



CHELMSFORD GARDEN COMMUNITY

OVERVIEW

CLIENT

Ptarmigan Land

SECTORS

Residential
Commercial
Education

LOCATION

Chelmsford

PLANNING AUTHORITY

Chelmsford City Council

HIGHWAY AUTHORITY

Essex County Council

PROJECT TEAM

JTP Architects
CBRE

PROJECT MANAGER

Andrew Snowden

PROJECT DIRECTOR

Rupert Lyons



Image Source: JTP Architects

PROJECT

We have supported Ptarmigan Land in its hybrid planning application for the development of Zone 1 of the Chelmsford Garden Community (CGC), which comprises up to 1,500 homes and 44,000sqm Class E, F1 and F2 floorspace, along with a 2-form entry primary school, a mobility hub, the 'Discovery Park' open space and other associated facilities. Land is also safeguarded for the expansion of the Chelmer Valley Park and Ride

APPROACH

We prepared a detailed Transport Assessment, Travel Plan and Environmental Statement (Transport Chapter) to support the hybrid planning application, which included the preparation of preliminary access arrangements that included a new three arm roundabout access junction with Essex Regiment Way and adjustments to the existing Pratt's Farm Roundabout to provide a new fifth arm accessing the site. Further to detailed strategic modelling work undertaken by Essex County Council using its VISUM model, we subsequently identified and prepared a number of highway improvement schemes at roundabouts along the Essex Regiment Way corridor.

A key aspect of the CGC is a target to achieve 60% of all trips originating within the CGC by sustainable and non-car modes of transport. To support this, an overarching Travel Plan strategy was developed through the Development Framework Document (DFD) and masterplan process and this includes the provision of a detailed bus strategy, with a number of new and extended bus services proposed, site specific car parking standards at lower levels than the standard residential parking standards currently adopted by ECC, a network of active travel infrastructure across the site and connecting to key destinations off-site, including the Essex Regiment Way Sustainable Travel Corridor, that will provide an attractive commuter cycle route between the CGC and Chelmsford City Centre.

RELATED PROJECTS

South-West Biringington-On-Sea



OUTCOME

A hybrid planning application for Zone 1 of the CGC was submitted in 2022, and obtained a Resolution to Grant, subject to completion of a S106 agreement, in December 2025.

