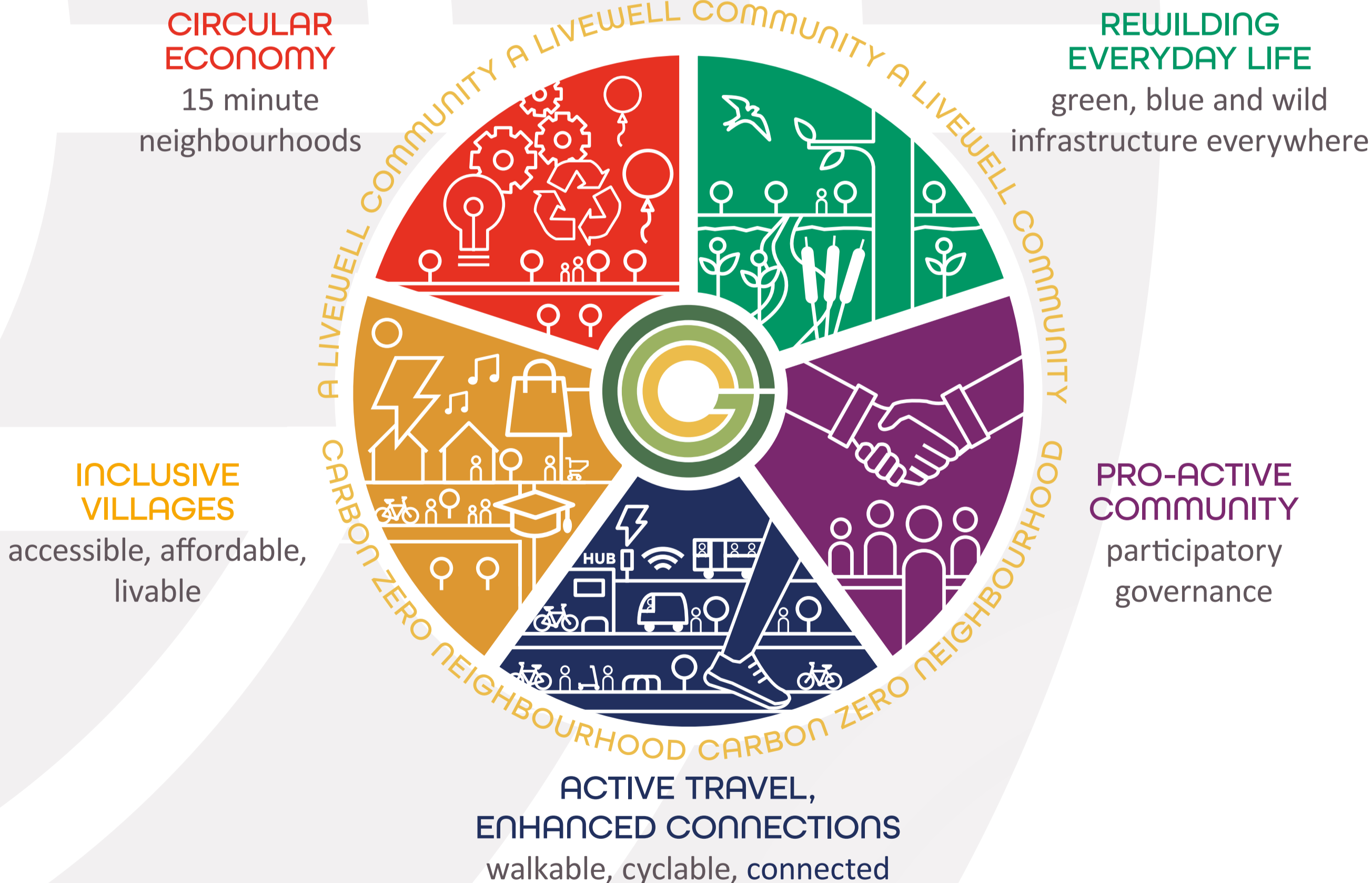
### THE VISION

The vision for Chelmsford Garden Community is of a shared place displaying an ethos of equality. A place to live and work alongside nature, one that integrates a symbiotic natural landscape within an enhanced and resilient ecological network.



### THE ETHOS

The ethos as set out at Masterplan stage is made up of five key components that underpin all future development.

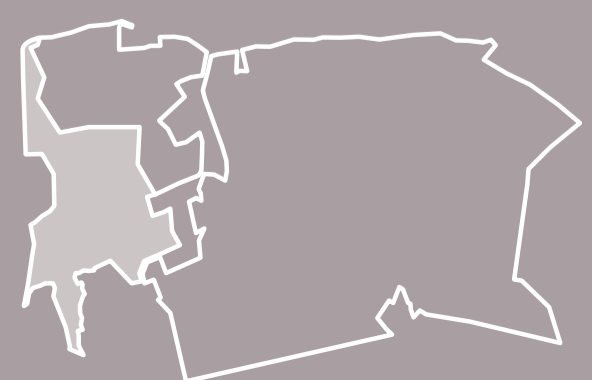


# CGC TARGETS AND METRICS MAY 2022

The **DFD** and the Masterplan Documents set a **level of ambition** necessary for the Garden Community to become an **exemplar of sustainable development** of significant scale.

Zone 1 Planning Application will contribute towards the achievement of targets and metrics set out by the Masterplan documents.

<p>WORKING TOWARDS <b>20%</b> BIODIVERSITY NET GAIN</p> <p>Ecologically enriching the biodiversity of the site</p>		<p>AT LEAST <b>60%</b> OF TRIPS BY NON-CAR AND ACTIVE MODES OF TRAVEL</p> <p>Placemaking that fundamentally reduces reliance on the private car</p>		<p><b>3</b> TREES PER DWELLING</p> <p>Routes and spaces enriched by the planting of trees</p>	
<p><b>NET ZERO</b> CARBON READY</p> <p>Facilitating and encouraging a decarbonisation pathway</p>		<p><b>50%</b> GREEN INFRASTRUCTURE</p> <p>A Garden Community embedded in landscape</p>		<p>WORKING TOWARDS WASTE DIVERSION FROM LANDFILL</p> <p><b>100%</b></p> <p>Supporting a culture of re-use and recycling</p>	
<p><b>15</b> MINUTE VILLAGES</p> <p>Creating neighbourhoods where day-to-day needs are met via a journey of less than 15 minutes</p>		<p>THE POWER OF <b>10+</b></p> <p>Clustering complementary mixed uses and facilities such that they become greater than the sum of their parts</p>		<p><b>1</b> JOB PER DWELLING</p> <p>An estimate that CGC will generate a job for every home</p>	



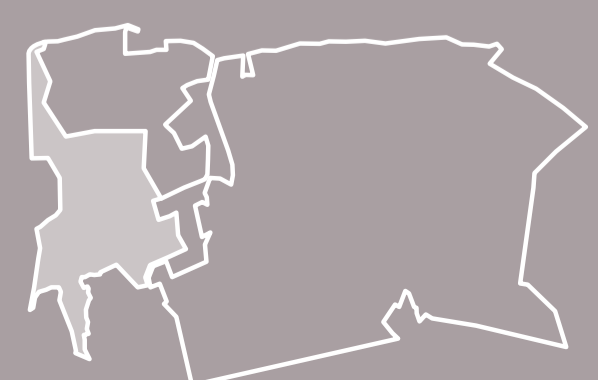
# CGC ILLUSTRATIVE MASTERPLAN

The Masterplan presented in the DFD sets out a **vision for the whole Garden Community** and was the culmination of an **extensive Community and Stakeholder engagement process**.

## ILLUSTRATIVE MASTERPLAN OF THE ENTIRE CHELMSFORD GARDEN COMMUNITY



- Key**
- VILLAGES**
  - 1 Village Centres
  - DESTINATION PARKS**
  - 2 Channels Discovery Park
  - 3 Park Farm Meadows
  - 4 Dukes Wood Nature Park
  - 5 Channels Park
  - EMPLOYMENT AREAS**
  - 6 CGC Innovation Hub
  - 7 Willow Hill Employment Hub
  - 8 Channels Employment Hub
  - SPORTS**
  - 9 Sports Hubs
  - SCHOOLS**
  - 10 Primary School
  - 11 All Through School
  - HERITAGE ASSETS**
  - 12 T2 Hangar & Romney Hut
  - 13 Park Pale
  - 14 'The Ride'
  - 15 Park Farm
  - 16 Channels Farmhouse
  - 17 Powers Farmhouse
  - 18 Peverel's Farmhouse
  - 19 Pratt's Farmhouse
  - 20 Belsteads Farmhouse
  - 21 Mount Maskells
  - 22 New Hall
  - OTHER USES**
  - 23 Travelling Showpeople
  - MOVEMENT**
  - 24 Park And Ride
  - 25 Chelmsford NE Bypass
  - 26 Essex Regiment mWay
  - 27 RDR2
  - Site boundary
  - Primary Road
  - Bus Gates
  - Walking and Cycling routes
  - Park and Ride (Land safeguarded for extension)
  - Primary Mobility Hub
  - Secondary Mobility Hub
  - Key site access points
  - New Train Station



# ZONE 1 ILLUSTRATIVE MASTERPLAN



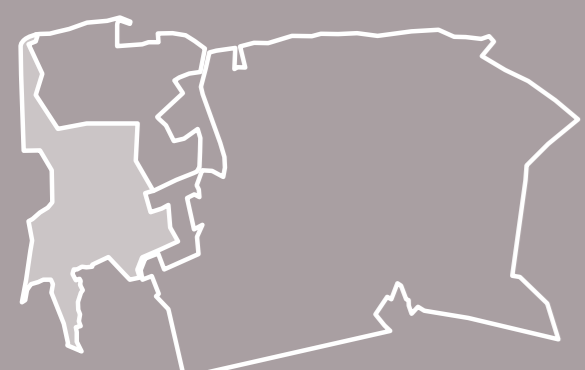
Chelmsford  
Garden  
Community



## ZONE 2

### Key

- 1 Vehicular accesses into the site from Essex Regiment Way
- 2 New cycle / pedestrian bridge over Essex Regiment Way
- 3 Vehicular accesses into the site from new link road
- 4 Bus route - see Active Movement & Bus Provision exhibition board for detail of bus gates
- 5 Mobility Hub
- 6 Primary School and associated grounds
- 7 New neighbourhood centre - pedestrian square with Primary School entrance and community uses
- 8 Park & Ride expansion land
- 9 Channels Employment Area
- 10 Innovation Hub



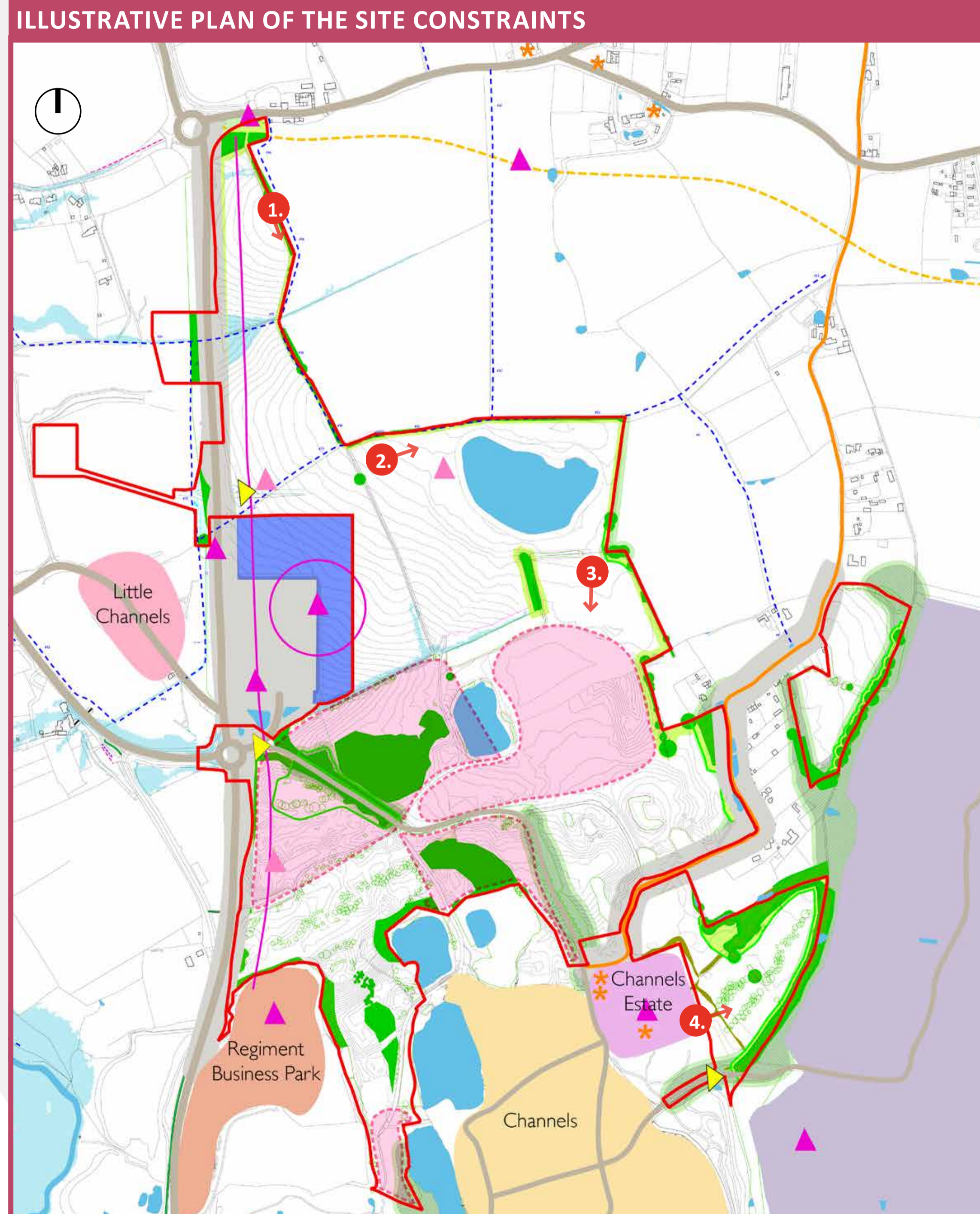
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PTARMIGAN LAND



# ZONE 1 SITE CONSTRAINTS

This section sets out the **key environmental and technical constraints** that have influenced and shaped the proposals to be covered by the Zone 1 Planning Application.



- Key**
- Site Boundary
  - - - Existing Public Rights of Way
  - - - Public Right of Way (Bridleway)
  - Existing Pond / Water Course
  - ☁ Surface water accumulation
  - Significant vegetation
  - Significant trees
  - Root protection areas
  - Key habitat corridor
  - Ecologically significant areas
  - Existing vegetation - important from a landscape and visual perspective
  - Existing trees
  - Existing vegetation
  - ★ Listed buildings
  - Indicative historic landfill
  - ▭ Contours - existing levels
  - ▶ Access
  - Domsey Lane - existing road
  - ▲ Existing noise source
  - ▲ Proposed noise source
  - ▭ Air quality zone of consideration
  - ▭ Noise offset from Essex Regiment Way
  - ▭ Proposed Radial Distribution Road 2 (RDR2)
  - ▭ Future Mineral Extraction Area and offset
  - ▭ Proposed Park & Ride Land Extension

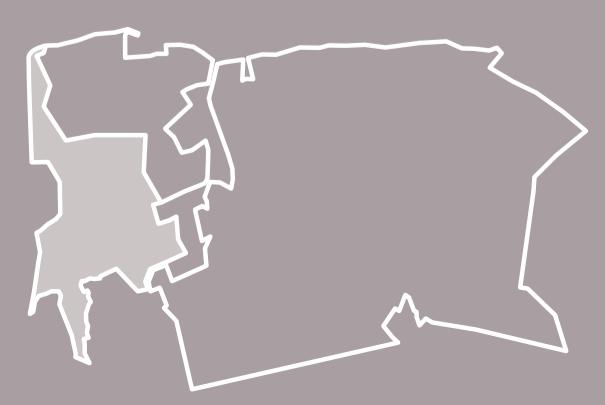
**Heritage**  
There are no designated heritage assets, such as listed buildings, within the Site. However, there are a number adjacent to it and the proposals therefore seek to respect and protect the setting of areas of heritage to ensure their significance is preserved, wherever possible enhanced, and any harm minimised.

**Transport and Movement**  
Land will be safeguarded for an extension to the existing Chelmer Valley Park & Ride Facility.

**Drainage**  
The entire Site is located within Flood Zone 1 which means it has a low probability of flooding .

**Landscape**  
Due to previous mineral extraction the topography of the Site has been altered but is mostly gently undulating. There are areas of mature landscape to the southeast, and some key trees and hedgerows to be integrated into the new neighbourhood.

**SITE PHOTOGRAPHS - see constraints plan for viewpoint locations**





# MOVEMENT

## WALKABLE, CYCLEABLE, CONNECTED

"Over 5.5km of routes through Zone 1 will be for walking and cycling"



Shared, safe and sustainable- proposals for Zone 1 will prioritise **active modes of travel**, encourage **walking and cycling**, reduce **car dependency** and support a **healthier way of living**.

### DFD SAYS...



### TO ACHIEVE THE SHARED ETHOS OUR COMMUNITY WILL;

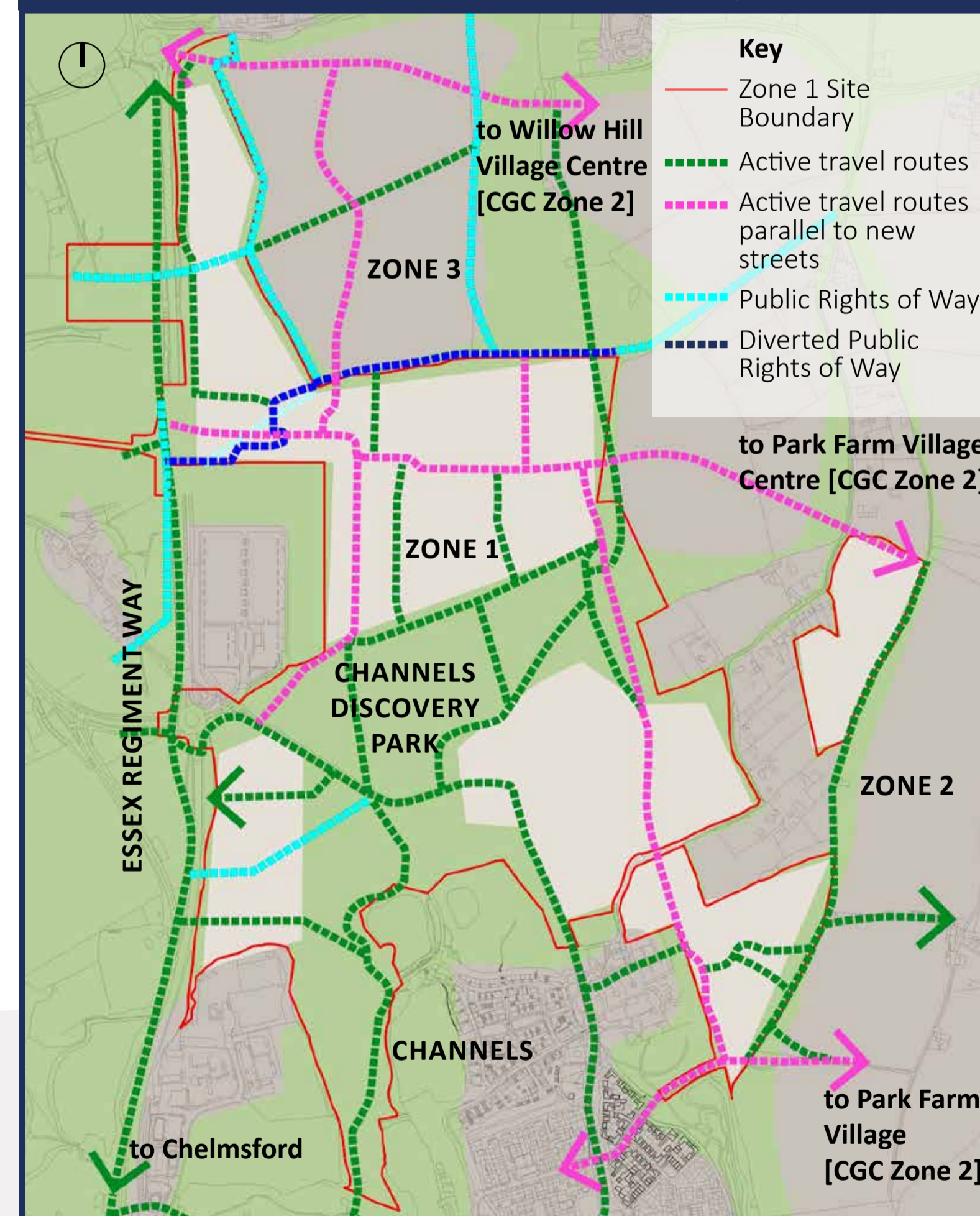
- **Promote sustainable transport** - make at least 50% of trips by active and sustainable non-car modes of travel, rising to at least 60% once the entirety of the Chelmsford Garden Community is complete
- **Maximise trips by bus** - create a culture of travel by bus and ensure the services are commercially viable with bus stops targeted to be within of 400m from every home
- **Provide a connected and safe movement network** for pedestrians and cyclists to maximise trips by active modes
- **Provide car parking** in accordance with standards to be agreed with the City Council and **introducing a Car Club** with the aim of reducing levels of car ownership in the longer term and encouraging the use of active and sustainable modes of travel
- **Futureproof - monitor and adapt** in order to capitalise on the spatial and environmental benefits of reduced car ownership

### AT ZONE 1 WE WILL...

Provide a **direct, secure and landscaped network of routes** making it the **natural choice to walk and cycle** to school, to work and to meet people. The routes will be connected to the **entire Garden Community and beyond**.

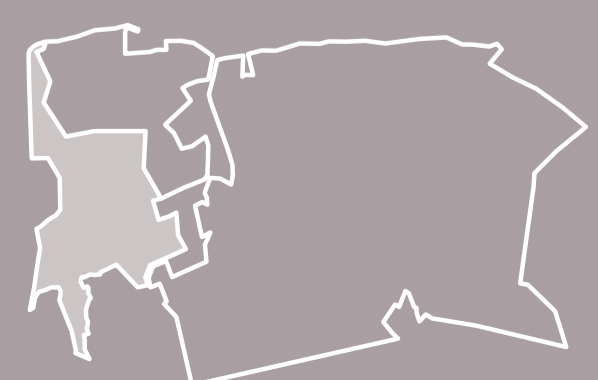
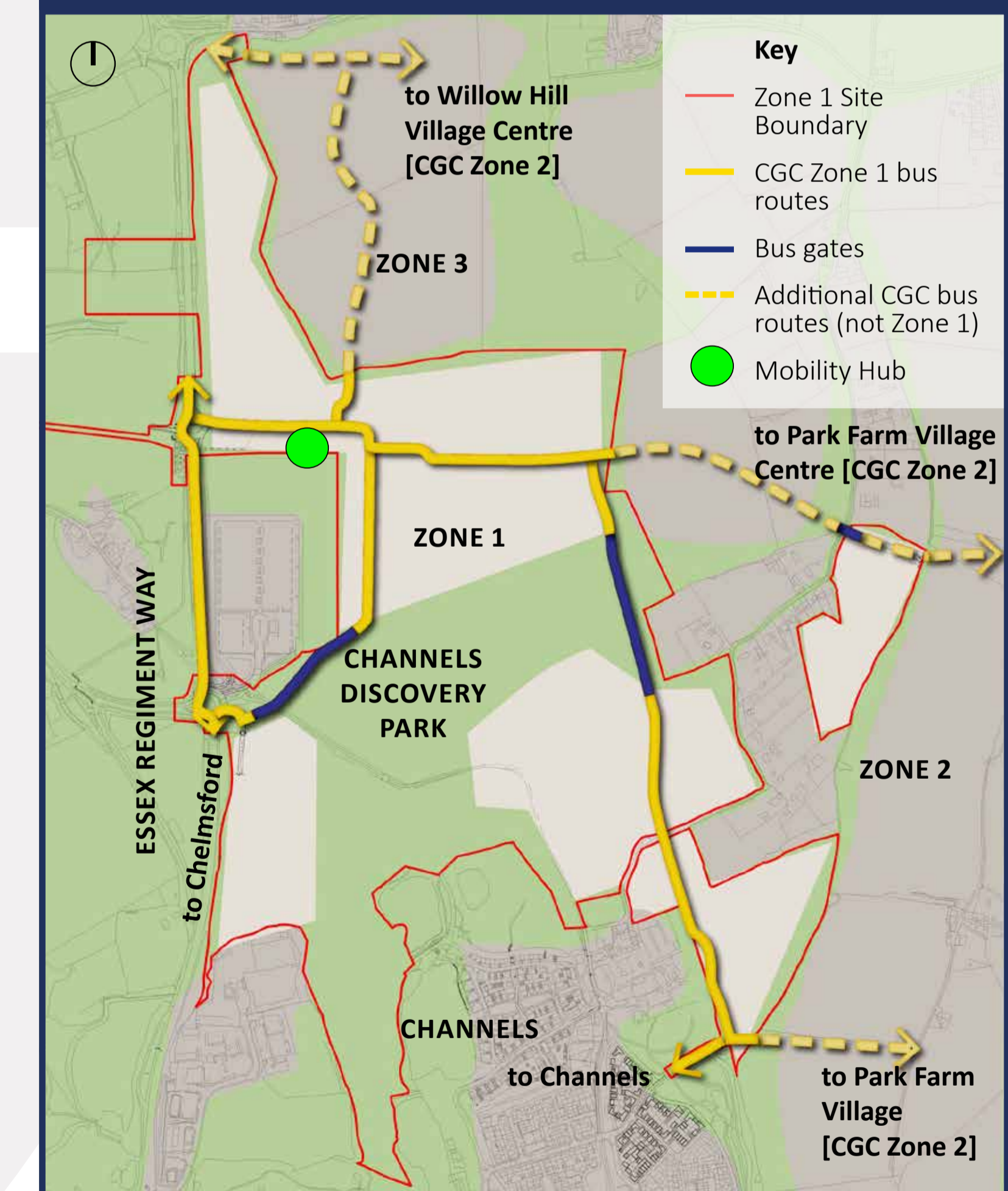
Deliver **new bus services through Zone 1** which will connect the new neighbourhood with the entire CGC, the new train station as well as the **City Centre**, embedding an **efficient public transport network** into the new Garden Community.

#### PROPOSED WALKING AND CYCLING ROUTES (ACTIVE TRAVEL)



'Active Travel' includes walking, cycling, wheelchair use, pushchairs, scooters, skateboards etc.

#### PROPOSED BUS ROUTES



# MOVEMENT

## WALKABLE, CYCLEABLE, CONNECTED

### AT ZONE 1 WE WILL...

#### INNOVATE - THROUGH INTRODUCING MOBILITY HUBS

Mobility Hubs cluster together facilities and services that support sustainable travel options at village centres and transport hubs, making sustainable transport choices appealing and convenient.

The overall strategy includes four new Mobility Hubs within Chelmsford Garden Community.

At Zone 1 the new Mobility Hub will be located within the Great Belsteads Village Centre, at the heart of the community, in the vicinity of Park and Ride, making the most of this convenient location for ease of access.

#### Mobility Hub facilities could include;

- E-Scooter hiring / parking / charging
- Cycle parking stands / lockers
- Cycle repair shop
- Bus stop
- Car club parking
- Interactive journey planning / way finding
- Vehicle hire collection / return
- Taxi parking
- EV car charging
- Secure community concierge lockers
- Shelter
- Signage / branding
- Wifi / phone charging
- Security



*"No home in the Zone 1 area will be more than a 12 minute walk to a Mobility Hub"*

#### REDUCE THE NEED FOR CAR OWNERSHIP

Through an extensive active movement network and efficient public transport facilities, the Zone 1 proposals will **reduce the need for car ownership**. The proposals will further embed the principles of sustainable movement by **limiting the parking allowance** to each dwelling as well as enabling **parking areas to be adapted to other uses in the future** as car ownership reduces.

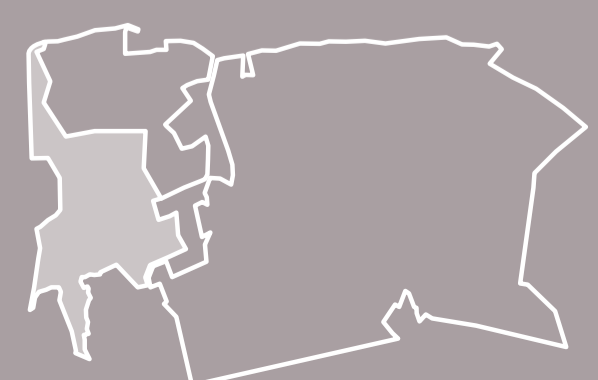
#### CREATING A WELCOMING ARRIVAL INTO THE GARDEN COMMUNITY FROM ESSEX REGIMENT WAY



The view is showing the landscaped entrance into Great Belsteads Village Centre from the proposed new roundabout on Essex Regiment Way. A pedestrian and cycle bridge will provide an off-road crossing and will link into the network of active travel routes within the Garden Community.



Key Plan



# LANDSCAPE AND BIODIVERSITY

## GREEN, BLUE AND WILD INFRASTRUCTURE EVERYWHERE

Protecting, enhancing and connecting nature - Zone 1 will deliver a **comprehensive landscape and biodiversity network** that will connect **nature, heritage and communities** and create an **ecologically rich environment**.

### DFD SAYS...



### TO ACHIEVE THE SHARED ETHOS OUR COMMUNITY WILL;

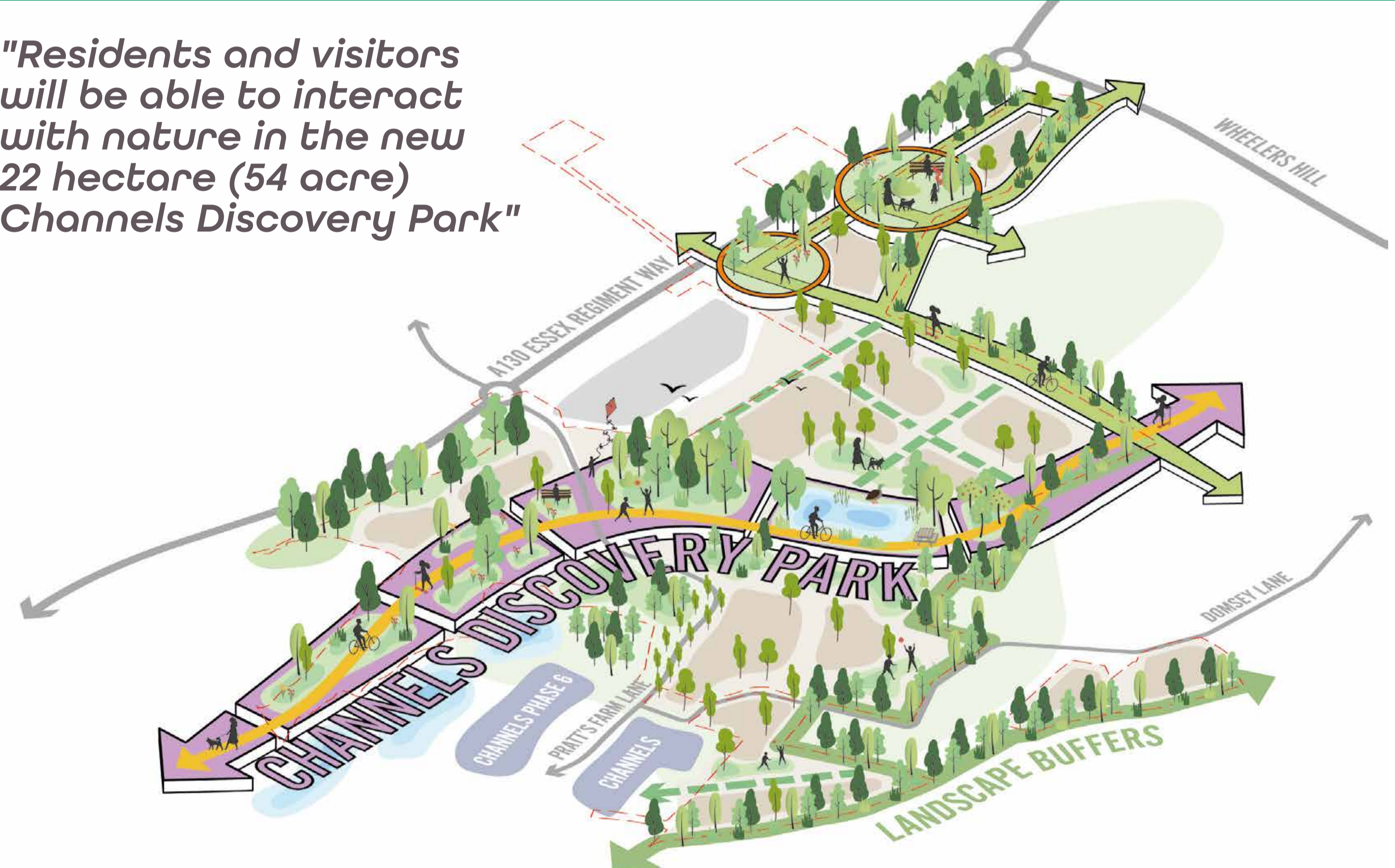
- Be shaped by its inherited **landscape, history and ecological assets**
- Prioritise **nature recovery** and connect people with nature
- Create a **linked network** of unique, inclusive and diverse **parkland destinations**
- Celebrate the area's rich heritage through a network of **Discovery Trails**
- Prioritise **active** travel by creating attractive, inviting and safe multifunctional **Greenway corridors**
- Retain and enhance **key habitats** and create a mosaic of interconnected habitats rich in biodiversity
- Encourage **wildlife** into the built realm and public open spaces to increase biodiversity and **connect people with nature**

### AT ZONE 1 WE WILL...

Deliver a **network** of landscaped routes and spaces that **support nature's recovery**. The network will permeate through all parts of the site, bringing **landscape to every doorstep** and embedding it into the community.

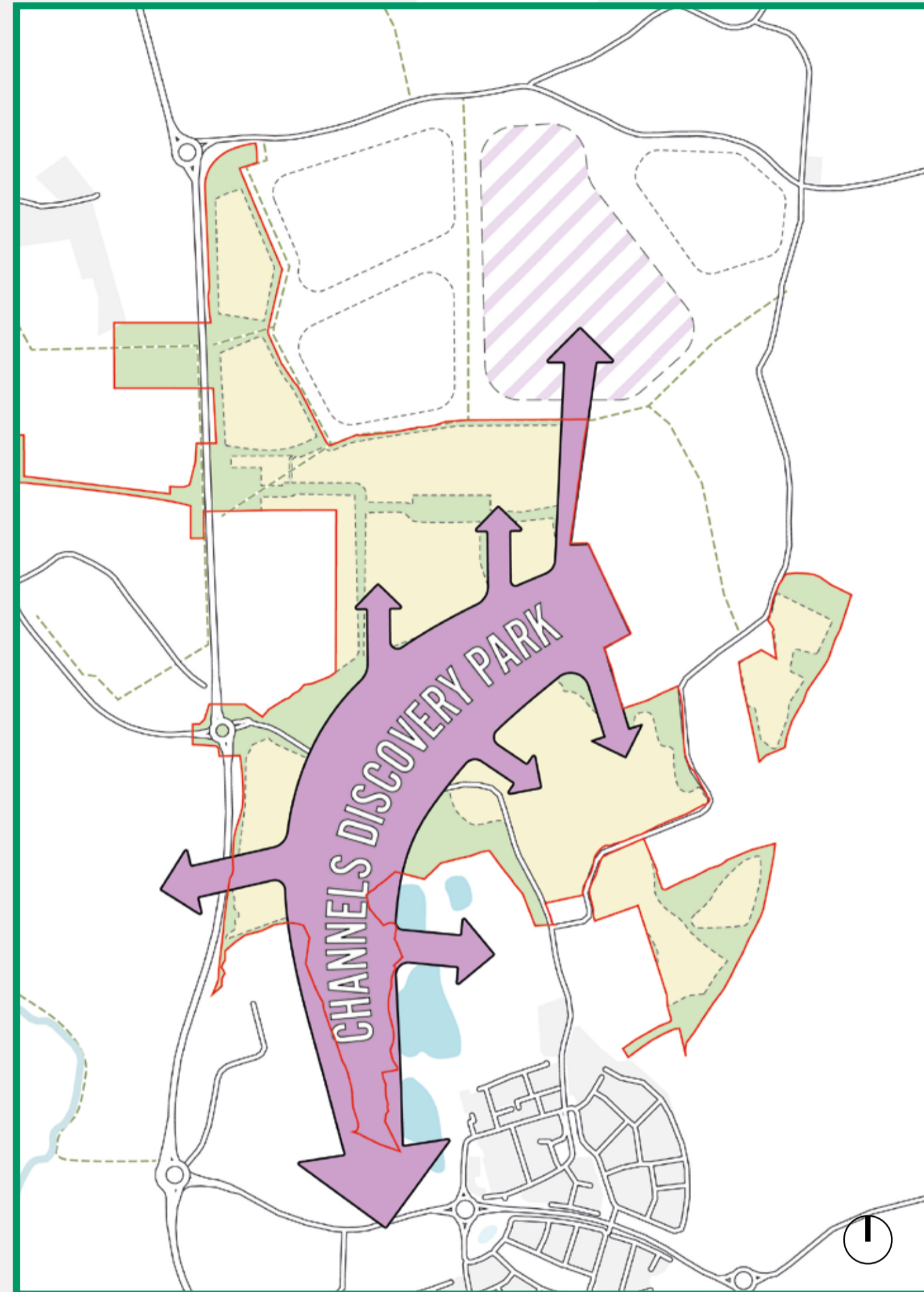
### DIAGRAM OF THE PROPOSED GREEN, BLUE AND WILD INFRASTRUCTURE NETWORK AT ZONE 1

*"Residents and visitors will be able to interact with nature in the new 22 hectare (54 acre) Channels Discovery Park"*



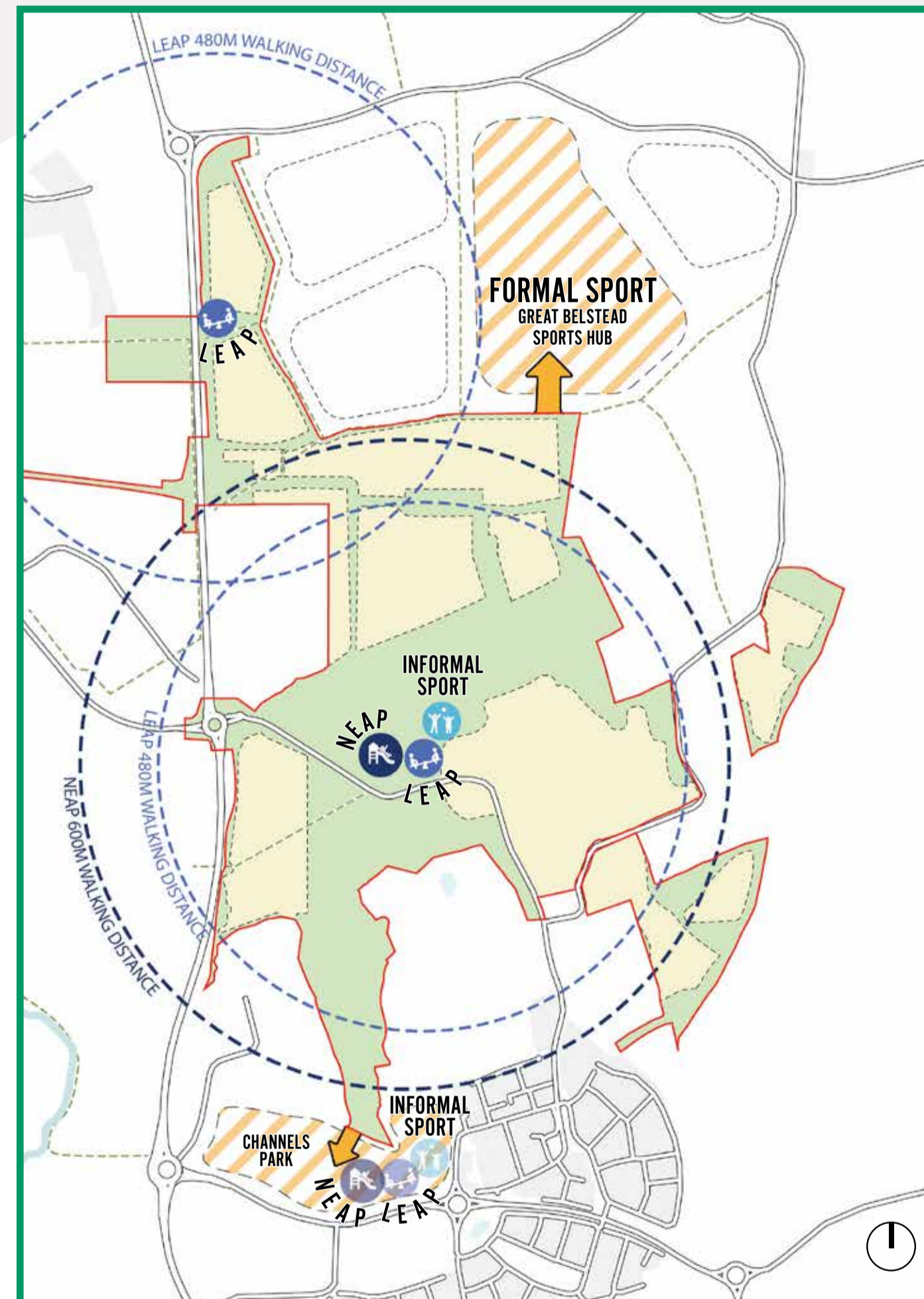
# PARKS, PLAY AND OPEN SPACE GREEN, BLUE AND WILD INFRASTRUCTURE EVERYWHERE

## AT ZONE 1 WE WILL...



### DELIVER A DESTINATION PARK

Channels Discovery Park will run north south through Zone 1 bringing 22 hectares of community parkland to the heart of neighbourhood

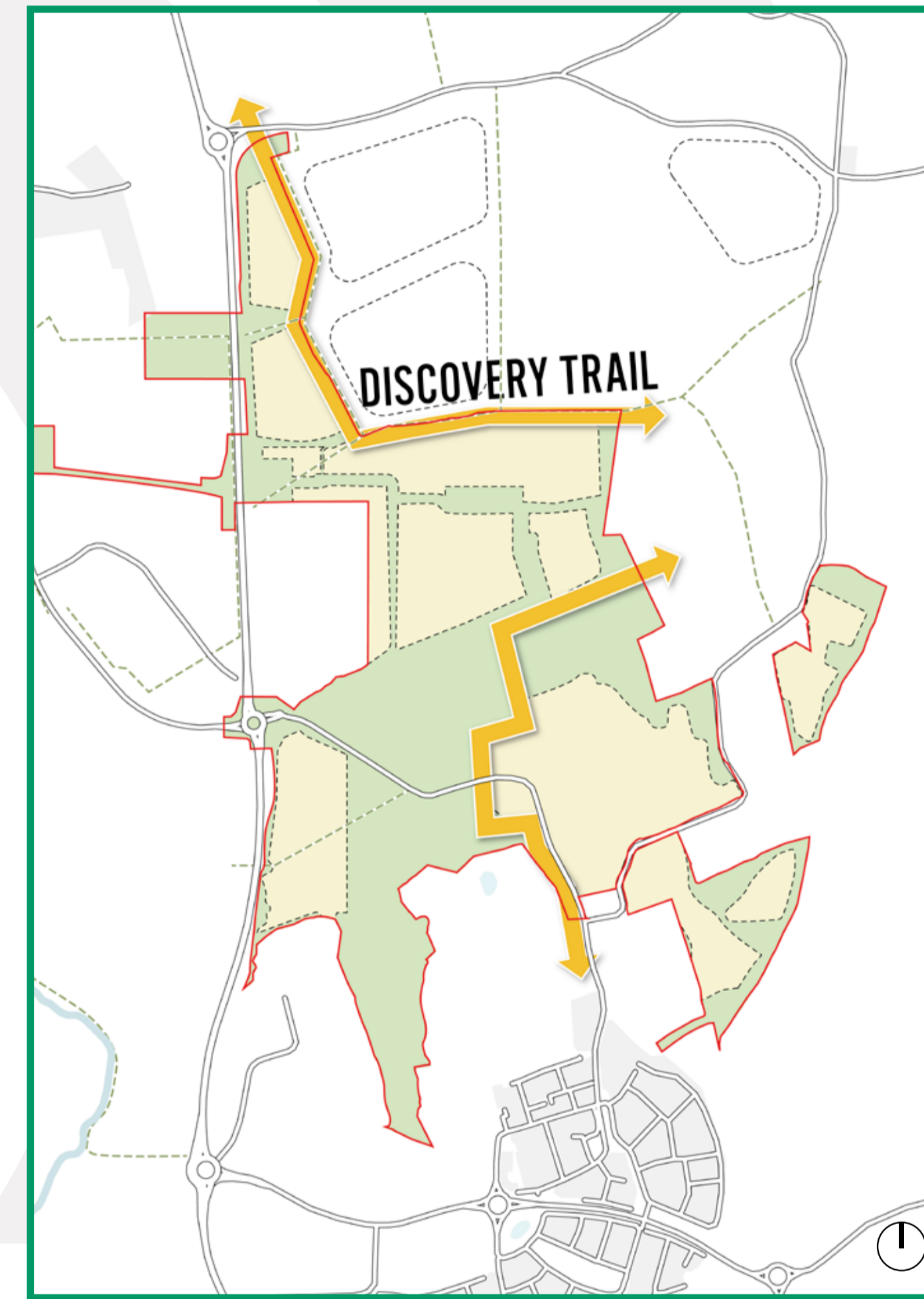


### EMBED PLAY AND SPORTS INTO THE COMMUNITY

A combination of formal and informal green space, play and sports facilities will be distributed across the landscape

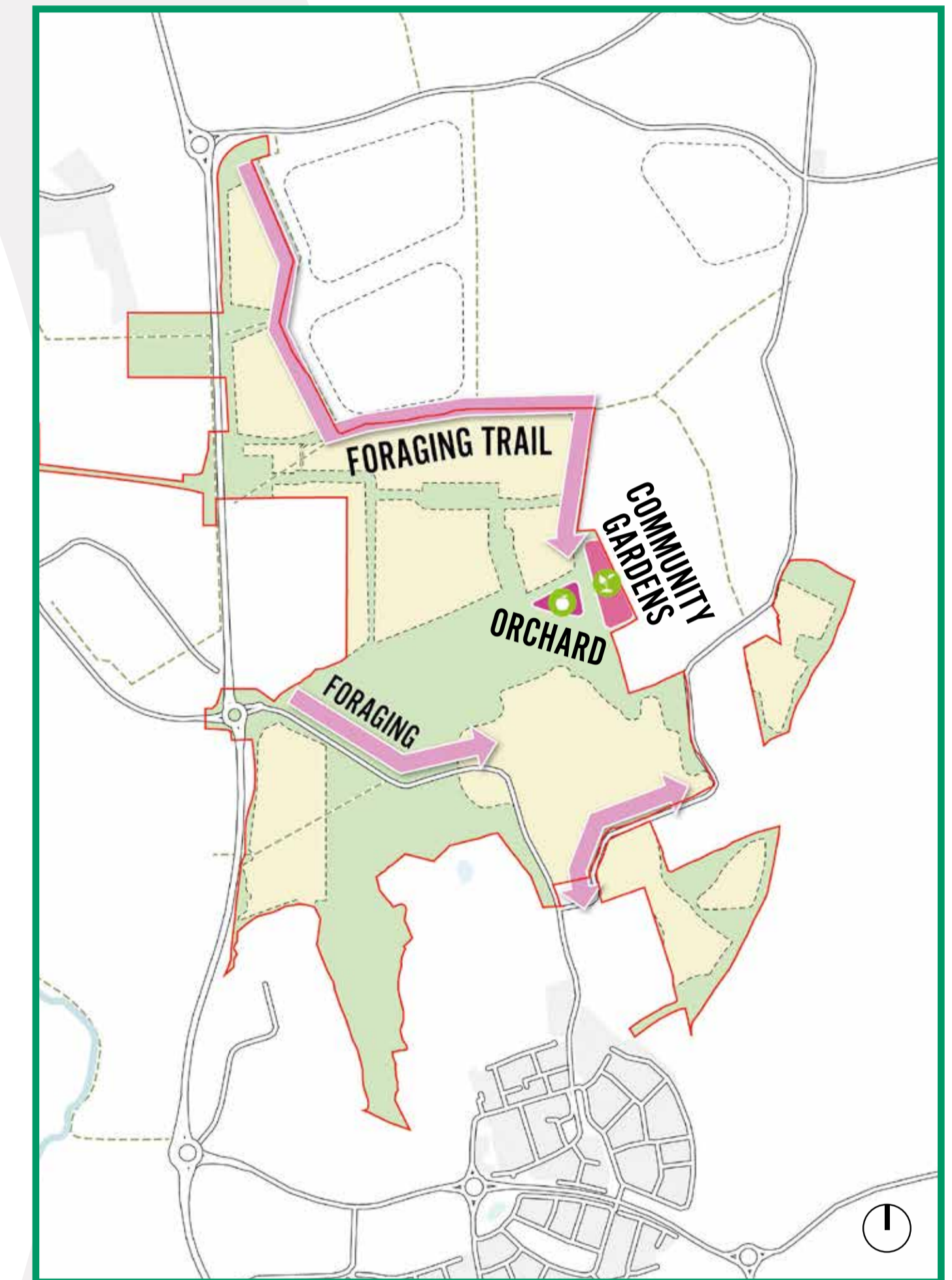
LEAP stands for Local Equipped Area for Play and is aimed at children who are beginning to go outside and play independently

NEAP stands for Neighbourhood Equipped Area for Play and is aimed for older children but also contains an area for younger users



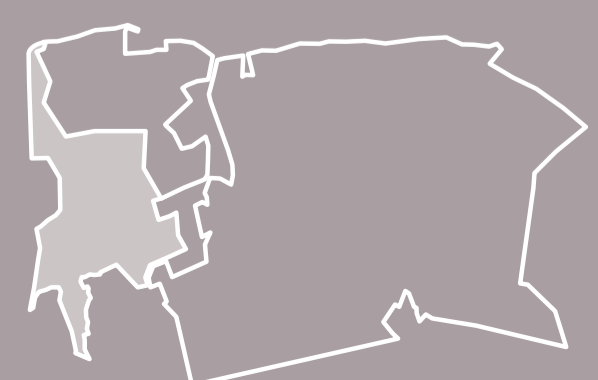
### REFLECT HERITAGE THROUGH DISCOVERY TRAILS

A network of waymarked routes that celebrate, reference and interpret the area's rich history will run through greenways



### SUPPORT HEALTHY LIFESTYLE THROUGH PRODUCTIVE LANDSCAPES

A community garden and orchard area will be located centrally within Channels Discovery Park



# CIRCULAR ECONOMY

## 15 MINUTE VILLAGES

**Live, work, shop, play and learn** - Zone 1 will be a **sustainable community** with facilities that meet people's **everyday needs**. It will provide **employment opportunities** and places for the **community to meet**, all within **15 minutes walk** of every home.

### DFD SAYS...



### TO ACHIEVE THE SHARED ETHOS OUR COMMUNITY WILL;

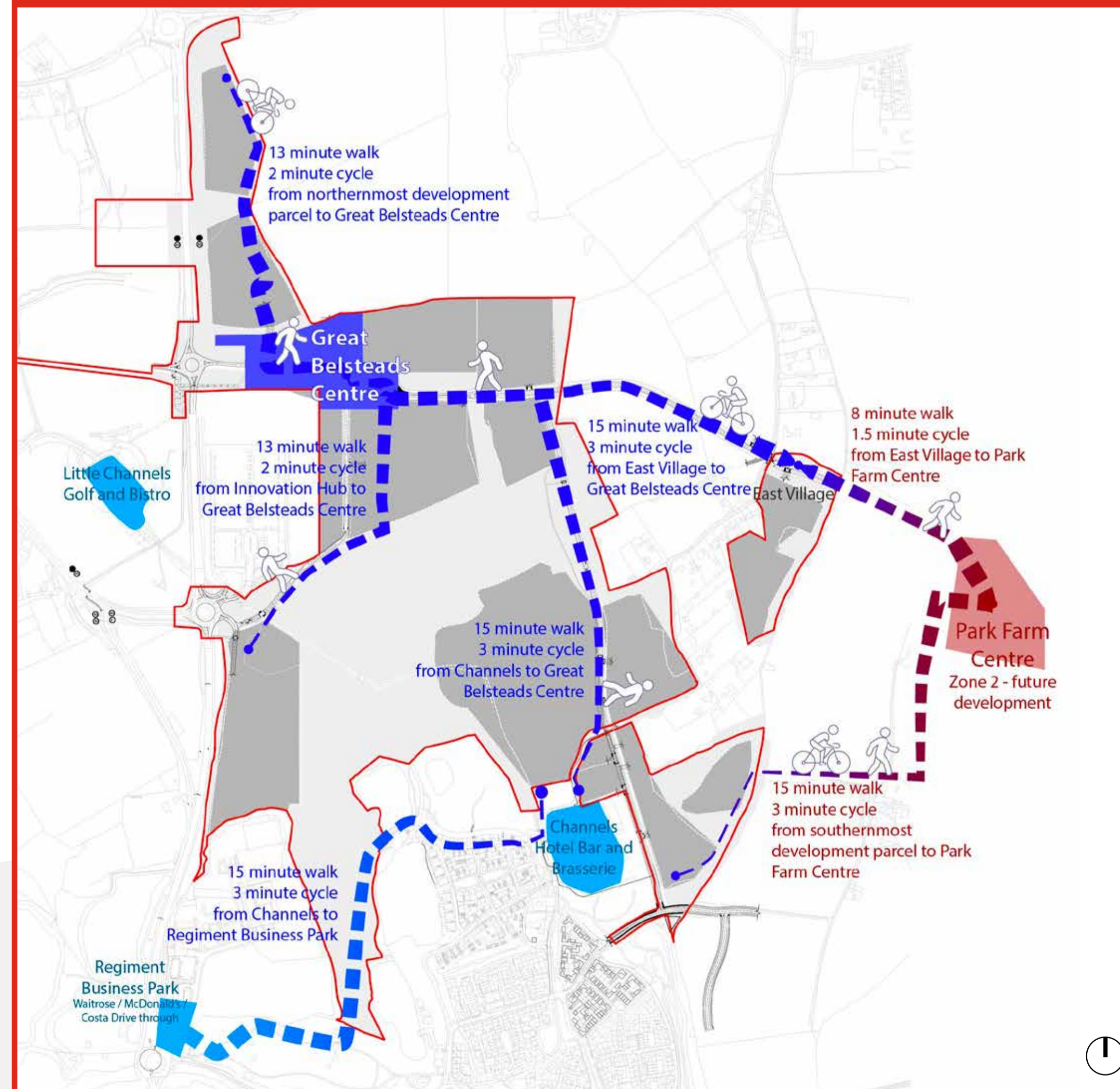
- Provide flexible, high quality spaces to encourage the local economy
- Prioritise reduce and re-use before recycling waste
- Provide a mix of flexible employment spaces
- Embed community facilities within the neighbourhood hubs
- Target zero waste to landfill through a year-on-year reduction in household waste
- Support increased working from home and smart residential and commercial technologies

### AT ZONE 1 WE WILL...

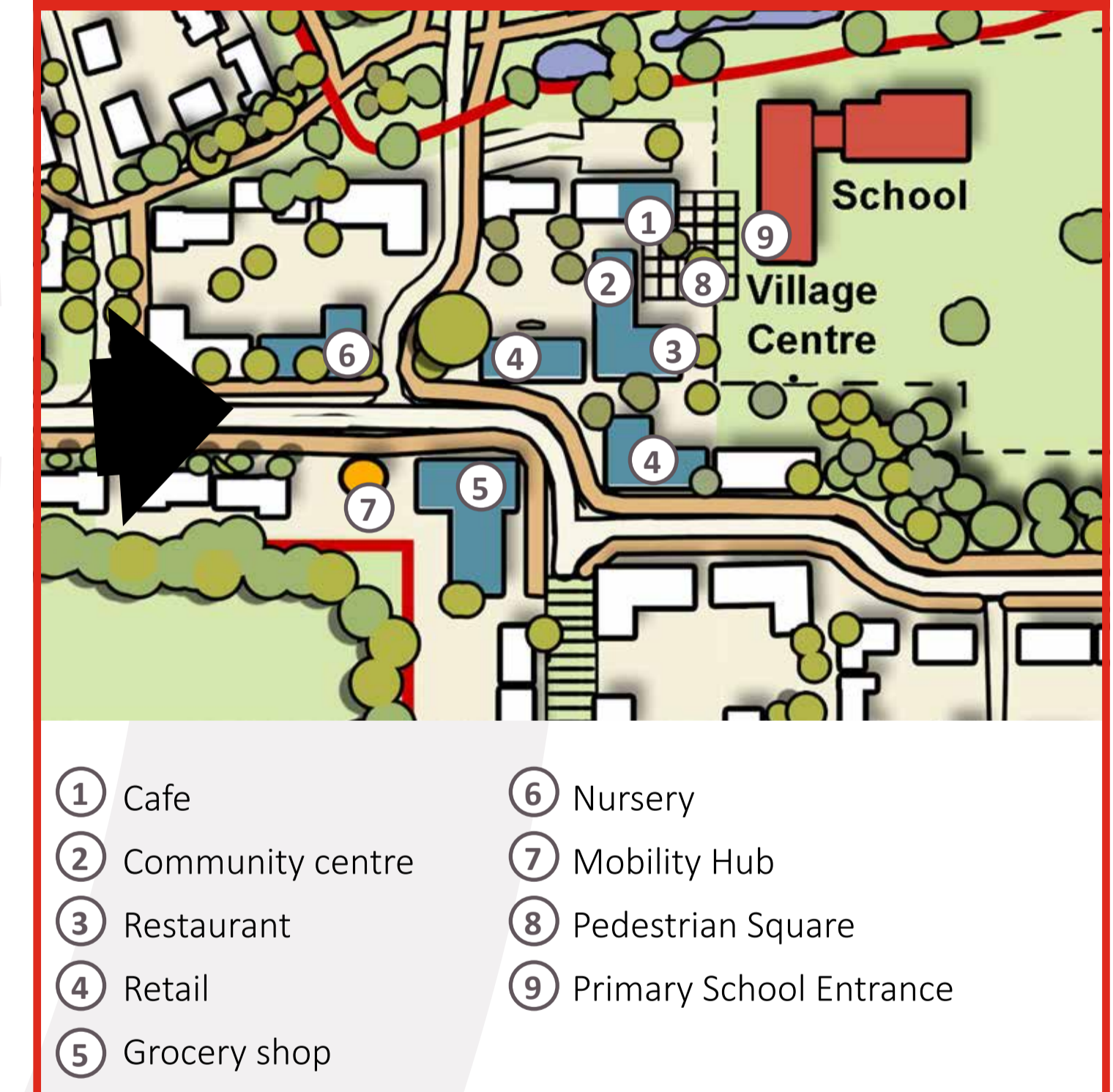
Ensure every resident is in **close proximity to facilities** to enable them to **meet their daily needs by walking or cycling** within the Garden Community.

Deliver a **village centre** that will become a **neighbourhood hub** with a **pedestrian square** and the **primary school** at its heart.

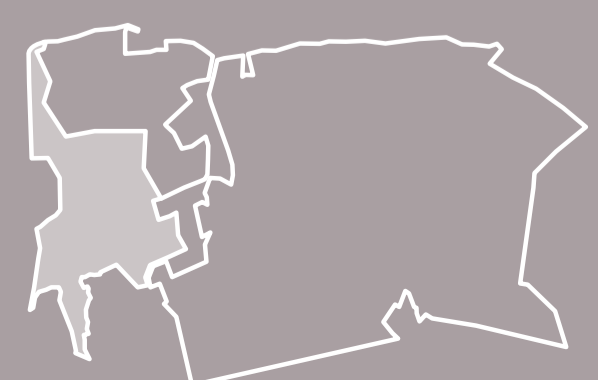
#### 15 MINUTE VILLAGE AT ZONE 1 DIAGRAM



#### GREAT BELSTEADS VILLAGE CENTRE POTENTIAL FACILITIES



*"For those keen to cycle around the new neighbourhood the new centre at Great Belsteads will be just a 2 or 3 minute ride away"*



# EMPLOYMENT 15 MINUTE VILLAGES

## AT ZONE 1 WE WILL...

Provide **employment opportunities** within **three distinct areas**. In addition to employment at Great Belsteads Village Centre, Zone 1 will deliver the **CGC Innovation Hub** as well as the **Channels Employment Area**. All three areas will be of **different character and employment type** offering a range of spaces and environments for a variety of businesses.

**The CGC Innovation Hub** will offer a substantial development of new office and employment space that will target high tech industries, business and professional services and create a range of exciting new job opportunities - putting Chelmsford at the forefront of Essex's growing economy.

**The Channels Employment Area** will be a new co-working facility where new and existing residents can meet, collaborate and work remotely in the beautiful setting of the Channels Complex.

### ARRIVAL TO GREAT BELSTEADS VILLAGE CENTRE FROM THE EAST PAST THE MOBILITY HUB



#### Channels Employment Area Illustrative Plan

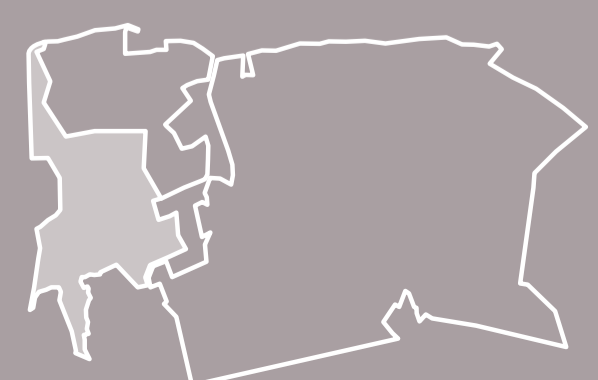


- ① New homes in a courtyard setting
- ② New Channels Employment Area
- ③ Existing Channels Complex

#### CGC Innovation Hub Illustrative Plan



- ① Vehicular access, adjacent to Essex Regiment Way- no employment traffic through residential areas
- ② Buildings facing onto Channels Discovery Park
- ③ Pedestrian and cycle routes through to the park



# COMMUNITY

## ACCESSIBLE, AFFORDABLE, LIVEABLE

Great Belsteads Village Centre will be the **anchor for the local community**. It will provide multiple reasons to **visit, interact and dwell**, creating natural **opportunities for socialising**, and supporting the **local economy**.

### DFD SAYS...



### TO ACHIEVE THE SHARED ETHOS OUR COMMUNITY WILL;

- **Deliver a wide** mix of homes with a variety of tenure, types and sizes
- **Homes and places welcoming** to all - capable of catering for all needs and adaptable over time
- **Create streets** with multiple functions - full of life and not of cars
- **Connect** everyone through smart enabled homes
- **Deliver homes** and buildings fit for a carbon zero future
- **Create** equal opportunities for access to the natural environment, employment and education

### AT ZONE 1 WE WILL...

#### INTEGRATE THE POWER OF 10+

The Power of 10+ demonstrates that by providing people with **ten or more reasons to visit a place**, the chances of them **visiting and supporting various activities there will increase significantly**. A range of facilities will be embedded within the Great Belsteads Village Centre and will ensure the village centre becomes the real "community anchor".

#### Facilities could include:



#### BE NET ZERO CARBON READY

As the development progresses, consideration will be given to opportunities, such as the Whole Life Carbon Assessment, to reduce carbon emissions through construction and operation.

Homes will be designed to be Net Zero from 2030 utilising an all-electric strategy, incorporating low carbon renewable technologies such as heat pumps and Solar PV systems.

Through the purchase of certified renewable electricity residents will be able to live Net Zero.

Consideration will also be given to delivering low carbon infrastructure throughout the development.



**NET ZERO**  
CARBON READY

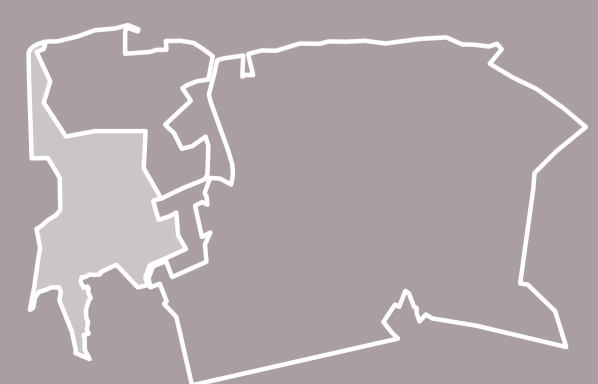
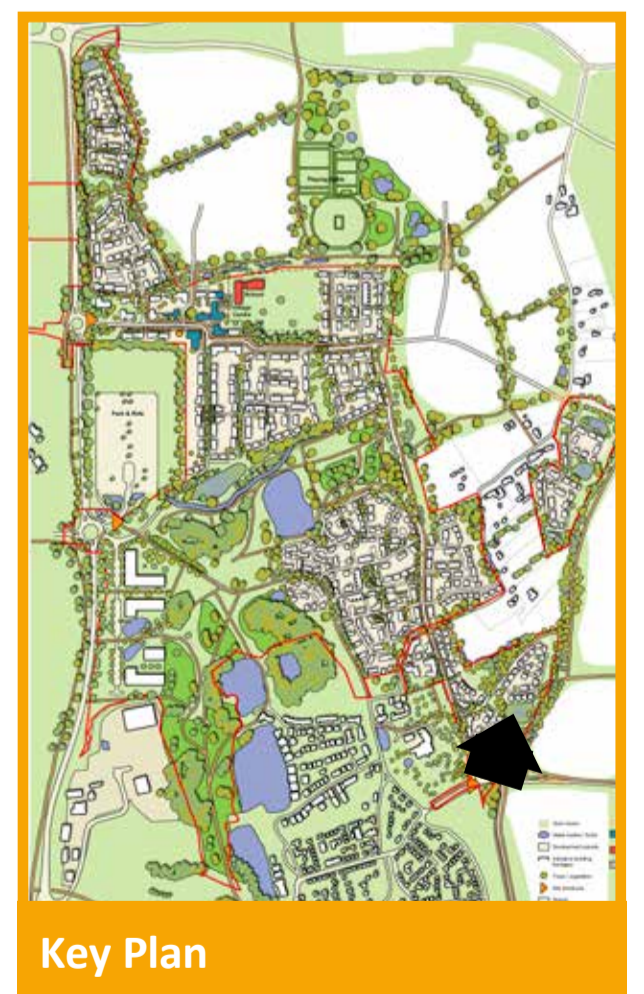
# COMMUNITY

## ACCESSIBLE, AFFORDABLE, LIVEABLE

### AT ZONE 1 WE WILL...

Provide a **variety of homes** with a **mix of sizes and types** to meet the local need and create a **mixed and inclusive community**. All neighbourhoods will have **distinct characters** which will be appropriate to their **location and setting**, making them recognisable and welcoming.

Illustrative view of homes fronting onto a green space around an existing oak tree near Channels Complex area





# COMMUNITY PARTICIPATORY GOVERNANCE

Chelmsford Garden Community is intended to be a place where **residents can get involved**- not just in the things that take place there but also how it is looked after. The Zone 1 area will include **opportunities for residents to represent** their community and to have **direct influence** over decisions made about its **current and future stewardship**.

## DFD SAYS...

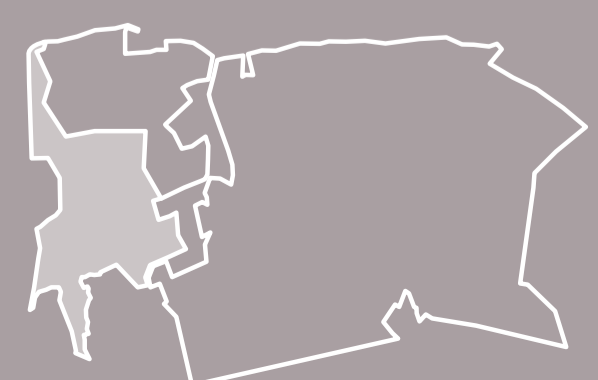
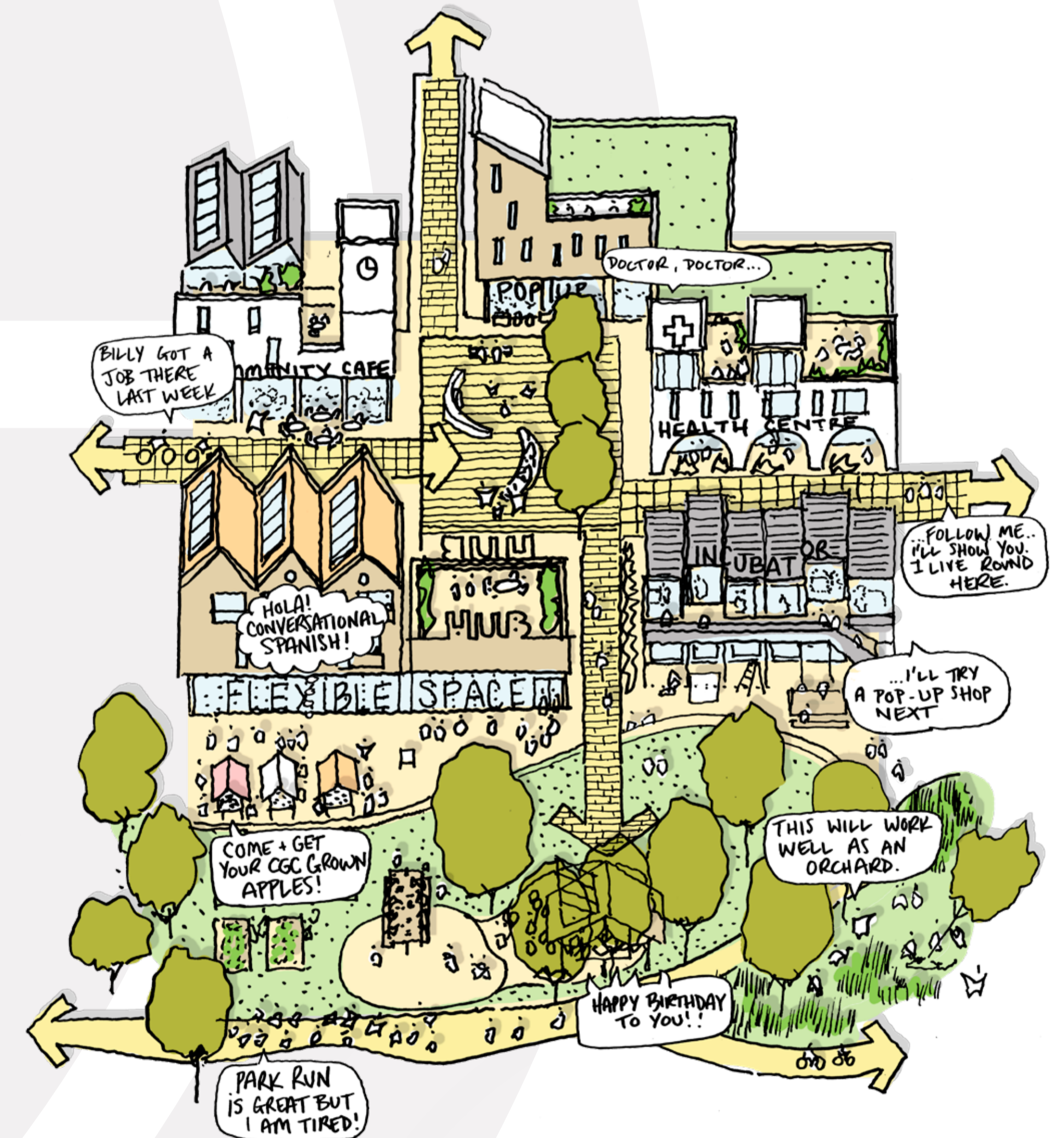


## TO ACHIEVE THE SHARED ETHOS OUR COMMUNITY WILL;

- Introduce a number of **stewardship initiatives**
- Ensure the **long-term viability and sustainability** of **community facilities**.
- Establish long term **management and maintenance** of **green infrastructure**
- Deliver local **community cohesion**
- Enable **collaborative stewardship**
- Deliver **an educational and skills resource**
- Support **health and wellbeing improvements** for the residents

## AT ZONE 1 WE WILL...

- Set up a Community Management Group or Trust to ensure a consistent approach and principles to management is applied across all three Zones of the Garden Community
- Use lessons learned from completed and occupied local neighbourhoods, including those at Channels, to help shape the management and maintenance of the planned new neighbourhoods
- Ensure that as the community grows so does its level of representation in the management and running of the facilities it will benefit from
- Support a network of residents groups who will be given direct lines of communication to the Management Group and regular opportunities to have their views, concerns or ideas relayed to it.



# CULTURAL HERITAGE

## DFD SAYS...

## AT ZONE 1 WE WILL

Respect the **existing heritage assets** - buildings and features with historical significance - and ensure all proposals have been **informed by historic research** and heritage assessment of the Site and its surroundings

CGC should respect and respond to the rich heritage of the site and its surroundings, by:

- delivering **high-quality development** that **reinforces historic character and local distinctiveness**
- retaining and reinforcing **historic landscape features**
- reusing **historic routes and linkages** between the heritage assets

The rich heritage of the site will be celebrated in two main ways;

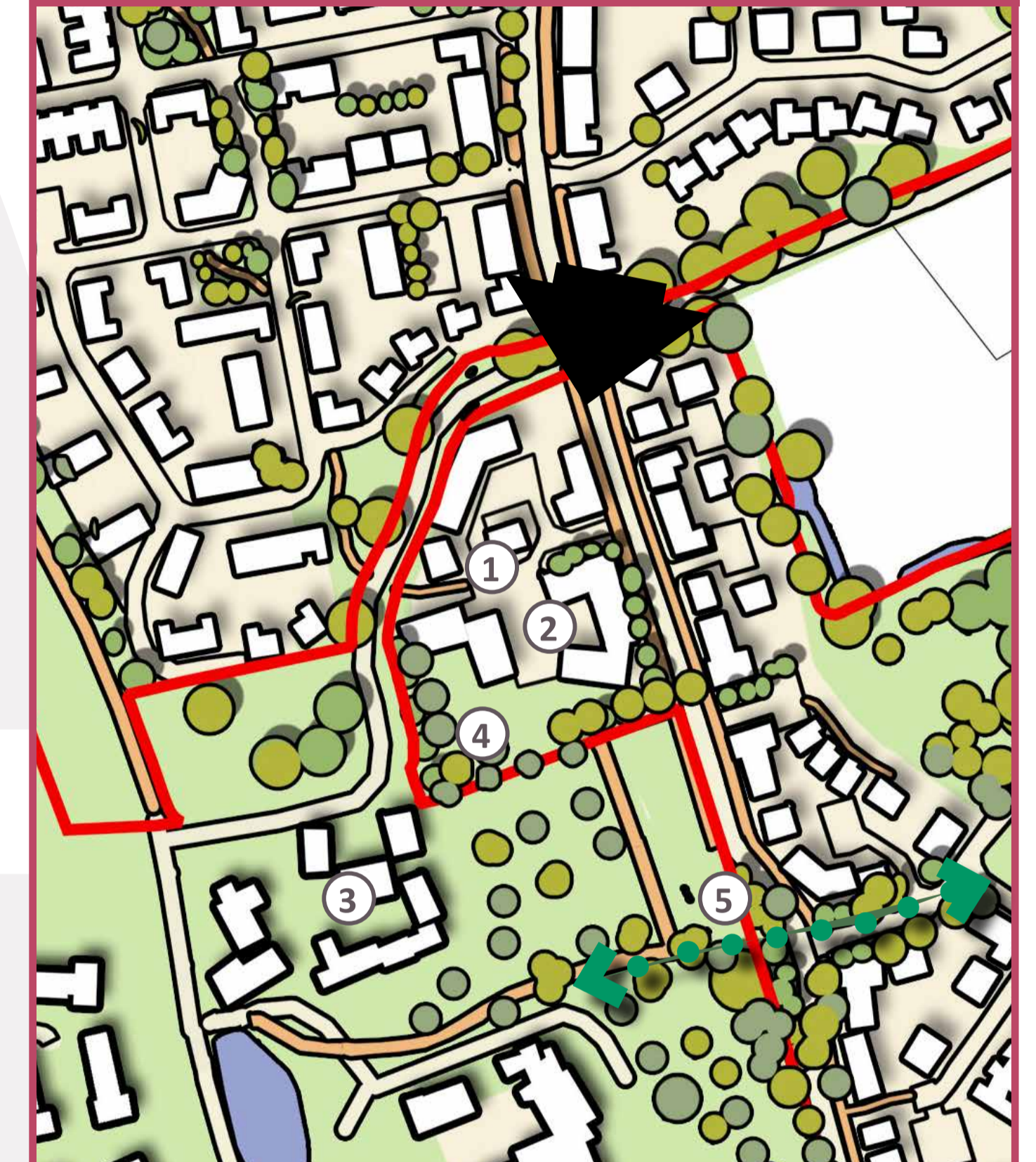
The new **Channels Employment Area** and the residential proposals in the **vicinity of Channels Complex** will be designed **respectfully and sensitively** in response to the beautiful setting of the existing historic farmsteads within the complex. To the north of the complex a **“new farmstead” of employment and residential uses** is proposed with significant landscape buffer between the historic two farmsteads and the newly proposed one. Single storey “barn like” buildings will cluster around the courtyard allowing **views through to the roofs of the historic farmsteads**.

**Discovery Trails**- A network of waymarked routes that **celebrate, reference and interpret the area’s rich history**. The trails will feature either interpretation boards, public art and/or landscape features along the way that tell a story and **celebrate, reference and interpret the area’s rich history** in each location.

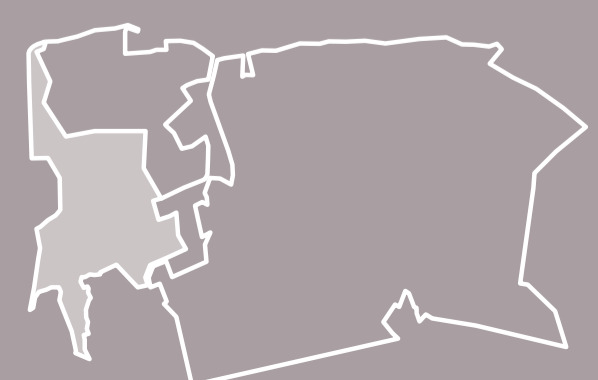
View from the proposed Channels Employment Area looking towards the roofs of the Channels Complex



Emerging plan of the Channels Complex area



- ① New homes in a courtyard setting
- ② New Channels Employment Area
- ③ Existing Channels Complex
- ④ Proposed landscape buffer to the new "farmstead"
- ⑤ Key route from Channels to Park Farm through landscape with setbacks and sensitively designed edge



# FEEDBACK AND NEXT STEPS

**We hope that you have found these boards informative and helpful. Thank you for taking the time to engage with the exhibition and leaving your comments.**

## **Public Consultation on this exhibition runs until 30th September 2022.**

Feedback can be submitted via the online form or by sending written comments back to us by addressing to 'Freeport JTP' - no stamp required. The deadline for comments is **Friday 30th September**.

## **Next Steps**

The planning application for Zone 1 is to be submitted in due course and will be the subject of a formal consultation process: all of the plans and documents will be publicly available on Chelmsford City Council's website for review and comment.

This public exhibition provides an opportunity to view the strategy that will underpin future applications and to engage with Ptarmigan Land's team with any questions that it may provoke.

## **VIRTUAL LIBRARY**

The Consortium's Project Website includes a virtual library containing all documents submitted to Chelmsford City Council:

**[www.chelmsfordgardencommunity.co.uk](http://www.chelmsfordgardencommunity.co.uk)**

## **VIRTUAL PRESENTATION & Q&A**

The applicant and their consultant team will make a virtual presentation followed by Questions & Answers on **Monday 22nd August 2022**. Details of this event and how to register will be posted online here, along with the recording:

**[www.chelmsfordgardencommunity.co.uk](http://www.chelmsfordgardencommunity.co.uk)**

