



Chelmsford Garden Community Public Consultation Proposals for Zones 2 & 3



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The Chelmsford Garden Community engagement process is being organised by JTP on behalf of Countryside L&Q and Halley Developments, part of the Chelmsford Garden Community Consortium. For more information, please visit chelmsfordgardencommunity.co.uk (information will go live on Monday 10 October 2022) or contact the JTP community planning team at community@jtp.co.uk or on Freephone 0800 0126 730.

Public Consultation Proposals for Chelmsford Garden Community Zones 2 & 3 from Monday 10 October 2022 and Live Presentation and Question & Answers 7pm - 8.30pm, Wednesday 19 October 2022



What is being consulted upon?

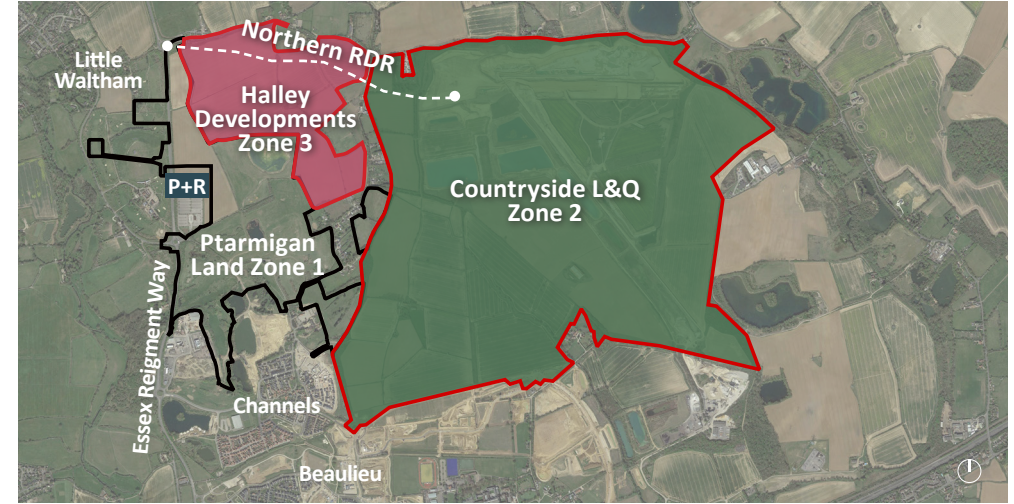
Chelmsford Garden Community includes three zones to the north and east of Channels and Beaulieu. Planning applications will be brought forward on the zones, guided by a Masterplan and Infrastructure Delivery Plan.

Further to the recent consultation on Zone 1, we would like to hear your views about the proposals for **Zone 2** and **Zone 3** and a strategic piece of road infrastructure known as the **Northern Radial Distributor Road (RDR)** (previously RDR2).

Where are the Zones?

Zone 3 comprises 55 hectares of land located south of Wheeler's Hill Lane and west of Domsey Lane. The proposals are being brought forward by Halley Developments.

Zone 2 comprises 344 hectares of land located to the east of Domsey Lane, south of Cranham Road and north of Beaulieu Parkway. The proposals are being brought forward by Countryside L&Q.



chelmsfordgardencommunity.co.uk

information will go live on Monday 10 October 2022

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What is proposed?

The overall Masterplan for Chelmsford Garden Community comprises around 5,500 homes, over 9ha of employment land, strategic transport infrastructure, 20km of greenways, three destination parks covering 150ha, four new villages, over 17ha of formal sports pitches, mobility hubs and up to 4 new schools.

The consultation relates to **Zones 2 & 3** which comprise the following:



Zone 2 Outline planning application comprising:

- up to 3,500 dwellings,
- mixed uses comprising other specialist residential accommodation, travelling show people site, employment, commercial, retail, leisure, education & community floorspace in three new villages,
- green and blue infrastructure including a new Nature Park, public open space and sports facilities,
- sustainable transport infrastructure, new highways including part of Northern RDR (RDR2),
- utility and infrastructure works,
- site restoration and preparation works.

Full planning consent for a new left-in, left-out junction from Beaulieu Parkway (Southern RDR (previously RDR1)).

Zone 3 Outline planning application comprising:

- up to 1,500 dwellings,
- green and blue infrastructure including a significant area of public open space and sports facilities, known as Discovery Park North.

A full planning application for a strategic road known as **Northern RDR** (previously RDR2), which will connect the Wheelers Hill roundabout to the new North East Bypass.

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See the proposals

You can see the proposals for Zones 2 & 3 at chelmsfordgardencommunity.co.uk (information will go live on Monday 10 October 2022).

If you would like a printed copy of the exhibition please contact JTP with your name and postal address and we will send one to you.

Live Presentation and Question & Answer

On Wednesday 19 October 2022, 7pm - 8.30pm, you can attend an on-line presentation which will include the opportunity to ask questions. Please email community@jtp.co.uk to register your attendance. A Zoom link will be provided. The presentation recording will be made available on the Garden Community website post the event.

We would like to hear your views about the proposals - how to comment

You can email community@jtp.co.uk

You can send comments to 'Freepost JTP' - no stamp required.

You can write them below and send the postcard back to us at 'Freepost JTP' - no stamp required.

Please note, the consultation runs until **Monday 14 November 2022**.

I have the following comments ...

Name (optional) _____ Email (optional) _____

Age (optional) _____ Postcode (optional) _____

Thank you for taking time to respond. We will collate the comments received and they will help shape the planning applications for CGC Zone 2 & Zone 3.

Personal data protection JTP will retain your personal contact details in order to communicate with you about Chelmsford Garden Community. We may share your personal details with the project team but not with any other third parties.

Full details of how we process, manage and retain your personal information can be found online in our Privacy Notice at jtp.co.uk/projects/community-planning. To **opt out** of receiving future updates about Chelmsford Garden Community, please email us at optout@jtp.co.uk or write to us at **Freepost JTP** (no stamp or any other address details required).

