



## Channels, Chelmsford, Essex, UK

A Sustainable Neighbourhood:  
Set within a Water Landscape



The development of Channels, Chelmsford is a key component of Chelmsford Borough Council's Adopted Core Strategy for meeting the Borough's expected future housing, employment, recreation, and leisure requirements.

It was allocated for development as part of the North Chelmsford Area Action Plan (NCAAP).

Located four miles to the north of Chelmsford town centre on the grounds of a 27-hole golf course, this project required sensitive interaction with the local community.

A 14th Century clubhouse, an 18th Century thatched barn, a number of privately owned homes and the facilities for a local bowls club all presented important features to be incorporated with the development.

The Channels site contained a number of landscape features which were considered important for the enhancement and protection of species within the ecological environment such as great crested newts, badgers and reptiles.

### Project Delivery

- In-depth consultation reconciling stakeholder needs and aspirations with local planning requirements.
- Development of a new community providing 650 homes within neighbourhoods of low, medium and high density.
- Design of an integrated masterplan with high connectivity to the NCAAP set within a network of open space, and mature planting.
- A proposal that minimises environmental impact through the retention and enhancement of biodiversity networks including 'green' and 'aquatic corridors'.
- A phased plan masterplan including the relocation of the existing golf course to a new site.

### Client

Chelmsford Land and Ptarmigan Land

