



Following considerable discussion, including noting that it is regrettable that none of the submitted planning materials made any critical analysis of the development to date it was **agreed** to submit the following representations:

A concern as to the lack of parking provision and although laudable to look at reducing car use, in practice this may create problems.

Regarding the aim for there to be substantial use of public transport, the current experience of commercial companies running the bus service shows that the service is not run for community need and may not reduce car use or attain the amount of public transport use envisaged, thus car use does need to be considered within the design.

Regarding cycle routes there appears to be a lack of connectivity to the City Centre, especially when viewing recent plans from Essex County Council for cycle routes.

That there does not appear to be appropriate provision in the plans to charge electric vehicles

That the lack of medical facilities is not acceptable. The new Beaulieu medical centre is overdue and already will be beyond capacity and there is a concern that the new centre in the Garden Community will be delayed and to make representations for at least a temporary facility in the meantime.

There are no plans for a pharmacy and this is required.

A lack of explanation of the housing mix and lack of clarity on percentage of affordable housing and retirement housing provision.

A lack of clarity regarding the provision of affordable housing and Councillors wish to avoid the current issues in existing developments in this Parish where the affordable housing is all together in one 'island'.

There is reference to flexible floor space for commerce but again a lack of clarity

A concern on the impact of the new development on existing highway infrastructure which is already highly congested and in particular the development is based on the understanding that the Chelmsford North East bypass would be built and now it is unclear if it will ever be completed and join the A131 near Chatham Green. Thus to make a representation that the development should be contingent on the Chelmsford North East bypass being completed.

There is a lack of clarity on the community facility with a vague mention of a library and a suggestion that the new community building will be based on a 'community centre' model which ignores other possible uses and potential needs of the Community.

It was also noted that the suggestion is that an existing barn building is converted into a Community Centre to be 'in keeping' with the area, however, it was considered that it would not be in keeping with a new build area and that such a facility may not meet the needs of the Community.

Regarding sports facilities there is suggestion that CIL money is put aside for a swimming pool but there is a concern as to whether this would ever be delivered even though the calculation evidences need. To be suggested that land is at least set aside for this facility so that it could be delivered in the future.

Concern that it is expressed that the school will own and run certain sports facilities and whether, based on existing experience, this would be the best model to allow the widest possible accessibility for residents to such facilities.

The explanations on Stewardship are confused and not in accordance with current discussions on the subject. In view of the importance of this aspect, a representation to be made that planning permission is not to be granted until Stewardship arrangements have been agreed.

It was also noted that Dukes Park is expressed to be a 'destination park' and concern that residents would be paying for a facility used by residents in the wider Chelmsford area rather than a local facility

Regarding the provision of trees and the comment of 3 trees per household, consideration should be given to the species so that this does not present a problem for householders in the future.

In view of the experience with the school to suggest that there is an area in front of any future schools to house a drop off/collection point to reduce congestion in the area

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| <b>23/PC.13:</b><br>23/PC.13.1 | <b>To note planning responses made using delegated powers</b><br>23/01641/FUL - 5 Gardiner Way, Chelmsford Garden<br>Community - First floor extension over existing garage. Partial<br>Garage conversion – <b>No comments</b>   |
| 23/PC.13.2                     | 23/01718/FUL - 1 Joseph Clibbon Drive, Chelmsford Garden<br>Community – retrospective application to move air conditioning<br>units to lower level – <b>No Comments</b>  |
| 23/PC.13.3                     | 23/01769/FUL - Strategic Growth Site 7A - Construction of spine<br>road and formation of new road access junction with associated<br>realignment of Moulsham Hall Lane to serve future development<br>at Strategic Growth Site 7a (Land at Moulsham Hall), including<br>provision for cyclists, pedestrians and equestrians, and all<br>associated highways infrastructure works including drainage<br>features, lighting and landscaping – <b>No comments</b> |

**23/PC.14:** **To note the following planning results**  
None.

**23/PC.15:** **To consider response in relation to the Chelmsford City  
Travelling show person sites planning advice note.**

**Agreed** no comments.

Meeting concluded at 6.30pm