
CHANNELS - A NEW NEIGHBOURHOOD

Public Exhibition September 2010



A new neighbourhood at Channels

Land at Channels has been allocated for residential-led development as part of the Chelmsford Borough Council's North Chelmsford Area Action Plan (NCAAP) submission document. It forms an important component of Council's aspirations for new homes and facilities in the North Chelmsford area. The NCAAP has been the subject of extensive public consultation and will undergo independent examination by an Inspector appointed by the Secretary of State later this year.

John Thompson and Partners are appointed by Chelmsford Land Ltd as architects for the development and are in the process of preparing an outline planning application. The local community has been invited to attend an exhibition of the proposals for the site so they can view and comment on the work done to date.

Chelmsford Land Ltd. is the project company of Ptarmigan Land, a leading land promotion company. The company partners with land owners to create a vision for the land, responsive to both planning issues and local sensitivities. They draw up plans for the new vision,

securing necessary agreements and obtaining the support of key stakeholders. Ptarmigan pride themselves on developing plans that are innovative and environmentally aware.

Background and planning context

Chelmsford Borough Council's Adopted Core Strategy and Development Control Policies Development Plan Document have put forward broad locations for development growth to assist meeting future housing, employment, recreation and leisure needs for the Borough to 2021.

The Core Strategy proposes two new neighbourhoods to the north of Chelmsford to provide at least 4,000 new homes, with a significant development to the north east of Chelmsford. The Council has said that the north east neighbourhood will have the key advantage of concentrating development in an area where transport and other infrastructure can be delivered. It is intended that the Council's North Chelmsford Action Area Plan (NCAAP) will allocate the land for the new neighbourhoods



Masterplan - Vision for Channels

The Vision for Channels is to develop a well-connected new neighbourhood to the north of Chelmsford guided by the existing landscape and historic character:

- 1 Channels Complex (Existing buildings retained, proposed new building overlooking lake, Central plaza – active with a mix of uses)
- 2 Falcon Bowls Club
- 3 Village Green (including cricket pitch)
- 4 Open Green Space
- 5 The Avenue
- 6 Lakeside Drive
- 7 Green Drive
- 8 Historic parish boundary
- 9 Allotments
- 10 Green space with ecological features
- 11 Exclusive lakeside homes
- 12 The Lanes pedestrian/cycle network
- 13 Residential plaza
- 14 Lakeside open space and jetty
- 15 Landmark lakeside house
- 16 Access from Essex Regiment Way
- 17 Access to future residential areas
- 18 NCAAP residential-led development
- 19 Park & Ride
- 20 Regiment Way Golf Course
- 21 Business use
- 22 Gas Pumping Station
- 23 Existing houses





Channels as a community 'hub' providing a mix of uses around a 'market square'



View from Lakeside Drive up to Channels and across to new waterside homes

What will happen to the Golf Course?

Channels currently comprises an 18 hole course and a 9 hole course. Construction of any housing at Channels will not commence until mid 2012, so the courses will remain as existing until then. It is expected that Phase 1 of development will result in the loss of holes 5, 6, & 7 of the 18 hole course. Phase 2 would then commence and holes 6, 7 & 8 of the 18 hole course would be affected. Further phases would require the land of additional holes. The club is actively exploring the possibility of new golf holes in the wider area.



View of cricket match on the village green

The submission draft of the North Chelmsford Area Action Plan (NCAAP) proposes an area of land to the north of the application Site for golf course provision, and allows for the replanning of the existing golf course to extend northwards on land consented for golf course use.

The re-planning of the golf course will be the subject of separate proposals. Although some golf course land is proposed to be developed as part of the Channels application, Channels will continue to operate a high quality golf course with a minimum of 18 holes.



View of new housing facing onto open green space and framing the view toward the Channels buildings.



Chelmsford Borough Council North Chelmsford Area Action Plan Submission Document
Masterplanning principles

- Site allocation
- Residential-led development
- Employment-led development
- School / dual community use
- Local centre / community uses
- Building frontages
- Open land
- Public open space
- Estate parkland
- Retained landscape feature
- Structural landscape planting
- Potential route for vehicles / pedestrians
- Alternative vehicle link (if required)
- Potential route for pedestrians / cycles
- Safeguarded corridor for future bypass
- Location for station
- Location for Traveller Site

Not to scale

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