



TENDRING/COLCHESTER BORDERS GARDEN COMMUNITY JOINT COMMITTEE

AGENDA

DATE:	Thursday, 1 May 2025
TIME:	6.30 pm
VENUE:	Colchester Rugby Club, Raven Park, Cuckoo Farm Way, Colchester, CO4 5YX

MEMBERSHIP:

Councillor D King (CCC) (Chairman)
Councillor L Scott (ECC)
(Deputy Chairman)
Councillor A Baker (TDC)
Councillor M Cossens (TDC)

Councillor C Guglielmi (TDC)
Councillor A Luxford-Vaughan
(CCC)
Councillor L Wagland (ECC)
Councillor J Young (CCC)

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If you have any queries regarding this meeting, please contact Ian Ford, Democratic Services Manager. Please email: iford@tendringdc.gov.uk or alternatively email democraticservices@tendringdc.gov.uk or Telephone on (01255) 686584 or 686587.

DATE OF PUBLICATION: WEDNESDAY 16 APRIL 2025

AGENDA

1 Election of the Chairman of the Joint Committee

To elect the Chairman of the Joint Committee for the 2025/2026 Municipal Year.

2 Election of the Deputy Chairman of the Joint Committee

To elect the Deputy Chairman of the Joint Committee for the 2025/2026 Municipal Year.

3 Apologies for Absence and Substitutions

The Joint Committee is asked to note any apologies for absence and substitutions received from Members.

4 Minutes of the Previous Meeting of the Joint Committee (Pages 7 - 28)

To confirm and sign as a correct record, the Minutes of the previous meeting of the Joint Committee, held on Thursday 5 September 2024.

5 Declarations of Interest

Members of the Joint Committee are invited to declare any Disclosable Pecuniary Interests, Other Registerable Interests or Non-Registerable Interests and the nature of it, in relation to any item on the Agenda.

6 Public Speaking (Pages 29 - 30)

The Public Speaking Scheme for the Joint Committee gives the opportunity for members of the public and other interested parties/stakeholders to speak to the Joint Committee on any specific agenda item to be considered at this meeting.

The Chairman will invite public speakers to speak following the Officer's introduction to the report on the item. The Chairman will ask public speakers to come to the table in turn at the beginning of the discussion of the report of the relevant item.

Members of the public, who want to speak about an item, which is to be considered at this meeting of the Joint Committee can do so if they have notified the Officer listed below by Noon on Wednesday 30 April 2025.

Contact: Ian Ford. Email: democraticservices@tendringdc.gov.uk or Telephone: (01255) 686 584 or 686 587 or 686 585.

7 Report A.1 - Development Plan Document - Adoption (Pages 31 - 262)

To seek the Joint Committee's recommendation that the TCBGC Development Plan Document, with specific modifications, is formally adopted by Tendring District Council and Colchester City Council, following receipt of the Planning Inspector's final examination report.

8 Report A.2 - Pathway to Stewardship Report - Approval of Guidance (Pages 263 - 352)

To approve the Pathway to Stewardship report as forming part of the planning guidance for determining planning applications at Tendring Colchester Borders Garden Community in respect of stewardship matters.

Date of the Next Scheduled Meeting

The next scheduled meeting of the Tendring/Colchester Borders Garden Community Joint Committee will be held on a date to be arranged in due course.

Information for Attendees

FIRE EVACUATION PROCEDURE

In the event of an alarm sounding, please calmly make your way out of any of the fire exits in the room and follow the exit signs out of the building.

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Please do not re-enter the building until you are advised it is safe to do so by the relevant member of staff.

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Public Document Pack Agenda Item 4

Tendring/Colchester Borders Garden
Community Joint Committee

5 September 2024

**MINUTES OF THE MEETING OF THE TENDRING/COLCHESTER BORDERS
GARDEN COMMUNITY JOINT COMMITTEE,
HELD ON THURSDAY, 5TH SEPTEMBER, 2024 AT 6.00 PM
IN THE ROMAN LOUNGE AT COLCHESTER RUGBY CLUB, RAVEN PARK,
CUCKOO FARM WAY, COLCHESTER, CO4 5YX**

Present:	Councillors David King (CCC) (Chairman), Lee Scott (ECC) (Vice-Chairman), Andy Baker (TDC), Mark Cossens (TDC), Andrea Luxford-Vaughan (CCC), William Sunnucks (CCC) and Lesley Wagland (ECC)
Also Present:	Councillors Mark Cory (ECC & CCC), Zoe Fairley (TDC), Gary Scott (TDC) and Ann Wiggins (TDC)
In Attendance:	Gary Guiver (Director (Planning) - TDC), Lisa Hastings (Assistant Director (Governance) & Monitoring Officer - TDC), Andrew Weavers (Head of Governance & Monitoring Officer - CCC), Jonathan Schifferes (Head of Housing Growth and Garden Communities - TDC), Amy Lester (Garden Community Planning Manager - TDC), Christopher Downes (Garden Communities Manager - TDC) and Ian Ford (Committee Services Manager - TDC)
Also in Attendance:	Ashley Heller (Head of Transport for Future Communities - ECC), William Lodge (Communications Manager - TDC), Paul Wilkinson (Principal Transportation and Infrastructure Planner (New Communities) - ECC) and Keith Durran (Committee Services Officer - TDC)

1. ELECTION OF THE CHAIRMAN OF THE JOINT COMMITTEE

Councillor Andy Baker referred to the fact that two of Tendring District Council's standing members of this Joint Committee had been unable to attend this meeting.

It was thereupon moved by Councillor Baker, seconded by Councillor Cossens and:-

RESOLVED that Councillor David King be re-elected the Chairman of the Joint Committee until a future meeting of the Joint Committee.

2. ELECTION OF THE DEPUTY CHAIRMAN OF THE JOINT COMMITTEE

It was moved by Councillor Baker, seconded by Councillor Cossens and:-

RESOLVED that Councillor Lee Scott be elected the Deputy Chairman of the Joint Committee until a future meeting of the Joint Committee.

3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

An apology for absence was submitted on behalf of Councillor Julie Young (CCC). CCC's Designated Substitute Member (Councillor William Sunnucks) attended in her stead.

An apology for absence was also submitted on behalf of Councillor Carlo Guglielmi (TDC). TDC's Designated Substitute Member (Councillor Andy Baker) attended in his stead.

In addition, it was reported that Councillor Mike Bush (TDC) was not in attendance at the meeting.

4. MINUTES OF THE PREVIOUS MEETING OF THE JOINT COMMITTEE

It was moved by Councillor Baker, seconded by Councillor Luxford-Vaughan and:-

RESOLVED that the Minutes of the meeting of the Joint Committee held on Monday 9th October 2023 be approved as a correct record and be signed by the Chairman.

5. DECLARATIONS OF INTEREST

There were no Declarations of Interest made by Members of the Joint Committee on this occasion.

6. PUBLIC SPEAKING

The Public Speaking Scheme for the Joint Committee gave the opportunity for members of the public and other interested parties/stakeholders to speak to the Joint Committee on any specific agenda item to be considered at this meeting.

The Chairman invited the following public speakers to come to the table in turn to speak. Their comments are in precis.

Town Councillor Rik Andrew (Chair of the Wivenhoe Travel and Transport Sub-Committee)

- *Referred to the recent press release from the Joint Committee which claimed that the new link road would "improve access and help traffic congestion on local roads".*
- *He understood that construction traffic was supposed to use the A120 and not the A133. Asked how could a £60million road that ended in a cul-de-sac in a farmer's field could possibly alleviate congestion.*
- *Essex Highways previous forecast was that traffic flows on the link road would be 50-50 i.e. the A120 would take 50% of the traffic. However, now all of the traffic would have to use the 'chronically' congested A133 for the foreseeable future.*
- *Highways England's 'Statement of Common Ground' called for the Modal Shift Forecast to be re-assessed based (a) on what has actually been achieved elsewhere and not on unrealistic Active Travel aspirations; and (b) that phase two of the link road is unlikely to happen before 2041. He believed that this had not happened.*
- *By 2041, the Garden Community would have 3,750 homes, about 9,000 population, which would be bigger than Wivenhoe and most of whom would have to commute to work or college et cetera beyond the GC. The 'trigger point' analysis concluded that phase two of the link road was not needed until 4,000 homes had been built. That assumes that the DPD's aspiration modal shift target had been met which Highways England stated was highly unlikely to occur.*

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- *Section 5 of that trigger point analysis admitted that at 2,000 homes the impact on traffic queues was likely to be quite severe. Surely therefore that should be the trigger point for phase two.*
 - *To accommodate that extra traffic without creating extra congestion would require a significant proportion of existing Tendring commuters to switch to other modes of transport. But the RTS would not benefit the residents of Brightlingsea, Clacton, et cetera. No proposals for more trains or a new train station such as Cambridge North or Ebbsfleet. No other proposals exist to stimulate modal shift.*
 - *Wivenhoe is the same distance from Colchester as the GC but nobody runs or walks to Colchester and back for work every day. Active Travel effectively relies therefore on a massive increase in cycling rates from current 2% modal share. This is unrealistic. Plenty of Buses available but they run 80% empty so again unrealistic assumptions for modal shift to RTS.*
 - *Personally not against GC but wanted honest assessment of traffic impact and much more effort to mitigate.*

The Chairman of the Joint Committee (Councillor King) responded to Town Councillor Andrew's statement as follows:-

- *Shared concern. Did not want to increase congestion any more than was avoidable. Second phase of the link road had to be delivered as soon as practicable but accepted the debate around that. Would have to be based on solid evidence and modelling. Past modelling was not accepted as the way forward.*

Jonathan Schifferes, Head of Housing Growth and Garden Communities (Essex County Council) also responded to Town Councillor Andrew's statement as follows:-

- *When planning application for the GC comes forward to the Joint Committee it would need to be accompanied by an Environmental Impact Assessment and a Transport Assessment that fully modelled the applicant's proposals and the work that they had done with the Highways Authority and the planning authority to as accurately as possible the impact on various travel modes. That work had not yet been carried out. Several pieces of work had been commissioned for various purposes (including for the DPD) that had modelled the progression of the GC to its full 7,500 homes provision.*
- *Echoed the sentiment of the Chairman's remarks that Section 1 of the joint Local Plan (TDC and CCC) stated that full link road delivery is secured by funding and planning permission before GC is approved. That is reinforced within the DPD. Would be the basis on which the Joint Committee would need to determine the planning application.*
- *Modal share aspirations for the GC are ambitious. Highways England do not have a formal objection to the DPD or the full link road which has planning permission.*
- *Interventions that support the modal shift include package of interventions that existed and were funded by Homes England and Homes Infrastructure Fund. Park and Choose facility on the A133 was a formal requirement of the DPD and would come forward alongside the planning application. That was the main intervention to support the modal shift for existing commuters.*
- *Wider aspiration to deliver the link road as soon as possible. Number of traffic modelling exercises that had taken place and would need to take place. There are a number of future modelling years for which a Colchester traffic model exists. One of those years is 2041. Tests would be run against that model with scenarios that*

showed the full phase two of the link road being built or not built at various points in the future – 2031, 2036 and 2041 – the existing modelling parameters that can be used. Would expect that to be tested but was not a target date. Normal statutory requirements would apply for how the Joint Committee determined the application e.g. the NPPF had a severe impact test on the existing network. That would be a threshold that the Joint Committee would have to be satisfied with the evidence before it and could ask for modelling for various years to determine that had been met or not met.

Professor Anthony Vickers (Crockleford & Elmstead Action Group (CEAG) spokesperson)

- Referred to statement within the documentation that “none of the modifications suggested by the Council... were significant in that they did not seek to change the substance or intent of the DPD policies.” During the Hearings in May, he had pointed out that the change in the wording to an aspiration of 50% green space from an implication that 50% would be green space is significant and if the Joint Committee did not think so then residents would have no faith in the Joint Committee’s commitment. It would no longer be a garden community project but instead a massive housing development.*
- Referred to Modification MM7 – “Depending on the outcomes of local junction modelling along Bromley Road into Colchester, some parcels of development within the Crockleford Neighbourhood may need to access to the Link Road instead of Bromley Road. Suggested wording to reflect this flexibility.” For Crockleford Heath residents this was a worrying development as it suggested that parts of Crockleford Heath would no longer be within Crockleford Heath. You could not be connected to the link and not be part of the link road. If some parts of Crockleford Heath are then to be connected then they would not be part of Crockleford Heath. Pointed out that within the Government documentation it stated that existing settlements had to be respected. This therefore was a complete disrespect of the residents of Crockleford Heath.*
- Referred to MM8 – “Acknowledging existing, enhanced and other public transport can support homes as well as the RTS removes pre-judging of phasing at Crockleford.” Was this to be interpreted as giving a ‘green light’ to developers to carve away at parts of Crockleford Heath and bring forward Crockleford Heath to Phase One from Phase Three. Crockleford Heath was in Phase Three originally. Concerned that Crockleford Heath was being moved to the beginning because the developer could get access to Bromley Road and the link road is a cul-de-sac.*
- Referred to MM36 – “Creation of the Rapid Transit System to enable a fast rapid commute for residents to and from all neighbourhoods within the Garden Community...” Noted the change of wording to ‘fast’, which was no more defined than ‘rapid’. Believed ‘fast’ was a demotion from ‘rapid’. What did this mean for the ‘Rapid’ Transit System?*

Amy Lester, the Garden Community Planning Manager (Tendring District Council) responded to the points made by Professor Vickers along the following lines:-

- In regard to the Modifications, everyone would have the opportunity to comment on any or all of them through the imminent formal public consultation. Those comments would be considered by the Planning Inspector before he issued his recommendation to the Councils on the soundness of the DPD.*

- *In regard to MM7 – clarified that it was to allow a greater degree of flexibility to allow access to future particular parcels from either the link road or Bromley Road. It did not allow a ‘watering down’ of the principles of ‘filtered permeability’ meaning that you could drive to the link road from Bromley Road. That restriction would always remain. Would remain subject to future modelling and master planning and design work that would be put forward as part of the planning application.*
- *In regard to MM8 – clarified that this would not remove any requirement for a phasing plan to be submitted at the point of the planning application. Phasing within the DPD was based on the strategic master plan work that the Councils had produced which had been ‘indicative only’. A phasing plan would still need to come forward and be considered as part of a future planning application.*
- *In regard to MM36 – clarified that this change had been put forward to ensure consistency with the wording within the DPD (GC Policy 1).*

The Chairman of the Joint Committee (Councillor King) also responded to Professor Vickers’ statement as follows:-

- *Quite a lot had been published on the RTS and its hopes and aspirations as a lot of that had yet to be tied down and that had been shared. It was important that the principle was recognised that the RTS funding had to be spent well and the outcome had to be public transport that was a ‘cut above’ the existing provision in accessibility, comfort, reliability and pace.*

Russ Edwards (Project Director for TCBGC – Latimer by Clarion Housing Group)

- *Congratulated Members and Officers following the Examination-in-Public of the DPD earlier this year which was another major milestone for the project.*
- *Encouraged to see that the Schedule of Modifications that the Inspector had asked to be the subject of public consultation were, for the most part, based on the Statements of Common Ground prepared by Officers and stakeholders.*
- *Latimer remained extremely supportive of the DPD and the suggested modifications. Its consultant team continued to work on the master plan proposals that would form part of an outline planning application that would be compliant with the policy.*
- *Working to a revised planning submission target of the second quarter in 2025 and continued to engage pro-actively with Officers through pre-application engagement.*
- *Further public consultation was planned to support the application at the end of this year and early part of next year.*
- *Estates Management and Stewardship Strategy – The Councils had commissioned a ‘Pathway to Stewardship Strategy’ since the last meeting of the Joint Committee. Latimer was extremely supportive of that work and had engaged collaboratively with the Councils and their consultant CSS. Looked forward to building on that work was completed as part of the application documents to be submitted next year.*
- *Fantastic to see the project mentioned positively in both local and national press with coverage of ECC entering into a contract for phase one of the A120-A133 link road and the new community being identified as a project the new Government is interested in accelerating through the New Homes Accelerator Programme.*
- *Looked forward to discussions with all parties including MHCLG and Homes England over the coming months to work out how best to support the project moving forward.*
- *Lastly, hoped that Members had had the chance to visit the Beth Chatto led ‘Meanwhile Garden’ project established next to FirstSite in Colchester where*

Latimer's Essex young designers had both designed and helped to make the benches and seating.

The Chairman of the Joint Committee (Councillor King) responded to Russ Edwards; statement as follows:-

- *Welcomed the positive comments and the continued positive and collaborative approach to working between Latimer and the Officers.*
- *Knew that Latimer would be listening carefully to all of the comments made at this meeting and that they were fully aware of the vital importance attached to securing the link road.*

Manda O'Connell (Chair, TCBGC Community Liaison Group)

- *CLG supported report A.2 which was the delegation to Officers in respect of EIA scoping requests. The reasons were:-*
 - *it would be quicker and more direct which was useful in particular for the Colchester / Tendring Borders Garden Community development which was subject to strict time constraints due to the nature of the funding;*
 - *it allowed for direct engagement of local stakeholders and expert bodies with planners in response to the scoping consultation for example the CLG (local people with local knowledge including some experts in their field including groundwork and transport who had scoping out objections to the following:*
 - (i) *Materials and waste which was currently scoped out with potential damage to aquifers and natural drainage areas – removed materials are replaced with backfill construction materials – as has been seen elsewhere within the county with damaging results and created numerous problems.*
 - (ii) *Flood risk and drainage should be scoped in given this year had seen standing water in the Crockleford area more than before and this would be worsened by the development unless specifically mitigated against by being coped in the EIA.*
 - (iii) *Sewerage and waste water should be most definitely scoped in as the current sewerage works for Colchester East could not cope with demand and use with considerable effluent released into the tidal River Colne when use topped capacity.*

Those grounds it was hoped would provide grounds to the planners, based on local knowledge to require those additional matters to be scoped in rather than out.

- *The proposed delegation would not disallow the Joint Committee's authority and decision making as it would have the final say on the suitability and acceptability of the scope of the final EIA submitted by the developers.*

The Chairman of the Joint Committee (Councillor King) responded to Manda O'Connell's statement as follows:-

- *thanked the CLG for its work and commitment and welcomed and supported the comments made especially in regard to making practical use of local knowledge.*

Parish Councillor Adam Gladwin (Chairman of Elmstead Parish Council)

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- *reiterated comments made at previous meetings about the need to give this development a proper name. Considered it a place making failure. Residents calling it the 'New Town' which risked confusion with Colchester New Town.*
 - *noted that last Joint Committee meeting was eleven months ago and expressed concern that his Parish Council now had only five minutes to engage.*
 - *Queried how democratic and transparent that was. Felt that a lot of decisions in the meantime had been made in private and therefore had lacked proper public scrutiny. Had been on the receiving end of residents' concerns. Was getting harder to defend this planning approach. Needed more transparency not less.*
 - *Concerned that proposed delegations to Officers in report A.2 would only move further decision making behind closed doors. Appreciated that in the grand scheme of things those decisions might seem inconsequential but by delegating them to Officers it would prevent the residents would be most affected such as those represented by CEAG coming before the Joint Committee and saying their piece with their local knowledge when detailed planning matters were being decided.*
 - *Elmstead PC had met last month with the appointed GC place making consultant. He had been surprised by the strength of negative feeling surrounding the project.*
 - *Worried about disconnect between CLG and EPC on public feedback.*
 - *Not helped by disappointing start to the summer when the first material works to the project, supposedly focused on sustainability, cut down hundreds of hedgerow trees in bird nesting season only for no more work to have happened in the months since. Was correct wildlife assessment done beforehand? Why undertaken then and not now?*
 - *Elmstead residents were starting to feel the impact of the development as work started. Disruption caused by RTS works and soon the link road works was just the beginning. Residents already complaining about delays and traffic problems. Local back roads already seeing more traffic. Did not believe that Traffic Assessment correctly considered the impact of Clingoe Hill works especially when combined with other RTS and link road works. New 'rat runs' being formed. Dangerous driving on country lanes. Residents now looking at travelling to Ipswich and Clacton rather than Colchester.*
 - *Referred to misinformation about the link road – needed confirmation on who was building phase two of the link road. What was the cost?*

The Chairman of the Joint Committee (Councillor King) responded to Parish Councillor Gladwin's statement as follows:-

- *Was aware of the issues at Clingoe Hill and that the works there were making life more difficult for many. Had to trust that there would be a benefit once finished. Disruption an inevitability but it needed to be minimised.*
- *ECC Officers were taking on board all of the feedback that they were receiving from many sources.*

Jonathan Schifferes, Head of Housing Growth and Garden Communities (Essex County Council) also responded to Parish Councillor Gladwin's statement as follows:-

- *Enabling works for Section C of the RTS were on-site now between Greenstead Roundabout and the Knowledge Gateway junction were undertaken properly. Link Road Phase One enabling works had taken place on the A133 as well. Timing of those works was done to avoid the peak bird nesting season. Where the clearance of*

- vegetation did have to take place an Ecologist was on-site at that time to ensure that those works did not disrupt nesting birds.*
- Octavius was the contractor undertaking the construction of Phase One of the link road.*
 - Works at both sites would need sequencing and phasing and collaboration with the National Highways works on the A120 as well. Conversations were ongoing to avoid, wherever possible, conflicts between those works and to minimise the overall impact.*
 - Concerned if any of the diversions and traffic management arrangements (TMA) were causing issues of safety. That was the number one consideration at all times. Changes could be made if needed to the TMAs.*
 - In answer to the question: Who is building the second phase of the link road? – the obligation was on the developer (Latimer) to fund the delivery of the link road as defined in the MoU between the Councils and Latimer which was part of the evidence base underpinning the DPD. Assumption also within the Infrastructure Phasing Plan and the Viability Assessment that that was a cost that fell to Latimer. The cost of that was also part of that same conversation. DPD evidence was the best place to look for the best estimates that the Councils had. Figure there was £21.5million for phase two of the link road. However, it was not assumed that by the time that the link road was constructed following the agreed plan for the build out of the GC that that would be the actual price that Latimer would have to meet.*
 - There were ongoing conversations with Government that sought further central funding to help provide a high quality GC. Not producing a continuous stream of updated cost estimates for phase two of the link road. The obligation was on Latimer or any other applicant to build the GC to demonstrate that they had the commitment and the funding at the point of the application to provide the link road in its entirety. How that was contracted out was open to discussion and agreement at a later date.*

At that point in the proceedings and at the behest of the Chairman, Andrew Weavers (Head of Governance & Monitoring Officer) (Colchester City Council), read out the following written statement that had been submitted by the Mayor of Wivenhoe (Town Councillor Denise Burke):-

“As Mayor of Wivenhoe, I would like to share my concerns regarding the proposed Tendring Garden Community (TGC).

Firstly, there needs to be a reality check as work begins on what has been dubbed “the road to nowhere”.

The work began on the link for the proposed TGC this week, the start of the new school term, which will see over 7,500 homes built. Little notice was given for the works, diversion signs are totally inadequate and overnight closures are ad hoc, not adhering to the closure and opening times advertised. The alternative routes are congested and already heavy with lorries on these narrow roads.

In the Trigger Point Analysis of November 2023 it identified a trigger point when a full link road is needed. It shows that ‘journey time and queuing impacts on the A133 will worsen as development increases, with ‘a step change at 4,000 homes.’

It also concedes that ‘the network is already heavily congested’. However, this summary is highly deceptive, because the modelling for the 4,000 homes trigger, reflects eastbound queues only. The westbound queue commences earlier, at 1,000 homes, so,

we may get a link road in 20 years' time assuming their quite extreme predictions on model shift will work.

What is interesting and frustrating is ECC has and remains very reluctant to share the document to a wider audience."

They add in the Environmental Impact Assessment Scoping Report produced by the developer for the new town 'it is assumed that Phase 2 of the Link Road is constructed at the back end of the emerging Local Plan Review period' therefore, the 'assessment year is 2041.

We are supposedly reassured that in 2041, the RTS and Park and Choose will be operational, although details of service routing, frequency and fleet are yet to be developed.

However, they warned the plan remains fundamentally flawed with the timetable for the vital infrastructure required for a development of this scale still no agreed or announced. It leaves leaving scheme in real danger of creating a huge need for healthcare, schooling and other amenities which at present there is no compulsion on the developer or local authorities to deliver.

There are lots of unresolved problems with the plan that can no longer be passed off as having garden community principles. In addition, the employment area can't come forward because Latimer doesn't own the land and the link road doesn't link to it, the timescale for delivery of schools and early year provision has been watered down and so the infrastructure will be constantly trying to catch up with house delivery as opposed to the infrastructure first principle we were promised. There is currently no health centre planned for the site. As someone who works in the early years & childcare and elder care industry I have to ask why the proposed plan does not reflect 'cradle to grave' solutions that will be needed early on as neighbouring towns and parishes have insufficient facilities, indeed in Wivenhoe demand already exceeds supply.

The heritage impact assessment was done after the master planning, so heritage elements have just been ignored. The promised green buffers which are so vital to ensure environmental requirements can be met can be filled by car parks, solar farms, cemeteries, and allotments. The total number of homes has gone up from 7,500 total with an additional 2,700 student beds on site. There is still no stewardship model, so we don't know if there will be a boundary change and Latimer wants a land or service charge, which are very unpopular with residents.

In summary, although of course the most unacceptable element is the lack of a link road or credible rapid transport system. We know next to nothing about the RTS, but the link road delivery is hampered by significant obstacles such as the fact ECC still don't own the land to build phase two.

People should be told National Highways have outstanding and unresolved issues with traffic modelling and design. The announcement of work might be seen as a positive, but the fact remains as it stands there is no money left to build phase 2, and there is no legally binding way to get the developer to contribute.

At present all we are seeing is the start of construction for a road to nowhere. Those charged with delivery still have no idea how or when the multitude of issues which currently make this scheme an expensive and embarrassing white elephant will be addressed and workable and practicable solutions found."

Jonathan Schifferes, Head of Housing Growth and Garden Communities (Essex County Council) responded to the Mayor of Wivenhoe's written statement as follows:-

- *Reiterated that a response to that statement from the three Councils had been issued by way of a press release. That response was as follows (editors notes excluded):-*

"There are a number of inaccuracies and misunderstandings identified in the press release by Wivenhoe Town Council including the position of National Highways and inaccurate assertions that statutory processes for technical work and approvals have not been followed as well as the information not accurately reflecting the technical work that has been done to date.

The three partner Councils are committed to ensuring that agreed infrastructure is delivered as early as feasibly possible at the Tendring / Colchester Borders Garden Community and will be requiring such commitments from developers when determining future planning applications.

A Joint Committee of the three Councils has been established early in the development process to ensure comprehensive public oversight of the planning process. The Councils were successful in attracting almost £100million of Government funding for early delivery of new transport infrastructure to support much needed new housing at the Garden Community and this is in the form of the new A1331 and the new Colchester Rapid Transit system.

Adopted planning policy clearly requires that the funding for the full A1331 linking the A133 and the A120 is in place before planning approval is granted for the Garden Community. The Development Plan Document also sets out a requirement for the Garden Community to demonstrate a full funding commitment to complete the A1331.

The Councils are totally committed to securing the full funding for the delivery of the A1331 which is fundamental to planned housing growth in Colchester and Tendring. The Councils are therefore working with the new Government to explore funding opportunities to complete the A1331. We appreciate that while there are understandable concerns for the impact of new housing on Wivenhoe and other surrounding areas the planning and highways authorities have put in place strong safeguards to ensure the growth is well managed, sustainable and enhances the local community.

We are keen to work with the local parish councils as the schemes continue to progress through the planning system."

The Chairman of the Joint Committee (Councillor King) also responded to the Mayor of Wivenhoe's statement as follows:-

- *Addressed concerns about promises not being delivered. Was understandable and acknowledged it was the Joint Committee's collective responsibility to hold the three Councils and Latimer to account. Need to make the promises demonstrable.*
- *Any 'misreading' was responsibility of the Joint Committee. Needed to work constantly to be really clear in demonstrating what was factual, what was a legitimate question, what was myth or merely rumour.*

Councillor Wagland then responded as follows:-

- *On the subject of openness, stated that firstly a number if not the majority of the points made by speakers were addressed in several respects in the Minutes of our previous meeting. Urged the public to read them.*
- *Secondly, also urged the public to read the Editors Notes in the Councils' statement which provided further comments in relation to many of the individual points raised.*

Councillor Luxford-Vaughan raised the point that National Highways had, in fact, objected to the DPD otherwise they would not have been a participant at the Examination-in-Public. Though there was a statement of common ground with National Highways there were unresolved issues. The Councils' statement was therefore in error on that point.

Amy Lester, the Garden Community Planning Manager (Tendring District Council) responded to Councillor Luxford-Vaughan. The three Councils had engaged with National Highways throughout every stage of the process. The statement of common ground for the DPD Examination-in-Public had at the end of it a number of outstanding issues. However, they related to the future planning application and the modelling work that would be required to come forward as part of that. There was quite an understandable areas of concern that had been recorded as still needing to be resolved. However, the principle of the GC and the DPD and the policies contained within it had not been objected to by National Highways (Highways England).

Jonathan Schifferes, Head of Housing Growth and Garden Communities (Essex County Council) further responded by stating that National Highways had lodged a 'holding' objection in order to participate in the Inquiry. He then quoted from the published statement of common ground between National Highways and the Councils (Section 3):-

"In summary, the Councils and National Highways agree that the DPD transport evidence base which uses the Colchester Transport Model developed by Essex County Council provides a sound, strategic transport baseline for future development of the Garden Community. They agree that outstanding matters raised in the National Highways technical notes (7, 8 and 9) and the responses by the Councils are deemed to be acceptable at this stage of the DPD. They acknowledged the need to continue to work collaboratively and with the site developers to deliver the full range of suitable highway transportation solutions for the Garden Community."

In conclusion under "Unresolved Issues" the statement said: *"Within this statement of common ground there are no unresolved issues or area of uncommon ground for the purposes of the DPD. There are several notable issues that need to be resolved prior to the planning application stage."*

Councillor Mark Cory (Essex County Council and Colchester City Council)

-
- *Supported the comments made by Parish Councillor Gladwin and Town Councillor Burke about the traffic situation. As the Division Member most affected he was dealing with County Highways on the lack of diversion signs at the commencement of the works, the number of accidents that had already resulted and the map which had been produced which was inadequate.*
 - *Referred to recent traffic modelling by ECC which showed that eastbound congestion at Clingoe Hill would become a significant problem after 1,000 new homes. Those homes were going to come from Tendring itself and the GC. Queried how given that point, and the initial phasing evidence that we were now talking about 2041 as earliest start to complete the link road with completion by 2051.*
 - *GC principles demand a full link road but facts now demand it in full from the start.*
 - *Asked whether it was the case that nothing from the leftover HIF funding could be spent towards the construction costs post 2026.*
 - *Asked what were the phase two cost? Without updated phase two costs how would that affect the Councils own viability evidence? How could Councils state it would 'stack up' for the planning application minus the associated costs?*
 - *Asked what capital resources were set aside by Latimer for building phase two. How could the Councils be sure that it was being prepared for and would be done and delivery ensured.*
 - *Given that traffic modelling showed traffic increasing, the pains of the project so far and the bad 'press' and the speed of the supposedly 'rapid' transit system being 'watered down' to fast how do the Councils expect the modal shift targets to be met. It looked less than likely that they would be achieved. What was there in policy terms to ensure that the modal shift happened and if it did not happen was there a mechanism to halt building of further homes.*
 - *In respect of item A.2, very much supported the comments made by Parish Councillor Gladwin about a vacuum of decisions that the public saw made by this Joint Committee. Delegation of further responsibility would be a 'misstep' at this point in time. The Joint Committee was a delegated committee from the three Councils with powers delegated to the small number of Members appointed to it. Delegating further decisions away would be less than helpful in ensuring openness and transparency.*

The Chairman of the Joint Committee (Councillor King) also responded to Councillor Cory's statement as follows:-

- *Would follow 'good practice' in the proposed delegation to Officers. Same practice was followed at Colchester City Council.*
- *No vacuum in decision making. Had been a long period when the 'ball' had sat with the DPD Inspector. Momentum of the GC project currently in the hands of others.*
- *Acknowledged the challenge of transparency.*
- *All of his five questions had been touched upon and answered earlier on in this meeting. Impracticable to ask Latimer about their capital resources at this meeting.*

Jonathan Schifferes, Head of Housing Growth and Garden Communities (Essex County Council) also responded to Councillor Cory's statement as follows:-

- *Not the case that the Councils had a report that said 2041 was the earliest date that phase two of the link road would be delivered. There were modelling studies that demonstrated different scenarios which had been commissioned to inform other public decision making processes namely the CPO and the SRO. That was not the*

basis on which the Joint Committee would determine an application nor determine what acceptable impacts of that application would be in environmental terms or in highways terms and in accordance with statutory planning processes.

- Confirmed that, under the contract, HIF could not be used beyond March 2026.*
- Viability of the Phase Two costs would be scrutinised by the Joint Committee at the point of the submission of the planning application and that viability assessment would need to include the major infrastructure costs.*
- Not appropriate to ask the applicant when determining an application whether they had the money to build it.*
- Change of 'rapid' to 'fast' merely a case of semantics on the Inspector's behalf.*
- Joint Committee could introduce 'development caps' if it felt that controls were required on the 'build out' or level of traffic generated as part of dealing with modal shift.*

7. REPORT A.1 - EXAMINATION IN PUBLIC: INSPECTOR MODIFICATIONS FOR CONSULTATION

The Joint Committee considered a detailed report (A.1) which advised it of the modifications to the Development Plan Document (DPD) for the Garden Community that the Planning Inspector now required the Councils to publish for consultation as part of the process of independent examination.

It was reported that, following the public hearings held in May 2024, the Planning Inspector (Mr. Graham Wyatt) had subsequently issued his own 'Schedule of Modifications', as appended to the report (Appendix 1), and had instructed the Councils to proceed to consultation. They did not vary significantly from the Councils' Suggested Modifications that had been discussed at the hearings.

The Inspector had made four (4) changes to the Councils' 'Schedule of Suggested Modifications – Post Hearing Update'. Those were to GC Policy 2 'Nature', GC Policy 8 'Sustainable Infrastructure' and GC Policy 9 'Infrastructure Delivery, Impact Mitigation and Monitoring'. Those changes were as follows:-

GC Policy 2 – Nature

- MM90 - Part D (to become Part E) 'Biodiversity Net Gain'**

Inspector's Modification:

Remove reference to ambition to achieve BNG of 15%, as such remove last sentence of first point of Part D on page 40 of the DPD as follows:

~~As such an ambition is to achieve BNG of 15% on average across the whole masterplan.~~

Inspector's Reason:

The minimum requirement of 10% will be met across the masterplan as required by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

GC Policy 8 - Sustainable Infrastructure

- **MM71 - Part A 'Net Zero Carbon'**

Inspector's Modification:

The Inspector has changed the timeframe for an agreed strategy to achieve net zero in acceptable circumstances from '*within a reasonable timeframe*' to '*within five years of occupation*'. As such Part A on page 117 of the DPD be amended as follows:

All buildings ~~must~~ *shall* be net zero in operation *at occupation or, in exceptional circumstances, have an agreed strategy to achieve net zero within five years of occupation,* and achieve net zero operational energy balance onsite *across the Garden Community.*

Inspector's Reason:

At the request of Latimer and as discussed on Day 1 of the hearing sessions under Main Matter 8.

- **MM72 - Part A 'Net Zero Carbon'**

Modification **not** agreed by the Inspector:

The Councils had, through the 'Schedule of Suggested Modifications' and their hearing statement for Main Matter 8, put forward for consideration that the space heating, energy consumption and renewable energy generation standards under Part A of GC Policy 8 be updated to reflect the findings of the most up-to-date technical evidence base and ensure alignment with the Essex Design Guide. The suggested modification was discussed on Day 1 of the hearing sessions under Main Matter 8.

Inspector's Reason:

The Inspector has **not agreed** the Councils suggested modification as the Essex Design Guide is not part of the Development Plan. Therefore, the suggested modification is not considered reasonable and would be likely to create issues in relation to deliverability. This modification will therefore not go forward for consultation and the standards under Part A of GC Policy 8 will remain in the DPD as outlined within the Submission Version Plan.

GC Policy 9 'Infrastructure Delivery, Impact Mitigation and Monitoring'

- **MM91 - Part A 'Infrastructure Delivery Mechanism'**

Inspector's Modification:

Remove all references to Community Infrastructure Levy.

Inspector's Reason:

The CIL charging schedule will be considered separately from the DPD.

In addition to the above modifications, the Inspector had agreed that all other modifications within the 'Schedule of Suggested Modifications - Post Hearing Update' should proceed to consultation. No other modifications had been made by the Inspector.

The Joint Committee was therefore asked to note the content of the Inspector's 'Schedule of Modifications', prior to their publication for consultation for a period of six weeks in September/October 2024 in accordance national requirements. The Councils would publish the modifications alongside an updated Sustainability Appraisal (SA), and an updated Habitats Regulations Assessment (HRA) to take account of them.

Following conclusion of the consultation the Inspector would consider the SA, HRA and all representations made in response to the modifications. At the end of the Examination the Inspector would send a report to the Councils recommending whether or not the DPD was legally compliant and sound (with or without some or all of the proposed modifications) and thus whether they could proceed to formally adopt the plan.

The Joint Committee then proceeded to discuss and debate matters pertaining to the Officer's report as follows:-

Councillor Andrea Luxford-Vaughan (CCC)

- *Reiterated that though these were the Inspector's Modifications they had come from the Statements of Common Ground with statutory consultees and the developer. For the record she pointed out that they had not been agreed by the Joint Committee;*
- *Believed that some of the Modifications were creating significant changes to the DPD e.g. going from a link road to a non-link road. This was significant and stopped it from being a sustainable site which should have been picked up in the Sustainability Appraisal (SA);*
- *SA flawed from the beginning in that it did not consider congestion as one of its measurements.*

Councillor William Sunnucks (CCC)

- *Took some comfort from the fact that the Inspector had made it clear in MM75 that the Infrastructure Phasing and Delivery Plan was a requirement and that any variation to it would have to be explained and evidenced by the developer.*

Councillor Andy Baker (TDC)

- *Consultation summary plan in the report made no mention of the affected Parish/Town Councils – wanted to make sure that they were included within the consultation;*
- *Encouraged any and all residents who may have a concern to make a representation.*

It was thereupon moved by Councillor Baker and:-

RESOLVED that the Tendring Colchester Borders Garden Community Joint Committee

—

1. notes the content of the report and the Inspector's Schedule of Modifications (attached at Appendix 1); and
2. notes the next stage of the examination process, which is to publish the Schedule of Modifications for public consultation.

8. REPORT A.2 - DELEGATION TO OFFICERS IN RESPECT OF EIA SCOPING REQUESTS

The Joint Committee considered a detailed report (A.1) which sought its agreement to delegate specific decision making powers to Officers related to determining the scope of environmental issues needing to be covered in an Environmental Statement under the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 (as amended) that, in due course, would accompany the future planning application for the Garden Community.

Members were reminded that the terms of reference for the Joint Committee at paragraph 4.6 permitted the powers of delegation contained in section 101(2) of the Local Government Act 1972, to be exercised. To date a Scheme of Delegation had not been proposed due to the nature of the decision-making responsibilities so far resting with the Joint Committee – which had been mainly focussed on the plan-making process in respect of the Development Plan Document (DPD). The strategic and policy setting decisions for the Garden Community, including endorsement of the Development Plan Document and the granting of relevant planning permissions, were decisions for the elected Members of the Joint Committee rather than Officers, given the significance of the development and its cross-border nature.

There were however planning-related functions of an operational and technical nature that required speedy resolution and which, for most other developments, were typically delegated to Officers through an agreed Scheme of Delegation. With the DPD heading into the final stages of the plan-making process, the Garden Community project would soon progress into the Development Management phase within the planning process and the consideration and determination of planning applications. In light of advanced preparatory work, a formal request for a 'Scoping Opinion' to determine the scope of the environmental issues to be covered in an Environmental Statement, to be submitted in support of a future principal planning application for the Garden Community, had been submitted by the lead developers for the Councils' consideration. This was in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 (as amended), and the regulations created a statutory basis for the Councils to provide a timely response.

It was considered that responding to an EIA scoping request was a technical matter that was normally delegated to Officers for which there were also statutory timescales. The recommendation of this report sought the Joint Committee's agreement to exercise the powers of delegation to enable the timely determination of the Scoping Opinion request to be taken at Officer level. Members noted that where an Authority (or, in this case, the Joint Committee) had adopted a scoping opinion following the request of an applicant, additional information could be requested at a later date.

Members were informed that, as anticipated in the Joint Committee's Terms of Reference, a comprehensive Scheme of Delegation to Officers would be prepared for

the Joint Committee's consideration and approval as the Garden Community project progressed from the policy plan making phase to the Development Management phase. This was likely to include, amongst other things, applications for minor or non-material amendments (NMA) to already approved developments and matters relating to enforcement action, advertisement consent and Tree Preservation Orders (TPOs).

Generally, it was considered best practice by the Planning Advisory Service (the Government's appointed experts in planning matters) that approximately 95% of planning applications were determined by Officers – however for the Garden Community development, it was appropriate for important decisions to be taken by the Joint Committee and therefore only selected types of decisions of a more minor, technical and time constrained nature were likely to be suggested for delegation to Officers in the future.

A comprehensive Scheme of Delegation to Officers would therefore be brought to a future meeting of the Joint Committee for consideration and agreement. This would allow the smooth running of planning functions and timely determinations and an efficient turnaround of certain planning matters aligned with the Government's statutory targets.

The Joint Committee then proceeded to discuss and debate matters pertaining to the Officer's report and recommendations as follows:-

Councillor Andrea Luxford-Vaughan

- *Did not accept that EIA scoping requests were too technical for Members. If Officers were of a contrary view then additional training and support should be provided and should already have been in place in time for this and should be in place in time for when the full planning application comes forward;*
- *Scope should cover noise, vibration and air quality in addition to the list put forward by Manda O'Connell;*
- *The scope will turn into an environmental statement which will form one very small element of the evidence supporting the planning application. If timescales are an issue for the scoping requests then dealing with the planning application itself within the available timescale will be a very great difficulty;*
- *Members would need to 'block out' a significant period of time in their diaries to be able to consider all of the evidence et cetera;*
- *The three Councils have already delegated powers to the Joint Committee. Did not believe that the Joint Committee had the remit to release control of powers that the three Councils had invested in it. Would be undemocratic to do so;*
- *Believed that it was vital that there should be a call-in procedure to enable Joint Committee members to refer a matter that would otherwise be dealt with by an Officer to the Joint Committee for its determination. Otherwise Members had no recourse at all;*
- *At the moment, completely in the dark as to how Officers will deal with these scoping requests so completely against any delegation of powers.*

Councillor William Sunnucks (CCC)

- *Prepared to support the delegation subject to two changes relating to the link road and health care;*

- *Upset that Members have not seen any proposals of how this delegation would be carried out by Officers i.e. no scheme of delegation;*
- *Transport story (link road): goes round and round as to costs et cetera. Needs an independent transport report from a consultant instructed by the Joint Committee to get to the bottom of this issue and get the full story on the link road. Government believes that this project is stalled which effectively it is until the link road issue is sorted;*
- *Mention of Primary Health Care in the scoping but no mention of Hospitals. A large garden community development will put local hospital facilities under added pressure/strain. Therefore, need a Health Care Impact Assessment as well.*
- *Supported a "call-in" right for Joint Committee members.*

Councillor Andy Baker (TDC)

- *Not against delegated powers which are used all the time at TDC. Leaves the Planning Committee to deal with the important stuff;*
- *Tight timescale for these scoping requests laid down by legislation though the applicants had agreed an extension until the end of September;*
- *Document is complex and long;*
- *Supports the delegation. Such matters take time and expertise which the Officers have. Members are not planners.*
- *This project is not stalled as Deputy Prime Minister has now accepted. On track but currently it is in the hands of the Inspector reviewing the DPD;*
- *The Environmental Statement, once submitted, can be debated at the Joint Committee if Members are not happy with its contents. If necessary, Members can vote to refuse the application. Therefore, the power still lies in the hands of Members.*

Councillor Lesley Wagland (ECC)

- *Supported vigorously Councillor Baker's comments;*
- *What goes into the scoping document must be based on planning expertise which the Officers have and not Members. If that scope is faulty then there could be legal consequences and possibly awards of costs against the three Councils;*
- *Members could do this but for reasons Councillor Baker explained it would not be sensible approach to take.*

Councillor Lee Scott (ECC)

- *Does not believe that Officers ever meant in any way to imply that Members were not capable of considering scoping requests;*
- *Is the general practise among many authorities to give this delegated power;*
- *Does not share some of the concerns expressed but understand where they are coming from and appreciates that;*
- *Content to vote for the delegated powers.*

Councillor David King (CCC)

- *Given timetables and pressures of the process, was minded to support;*
- *Every decision that matters will still come before the Joint Committee;*
- *Normal practice to have delegations.*

Amy Lester, the Garden Community Planning Manager (TDC), responded to Members' statements as follows:-

- *In relation to hospitals and healthcare, as part of this consultation Officers have consulted with NHS colleagues and various health bodies. They had been in communication on this and were engaging. Will be feeding back their response on this and that response will be provided to the Applicant as part of the Scoping Opinion that Officers will issue;*
- *In relation to the Health Impact Assessment, the DPD does require a HIA to be provided with the planning application(s);*
- *All of the consultation responses that come in from the statutory bodies at this early stage will be considered and feedback as part of the Officers' scoping opinion and also passed onto the Applicant for their information;*
- *In relation to the requirement for an independent Transport report, the transport elements within the submitted scoping report are being robustly reviewed by transport colleagues at ECC and also by National Highways, as a statutory consultee. They will also feed into the scoping opinion issued and those responses provided to the Applicant;*
- *Will set the basis on what needs to come forward within the Environmental Statement as well.*

Councillor David King (CCC)

- *From his perspective, those who have a statutory responsibility e.g. health and transport (nationally and locally), their inputs set the framework for what will be required from the Applicant which will then be considered by the Joint Committee.*

Amy Lester confirmed that point was correct.

Councillor William Sunnucks (CCC)

- *Concern was that Health Impact Assessment focused on impact on residents and not on impact on hospital capacity and on what the Applicant will do to mitigate that harm. Needs to be included within the HIA;*
- *Transport – Essex Highways have big incentive to 'kick the can down the road'. No public trust in infrastructure first. Therefore, a clear need for an independent transport assessment.*

Amy Lester responded that those matters would be covered within the Environmental Impact Assessment, the Environmental Statement and the Health Impact Assessment that would accompany the application in due course.

In response to a question from Councillor King, Amy Lester confirmed that members of the Joint Committee and Ward Councillors could submit their own representation on the scoping opinion. Parish Councils and Colchester and Tendring Ward Councillors had been consulted. All responses received would be taken into account in finalising the scoping opinion and would be provided to the Applicant. The formal 28 day consultation period had passed. The statutory five week time period to determine these applications had elapsed. However, an extension of time had been agreed with the Applicant until 30 September 2024. Officers had granted their own extension of time to some statutory bodies to enable them to submit their consultation response. Officers could do the same

for other consultees such as Members. The consultation was still open on the Councils' websites for representations to be submitted.

Councillor Lesley Wagland (ECC)

- *Important to get this scoping opinion under a delegated scheme that Officers make the decision,*
- *Not concerned with what goes into that as long as it is consistent with what Councils are entitled to take into account legally;*
- *Members cannot micromanage this scoping agreement but should spend more time on the Environment Statement itself.*

Councillor Andrea Luxford-Vaughan (CCC)

- *Pressed again for clarification as to whether there would be a call-in procedure for delegated powers. Would it follow the same system as at Colchester City Council.*

Andrew Weavers (Head of Governance & Monitoring Officer) (CCC) responded that there would be no scope for a call-in procedure for this delegated decision.

Councillor William Sunnucks (CCC)

- *Pressed for an answer as to whether there would be an independent transport study carried out either by the three Councils or by the Applicant.*

Councillor Lesley Wagland (ECC)

- *Responded to Councillor Sunnucks by stating that the assessments are being made by the Highway Authority. That is ECC's responsibility. Will, where appropriate, get independent assessments of different elements as par for the course;*
- *Has personally seen no evidence that would support a suggestion that ECC would put inflated or otherwise inappropriate statements into documents;*
- *No reason to revisit with a separate independent assessment unless any party involved wished to do that in their own right e.g. individual members of the public or Parish Councils*

It was thereupon moved by Councillor Baker, seconded by Councillor Wagland and:-

RESOLVED that the Tendring Colchester Borders Garden Community Joint Committee –

- (a) exercises its powers of delegation in accordance with its Terms of Reference and in accordance with Section 101(2) of the Local Government Act 1972 and agrees to delegate authority to the Director of Planning for Tendring District Council, the Deputy Chief Executive and Executive Director of Colchester City Council and the Director for Sustainable Growth of Essex County Council to determine, through joint agreement and in consultation with the Chairman and Vice-Chairman of the Tendring Colchester Borders Garden Community Joint Committee, the scope of the environmental issues to be covered in an Environmental Statement under the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 (as amended); and

- (b) agrees that should joint agreement not be reached by the Officers of the three authorities, acting under their delegated authority, then the response to the request for a scoping opinion will be brought to the Joint Committee for its determination.

Note: The motion was carried 5 votes in favour to 2 votes against (Councillors Luxford-Vaughan and Sunnucks voted against).

The meeting was declared closed at 8.28 pm

Chairman

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Tendring Colchester Borders Garden Community Joint Committee

Public Speaking Arrangements- General

1. Members of the public, who want to speak about an item, which is to be considered at a meeting of the Committee can do so if they have notified the Committee Service by 12.00 noon on the working day before the meeting. Contact Ian Ford. [Email: democraticservices@tendringdc.gov.uk](mailto:democraticservices@tendringdc.gov.uk) or Telephone: on (01255) 686584 or 686587.

At the Committee Meeting

2. Agenda items for which there are public speakers are taken first, normally in the order of the agenda.
3. The Chair will invite public speakers to speak following the Officer's introduction to the report on the item. The Chair will ask public speakers to come to the table in turn at the beginning of the discussion of the report of the relevant item.
4. Each public speaker will be allowed three minutes in which to make their representation. The Chair will tell the speaker when the three minutes has elapsed and the speaker must stop when requested by the Chair. The Chair has discretion to extend this time limit.
5. Following the public speakers, the Chair will invite any Ward and Division Councillors present to each speak for up to five minutes. The Chair will tell the Councillor when the five minutes has elapsed and the Councillor must stop when requested by the Chair. The Chair has discretion to extend this time limit.
6. A representative of the TCB Community Liaison Group and a representative from Parish and Town Councils located within the Tendring Colchester Garden Community area will each be allowed five minutes in which to make their representation. The Chair will tell the representative when the five minutes has elapsed and the representative must stop when requested by the Chair. The Chair has discretion to extend this time limit.
7. All speakers should address the Chair of the Committee, which is the normal convention for Committees.
8. Public speakers should remember to:
 - Keep to 3 minutes or whatever other period has been agreed.
 - Highlight the main points they wish to raise and be as brief and concise as possible.
 - Be courteous.

At the conclusion of the public speaking, the Committee will discuss and determine the item.

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TENDRING COLCHESTER BORDERS GARDEN COMMUNITY JOINT COMMITTEE

1 MAY 2025

A.1 DEVELOPMENT PLAN DOCUMENT - ADOPTION

(Report prepared by Amy Lester (Garden Community Planning Manager))

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To seek the Joint Committee's recommendation that the TCBGC Development Plan Document (DPD), with specific modifications, is formally adopted by Tendring District Council and Colchester City Council, following receipt of the Planning Inspector's final examination report.

EXECUTIVE SUMMARY

Following examination hearings in May 2024, and consultation on the recommended Modifications in September/October 2024, the Planning Inspector has issued his Final Report (Appendix 1) on the soundness and legal compliance of the DPD. With the incorporation of the Inspector's final set of Main Modifications (Appendix 2), the DPD has been found to be sound and legally compliant. This conclusion to the examination now gives the Councils the ability and authority to proceed to formally adopt the Plan.

Adoption of the DPD will provide an up to date, robust and sustainable basis for guiding future growth and development within the Garden Community – with future planning applications being considered and determined, by the Joint Committee, against policies and proposals within the DPD in decision-making.

The modifications required by the Inspector do not depart substantially from those that were reported to the joint Committee on 5th September 2024 and subsequently published for consultation. The Inspector has however highlighted four Main Modifications as being of particular significance within the summary of his report, these being:

- Amending GC Policy 1 to clarify that should the provision of the Park and Choose facility be located south of the A133 it should not prejudice the full and comprehensive expansion needs of the University of Essex (UoE). **MM11**
- Amending GC Policy 2 to ensure that the minimum requirement of 10% Biodiversity Net Gain (BNG) is met across the masterplan area as required by current legislation. **MM90**
- Amending GC Policy 7 to ensure that the DPD carries forward the requirements of the North Essex Authorities Shared Strategic Section 1 Plan 2021 (NEASSS1P) to secure funding and delivery of the Rapid Transit System. **MM60**

- Removing reference to a potential future Community Infrastructure Levy ('CIL') charging schedule, which would be subject to a separate independent examination. **MM91**

Also, four proposed Modifications that had been the subject of consultation, have been removed by the Inspector from his final Main Modifications; those being MM14-MM17 which relate to amendments to the DPD Policies Map. These have been removed as the Policies Map is not defined in statute as a Development Plan Document and therefore the Inspector does not have the power to recommend Main Modifications to it. Notwithstanding this, those changes are required to correct typographical errors and ensure that the relevant policies are effective, and the Inspector notes the need to implement the changes. The Policies Map will therefore still be updated accordingly to reflect the changes that had been published for consultation.

With the exception of the above noted removal of MM14-MM17 from the recommended Modifications relating to the Policies Map, all other Main Modifications recommended by the Inspector remain consistent with those published for consultation. The Main Modifications ensure that the plan is positively prepared, justified, effective and consistent with national policy. The DPD has therefore been modified to reflect the Inspector's Main Modifications, and the Committee is asked to consider the finalised DPD and to recommend to Full Council at Tendring District Council and Colchester City Council its formal adoption.

RECOMMENDATION

That the Tendring Colchester Borders Garden Community Joint Committee:

- a) notes the outcome of the examination of the Tendring Colchester Borders Garden Community Development Plan Document (DPD) as set out within the Inspector's final report (attached as Appendix 1) and final schedule of Main Modifications (attached as Appendix 2) and the conclusion that the DPD, with the Main Modifications, is legally compliant, meets the government's tests of soundness and can proceed to formal adoption; and**
- b) agrees that the modified version of the Development Plan Document (DPD) and the accompanying Policies Map, as attached at Appendix 3 and Appendix 4 to this Report, be referred to Full Council at both Tendring District Council and Colchester City Council with a recommendation to agree formal adoption.**

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

Members of the Committee are reminded that the Tendring Colchester Borders Garden Community is a corporate priority for all three of the Councils represented on the Committee and a key proposal in the Section 1 Local Plan for North Essex, as adopted by both Tendring District Council and Colchester City Council.

RESOURCES AND RISK

Under the plan-making regulations, the Councils would not be able to formally adopt the DPD contrary to the Inspector's findings, i.e. without first making the specified modifications set out in Appendix 2. Therefore, the only alternative option to lawfully adopting the DPD with the Inspector's modifications (as recommended to the Committee through this report) would be to withdraw the DPD and either begin the plan-making process again or to otherwise abandon the process.

However, the Garden Community is allocated as a broad location for development in the adopted Section 1 Local Plan and the proposal still forms part of the statutory development plan – with an expectation of the development coming forward and contributing towards the growth of Tendring, Colchester and North Essex up to 2033 and beyond. Therefore, the alternative of not proceeding with the adoption of the DPD would leave the Councils in a vulnerable position going forward without a formally endorsed framework of detailed policies and spatial parameters for steering the future growth and development of the Garden Community and for use in the determination of potential planning applications.

It would leave the Councils with only the higher-level policies within the Section 1 Local Plan against which to make decisions on applications and would seriously undermine the ability of the Councils to either bring forward the Garden Community at all (which will impact on achievement of Tendring and Colchester's Local Plan growth requirements and other ambitions associated with the development) or to otherwise reduce the degree of control the Councils could exercise, in the event that planning applications still came forward. There would also be implications for the Councils in being able to demonstrate both that planning policies are up to date and that an ongoing 5-year supply of deliverable housing land can be identified against Local Plan targets - which could leave both authorities more vulnerable to speculative planning applications, the presumption in favour of development and planning by appeal.

There is a risk therefore that should the DPD not be adopted or adoption is delayed, forthcoming applications could not be considered and decisions not taken in an appropriate timescale and the ongoing ability for the Councils to manage growth within the TCBGC and wider area will be compromised. Delay in the determination of applications would pose a risk to the timetable for the overall Garden Community project, the delivery of the first phase of homes and associated

infrastructure, and the ongoing support that the project has received from central government, including through grant funding.

Both TDC and CCC are in the process of reviewing and updating their Local Plans and are having to respond to the new and ambitious mandatory housebuilding targets being imposed by the Government following changes to the National Planning Policy Framework (NPPF). Local Planning Authorities (LPAs) are required to have an up-to-date Local Plan or face government sanctions/intervention or risk planning by appeal. A decision not to adopt the DPD would have implications for the Local Plan process at both TDC and CCC – and other locations that might or might not need to be considered to make up for any potential development shortfall that results.

LEGAL

The functions and scope of the Joint Committee were agreed by the Full Councils of TDC, CCC and ECC and a formal agreement made under Section 28 of the Planning and Compulsory Purchase Act 2004. The delegated functions of the Joint Committee are:

- (i) Planning Functions related to preparing for plan making through the Development Plan Document (DPD) process; and
- (ii) Development Control and determination of planning applications for TCBGC.

Under the Committee's adopted terms of reference, its functions specifically include overseeing the preparation of the joint TCBGC DPD and ensuring it:

- a. is in accordance with the Local Development Schemes;
- b. includes policies designed to secure that the development and the use of land in the garden community area contribute to the mitigation of, and adaption, to climate change;
- c. meets the "tests of soundness" as set out in legislation, national and planning policy and advice contained within guidance issued by the Secretary of State;
- d. has regard to the adopted Section 1 of CBC & TDC's Local Plan;
- e. has regard to the resources likely to be available for implementing the proposals in the document;
- f. other such matters the Secretary of State prescribes; and
- g. complies with the Council's Statement of Community Involvement

Planning legislation and the National Planning Policy Framework (NPPF) (both the 2021 version applicable to this DPD and the new 2024 version) place Local Plans at the heart of the planning

system, so it is essential that they are in place and kept up to date. The NPPF expects Local Plans to set out a vision and a framework for the future development of the area, addressing the needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment.

The NPPF states that where the development plan is out of date permission should be granted for sustainable development unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits or other policies indicate otherwise. It is therefore important to proceed with the adoption of the DPD to ensure it meets the requirements of national planning policy so that, together with Section 1, it can be relied upon by the Councils acting as the Local Planning Authority. For the purposes of the Garden Community allocation boundary the DPD it will replace those policies within the current Section 2 Local Plans which will become increasingly out of date.

The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 place certain provisions on the Local Planning Authority in complying with the plan making process, which are also tested at Examination. These include:

- a legal duty upon local authorities and other public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation, this is known as the ‘Duty to Cooperate’ on strategic matters of cross-boundary significance, which includes housing supply;
- provision for regulations relating to the preparation, publication and representations relating to a local plan and the independent examination;
- requirement for a local planning authority to carry out a Sustainability Appraisal of each of the proposals in a Local Plan and the consequence of reasonable alternatives, during its preparation and in addition prepare a report of the findings of the Sustainability Appraisal;
- requirement for a local planning authority to submit a plan for examination which it considers to be “sound” meaning that it is: positively prepared, justified and effective. The job of the Planning Inspector is to test that the Local Plan meets legal and procedural requirements and the above tests of soundness.
- provides that the Inspectors must, if asked to do so by the local planning authority, recommend modifications to the local plan that would satisfy the requirements mentioned in subsection 20(5)(a) to make it sound.

The job of the Planning Inspector is to test that the DPD meets legal and procedural requirements and the above tests of soundness. The Inspector has confirmed that legal and procedural requirements have been met, but that the DPD requires modifications to ensure that it is sound. These modifications were published for consultation in their own right, alongside an updated Sustainability Appraisal and an update to the Habitat Regulations Assessment (HRA) which considers the impact of the modifications on international wildlife sites.

With the incorporation of the final Main Modifications, the DPD has been found sound, and the Councils can proceed to adoption.

On adoption, the DPD will form part of the statutory development plan for Tendring and Colchester alongside the Section 1 and Section 2 Local Plans and will carry full weight in the determination of planning applications relating to the Garden Community – with an expectation that planning applications are determined in accordance with the development plan unless other material considerations indicate otherwise as per Section 38(6) of the Planning Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.

OTHER IMPLICATIONS

Area, Ward or Divisions affected: The Garden Community development will affect land within both TDC and CCC authority boundaries, associated ECC Divisions and the corresponding local electoral wards of Elmstead Market, Ardleigh, Greenstead and Wivenhoe. The ability to deliver the Garden Community will however have implications for the wider area, including the potential requirement to identify land for further development through current and future Local Plan reviews.

Consultation/Public Engagement: The Councils have been through a comprehensive consultation programme for the DPD as set out in the Councils Statement of Community Involvements (SCI) and as required under the Planning and Compulsory Purchase Act 2004 (as amended).

All relevant documents are available on the TCBGC examination website hosted by the Councils. The Inspectors Report and Main Modifications were published on the website following receipt of the Report. The DPD is likely to generate significant publicity for the Councils as it has done previously.

Equality, Diversity and Human Rights implications: An Equality Impact Assessment has been prepared for the DPD, and is available to view by clicking on this link: [Equality Impact Assessment](#)

In his report the Inspector has confirmed that he has had due regard to the aims expressed in S149 of the Equality Act 2010. Several matters were considered during the examination including health and wellbeing, social and community infrastructure, and provision for specialist housing for older and disabled people and also for those who need accessible housing, along with ensuring there is adequate provision to help meet the accommodation needs of Gypsies and Travellers.

The Inspector's report confirms that the disadvantages those with a protected characteristic suffer would be minimised and their needs met in so far as they are different to those without a relevant protected characteristic. It is concluded that there is no compelling evidence that the DPD as a whole would bear disproportionately or negatively on them, or others in this category.

Financial implications: The production and examination of the DPD has been undertaken within an allocated budget to which all of the partner authorities have contributed.

Health, Wellbeing and Community Safety Implications: Adoption of the DPD will enable the Councils to address the health, wellbeing and community safety implications of creating a sustainable Garden Community through the application of its policies in the determination of future planning applications.

Health and Safety Implications: No direct implications.

Risk Management Implications: Local Plan policies are intended to ensure their effectiveness is intended to reduce the risk of inappropriate development. It will provide consistent advice to landowners, developers, officers, Councillors and members of the public.

Environmental and Sustainability Implications: The TDC and CCC have declared Climate Emergencies and are both committed to alignment to the Government target for scope 1 and 2 emissions by 2050. The purpose of the planning system is to contribute to the achievement of sustainable development as defined in the National Planning Policy Framework. Achieving sustainable development means that the planning system has three overarching objectives, economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways through the plan making process. Accordingly, the preparation of the DPD has taken these objectives as its starting point.

This report has taken into account the Climate Emergency and the sustainable development objectives set out in the NPPF. It is considered that the report demonstrates that adoption of the DPD can contribute to achieving sustainable development.

Devolution and Local Government Reorganisation: Emerging proposals around Devolution and Local Government Reorganisation do not affect the Council's existing duties to review and update Local Plans, other Development Plan Documents (DPDs) such as this and to continue making planning decisions on applications that are submitted. Government officials have advised Councils to continue existing work on plan-making to ensure coverage of up-to-date Local Plans and other DPDs across the country remains.

Whilst the Government is expected to release more details in the coming year of how plan-making is expected to work across newly formed combined strategic authorities and constituent unitary authorities in the future, the work carried out on District's current and emerging Local Plans and associated DPDs will be valuable in informing and feeding into new-style Strategic and Local Plans in the future. Local Plans and DPDs in place at the time of creating (vesting) of the new unitary authority will carry forward to form the statutory development plan for the area with future reviews and consolidation of plans and future planning decisions falling to the new unitary authority in due course.

Councils are however being encouraged to align timetables and evidence-base production with neighbouring authorities as best as they can in the run up to future reorganisation. The approach

that Tendring District Council, Colchester City Council and Essex County Council have already taken to date in working in partnership on the Garden Community, the setting up of the Joint Committee and the production of the DPD is already recognised by government as exemplary practice. This puts the partner authorities in a positive position moving forward towards new structures of local government.

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The Local Plans for Colchester City and Tendring District are in two parts. The Section 1 Local Plan sets out an overarching strategy for future growth across Braintree, Colchester and Tendring – the ‘North Essex Authorities’ (‘NEAs’). It also includes policies setting the overall housing and employment requirements for North Essex up to 2033. The principle of the Garden Community has already been established through the Strategic Policies contained within the Section 1 Local Plan being SP6, SP8 and SP9. The Section 1 Local Plan was independently examined, found sound and adopted by CCC and TDC in February 2021 and January 2021 respectively.

The Colchester and Tendring Section 2 Local Plans, adopted July 2022 and January 2022 respectively, contain all other City and District wide site allocations and policies including a comprehensive policy framework for Development Management. Requirements from relevant development management policies from the Section 2 Local Plans have been included in the DPD, which for the purposes of all land within the Garden Community Site Allocation Boundary replaces all policies within the Section 2 Local Plans.

Before a Local Plan (in this case the DPD) can be formally adopted by a Council, it must be examined by a government-appointed Inspector whose job it is to check that:

- 1) The plan has been prepared in line with various legal requirements, and
- 2) The policies and proposals in the plan comply with the ‘tests of soundness’ contained within the National Planning Policy Framework (NPPF).

Inspector Graham Wyatt BA (Hons) MRTPI was confirmed as the appointed Inspector following submission of the DPD for independent examination in September 2023. Examination Hearing sessions were held in May 2024, following which the Inspector recommended a schedule of Modifications which were considered necessary for the soundness of the Plan.

These recommended Modifications were subject to consultation for a period of 6 weeks during September and October 2024, as required by and in accordance with, the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012. An accompanying update to the Sustainability Appraisal (August 2024) and Habitats Regulations Assessment (July 2024) were also subject to consultation over the same period.

Having considered the comments received on the Modifications, the Inspector has issued his report to the Councils which contains the final conclusions on the legal compliance and soundness of the DPD. The Inspector has concluded that, subject to the incorporation of the Inspector's Main Modifications (Appendix 2), the DPD will meet the required tests which enable it to proceed to formal adoption. The Inspector's report is attached in full as Appendix 1 to this report.

The Inspector's Main Modifications are unchanged from those published for consultation with the exception of updated numbering/ordering of the said modifications, and the removal of those modifications which related to the DPD Policies Map.

When submitting a plan for examination, the Councils were required to provide a submission Policies Map that would result from the proposals in the submitted DPD. The Inspector has confirmed that the Policies Map is not defined in statute as a development plan document and therefore he does not have the power to recommend main modifications to it. However, it has been acknowledged that there are instances where the geographic illustration of policies on the submission Policies Map require adjustment, and where changes are needed to correct typographical errors and ensure that the relevant policies are effective. They include amending the area identified as a sports and leisure park to cover existing woodland to the south of the A133 and clarifying that the 30m woodland "buffer" is for information purposes only. These changes were consulted on under the consultation on the recommended modifications as MM14-MM17.

Whilst these recommended modifications have not been taken forward into the Inspector's Main Modifications, the Inspector has confirmed that when the Plan is adopted, to comply with legislation and give effect to the Plan's policies, the Councils will need to update the Policies Map to include all the changes identified in accordance with the previously recommended modifications. An updated version of the Policies Map can be found at Appendix 4 to this report and is embedded in the DPD.

A revised Introduction to the DPD has been drafted to provide any consequential updates and a clean copy of the DPD, is attached to this report as Appendix 3. This incorporates all of the Inspector's Main Modifications as attached as Appendix 2.

The importance of ensuring the Councils have an up-to-date adopted DPD for the Garden Community cannot be understated. The existing Local Plans will become increasingly out of date and do not provide the site specific, evidenced policy framework to secure an exemplary and comprehensively planned Garden Community underpinned by Garden City Principles and supported by the right infrastructure delivered at the right time. The adoption of the DPD will enhance the Councils policy position building on the Strategic Policies within the Section 1 Plan. On its own the Section 1 Plan does not provide the level of information and specific policy requirements detailed within the DPD. Adoption of the DPD, amongst other things, secures the following:

- **Appropriate location of built development and land uses**

Policy GC1 in the DPD defines what is appropriate, and where, across the site and defines specific protections. Importantly this defines the locations of the Wivenhoe and Elmstead Strategic Green Gaps, Salary Brook Country Park, key employment uses, and what is considered appropriate development to be located south of the A133. The Section 1 Plan does not include this level of definition, and developers could bring forward alternative proposals in any part of the original 'area of search'.

- **Protection and enhancement of green-blue infrastructure and biodiversity**

Policy GC2 has high policy expectations for the natural environment, requiring nature to be placed at the heart of the Garden Community, with specific and stringent requirements for ecological surveys, mitigation and strategies.

- **Exemplary requirements for design quality and amenity which maximises health and wellbeing.**

Alongside and enhancing the requirements of the Section 1 Plan, Policy GC3 requires a structure of Masterplans and Design Codes to ensure the Garden Community will be a unique place that takes a positive and innovative approach to the architecture, urban design, landmarks and public realm provision.

- **Requirements for a range of housing types & tenures**

Policy GC4 requires a wide range of housing tenures and types and standards, enhancing the requirements of the Section 1 Plan.

- **Safeguarding appropriate employment provision**

Policy GC5 protects defined employment areas in terms of acceptable uses, enhancing the requirements of the Section 1 Plan and fostering the right conditions for economic activity and employment.

- **Establishing strong and sustainable stewardship**

Policy GC6 establishes fundamental principles of stewardship and the requirement and requires arrangements for the sustainable long-term governance and stewardship of the Garden Community along with the requirement for supporting developer contributions.

- **Ensuring the provision of appropriate health services**

Policy GC6 provides additional policy protections to ensure that appropriate health services and facilities come forward, including the need for developers to prepare a 'Health Strategy' and 'Health Impact Assessment' and the requirement for a Health & Wellbeing Hub to be provided.

- **Transport infrastructure**

Policy GC7 provides a clearer policy basis to ensure that additional investment is secured to implement the Rapid Transit System and fund the full Link Rd. This updates the Section 1 Plan position, so it is clear to developers.

- **Providing for the highest standards of sustainable infrastructure.**

Policy GC8 provides the basis for securing the very highest standards for creating a Garden Community fit for the future. This policy is at the very forefront of ensuring development proposals take every opportunity to address the climate emergency.

- **Strengthening infrastructure delivery.**

Policy GC9 sets out that developers will be required to make direct provision or contribute towards the delivery of all infrastructure as is defined in the 'Infrastructure Delivery, Phasing & Funding Plan'. There is no corresponding reference to an infrastructure schedule in the Section 1 Plan policy.

The current National Planning Policy Framework under paragraph 11 d) states that “where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

In these circumstances the ability to control and influence matters which are rightly covered in the DPD would be significantly reduced, with more reliance being placed on national policies contained within the NPPF. The DPD is based on significant evidence reflecting circumstances and issues relevant to Colchester and Tendring, which add valuable guidance and detailed requirements which would apply to decision making. An up-to-date and adopted DPD will enable decisions to be considered against the most relevant Local Policy framework, with an expectation that decisions would be required to comply with the policies in the Development Plan as a whole. Whilst seeking to support and achieve sustainable development, the ability for the Councils to shape and influence planning decisions is significantly enhanced with the adoption of the DPD.

Next Steps

Now that the Councils have received a final report on the legal compliance and soundness of the DPD, Officers recommend that the Joint Committee endorse the Inspector's final Main Modifications,

and that the modified version of the DPD (updated clean version attached as Appendix 3 to this report) be forwarded to the Full Councils of TDC and CCC, and recommended for formal adoption.

Key milestones in the progression of the TCBGC project post adoption of the DPD continues to align with Planning legislation and established good practice. The table contained within Appendix 5 of this report outlines the project programme timeframe, details the stage at which key information will be received and the corresponding determination milestones. Adoption of the DPD will be fundamental in providing the structure in which to implement the projected programme and to secure the relevant information at key stages.

APPENDICES

Appendix 1 – Inspector’s Report

Appendix 2 – Inspector’s Schedule of Main Modifications

Appendix 3 – Development Plan Document (DPD) (as modified)

Appendix 4 – Policies Map (as modified)

Appendix 5 – TCBGC Project Programme

BACKGROUND PAPERS

Sustainability Appraisal – Modifications Addendum (August 2024)

Habitats Regulations Assessment – Modifications Update (July 2024)

Report to Tendring District Council and Colchester City Council

by Graham Wyatt BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Date: 31 March 2025

Planning and Compulsory Purchase Act 2004 (as amended)

Section 20

Report on the Examination of Tendring Colchester Borders Garden Community Development Plan Document

The Plan was submitted for examination on 21 September 2023

The examination hearings were held between 7 and 10 May 2024

File Ref: PINS/P1560/429/6

Contents

Abbreviations used in this report.....	3
Non-Technical Summary.....	4
Introduction	5
Assessment of Duty to Cooperate	6
Context of the Plan.....	7
Public Sector Equality Duty	8
Assessment of Other Aspects of Legal Compliance	8
Assessment of Soundness.....	9
Main Issue – Consistency with Local and National Policy	9
Monitoring and Delivery.....	22
Overall Conclusion and Recommendation	22
Schedule of Main Modifications	Appendix A

Abbreviations used in this report.

DPD	Tendring Colchester Borders Garden Community Development Plan Document
MM	Main Modification
NPPF	National Planning Policy Framework
ECC	Essex County Council
2004 Act	Planning and Compulsory Purchase Act 2004 (as amended)
NEASSS1P	North Essex Authorities Shared Strategic Section 1 Plan 2021
UoE	University of Essex
RTS	Rapid Transit System
BNG	Biodiversity Net Gain
HRA	Habitats Regulations Assessments
HIA	Heritage Impact Assessment
SoCG	Statement of Common Ground
WMS	Written Ministerial Statement

Non-Technical Summary

This report concludes that the Tendring Colchester Borders Garden Community Development Plan Document (the DPD) provides an appropriate basis for the planning of the Garden Community, provided that a number of Main Modifications [MM] are made to it. Tendring District Council and Colchester City Council have specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

Following the hearings, the Councils prepared a schedule of the proposed modifications and, where necessary, carried out a sustainability appraisal and habitats regulations assessment of them. The MMs were subject to public consultation over a six-week period. In some cases, I have amended their detailed wording and/or added consequential modifications where necessary. I have recommended their inclusion in the DPD after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised, amongst other things, as follows:

- Amending GC Policy 1 to clarify that should the provision of the Park and Choose facility be located south of the A133 it should not prejudice the full and comprehensive expansion needs of the University of Essex (UoE).
- Amending GC Policy 2 to ensure that the minimum requirement of 10% Biodiversity Net Gain (BNG) is met across the masterplan area as required by current legislation.
- Amending GC Policy 7 to ensure that the DPD carries forward the requirements of the North Essex Authorities Shared Strategic Section 1 Plan 2021 (NEASSS1P) to secure funding and delivery of the Rapid Transit System.
- Removing reference to a potential future Community Infrastructure Levy ('CIL') charging schedule, which would be subject to a separate independent examination.

A number of other main modifications are also recommended to ensure that the plan is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the DPD in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended) (the 2004 Act). It considers whether the DPD is compliant with the legal requirements and whether it is sound. Paragraph 36 of the National Planning Policy Framework 2021 (NPPF) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The DPD was examined under the transitional arrangements under paragraph 230 of the NPPF 2023 which states that plans that reach pre-submission consultation on or before the 19 March 2024 will be examined under the relevant previous version of the NPPF, being that published in 2021.
3. The starting point for the examination is the assumption that the Councils have submitted what they consider to be a sound plan. The DPD, submitted in September 2023, is the basis for my examination. It is the same document as was published for consultation on 15 May 2023.

Main Modifications

4. In accordance with section 20(7C) of the 2004 Act the Councils requested that I should recommend any MMs necessary to rectify matters that make the DPD unsound and thus incapable of being adopted. My report explains why the recommended MM are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2** etc, and are set out in full in the Appendix.
5. Following the examination hearings, the Councils prepared a schedule of proposed MMs that was subject to public consultation for six weeks. I have taken account of the consultation responses in coming to my conclusions in this report and in this light, I have made some amendments to the detailed wording of the main modifications and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal/habitats regulations assessment that has been undertaken. Where necessary, I have highlighted these amendments in the report.

Policies Map

6. The Councils must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development

plan. When submitting a plan for examination, the Councils are required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted DPD. In this case, the submission policies map comprises plan TCB-DWG-DW-PP-01.

7. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, there are instances where the geographic illustration of policies on the submission policies map is not justified, and where changes are needed to correct typographical errors and ensure that the relevant policies are effective. They include amending the area identified as a sports and leisure park to cover existing woodland to the south of the A133 and clarifying that the 30m woodland "buffer" is for information purposes only. When the Plan is adopted, to comply with the legislation and give effect to the Plan's policies, the Councils will need to update the adopted policies map to include all the changes identified on the "DPD Policies Map – modifications Update" document.
8. As consulted upon, the changes to the submission policies map were also included in the schedule of recommended MMs. However, for the reasons given above, I cannot recommend MMs to policies map TCB-DWG-DW-PP-01. I have therefore deleted **MM14 - MM17** from the schedule at Appendix A to this report. This is in contrast to **MM51** which seeks to amend text within an illustrative plan that is embedded within the DPD at page 93.

Assessment of Duty to Co-operate

9. Section 20(5)(c) of the 2004 Act requires that I consider whether the Councils complied with any duty imposed on them by section 33A in respect of the Plan's preparation.
10. Both Councils, along with Essex County Council (ECC), have a long history of working with neighbouring authorities and prescribed bodies on cross boundary issues and strategic matters relating to the Garden Community. The DPD seeks to implement the strategic objectives of the NEASSS1P which, in turn, has already been examined, found to be sound and adopted as part of the development plan for the area.
11. Tendring District Council and Colchester City Council have outlined their continuing collaborative approach within the Duty to Cooperate (DtC) Statement, September 2023. This demonstrates constructive engagement with the necessary local planning authorities and the various prescribed bodies. Moreover, actions taken during the preparation of the NEASSS1P has provided the context for the continuing cooperation between the Councils, and ECC during the preparation of the DPD's policies. In particular, a 'Memorandum of Co-operation: Collaborative Working on Strategic Growth Priorities in North and Central Essex' was entered into, and signed by the

Councils and ECC, along with Braintree and Chelmsford Councils in June 2016.

12. This is further evidenced through GC Policy 1 which takes forward the requirements of the NEASSS1P, setting out the key land uses and spatial parameters within which the Garden Community is expected to be built, and the Councils' expectations for the information that will need to be submitted and approved ahead of the determination of any outline or detailed planning applications for development of the Garden Community. This in turn will enable the Councils to ensure that development will achieve a comprehensive approach that delivers garden community principles and the Councils high expectations for design and quality as set out in the Plan.
13. As such, I am satisfied that where necessary the Councils have engaged constructively, actively and on an on-going basis in the preparation of the DPD and that the DtC has therefore been met.

Context of the Plan

14. The DPD is intended to fully replace the policies that relate to the DPD area as set out within the Tendring District Council Local Plan 2013-2033 and Beyond Section 2 and the Colchester City Local Plan 2017-2033 Section 2. Once adopted the DPD will set out the spatial development strategy for the Garden Community, along with strategic policies, detailed area strategies and associated site allocations, and development management policies to contribute towards securing social, environmental, and economic objectives.
15. The Tendring Colchester Borders Garden is located to the east of Colchester, crossing into Tendring District. The Garden Community seeks to deliver between 7,000 to 9,000 new homes across its North, South and Crockleford Neighbourhoods over the next 30 to 40 years. It will be served by a network of open spaces for healthy living, recreation and to promote wildlife. New services, facilities, and infrastructure will also be provided, including a new Rapid Transit System (RTS) and a new dual carriageway Link Road between the A120 and A133.
16. The DPD sets out its six visions for the Garden Community to promote nature, buildings, place and character, economy and employment, community and social infrastructure, movement and connections, and sustainable infrastructure to contribute towards the area's sustainability targets combating climate change.
17. The Garden Community is a long-term project that seeks to deliver housing, employment, and associated community facilities over the next 30 to 40 years. The campus for the UoE lies directly to the south of the Garden Community.

Public Sector Equality Duty

18. I have had due regard to the aims expressed in S149 of the Equality Act 2010. This, amongst other matters, sets out the need to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it.
19. I have considered several matters during the examination including health and wellbeing, social and community infrastructure, and provision for specialist housing for older and disabled people and also for those who need accessible housing, along with ensuring there is adequate provision to help meet the accommodation needs of Gypsies and Travellers. GC Policy 4 requires the creation of adaptable and accessible homes, the provision of care, assisted living and other specialist housing, student accommodation, along with ensuring that adequate provision is made for the Gypsy and Traveller community.
20. In this way the disadvantages that they suffer would be minimised and their needs met in so far as they are different to those without a relevant protected characteristic. There is no compelling evidence that the DPD as a whole would bear disproportionately or negatively on them, or others in this category.

Assessment of Other Aspects of Legal Compliance

21. The DPD has been prepared in accordance with Tendring District Council's Local Development Scheme 2024-2027 dated February 2024 and Colchester City Council's Local Development Scheme 2023-2026 dated February 2023.
22. Consultation on the DPD and the MMs was carried out in compliance with Tendring District Council's Statement of Community Involvement dated July 2020 and Colchester City Council's Statement of Community Involvement dated February 2023.
23. The Councils carried out a Sustainability Appraisal (SA) of the DPD, which incorporated the requirements of Strategic Environment Assessment (SEA). Although the SA and SEA are separate processes, the SEA requirements are appropriately incorporated into the SA and fully explained. The Councils also prepared a report of the findings of the appraisal and published the report along with the plan and other submission documents under regulation 19. The appraisal was updated in August 2024 to assess the main modifications.
24. The Habitats Regulations Assessment, May 2023 as updated by the July 2024 addendum, sets out why an Appropriate Assessment is not necessary.

No convincing evidence has been provided that would lead me to a different conclusion.

25. The DPD, taken as a whole, includes policies designed to secure that the development and use of land in the local planning authorities areas contribute to the mitigation of, and adaptation to, climate change.
26. In conclusion, the DPD complies with all relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations. Overall, I am satisfied that the SA, incorporating the SEA, and Habitats Regulations Assessments comply with the necessary legal requirements and associated national guidance.

Assessment of Soundness

Main Issue

27. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified one main issue upon which the soundness of this plan depends. This report deals with this main issue. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion, or allocations in the Plan.

Main Issue – Whether the DPD is consistent with, and positively promotes, the vision, objective and spatial policies of the NEASSS1P and whether it is justified, effective and consistent with national planning policy

28. Policy SP 8 of the NEASSS1P states that the development and delivery of a new Garden Community in north Essex will deliver between 2,200 and 2,500 homes, 7 hectares of employment land and provision for Gypsies and Travellers within the Plan period (as part of an expected overall total of between 7,000 and 9,000 homes and 25 hectares of employment land to be delivered beyond 2033). Policy SP 8 then sets out the principles the Garden Community must comply with, including the preparation of a Development Plan Document. Therefore, the principle of the Garden Community has been established through the adoption of the NEASSS1P.
29. Policy SP 9 of the NEASSS1P states that the DPD for the Garden Community required by Policy SP 8 will define the boundary of the Garden Community and the amount of development it will contain which will be defined by the Policies Map. The DPD takes forward the requirements of the NEASSS1P and sets out the key land uses across the Garden Community. It also sets out a strategy to deliver new homes, jobs, and the facilities, services, and

infrastructure needed to ensure that the Councils' ambitions are met. It does this by setting out key locations across the Garden Community that will play a strategic economic role or will provide opportunities for regeneration in the plan period.

30. The DPD seeks to contribute towards the achievement of sustainable development as advocated by the NPPF which defines the three dimensions of sustainable development as economic, social, and environmental. GC Policy 1, GC Policy 7, and GC Policy 9 embody all of these elements within the DPD seeking to provide a policy framework to achieve sustainable development. The DPD has been prepared positively, in a way that is aspirational but deliverable. The Councils have worked positively with the lead developer and produced an Infrastructure Delivery, Phasing and Funding Plan along with a Financial Viability Evidence Update to provide financial viability clarity with regard to all policy requirements, as set out in the DPD.
31. Therefore, the DPD is robust and meets national policy requirements. It is also consistent with the NEASSS1P and seeks to positively promote its vision in delivering a Garden Community.
32. Chapter 2 of the DPD sets out the vision for the Garden Community, recognising that this is an opportunity to create a brand new community in a comprehensively planned way from the very start. To ensure consistency with paragraph 20 of the NPPF and other parts of the DPD, **MM1** inserts the text "*health and wellbeing facilities*" which sets out the provision of community and social infrastructure to serve the Garden Community.

GC Policy 1: Land Uses and Spatial Approach

33. GC Policy 1 sets out what land will be included in the Garden Community, how the development will be laid out, which areas will be allocated to housing, employment, open space or other uses including infrastructure, and which areas will be protected from development.
34. GC Policy 1 Part A sets out the Land Use Parameters and Policies Map. It identifies specific allocations which, in accordance with Policy SP 9 of the NEASSS1P, includes a sports and leisure park to serve the local community, and for the expansion of the UoE which is at least equivalent in size to the allocation as set out within the Colchester Local Development Framework Site Allocations document October 2010. GC Policy 1 Part F sets out the expectations of the sports and leisure park.
35. I have carefully considered the needs of the University. However, there is no requirement for the University to provide all the accommodation it requires

and not all of it has to be within one place, or indeed within the Garden Community. There will be opportunities for some of the student accommodation to be provided across the Garden Community once it establishes and I have no evidence that this will lead to an over concentration within the Neighbourhoods. Indeed, the supporting text to GC Policy 4 states that density in the Southern Neighbourhood may allow for some additional student accommodation, and for the opportunity for early connection to the RTS.

36. Furthermore, the University has failed to demonstrate that the existing land at the campus cannot provide for some of its expansion requirements. The Wisser report¹ also stated that there are other areas that could meet the University's needs, such as at Hythe and possibly elsewhere across the Colchester urban area within close proximity to the campus. Moreover, there is land to the south of the campus which the Wisser report recognises has previously been identified for the growth of the University and remains a logical location for student accommodation, which would need to be considered in conjunction with the Wivenhoe Neighbourhood Plan. Thus, the allocation as submitted is justified.
37. To ensure it is effective and secures the identified infrastructure needs, **MM2** amends Part A of GC Policy 1 to include "*health and wellbeing provision*". To ensure that the Policy is effective and to provide a clear direction for the decision maker, **MM3** amends Part B of GC Policy 1 to include the emergency services; ambulance, police, and firefighting and **MM4** identifies accessibility to services to include "*those that support health and wellbeing*". This ensures that GC Policy 1 represents an effective strategy to meet identified infrastructure needs.
38. Part B of GC Policy 1 identifies the Garden Community Neighbourhoods. In order not to prejudice the design process, phasing within the Garden Community will need to be agreed via an illustrative phasing plan to be submitted with the relevant planning application. **MM5** is therefore required to ensure flexibility is built into the DPD, so that the phasing of the Garden Community is agreed via the planning application and removes reference to any expectation that the development will begin in the South Neighbourhood which is not justified. Likewise, **MM6** is necessary for effectiveness and to provide a clear direction for the decision maker by adding flexibility to Part B of GC Policy 1 to reflect that the RTS and active travel modes are prioritised whilst recognising that an understanding of the network and road capacities will input and inform the masterplan for the Garden Community.

¹ TCBGC – Review of University of Essex Land Requirements, Wisser Consulting, 23 November 2022

39. To provide clarity, and therefore effectiveness, **MM7** deletes "*physically separated from*" at Part B to GC Policy 1. This adds flexibility to the outcomes of junction modelling along Bromley Road into Colchester, thereby allowing development of some parcels of land within the Crockleford Neighbourhood which may need access to the Link Road instead of Bromley Road.
40. To ensure it is effective and to acknowledge that existing and other public transport systems can support homes as well as the RTS, **MM8** amends the last sentence of the first paragraph on page 23 to include "*other public transport systems*". This also removes any pre-judgement of phasing at Crockleford. To clarify matters and to ensure the Policy is effective, **MM9** amends the fourth paragraph on page 24 removes reference to the "*Round Burrow*" which is unrelated to the context of Elmstead Strategic Green Gap. It also confirms the assets are designated heritage assets and adds the statutory listing status to those assets, so it is clear to the decision maker.
41. To provide clarity over the scope of sports facilities and to ensure it is effective, **MM10** amends Part F so that it is clear that the sports and leisure park will include where appropriate, the provision of indoor and outdoor floodlit facilities. To ensure the Policy is effective, **MM11** adds a new paragraph to Part F to ensure that clarity is provided for the decision maker that should the Park and Choose facility's location be south of the A133, it should not prejudice the expansion needs of the UoE, or the ability to meet the sports, leisure, and open space requirements of the wider Garden Community.
42. To provide flexibility and to ensure the Policy is effective, **MM12** amends Part J so that it is clear to the decision maker that the sustainable infrastructure and RTS are provided with the Park and Choose from the first residential phases of the development, opposed to the first phase which would not rely on public transport for its delivery. To ensure it is effective, **MM13** is a modification to Part K, so that it refers to the correct Appendix 3, which details the planning application requirements.
43. Subject to the above modifications, the overall approach of GC Policy 1 is consistent with the NPPF, and the NEASSS1P in seeking to positively promote its vision in delivering a Garden Community.

GC Policy 2 – Nature

44. GC Policy 2 sets out policy expectations of the Garden Community in relation to nature, and green and blue infrastructure. To ensure it is effective and to provide certainty for the decision maker, **MM18** deletes the last paragraph of Part A on page 39 and introduces a new paragraph at Part B, referring to

Suitable Alternative Natural Greenspace and is required to ensure that reference is made to the correct open space. To ensure that it remains effective **MM19** deals with the consequential amendments within the Policy, i.e. Part B becomes Part C and so on.

45. To ensure that the Policy is effective, **MM20** is required to amend the last paragraph of Part C (formerly Part B) on page 39 as the term "*green roof*" is referenced twice. The modification also amends the second reference to the second green roof to "*dual purpose street furniture*" as an alternative, to provide additional benefits to the character to the area, reducing clutter and benefitting biodiversity.
46. To ensure that the Policy remains effective and provides clarity to the decision maker, **MM21** recognises the consequential amendments at **MM19**, and Part C becomes Part D. Additionally, a new paragraph is inserted to clarify the requirements for ecological surveys, including wintering bird surveys, to ensure that ecological and biodiversity matters are fully considered as part of the proposed development. To ensure that the Policy is effective and responds to the current legislation, **MM90** removes reference to 15% Biodiversity Net Gain to ensure that BNG across the Garden Community is provided in accordance with current legislation of 10% BNG.
47. For effectiveness, **MM23** reinforces the need for planting and regeneration by amending the wording to the final Paragraph of Part F (previously Part E) from "*should be*" to "*will need to*". For clarity and for certainty, **MM24** ensures that proposals that might lead to a deterioration in air quality will require the submission of an Air Quality Assessment. For effectiveness, consistency, and to strengthen the Policy, **MM25** proposes changes to the wording of Part K to secure the submission of appropriate details for biosecurity standards for sourcing, quarantining, and inspecting plant material supplied to the development.
48. For effectiveness, **MM26** adds a new paragraph to Part K.7 highlighting the requirement that proposals must be supported by an Air Quality Assessment to ensure that the safety and satisfactory quality of life of future residents are fully considered as part of the proposed development. For effectiveness and so that it is clear to the decision maker **MM27** adds an additional paragraph to the supporting text on page 46 to avoid ambiguity and to allow a detailed and tailored HRA process and to inform appropriate and proportionate mitigation requirements.
49. Subject to the above modifications, the overall approach of GC Policy 2 in delivering for nature is consistent with the NPPF, and the NEASSS1P in seeking to positively promote its vision for the Garden Community.

GC Policy 3 – Place Shaping Principles

50. GC Policy 3 sets out policy requirements for the Garden Community and the Councils expectations to provide a high-quality development that will create unique and distinctive buildings and neighbourhoods. To provide clarity for the decision maker and for effectiveness, **MM28** and **MM34** insert at Part A and I (formerly Part J) reference to Sport England's Active Design principles when considering healthy new towns to ensure accuracy on referenced requirements. For clarity and to ensure consistency throughout the DPD, **MM29** inserts the word "*multifunctional*" before "*green and blue infrastructure*" at Part B. For clarity, and therefore effectiveness, **MM30** retitles Part I to Part H and Part J to Part I and **MM31** adds a further paragraph to Part H to ensure that below ground archaeology is considered as part of any HIA.
51. For clarity and to ensure effectiveness, **MM32** adds a sentence to Part H to ensure that the DPD reflects the NPPF and avoids or minimises any conflict between preserving the significance of a specific heritage asset and any aspect of the proposal. To ensure it is clear of the decision maker and for effectiveness, **MM33** adds the grade of listing to the buildings identified within Part I. To ensure that the DPD refers to the correct document and so it is clear to the decision maker, **MM34** requires the Design and Access Statement to have regard to the Active Design Statement.
52. Subject to the above modifications, the overall approach to place shaping principles as set out within GC Policy 3 is consistent with the with the NPPF, and the NEASSS1P in seeking to positively promote its vision in delivering a Garden Community.

GC Policy 5 – Economic Activity and Employment

53. GC Policy 5 sets out policy expectations to create opportunities for employment, education, and training across the Garden Community. For effectiveness and to provide flexibility, **MM35** removes text within Part A which refers to "*employment area*" to ensure that the policy provides a balanced delivery of employment and residential uses. For effectiveness and clarity, to ensure that Part A is consistent with GC Policy 1, **MM36** changes the word "*rapid*" with "*fast*". It also removes reference to Colchester Business Park, as this is not on the RTS.
54. To ensure it remains effective, **MM37** inserts "*appropriate commercial, business and services uses*" to provide additional flexibility in allowing evidence and masterplanning to appropriately account for employment land and other employment generating uses in the neighbourhood areas. To ensure that the Policy remains effective and for clarity for the decision

maker, **MM38** adds a sentence that excludes students and retired households from the ambition to achieve one job per household.

55. Subject to the above modifications, the overall approach for economic activity and employment as set out within GC Policy 5 is consistent with the with the NPPF, and the NEASSS1P in seeking to positively promote its vision in delivering a Garden Community.

GC Policy 6 – Community and Social Infrastructure

56. GC Policy 6 sets out policy expectations to ensure that the Garden Community is served by community services and facilities of the right type in the right location. For effectiveness, and consistency with other parts of the DPD, **MM39** amends the narrative at paragraph 1 on page 78 to include "*health and wellbeing*" and "*ambulance, police, and firefighting*". For effectiveness and to ensure that it is clear for the decision maker, **MM40** removes the text "*and away from streets and car parks*" from Part C so that school zones are provided traffic free, but flexibility for accessible users and emergency vehicles is provided.
57. For effectiveness, **MM41** inserts additional wording within Part C to strengthen the links between health and education, promoting wellbeing through physical activity as well as providing storage areas for cycles. To ensure that it is effective, **MM42** inserts additional wording to Part C to provide additional clarity that the number of schools within the Garden Community should be evidence led and based upon the need and demographic studies at the time.
58. To ensure that it remains effective and refers to the latest evidence base document, **MM43** updates Part D to refer to the Colchester and Tendring Open Space, Playing Pitch, Outdoor Sports, and Built Facility – Overarching Strategy (2023). For effectiveness, **MM44** seeks to strengthen links to the university and shared sports facilities through the introduction of additional wording at Part D, referring to the potential role of the university's existing and future sports facilities in meeting the needs of the development.
59. For effectiveness and to ensure it is clear for the decision maker, **MM45** amends Part E to ensure that it represents an effective strategy for securing all types of healthcare infrastructure, including a new Health and Wellbeing Hub, to serve the new community. This will be achieved through the submission of Health Impact Assessments to include Joint Strategic Needs Assessments. For effectiveness, **MM46** amends Part G to ensure that all demographic studies commissioned by the developer provides a consistent evidence base to include healthcare facilities. This will also feed into the Health Impact Assessment.

60. To ensure that it remains effective and refers to the latest evidence base document, **MM47** updates Part G to refer to the Colchester and Tendring Open Space, Playing Pitch, Outdoor Sports, and Built Facility – Overarching Strategy (2023). **MM48** also amends Part G to provide clarity for the decision maker in securing community uses of education facilities. To ensure that the Policy is effective, **MM49** amends the text to paragraph 2 on page 86 to include key infrastructure and emergency services, “*ambulance, police, and firefighting*”.
61. For effectiveness and to ensure that the decision maker is clear on the DPD’s requirements, **MM50** stresses the importance of a robust Health Impact Assessment to be developed through collaborative work with the Councils’, ECC, and NHS providers to be carried out as early as possible, through the insertion of a new paragraph to the supporting text of page 88 which sets out the health strategy for the Garden Community.
62. Subject to the above modifications, the overall approach for community and social infrastructure as set out within GC Policy 6 is consistent with the with the NPPF, and the NEASSS1P in seeking to positively promote its vision in delivering a Garden Community.

GC Policy 7 – Movement and Connections

63. GC Policy 7 sets out policy expectations in relation to Movement and Connections. The key objectives and principles for the Garden Community are to ensure neighbourhoods are walkable, low traffic and liveable, where residents can access most of daily needs with a 20-minute walk or safe bike ride from their home. For effectiveness and clarification, **MM51** amends the footer to the illustrative plan and inserts “*and the movement and connection features*” which will be the subject of further master planning and a Transport Assessment. This clarification is needed for the decision maker as the illustrative plan is the only depiction with vehicular locations in the DPD.
64. For effectiveness, **MM52** adds a sentence to Part A to provide some flexibility into the DPD to fully understand network and road capacities and how this will ultimately inform the masterplan work and vehicle access locations. To ensure it remains effective and for a clear direction to the decision maker, **MM53** amends Part A by adding text that refers to the targets required to reflect the ambitions for reducing car use over time. The Transport Assessment will establish targets based on forecasting and will be agreed with the highway and planning authority. For effectiveness and consistency within the DPD, **MM54** amends Part A and **MM68** amends Part K by deleting the word “*ensure*” and replacing it with “*enable and encourage*” to reflect that infrastructure can enable and encourage sustainable travel but not ensure it.

65. For effectiveness and to ensure consistent wording within the DPD, **MM55** deletes the word "*bus*" and replaces it with "*public transport*" at Part C whilst **MM56** corrects the wording of "*Authorities*" at Part J. For effectiveness, **MM57** replaces "*provide a direct link to*" with "*serve*" at Part D to ensure alignment with other policies within the DPD and to remove requirements that are too perspective, such as around school entrances which are to be vehicle free.
66. To ensure it remains effective, **MM58** amends Part D so that it refers to the first residential parcels rather than the first phases of development. This is required to ensure that flexibility is provided so that enabling and/or infrastructure works can be carried out prior to the provision of homes. For effectiveness, and to align with other parts of the DPD, **MM59** amends the second paragraph of Part D by adding the wording "*whilst providing for a fast service*" when referring to the RTS.
67. For clarity and therefore effectiveness, **MM60** adds a paragraph to secure the funding and delivery of the RTS. This is essential as sections of the RTS have been delivered through the Housing Infrastructure Fund by ECC and the modification will provide appropriate safeguards to carry forward the requirements of Policy SP6 of the NEASSS1P.
68. For effectiveness, **MM61** amends Part G by deleting "*ensures that there is no resulting*" and replacing it with "*seeks to avoid*" as the design of the development can seek to avoid overspill and inappropriate parking but cannot ensure it.
69. For the same reasons, **MM62** amends Part H so that the DPD takes account of the Transport Assessment and provides flexibility to understand the network and road capacities and how it will inform the masterplan work and ultimate transport strategy, mitigation packages and modal split targets. For effectiveness, **MM63** amends Part I to ensure that the capacity of the A133 junction is subject to detailed modelling and to protect the ability of the Southern Community to have access from the A133 and Tye Lane roundabouts on the Link Road. To ensure that the policy is effective and so that it is clear for the decision maker, **MM64** adds a new paragraph to the end of Part I to carry forward the requirements of the Section 1 Plan with reference to the full delivery and funding of the Link Road.
70. **MM65** amends Part J to ensure that monitoring of the Garden Community Travel Plan is agreed through the submission of the planning application, as this is essential over the long build out of the development. This is necessary for the policy to be effective. Flexibility is also required to ensure that transport infrastructure proposed within each phase addresses the transport conditions at the time. It also seeks to ensure that the Travel Plan reflects

the latest best practice and supports the mode share ambitions set out in the DPD and the supporting transport evidence.

71. In addition, **MM66** adds a new paragraph to Part J to ensure that external and internal travel modal splits are measured and monitored to ensure that targets are being met. This is necessary to ensure the policy is effective. For effectiveness and flexibility and so that it is clear to the decision maker, **MM67** amends the first paragraph to Part K to ensure that reference to the Transport Assessment to fully understand the network and road capacities and how it will inform the masterplan.
72. For effectiveness and clarity, **MM69** updates Part K to reflect the completion of the Healthy Streets for Life Assessment to ensure that it is provided at the appropriate stage of planning. For effectiveness, **MM70** amends Part K in relation to the Travel Plan targets that are to be submitted and monitored by the Councils by deleting "*annually from the outset*" with the text "*from the outset at a frequency to be agreed with the Councils*" as a development of this scale, annual monitoring does not give adequate time for the full cycle of monitoring, review, agreement of measures, implementation of measures, and evaluation of impacts of the interventions.
73. Subject to the above modifications, the overall approach for movements and connections as set out within GC Policy 7 is consistent with the with the NPPF, and the NEASSS1P in seeking to positively promote its vision in delivering a Garden Community.

GC Policy 8 – Sustainable Infrastructure

74. GC Policy 8 sets out the Councils expectations for creating a Garden Community that is for the future, embraces Garden Community principles, and incorporates measures to tackle climate change through Net Zero carbon emissions. The policy requires the construction of buildings with Net Zero carbon emissions which will be achieved through energy efficiency, the use of renewable energy generation and the absence of the use of fossil fuels at the Garden Community. The Councils confirm that this is in line with the current definition of Net Zero carbon in operation and is supported by the Low Energy Transformation Initiative and is fully considered within the Essex Design Guide which contains the Essex Net Zero Policy Study.
75. GC Policy 8 uses three metrics to separately measure each of the key attributes needed to achieve Net Zero. This is in comparison to the single performance metric of the Target Emissions Rate, which amalgamates into one metric a buildings effort in terms of energy efficiency, low carbon, heat, and renewable energy generation. Consequently, GC Policy 8 does go further than current or planned Building Regulations.

76. However, the Councils agreed a Statement of Common Ground² (SoCG) with the lead developer that the Garden Community shall meet the principles of Net Zero by cutting carbon emissions. Furthermore, GC Policy 8 builds upon all the work that has been done by the Councils and ECC, such as the Essex Net Zero Policy Study, and accords with the shared vision of the Council and developer. The aim to meet Net Zero throughout the Garden Community has also been subject to site specific viability testing. The developer has confirmed through the SoCG that the development is viable and that the completion estimates are in accordance with the current housing trajectory.
77. There is no evidence to suggest that, in this case, the longstanding aspiration for the garden community to meet the highest standards of sustainable design and construction measures would therefore make the development unviable or undevelopable over the plan period. It also builds upon the requirements of Policy SP8 of the NEASSS1P in seeking to secure the highest standards of energy efficiency and innovation in technology to reduce the impact of climate change across the Garden Community.
78. In reaching this decision I have had regard to the 2023 Written Ministerial Statement³ (WMS), published after submission of the DPD for examination. However, whilst the WMS is a material consideration of significant weight, the Councils must prepare development plan documents that, in accordance with Section 19(1A) of the 2004 Act, include policies which contribute to the mitigation of, and adaption to, climate change. Additionally, Section 1 of the Planning and Energy Act 2008 states that local planning authorities may in their development plans include policies imposing reasonable requirements for development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations.
79. Consequently, in this particular case, I am satisfied that GC Policy 8 Part A is appropriate and justified. The policy provides the detail to a new garden community, which has been the aspiration of both Councils through the already adopted development plan, has been tested and demonstrated to be viable and is supported by a lead developer with shared aspirations to deliver an exemplar mixed-use development.
80. That being the case, to provide greater flexibility and for effectiveness, **MM71** is necessary and amends Part A to provide the developer with flexibility over the provision of net zero homes. This allows the developer, in exceptional circumstances, to agree a strategy to achieve Net Zero within five years of occupation of a building, rather than immediately following occupation. This will allow for net zero aspirations to be achieved across the

² Document SCG06 SoCG between Tendring District Council, Colchester City Council and Latimer Developments Limited

³ Written Ministerial Statement, Lee Rowley MP, 13 December 2023

community as a whole, reflecting the fact that development is likely to come forward in phases. For effectiveness, **MM73** amends Part D to ensure the development meets expected Government targets in relation to water efficiency in water stressed areas.

81. For effectiveness, **MM74** includes a new sentence at the end of the second paragraph on page 121 to ensure that reference is made to the Garden Community being within the Essex Climate Action Commission's recommended Climate Focus Area, which is necessary to ensure that the proposed development does not emit more carbon than it absorbs, thus contributing towards the Climate Focus Area's targets
82. Subject to the above modifications, the overall approach for sustainable infrastructure as set out within GC Policy 8 is consistent with the with the NPPF, and the NEASSS1P in seeking to positively promote its vision in delivering a Garden Community.

GC Policy 9 – Infrastructure Delivery and Impact Mitigation

83. GC Policy 9 seeks to secure the required infrastructure required to support and deliver the Garden Community. Part A sets out the mechanism for the delivery of the infrastructure as set out within the Infrastructure Delivery Plan. However, for clarity and thus, effectiveness, **MM75** and **MM80** alter the wording to reflect the current "*Infrastructure Delivery, Phasing & funding Plan*" to Part A and the final paragraph of page 130 to ensure that the terminology of the evidence base aligns with the Infrastructure Delivery Plan.
84. To ensure that the policy is effective, **MM76** amends Part A by removing the text "*in accordance with*" and replaces it with "*taking into account the conditions of*". This allows some flexibility without altering the intent of the Policy in securing funding for the wider transport infrastructure, including the A120-A133 Link Road and the RTS.
85. To ensure that the Policy is effective and consistent with the remainder of the DPD, **MM78** amends paragraph 1 on page 129 to include the emergency services, ambulance, police, and firefighting. For effectiveness and clarity, **MM79** amends the second paragraph on page 130 to indicate that a viability assessment would only be required if a proposal was not achieving its required delivery due to viability matters.
86. For effectiveness and clarity, **MM81** amends the third paragraph of page 131 and inserts the text "*the first phase of the*" to ensure it is clear that the works for the first phase of the A120-A133 Link Road relates to the Housing

Infrastructure Fund. For effectiveness and to ensure it is clear how the DPD will be monitored over time, **MM82** adds an additional paragraph before the table of objectives and indicators on page 132 stating, amongst other things, when monitoring will be undertaken, where the results will be published, and what it will focus on.

87. To ensure it is effective and for clarification, **MM83** updates Objective 9 on page 134 to include the text "*to education (and other land uses)*". **MM84** also clarifies Objective 7 on page 133 to include permissions which are granted that affect a designated heritage asset.
88. Subject to the above modifications, the overall approach for infrastructure delivery and impact mitigation as set out within GC Policy 9 is consistent with the with the NPPF, and the NEASSS1P in seeking to positively promote its vision in delivering a Garden Community.
89. GC Policy 4 seeks to ensure the effective use of land at the Garden Community. Moreover, in taking forward with the requirements of the NEASSS1P, new homes within the Garden Community will be of a high standard that will meet a variety of different needs and demands for people and families. This includes the Councils' expectations around housing mix, density, and space standards.
90. Subject to the modifications identified above, the DPDs Spatial Development Strategy is based on robust evidence, justified, and is it 'general conformity' with the NEASSS1P and as such it is likely to be effective in delivering between 7,000 and 9,000 new homes in the plan period.

Glossary

91. To ensure consistency with national policy, and for clarity, **MM85** amends the definition of a Gypsies and travellers to include those that have ceased to travel permanently. For effectiveness and clarity, **MM86** adds the text to BNG) "*as specified in the Environment Act (or otherwise agreed)*" so it is clear what the BNG will be measured against. For effectiveness and clarity, **MM87** updates the medical services which are considered as community facilities to include emergency and acute inpatient and outpatient facilities.
92. To ensure that the Policy is effective and consistency with the remainder of the DPD, **MM88** amends the definition of infrastructure to include the emergency services ambulance, police, and firefighting.
93. For effectiveness and clarity, **MM89** adds Appendix 4: Section 2 Plan Status so that it is clear which policies from the Tendring Colchester Section 2 Plan

do not apply to the Site Allocation Boundary of the Garden Community. For effectiveness, **MM91** removes all reference to the Community Infrastructure Levy, as this will be the subject of an independent examination.

Monitoring and Delivery

94. The DPD contains a chapter on the monitoring of the Garden Community and both Councils will utilise their Authority Monitoring Reports to monitor the performance of the DPD and these provide the necessary evidence on which to assess the success or failure of delivery, and what alternatives might reasonably be provided if necessary. The monitoring regime should ensure that any risks to non-delivery are 'flagged up' and interventions made to alleviate risks should this prove necessary.

Overall Conclusion and Recommendation

95. The DPD has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.
96. The Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that the Duty to Cooperate has been met and that with the recommended main modifications set out in the Appendix A, the DPD satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound. My report covers the main issues that have led me to this conclusion.

Graham Wyatt
Inspector

This report is accompanied by an Appendix containing the Main Modifications.

A.1 Appendix 2 ~ Schedule of Main Modifications

Section	Page No.	Modification Numbers
Chapter 2 - Vision	2	MM1
GC Policy 1 - Land Uses and Spatial Approach	2	MM2 to MM13
GC Policy 2 - Nature	5	MM18 to MM27 & MM90 There is no MM22
GC Policy 3 - Place Shaping Principles	9	MM28 to MM34
GC Policy 5 - Economic Activity and Employment	10	MM35 to MM38
GC Policy 6 - Community and Social Infrastructure	11	MM39 to MM50
GC Policy 7 - Movement and Connections	15	MM51 to MM70
GC Policy 8 - Sustainable Infrastructure	19	MM71 to MM74 There is no MM72
GC Policy 9 - Infrastructure Delivery, Impact Mitigation and Monitoring	20	MM75 to MM84 There is no MM77
Glossary	23	MM85, 86, 87, 88 and 91
Appendices	25	MM89

Chapter 2 - Vision

Mod Ref	Part	Modification
MM1	Narrative	<p>Amend page 16 'Community and Social Infrastructure' to read:</p> <p>The Garden Community will be known for its healthy and thriving community. It will have a variety of diverse community spaces, play spaces, great local schools and a network of sport, leisure, <u>health, and wellbeing facilities</u>. It will establish long term and participative stewardship of infrastructure from the outset.</p>

GC Policy 1 - Land Uses and Spatial Approach

Mod Ref	Part	Modification
MM2	Part A	<p>Amend first point of Part A, page 20:</p> <p>Delivery of circa 7,500 new homes with a range of shops, jobs, services, and community facilities, including education <u>and health and wellbeing provision</u> (see Part B below).</p>
MM3	Part B	<p>Amend fifth para, page 22:</p> <p>....The councils will work with the University of Essex and other partners as appropriate, to deliver the key infrastructure (health, education, <u>ambulance, police, firefighting</u> and other community uses)....</p>
MM4	Part B	<p>Amend last sentence of first para, page 23:</p> <p>Accessibility to services and facilities <u>including those that support health and wellbeing</u>, utilities infrastructure and the Rapid Transit System will be key to determining the phasing of development in the 'Crockleford Neighbourhood'.</p>

MM5	Part B	<p>Amend last sentence of last para. page 21:</p> <p>Broad locations for two distinct but interlinked Neighbourhoods, referred to as the 'South and North Neighbourhoods' are shown on the Policies Map. The 'North and South Neighbourhoods' between them will accommodate around 6,000-6,500 new homes. Development within and across the two 'Neighbourhoods' will be phased to ensure housing development is aligned with infrastructure delivery, with an expectation that the early phases of development will begin in the 'South Neighbourhood'.</p>
MM6	Part B	<p>Amend first sentence of last para. page 22:</p> <p><u>Subject to evidence-based work</u>, the 'South and North Neighbourhoods' are to will each be accessed independently from separate vehicular junctions on the new A120-A133 Link Road (as opposed to the A133 and A120 themselves) in order to give priority to the Rapid Transit System and active travel modes.</p>
MM7	Part B	<p>Amend first sentence of first para. page 23:</p> <p>The 'Crockleford Neighbourhood' will be developed as an individual community that is physically separated from, but connected by walking, cycling and other sustainable transport modes to the 'South and North Neighbourhoods' and the City of Colchester.</p>
MM8	Part B	<p>Amend last sentence of first para. page 23:</p> <p>Accessibility to services and facilities, utilities infrastructure and, the Rapid Transit System <i>and other public transport services</i> will be key to determining the phasing of development in the 'Crockleford Neighbourhood'.</p>
MM9	Part E	<p>Amend forth para. page 24:</p> <p>Land east of the new A120-A133 Link Road and the new 'Business Park' south of the A120, is designated as a Strategic Green Gap. This designation will provide protection to the open countryside to the east of the Garden Community; maintain the long-term physical and visual separation to Elmstead Market, and to assist in protecting</p>

		the setting of the <u>designated</u> heritage assets of the <u>Grade I Listed</u> Church of St. Anne and St. Lawrence, <u>Grade II* Listed</u> Elmstead Hall, <u>and Grade II Listed</u> Allens Farmhouse and the Round Burrow.
MM10	Part F	<p>Amend first para. page 25:</p> <p>Approximately 25 hectares of land south of the A133 and north of the proposed 'Wivenhoe Strategic Green Gap', is allocated on the 'Policies Map' for new a 'Sports and Leisure Park'. This will facilitate the enhancement of sports facilities required by the University of Essex as part of its plans for long-term expansion and will provide sports and leisure facilities which will be available for use by residents and clubs in the existing community, the proposed Garden Community and the University. <u>Where appropriate this will include the provision of indoor and outdoor floodlit facilities.</u></p>
MM11	Part F	<p>Add new para. after second para. page 25:</p> <p><u>Should the position of the A133 Park and Choose Facility be located south of the A133, its provision and position should be evidenced to demonstrate that it would not prejudice the expansion requirements of the University of Essex or the ability to meet the sports, leisure and open space requirements of the wider Garden Community.</u></p>
MM12	Part J	<p>Amend last para. page 26:</p> <p>The 'Park and Choose Facility' will be brought forward alongside early phases <u>first residential phases</u> of development to coincide with the first operation of with the Rapid Transport System. It will have the ability to be expanded over time in response to future demand.</p>
MM13	Part K	<p>Amend last para. page 27:</p> <p>Each individual policy of this Plan specifies required supporting documents that must be submitted either prior to or in support of planning applications. A full list of these documents can be found at Appendix 4 <u>3</u>.</p>

GC Policy 2 - Nature

Mod Ref	Part	Modification
MM18	Part A	<p>Remove the last para. page 39 as follows from Part A:</p> <p>Proposals will be required to provide an appropriate amount of Suitable Accessible Natural Greenspace (SANG), in accordance with Natural England (NE) guidance. This will reduce the amount of day to day recreational trips to the sensitive Essex coast. Proposals to incorporate the SANG within the new Country Park will be supported where they conform to the principles of the Strategic Masterplan and where evidence, including visitor surveys, is provided to demonstrate that the Salary Brook Local Nature Reserve has sufficient capacity to accommodate any increased visitor usage proposed in order to count towards SANG provision.</p> <p>Create new Part B to read as follows:</p> <p><u>Part B: Suitable Alternative Natural Greenspace (SANG)</u> <u>Proposals will be required to provide an appropriate amount of Suitable Alternative Natural Greenspace (SANG), in accordance with Natural England (NE) guidance. This will reduce the amount of day-to-day recreational trips to the protected habitat sites Essex coast. Proposals to incorporate SANG within the new Country Park will be supported where they conform to the principles of the Strategic Masterplan and where evidence, including visitor surveys, is provided to demonstrate that the Salary Brook Local Nature Reserve has sufficient capacity to accommodate any increased visitor usage proposed in order to count towards SANG provision. 10 The Council will work with Natural England, landowners and stakeholders to agree the extent of SANG provision for each phase of the Garden Community, which must link into a wider network of footpaths, green infrastructure and public open space. Proposals must demonstrate how SANG, and access to it, will be provided for each relevant phase of the development, including access to temporary SANG where required.</u></p>
MM19		<p>Re-title the following sections:</p> <p>Part B: Integrating Green and Blue (water) Spaces into Built Form - Becomes <u>Part C</u></p> <p>Part C: Protection of Biodiversity – Becomes <u>Part D</u></p>

		<p>Part D: Biodiversity Net Gain – Becomes <u>Part E</u></p> <p>Part E: Tree Planting – Becomes <u>Part F</u></p> <p>Part F: Productive Landscapes – Becomes <u>Part G</u></p> <p>Part G: Sustainable Drainage Systems and Blue Infrastructure – Becomes <u>Part H</u></p> <p>Part H: Integration of A120-A133 Link Road Mitigation – Becomes <u>Part I</u></p> <p>Part I: Planning Application Requirements – Becomes <u>Part J</u></p>
MM20	Part B (to become Part C)	<p>Amend last para. page 39:</p> <p>A key principle and part of the distinctive character of the Garden Community will be the green-blue infrastructure network and celebration of the natural and historic environment. Proposals should take every opportunity to integrate green and blue spaces and will be required to demonstrate, both spatially and technically, how they have been integrated into the built form. Examples include: tree lined streets or streets that contain hedgerows appropriate to local character, habitats, and species; insect-attracting plants, hedgerows, log piles, and other places of shelter for wildlife refuge/hibernation within structural landscaping and open spaces; hedgehog friendly features in residential garden boundaries to create linked habitat; dark corridors for bat foraging; green walls and roofs and other measures of incorporating trees and plants into buildings; bat boxes, bricks or lofts and bird boxes; green roofs <u>dual purpose street furniture</u>; and Sustainable Drainage Systems (SuDS).</p>
MM21	Part C (to become Part D)	<p>Amend as follows:</p> <p>Part C<u>D</u>: Protection of Biodiversity</p> <p>Proposals will need to provide the following:</p> <ul style="list-style-type: none"> • Are supported with appropriate ecological surveys where necessary. • Where there is reason to suspect the presence of a protected species (and impact to), or Species/Habitats of Principal Importance, proposals should be accompanied by an ecological survey assessing their presence and, if present, the proposal must be sensitive to, and make provision for their needs and demonstrate the mitigation hierarchy has been followed. • Will minimise fragmentation of habitats.

		<ul style="list-style-type: none"> • Maximises opportunities for the preservation, restoration, enhancement, and connection of natural habitats in accordance with the Local Nature Recovery Strategy or future replacements. <p><u>Before granting planning consent, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.</u></p> <p>Sensitive habitats should be buffered with additional planting or other agreed appropriate measures wherever possible to discourage access. Appropriate interpretation/signage will be required to help divert visitors away from sites that are sensitive to recreational disturbance, including the use of marketing and promotional material at the point of house sales. Ecologically rich buffer landscapes against existing and new road corridors will be required. The minimum widths of these will be agreed through an appropriate design code or similar.</p>
MM90	GC Policy 2 Part D (to become Part E)	<p>Remove last sentence of first point of Part on page 40:</p> <p>As such an ambition is to achieve BNG of 15% on average across the whole masterplan.</p>
MM23	Part E (to become Part F)	<p>Areas for planting or regeneration should <u>will need to</u> be set out and agreed in the appropriate landscape and green-blue infrastructure strategies and management plans.</p>
MM24	Part J (new part)	<p><u>Part J: Air Quality</u></p> <p><u>Proposals that might lead to a deterioration in air quality or to an exceedance of the national air quality objectives, either by itself, or in combination with other development, will require the submission of an Air Quality Assessment to be carried out in accordance with industry best practice. This should address:</u></p> <p><u>a) The cumulative effect of further emissions and screening for air quality impacts.</u></p>

		<p><u>b) Where identified as being required, the proposed measures of mitigation, using good design, technical solutions and offsetting measures that prevent the deterioration of air quality and ensure that National Air Quality Objectives are not exceeded.</u></p> <p><u>c) The identification of measures to secure the safety and satisfactory quality of life for the future occupiers and existing residents. Development must not result in an increased exposure to poor air quality, including odour, fumes and dust, particularly where developments might be occupied or used by vulnerable people.</u></p> <p><u>The Air Quality Assessment must be informed by traffic scoping modelling for each relevant phase of development and is required to assess increases in traffic levels on routes that lie within 200m of European Sites whose qualifying features, or the habitats that support them, are sensitive to any related changes in air quality.</u></p> <p><u>All development proposals should promote a shift to the use of sustainable low emission transport modes, to minimise the impact of vehicle emissions on air quality.</u></p>
MM25	Part I (to become Part K)	Proposals must include a green-blue infrastructure plan, which demonstrates how the scheme reflects and complies with the Strategic Masterplan; the Colchester Tendring Open Space Strategy requirements; the Healthy Living and Play Strategy required by GC Policy 6; <u>appropriate biosecurity standards for sourcing, quarantining, and inspecting plant material supplied to the development required by GC Policy 8;</u> and demonstrate how green and blue spaces have been integrated into the built form.
MM26	Part K (was Part I)	<p>Add:</p> <p>7. Proposals must be supported by an Air Quality Assessment to be informed by traffic scoping modelling for each relevant phase of development in accordance with industry best practice.</p>
MM27	Justification (page 46)	<p>Add additional paragraph:</p> <p><u>Where the surveys show that mitigation is required, development must be phased to deliver habitat creation and management either on- or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds</u></p>

GC Policy 3 - Place Shaping Principles

Mod Ref	Part	Modification
MM28	Part A	It will adopt a landscape led approach to design and build, follow healthy new towns principles, <i>in accordance with Sport England Active Design principles</i> , and <i>achieving</i> secured by design certification.
MM29	Part B	Provide for a network of integrated <i>multifunctional</i> green and blue infrastructure features.
MM30	Parts I and J	Re-title the following sections: Part I: Historic Environment - Becomes <i>Part H</i> Part J: Planning Application Requirements – Becomes <i>Part I</i>
MM31	Part H (was Part I)	<p>Development that will lead to substantial harm to or total loss of significance of a listed building, conservation area, historic park or garden or important archaeological remains (including the setting of heritage assets) will only be permitted in exceptional circumstances where the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss. Where development will lead to less than substantial harm this harm should be weighed against the public benefits of the proposal.</p> <p>Development affecting the historic environment should seek to conserve and enhance the significance of the heritage asset and any features of specific historic, archaeological, architectural or artistic interest. In all cases there will be an expectation that any new development will enhance the historic environment or better reveal the significance of the heritage asset unless there are no identifiable opportunities available.</p> <p><i>Future development must take into account the results and recommendations of the Councils 'Heritage Impact Assessment', and must demonstrate that any negative impacts on the significance of the Grade II* Listed Elmstead Hall, the Grade I Listed Church of St Anne and St Laurence, the Grade II Listed Allen's Farmhouse and the Round Barrows (Scheduled Monument) on Annan Road, and their settings, have been avoided and if this is not possible minimised, through appropriate masterplan design. Proposals that would enhance or better reveal the significance of these assets will be considered positively. Specific mitigation measures must be identified through the preparation</i></p>

		<i>of a further detailed Heritage Impact Assessment, and pre-determination Archaeological Assessment, which will inform and be submitted prior to the determination of any application at the site.</i>
MM32	Part H (was Part I) In all cases there will be an expectation that any new development will <u>avoid or minimise any conflict between preserving the significance of a specific heritage asset and any aspect of the proposal</u> . It should enhance the historic environment or better reveal the significance of the heritage asset unless there are no identifiable opportunities available.
MM33	Part I (was J)	2. A Heritage Impact Assessment and Mitigation Strategy is required to demonstrate the measures that can minimise harm and maximise the potential to enhance the heritage significance of <u>the Grade II* Listed</u> Elmstead Hall, the <u>Grade I Listed</u> Church of St Anne and St Laurence, <u>the Grade II Listed</u> Allen's Farmhouse <u>and</u> the Round Barrows (Scheduled Monument) on Annan Road, <u>and their settings</u> ."
MM34	Part I (was J)	4. Design & Access Statement (<u>incorporating an Active Design Assessment in accordance with Sport England Active Design Guidance</u>).

GC Policy 5 - Economic Activity and Employment

Mod Ref	Part	Modification
MM35	Part A	Amend first point of Part A: How delivery of the first phase of business accommodation in each employment area is tied to occupation of housing to provide an alignment between jobs and housing, and any future review of employment allocations will need to take account of market dynamics and best practice and avoid sterilisation of parcels of land.
MM36	Part A	Amend first point at top of page 72:

		Creation of the Rapid Transit System to enable a fast rapid commute for residents to and from all neighbourhoods within the Garden Community to key areas of employment, including the new A120 business park and centres as well as those outside of the Garden Community, such as the University of Essex, Colchester City Centre, Colchester General Hospital, Colchester Business Park and Colchester Sports Park.
MM37	Justification (page 74)the study also recommends the provision of <u>appropriate</u> flexible <u>Commercial, Business and Service uses and</u> office space concentrated in the North and South Neighbourhood Centres.
MM38	Justification	Insert additional sentence/para to justification page 76 to read: <i>Student and retired households are excluded from the ambition to achieve one job per household.</i>

GC Policy 6 – Community and Social Infrastructure

Mod Ref	Part	Modification
MM39	Narrative	Amend Para.1 page 78 to read: Ensuring the Garden Community is served by community services and facilities of the right type in the right location and delivered at the appropriate time, including <u>health and wellbeing</u> , schools and sports facilities; as well as access to health <u>ambulance, police and firefighting</u> services ...
MM40	Part C	Amend third para. page 83: Vehicle free 'school zones' must be provided around schools, with the area around the main pupil entrance entirely traffic free and away from streets and car parks , connected by safe and direct walking and cycling routes to the Neighbourhood the school serves.

MM41	Part C	<p>Amend third para. page 83:</p> <p>Vehicle free 'school zones' must be provided around schools, with the area around the main pupil entrance entirely traffic free and away from streets and car parks, connected by safe and direct walking and cycling routes to the Neighbourhood the school serves. All schools should be well connected to the natural environment to provide the option of providing forest school sessions, <u>and through their design and layout encourage health and wellbeing, especially physical activity (e.g. storage facilities to support cycling, and the promotion of informal physical activity as well as providing conventional sport and play facilities).</u></p>
MM42	Part C	<p>Include after bullet point list as paragraph:</p> <p><u>The capacity and quantum of schools and early years provision will be subject to an appropriate assessment of the need at the time of submission of future planning application(s).</u></p>
MM43	Part D	<p>The sports and recreation requirements of the Garden Community, as set out in the Colchester and Tendring Sports, Recreation and Open Space Strategy (2022) <u>Colchester and Tendring Open Space, Playing Pitch, Outdoor Sports and Built Facility - Overarching Strategy (2023)</u> or any updates to this Strategy, must be met in full in terms of the typology, quantity, quality, and location of facilities provided.</p>
MM44	Part D	<p>The sports and recreation requirements of the Garden Community, as set out in the Colchester and Tendring Sports, Recreation and Open Space Strategy (2022) or any updates to this Strategy, must be met in full in terms of the typology, quantity, quality, and location of facilities provided. <u>Proposals will have regard to the potential role of the University's existing or future sports facilities in meeting the needs of the development in view of the close proximity of the University site and the strategic shared use facilities that are or could be provided to help meet the needs of residents of both the development and the University.</u></p> <p>Opportunities should be taken to deliver multipurpose facilities well integrated into the built environment and well designed in terms of their landscape settings. The Councils will only consider offsite provision where it is well</p>

		connected to the Garden Community and/or where it will deliver multiple benefits, including benefits to existing communities.
MM45	Part E	<p>Amend from last para. page 83:</p> <p>Appropriate health and wellbeing services must be provided to new residents and occupiers of the Garden Community from first occupation. Proposals for the development of the Garden Community must <u>reflect national and local health related strategies, consider the evidence provided through relevant Health Impact Assessments including the joint strategic needs assessment (JSNA) and align with the outcomes within the overall 'Health Strategy' for the Garden Community, and are anticipated to include:</u></p> <ul style="list-style-type: none"> • <u>Enhancements to existing local facilities, including improvements to primary care provision and wider healthcare services and facilities including but not limited to those at Colchester Hospital which will support the provision of acute and community services.</u> • A new Health and Wellbeing Hub to be provided in the early phases of development (potentially via a phased approach to delivery) (underpinned by the most up-to date evidence base delivered via a phased approach). The facility shall be designed to deliver an integrated service for patients – including a cluster of general practitioners, a wide range of diagnostic services and primary care treatment – to minimise the requirement for secondary care treatment at hospital. <u>residents and include consideration of primary, community and acute services and it should be located on an accessible site close to other community facilities and transport infrastructure. Any approach to health and wellbeing will include facilities that provide regard to prevention and health improvement activities.</u> • Flexible space for health provision, located within the Neighbourhood Centres and community buildings. <p>Developers must enter into early conversations with the local NHS Integrated Care Board through the North East Essex Health and Wellbeing Alliance, and other relevant partners to ensure that proposals reflect current health and social care models. <u>which is the local place-based health partnership so to ensure that proposals reflect current health and social care models, local evidence and need. This partnership vehicle will also be key in supporting the development of the health impact assessment and health strategy for the GC.</u></p>

MM46	Part G	<p>Amend point 3, page 85:</p> <p>3. Proposals must be supported by bespoke demographic studies commissioned by the developer to provide a consistent evidence base for the planning of all social and community infrastructure, particularly schools <u>and healthcare facilities. These will also contribute to the health impact assessment.</u></p>
MM47	Part G	<p>Amend point 6, page 85:</p> <p>6. Proposals must be supported by a Healthy Living and Play Strategy, <u>which will be informed by the Colchester and Tendring Open Space, Playing Pitch, Outdoor Sports and Built Facility - Overarching Strategy (2023) or any updates to this Strategy.</u> This Strategy should demonstrate how the development will be designed to encourage active lifestyles, independence, and wellbeing, through the provision of sites, facilities, and informal opportunities for people to play, socialise, play sport, keep fit and have fun. <u>It must be co-ordinated with other relevant strategies for the development such as the Green Infrastructure Strategy, the Active Travel Strategy and the Active Design Assessment.</u></p>
MM48	Part G	<p>9. Proposals for educational use/buildings should be accompanied by a 'Community Use Statement/Plan' to be agreed by the authorities and <u>which must be approved as part of any planning permission granted and secured by way of a Community Use Agreement through an appropriate legal agreement.</u></p>
MM49	Justification	<p>Amend Justification Text: Para 2, Page 86 to read:</p> <p>"Community and social infrastructure covers a wide range of facilities, such as health; <u>ambulance; police; firefighting</u>; education; sports; recreation and greenspace; places of worship; community halls; public houses and cultural infrastructure..."</p>
MM50	Justification	<p>Insertion of new paragraph after Para 3, Page 88 to read:</p> <p><u>The health strategy for the Tendring Colchester Borders Garden Community will be dependent on various factors including capacity in existing neighbouring primary care facilities, workforce recruitment, funding streams, NHS clinical and service strategies and NHS building design approaches. A comprehensive, evidence based HIA will be</u></p>

		<u>carried out engaging with all local health and care partners and local communities to ensure that a robust view of need is assessed. The strategy shall be designed to ensure that health is designed into the Garden Community and that any new infrastructure delivers an integrated service for the population. A consideration on the wider impact of the development on key health stakeholders including Public Health, primary, secondary and acute inpatient and outpatient facilities, ambulance, police, firefighting and others within the local partnership will need to be taken into account and mitigation of any impact appropriately provided.</u>
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GC Policy 7 - Movement and Connections

Mod Ref	Part	Modification
MM51	Chapter 8 – Movement and Connections Illustrative Framework Plan	<p>Page 93, amend footer:</p> <p>The location of specific land uses, facilities and activities <u>and the movement and connection features</u> are illustrative and subject to further masterplanning <u>and Transport Assessment</u>.</p>
MM52	Part A	<p>Amend third point, page 95:</p> <p>Achieve filtered permeability, restricting the movement of general vehicular traffic between neighbourhoods. <u>This includes amendments to the existing adopted lanes within the site to control and/or restrict vehicular access so the routes can become strategic active travel corridors.</u></p>
MM53	Part A	<p>Amend forth point, page 95:</p> <p>Demonstrate how modal share targets (the number of trips by walking, cycling, public transport and private vehicle) will be achieved, maximised and monitored in a phased approach <u>and how the targets reflect the ambitions for reducing car use over time</u> as outlined in the Tendring Colchester Borders Garden Community Transport Evidence Base Report 2023, and as reflected in the table below.</p>

MM54	Part A	<p>Amend third para. page 96:</p> <p>Proposals for the development of the Garden Community must include planning obligations to support and enable the phased delivery of transport infrastructure of a high standard of design, with the provision of key infrastructure and services for early phases of development to ensure <u>enable and encourage</u> sustainable travel patterns from first occupation.</p>
MM55	Part C	<p>Amend final point of Part C, page 98:</p> <p>‘Proposals must demonstrate how the development contributes to:...</p> <p>Ensuring that there is a convenient and high frequency bus <u>public transport</u> service operating that is aligned with the first phase of the Garden Community which will need to be appropriately funded by the developer.</p>
MM56	Part J	<p>Amend second para of Part J, page 105:</p> <p>..... will be agreed and approved by the Councils and the Highway <u>Authorities</u> Authority.</p>
MM57	Part D	<p>Amend first para. of Part D, page 99:</p> <p>All proposals will need to integrate with the RTS and demonstrate how the RTS can <u>serve</u> provide a direct link to each Neighbourhood Centre.</p>
MM58	Part D	<p>Amend third para. of Part D, page 99:</p> <p>It should be ready for operation during the first <u>residential parcels</u> phase of the development to influence sustainable travel behaviour and embed the use of the system and align with the Essex RTS operational model, including the phased delivery plan for services.</p>
MM59	Part D	<p>Amend second para. of Part D, page 99:</p>

		Proposals should ensure the RTS will be, and will remain highly visible, serving residents of the Garden Community and beyond, and will be served by high quality stops/halts situated to maximise accessibility (including parking provisions for safe/secure/covered storage of cycles/scooters) <u>whilst providing for a fast service.</u>
MM60	Part D	<p>Add new para. to end of Part D page 99:</p> <p><u>Before any planning approval is granted for development forming part of the Garden Community a relevant permission must have been secured to provide for the connection from the A133 Section C of the RTS (delivered by ECC under the HIF programme) to both the Park and Choose Facility and the route of the RTS through the Garden Community.</u></p>
MM61	Part G	<p>Amend forth point on page 101:</p> <p>How the design, location and amount of parking <u>seeks to avoid</u> ensures that there is no resulting overspill and inappropriate on-street parking which negatively impacts on..."</p>
MM62	Part H	<p>Amend first para of 'H.2' page 103:</p> <p>In developing travel plans for proposals within the Garden Community, such plans will be required to take account of the necessary <u>supporting Transport Assessment and</u> processes, measures and monitoring requirements set out within the Shared Section 1 Local Plan, this Plan, <u>and reflect the ambitions set out in the</u> supporting Strategic Masterplan and the transport evidence base for the Garden Community as well as all other relevant local and national policies and guidance.</p>
MM63	Part I	<p>Amend second point, page 104:</p> <p><u>Subject to detailed modelling,</u> the Garden Community must <u>aim to</u> restrict vehicular connectivity between individual junctions of the 'Link Road', except for public transport and emergency vehicles, apart from the 'Link Road' itself".</p>
MM64	Part I	Add new para. to end of Part I page 104:

		<i><u>Before any planning approval is granted for development forming part of the Garden Community the full delivery of the A120-A133 link road must have secured planning consent and a commitment to full funding must be demonstrated.</u></i>
MM65	Part J	<p>Amend first para. page 105:</p> <p>The modal share targets will be actively monitored throughout the phasing of the development and upon full occupation via the Garden Community Travel Plan. <i><u>The monitoring approach will be agreed through the planning application.</u></i> This Travel Plan document/s will be developed in accordance with <i><u>to reflect</u></i> the latest best practice guidance and support the mode share ambitions set out in this Plan <i><u>and the supporting transport evidence.</u></i></p>
MM66	Part J	<p>Add para to Part J, Page 105:</p> <p><i>Both internal Garden Community neighbourhood and external modal splits will be measured and monitored, and robust management and oversight will be activated to see that the targets are met.</i></p>
MM67	Part K	<p>Amend first para of Part K, page 105:</p> <p>Any planning permission granted for the development of the Garden Community will include planning obligations enabling the phased delivery of transport infrastructure. Some of these have been detailed <i><u>above and will be redefined based on the findings of the Transport Assessment.</u></i></p>
MM68	Part K	<p>Amend first para of Part K, page 105:</p> <p>Notably, any planning permission granted for the development of the Garden Community will include a planning obligation enabling the phased delivery of transport infrastructure of a high standard of design, with the provision of key infrastructure for early phases of development to ensure <i><u>enable and encourage</u></i> sustainable travel patterns from first occupation in line with modal share targets agreed by the Councils and set out in the Transport Assessment provided by applicants.</p>
MM69	Part K	Amend first point '1' of Part K, page 105:

		The Transport Assessment must include a Construction Logistics and Traffic Management Strategy that has regard to the latest best practice guidance and <i>the principles of the Healthy Streets for Life Assessment</i> . A copy of the results of the Healthy Streets for Life Assessment <i>should be provided at the appropriate stage of planning</i> .
MM70	Part K	Amend point '5g' of Part K, page 107: Targets which are monitored and submitted for approval <i>from the outset at a frequency as agreed with the Councils</i> and review by the Councils annually from the outset ; and of the operation of a Transport Review Group (TRG) including terms of reference".

GC Policy 8 - Sustainable Infrastructure

Mod Ref	Part	Modification
MM71	Part A	Part A, first para. page 117 to read: All buildings must <i>shall</i> be net zero in operation <i>at occupation or, in exceptional circumstances, have an agreed strategy to achieve net zero within five years of occupation,</i> and achieve net zero operational energy balance onsite <i>across the Garden Community</i> .
MM73	Part D	Part D, page 118 to read: All buildings must include water efficiency measures and seek to achieve water neutrality. All homes must include water saving measures and, as a minimum, meet the Building Regulations optional tighter water standard of 110 litres per person per day. <i>the Government's Environment Improvement Plan (Water Efficiency Roadmap) standard of 100 litres per person per day.</i> Proposals should submit a water efficiency calculator report to demonstrate compliance, <i>and developers are encouraged to demonstrate how they can go further utilising integrated water management and a fittings-based approach to minimise potable water use.</i>

		<p><u>Non-residential development proposals must demonstrate that water efficiency measures and water reuse have been incorporated in proposals. Where significant non-domestic water use is required, a Water Resources Assessment should be submitted with the planning application following consultation with the relevant water company to ascertain water availability and feasibility of the proposed scheme.</u></p> <p>Proposals must include clear evidence on the approach to water conservation, including the potential for the re-use of greywater and rainwater capture and re-use and should also provide the infrastructure to support options for rainwater re-use in the building design, e.g. rainwater harvesting systems, water saving devices, greywater recycling or other agreed solutions. The Councils will require safe systems and measures to be implemented for all new development within the Garden Community.</p>
MM74	Justification	<p>Policy Justification to include a new sentence at the end of the second paragraph on page 121:</p> <p><u>It should also be noted that the Garden Community is located with the ECAC Climate Focus Area (CFA). The principal objective of the CFA is to become net zero carbon – meaning that the amount of carbon emitted from the area is no higher than that absorbed. The Garden Community can contribute to the CFA targets.</u></p>

GC Policy 9 - Infrastructure Delivery, Impact Mitigation and Monitoring

Mod Ref	Part	Modification
MM75	Part A	Developers will need to make direct provision or contribute towards the delivery of relevant infrastructure as required by the development either alone or cumulatively with other developments, as set out in the <u>'Infrastructure Delivery, Phasing & Funding Plan'</u> or relevant Infrastructure Delivery Plan (IDP) and other policies in this Plan...
MM76	Part A	Amendment to fourth paragraph on page 129:

		“...including the A120-A133 Link Road and Rapid Transit System in accordance with <u>taking into account the conditions of</u> the Housing Infrastructure Fund”.
MM78	Justification	<p>Amend para 1, Page 129 to read:</p> <p>“The Garden community will require the provision of new physical infrastructure such as footways, cycleways, roads, and sewers; social infrastructure such as health, <u>ambulance, police, firefighting</u>, education and community facilities, and green infrastructure such as open and recreational spaces.”</p>
MM79	Justification	<p>Amend second paragraph on page 130:</p> <p>“In negotiating <u>Where</u> planning obligations <u>are required by planning policy and/or to mitigate the impacts of development but are not agreed for development viability reasons</u>, the Councils will require a fully transparent open book viability assessment and that all possible steps have been taken to minimise the residual level of unmitigated impacts. Developers may be required to enter into obligations that provide for appropriate additional mitigation in the event that viability improves prior to completion of the development, <u>provided the additional obligations are required to mitigate the impact of the development</u>.</p>
MM80	Justification	<p>Amend final paragraph on page 130:</p> <p>“The Councils have prepared an <u>‘Infrastructure Delivery, Phasing & Funding Plan’</u> which performs the role as the ‘Infrastructure Delivery Plan’...</p>
MM81	Justification	<p>Amend third paragraph on page 131:</p> <p>“Essex County Council, working with CCC and TDC, were successful in attracting funding under the Housing Infrastructure Fund (administered by Homes England) for the delivery of <u>the first phase of the</u> A120-A133 Link Road...”</p>
MM82	Monitoring	<p>Add additional paragraphs before the table of objectives & indicators:</p> <p>Monitoring is a way of assessing the effectiveness of a plan once it is adopted. It helps to identify if plan policies are not being implemented and whether an early review of the plan is required. Monitoring indicators for the Plan will reflect <u>a combination of policy requirements</u>, the indicators monitored in the Councils Authority Monitoring Reports</p>

		<p><u>(AMR) and will be are linked to the Sustainability Appraisal (SA) Framework. The table below outlines the Councils monitoring objectives and will evolve over time as the monitoring indicators evolve, relevant Plan policies and monitoring indicators. The AMRs will be used to report the performance of the Plan as well as recommending any actions required to ensure the delivery of the DPD.</u></p> <p><u>Monitoring will be undertaken on an annual basis, with the result being published at the end of each calendar year within both Colchester City Council and Tendring District Council 'Authority Monitoring Reports' (AMRs). Information on the following objectives and indicators will be collated and assessed by the Councils. The AMRs will contain consistent information on the implementation of policies and the delivery of new development and supporting infrastructure. Where necessary the information will be tailored to the need of each separate Council and AMR approach. The monitoring will have a particular focus on the delivery of development, floorspace and land use change, alongside securing wider policy objectives in relation to infrastructure delivery.</u></p> <p><u>The Councils will also ensure that appropriate monitoring frameworks and approaches are established through the determination and approval of planning applications for the Garden Community, with the associated use of planning conditions and other control mechanisms such as S106 agreements to ensure that appropriate monitoring is undertaken and information provided as the Garden Community is built out.</u></p>
MM83	Monitoring	<p>Monitoring Indicator of SA Objective 9 on page 134, to be updated as follows:</p> <p>Percentage of journeys to work, <u>to education (and other land uses)</u> by walking and cycling and percentage of journeys to work by public transport.</p>
MM84	Monitoring	<p>Monitoring Indicator of SA Objective 7 on page 133, to be updated as follows:</p> <p><u>All permissions granted which affect a designated and/or non-designated heritage asset, and/or archaeology sites are in accordance with the policy</u></p> <p>Recorded loss of listed buildings Grade I and II+ (by demolition), Scheduled Monuments or nationally important archaeological sites and assets on the Colchester Local List to development.</p>

Glossary

Mod Ref	Part	Modification
MM85	Gypsies and Travellers	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily <u>or permanently</u> , but excluding members of an organised group of travelling showpeople or circus people travelling together as such. In determining whether persons are "gypsies and travellers" consideration will be given to the following issues amongst other relevant matters: a) whether they previously led a nomadic habit of life b) the reasons for ceasing their nomadic habit of life c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.
MM86	Biodiversity Net Gain	Biodiversity Net Gain is an approach to development that leaves biodiversity in a better state than before. The Environment Act contains a new biodiversity net gain condition for planning permissions. To meet this requirement biodiversity gains will need to be measured using a <u>the</u> biodiversity metric <u>as specified in the Environment Act (or otherwise agreed)</u> .
MM87	Community Facilities	Are buildings, which enable a variety of local activity to take place including, but not limited to, the following: Schools, Universities and other educational facilities; Libraries and community centres; Doctors surgeries, medical centres and hospitals, <u>including emergency, and acute inpatient and outpatient facilities</u> ; Public houses and local shops; Museums and art galleries; Child care centres; Sport and recreational facilities; Youth clubs; Playgrounds; Cemeteries; and Places of worship.
MM88	Infrastructure	Infrastructure means any structure, building, system, facility and/or provision required by an area for its social and/or economic function and/ or well-being including (but not exclusively): footways, cycleways and highways; public transport; drainage and flood protection; waste recycling facilities; education and childcare; healthcare; <u>ambulance, police & firefighting facilities</u> ; sports, leisure and recreation facilities; community and social facilities; cultural facilities; emergency services; green infrastructure; open space; affordable housing; broadband; facilities for specific sections of the community such as youth or the elderly.
MM91	Part A	Remove all references to Community Infrastructure Levy

	Justification	<p>Point 1, Page 128:</p> <p>Enter into Section 106 agreements to make provisions to mitigate the impacts of the development where necessary or appropriate. Section 106 will remain the appropriate mechanism for securing land and works along with financial contributions where a sum for the necessary infrastructure is not secured via CIL; and/or</p> <p>Second para, Page 129:</p> <p>The Councils will consider introducing a Community Infrastructure Levy (CIL) and will implement such for areas and/or development types where a viable charging schedule would best mitigate the impacts of growth. Section 106 will remain <u>to be</u> the appropriate mechanism for securing land and works along with financial contributions where a sum for the necessary infrastructure is not secured via CIL.</p> <p>First and second para, Page 131:</p> <p>The Councils will seek contributions from developers to fund improvements to existing infrastructure and the environment and new infrastructure. Contributions will be made through <u>Section 106 agreements which address the provision of affordable housing and</u> the Community Infrastructure Levy (if adopted), which applies a standard charge to developers to fund supporting infrastructure such as transport, schools, community facilities and health facilities. and/or Section 106 agreements which address the provision of affordable housing and more site specific infrastructure requirements. The necessary infrastructure requirements through the use of planning condition and/or planning obligation and/or financial contributions <u>will be</u> through Community Infrastructure Levy (CIL) charges in accordance with The Community Infrastructure Regulations 2019.</p> <p>Some infrastructure providers will fund and deliver infrastructure themselves. Other infrastructure will be funded by developers and landowners, secured by planning obligations or the CIL (if adopted) or its successor as part of the planning permission. On-site infrastructure provision will usually be secured by planning conditions or legal agreements. Off-site provision will usually be secured by legal agreements and through other financial contributions.</p>
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MM91	Community Infrastructure Levy (CIL)	Remove all references to Community Infrastructure Levy Community Infrastructure Levy (CIL) A mechanism by which Councils can set a standard charge on specified development in their area to pay for new infrastructure required to support growth.
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Appendices

Mod Ref:
MM89

Add 'Appendix 4'

Appendix 4: Section 2 Plan Status

For the purposes of all land within the Site Allocation Boundary of the Garden Community, all policies within the Tending District Council (TDC) and Colchester City Council (CCC) Section 2 Local Plans will be replaced by the **Tendring Colchester Borders Garden Community Development Plan Document (DPD)**. None of the Section 2 Plan policies will apply to land within the Site Allocation Boundary of the DPD.

With regard to the TDC Section 2 Local Plan the following policies will **NOT** apply to the Site Allocation Boundary of the Garden Community:

Policy SPL 1	MANAGING GROWTH
Policy SPL 2	SETTLEMENT DEVELOPMENT BOUNDARIES
Policy SPL 3	SUSTAINABLE DESIGN
Policy HP 1	IMPROVING HEALTH AND WELLBEING
Policy HP 2	COMMUNITY FACILITIES
Policy HP 3	GREEN INFRASTRUCTURE
Policy HP 4	SAFEGUARDED OPEN SPACE
Policy HP 5	OPEN SPACE, SPORTS AND RECREATION FACILITIES

Policy LP 1	HOUSING SUPPLY
Policy LP 2	HOUSING CHOICE
Policy LP 3	HOUSING DENSITY AND STANDARDS
Policy LP 4	HOUSING LAYOUT
Policy LP 5	AFFORDABLE HOUSING
Policy LP 6	RURAL EXCEPTION SITES
Policy LP 7	SELF-BUILD AND CUSTOM-BUILT HOMES
Policy LP 8	BACKLAND RESIDENTIAL DEVELOPMENT
Policy LP 9	GYPSY AND TRAVELLER SITES
Policy LP 10	CARE, INDEPENDENT ASSISTED LIVING
Policy LP 11	HMO AND BEDSITS
Policy PP 1	NEW RETAIL DEVELOPMENT
Policy PP 2	RETAIL HIERARCHY
Policy PP 3	VILLAGE AND NEIGHBOURHOOD CENTRES
Policy PP 4	LOCAL IMPACT THRESHOLD
Policy PP 5	TOWN CENTRE USES
Policy PP 6	EMPLOYMENT SITES
Policy PP 7	EMPLOYMENT ALLOCATIONS
Policy PP 8	TOURISM
Policy PP 9	HOTELS AND GUESTHOUSES
Policy PP 10	CAMPING AND TOURING CARAVAN SITES
Policy PP 11	HOLIDAY PARKS
Policy PP 12	IMPROVING EDUCATION AND SKILLS
Policy PP 13	THE RURAL ECONOMY
Policy PP 14	PRIORITY AREAS FOR REGENERATION
Policy PPL 1	DEVELOPMENT AND FLOOD RISK
Policy PPL 2	COASTAL PROTECTION BELT
Policy PPL 3	THE RURAL LANDSCAPE
Policy PPL 4	BIODIVERSITY AND GEODIVERSITY
Policy PPL 5	WATER CONSERVATION, DRAINAGE AND SEWERAGE

Policy PPL 6	STRATEGIC GREEN GAPS
Policy PPL 7	ARCHAEOLOGY
Policy PPL 8	CONSERVATION AREAS
Policy PPL 9	LISTED BUILDINGS
Policy PPL 10	RENEWABLE ENERGY GENERATION AND ENERGY EFFICIENCY MEASURES
Policy PPL 11	THE AVENUES AREA OF SPECIAL CHARACTER, FRINTON-ON-SEA
Policy PPL 12	THE GARDENS AREA OF SPECIAL CHARACTER, CLACTON-ON-SEA
Policy PPL 13	ARDLEIGH RESERVOIR CATCHMENT AREA
Policy PPL 14	SAFEGUARDING OF CIVIL TECHNICAL SITE, NORTH EAST OF LITTLE CLACTON/SOUTH OF THORPE-LE-SOKEN
Policy PPL 15	SAFEGUARDING OF HAZARDOUS SUBSTANCE SITE, SOUTH EAST OF GREAT OAKLEY/SOUTH WEST OF HARWICH
Policy CP 1	SUSTAINABLE TRANSPORT AND ACCESSIBILITY
Policy CP 2	IMPROVING THE TRANSPORT NETWORK
Policy CP 3	IMPROVING THE TELECOMMUNICATIONS NETWORK
Policy SAMU1	DEVELOPMENT AT EDME MALTINGS, MISTLEY
Policy SAMU2	DEVELOPMENT AT HARTLEY GARDENS, CLACTON
Policy SAMU3	DEVELOPMENT AT OAKWOOD PARK, CLACTON
Policy SAMU4	DEVELOPMENT AT ROUSES FARM, JAYWICK LANE, CLACTON
Policy SAMU5	DEVELOPMENT SOUTH OF THORPE ROAD, WEELEY
Policy SAH2	DEVELOPMENT LOW ROAD, DOVERCOURT
Policy SAE1	CARLESS EXTENSION, HARWICH
Policy DI1	INFRASTRUCTURE DELIVERY AND IMPACT MITIGATION

With regard to the CCC Section 2 Local Plan the following policies will **NOT** apply to the Site Allocation Boundary of the Garden Community:

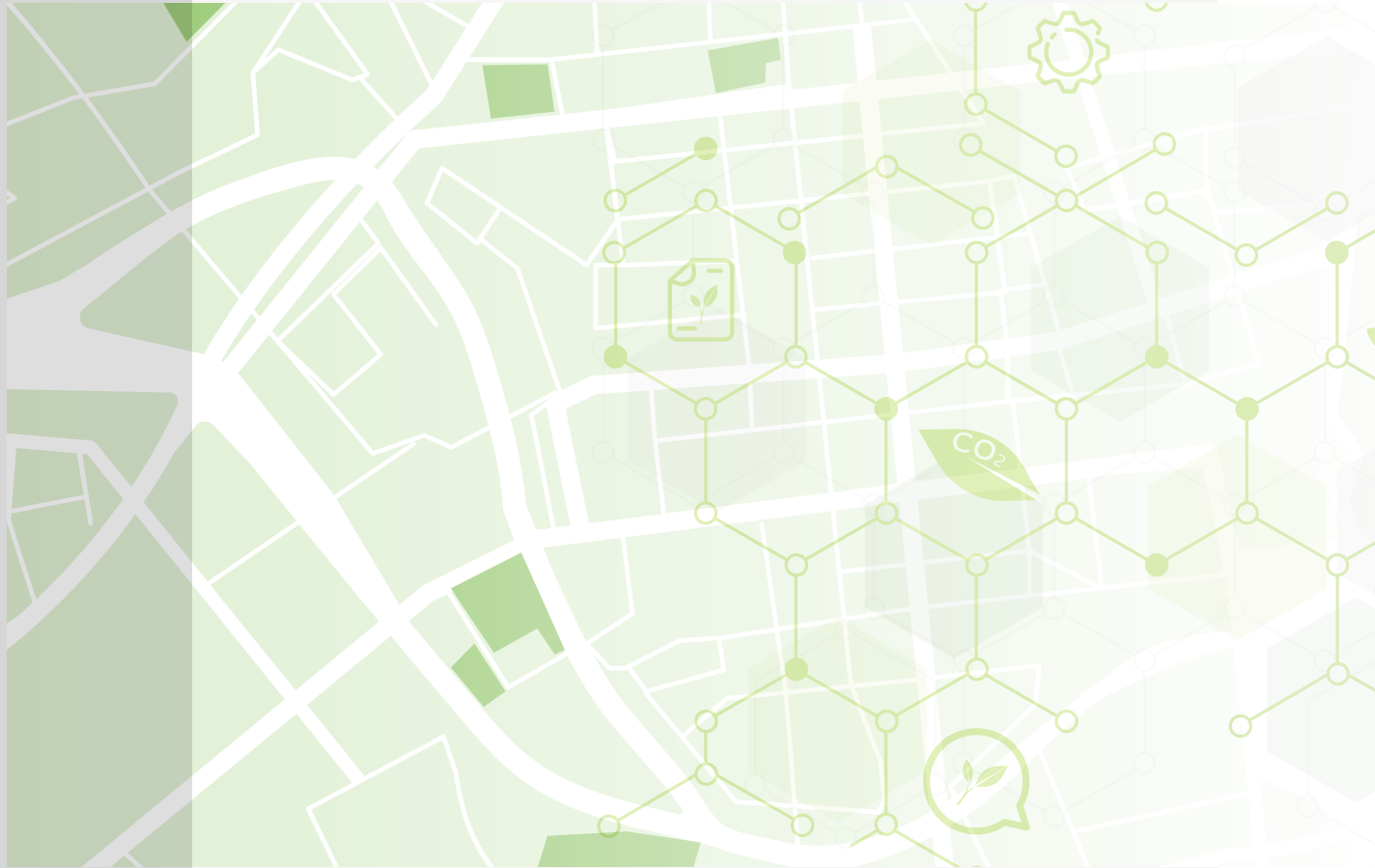
SG1	Colchester's Spatial Strategy
SG2	Housing Delivery
SG3	Economic Growth Provision
SG4	Local Economic Areas

SG5	Centre Hierarchy
SG6	Town Centre Uses
SG6a	Local Centres
SG7	Infrastructure Delivery and Impact Mitigation
SG8	Neighbourhood Plan
ENV1	Environment
ENV2	Coastal Areas
ENV3	Green Infrastructure
ENV4	Dedham Vale Area of Outstanding Natural Beauty
ENV5	Pollution and Contaminated Land
CC1	Climate Change
PP1	Generic Infrastructure and Mitigation Requirements
TC1	Town Centre Policy and Hierarchy
TC2	Retail Frontages
TC3	Town Centre allocations
TC4	Transport in Colchester Town centre
NC1	North Colchester and Severalls Strategic Economic Areas
NC2	North Station Special Policy Area
NC3	North Colchester
NC4	Transport in North Colchester
SC1	South Colchester Allocations
SC2	Middlewick Ranges
SC3	Transport in South Colchester
EC1	Knowledge gateway and University of Essex Strategic Economic Area
EC2	East Colchester / Hythe Special Policy Area
EC3	East Colchester
EC4	Transport in East Colchester
WC1	Stanway Strategic Economic Area
WC2	Stanway
WC3	Colchester Zoo

WC4	West Colchester
WC5	Transport in West Colchester
SS1	Abberton and Langenhoe
SS2	Boxted
SS3	Chappel and Wakes Colne
SS4	Copford
SS5	Eight Ash Green
SS6	Fordham
SS7	Great Horkesley
SS8	Great Tey
SS9	Langham
SS10	Layer de La Haye
SS11	Marks Tey
SS12a	West Mersea
SS12b	Coast Road West Mersea
SS12c	Mersea Island Caravan Parks
SS13	Rowhedge
SS14	Tiptree
SS15	West Bergholt
SS16	Wivenhoe
OV1	Development in Other Villages
OV2	Countryside
DM1	Health and Wellbeing
DM2	Community Facilities
DM3	Education Provision
DM4	Sports Provision
DM5	Tourism, leisure, Culture and Heritage
DM6	Economic Development in Rural Areas and the Countryside
DM7	Agricultural Development and Diversification
DM8	Affordable Housing

	DM11	Gypsies, Travellers and Travelling Showpeople	
	DM12	Housing Standards	
	DM13	Domestic Development	
	DM14	Rural Workers Dwellings	
	DM15	Design and Amenity	
	DM16	Historic Environment	
	DM17	Retention of Open Space	
	DM18	Provision of Open Space and Recreation Facilities	
	DM19	Private Amenity Space DP16	
	DM20	Promoting Sustainable Transport and Changing Travel Behaviour	
	DM21	Sustainable Access to development	
	DM22	Parking	
	DM23	Flood Risk and Water Management	
	DM24	Sustainable Urban Drainage Systems	
	DM25	Renewable Energy, Water Waste and Recycling	

END.



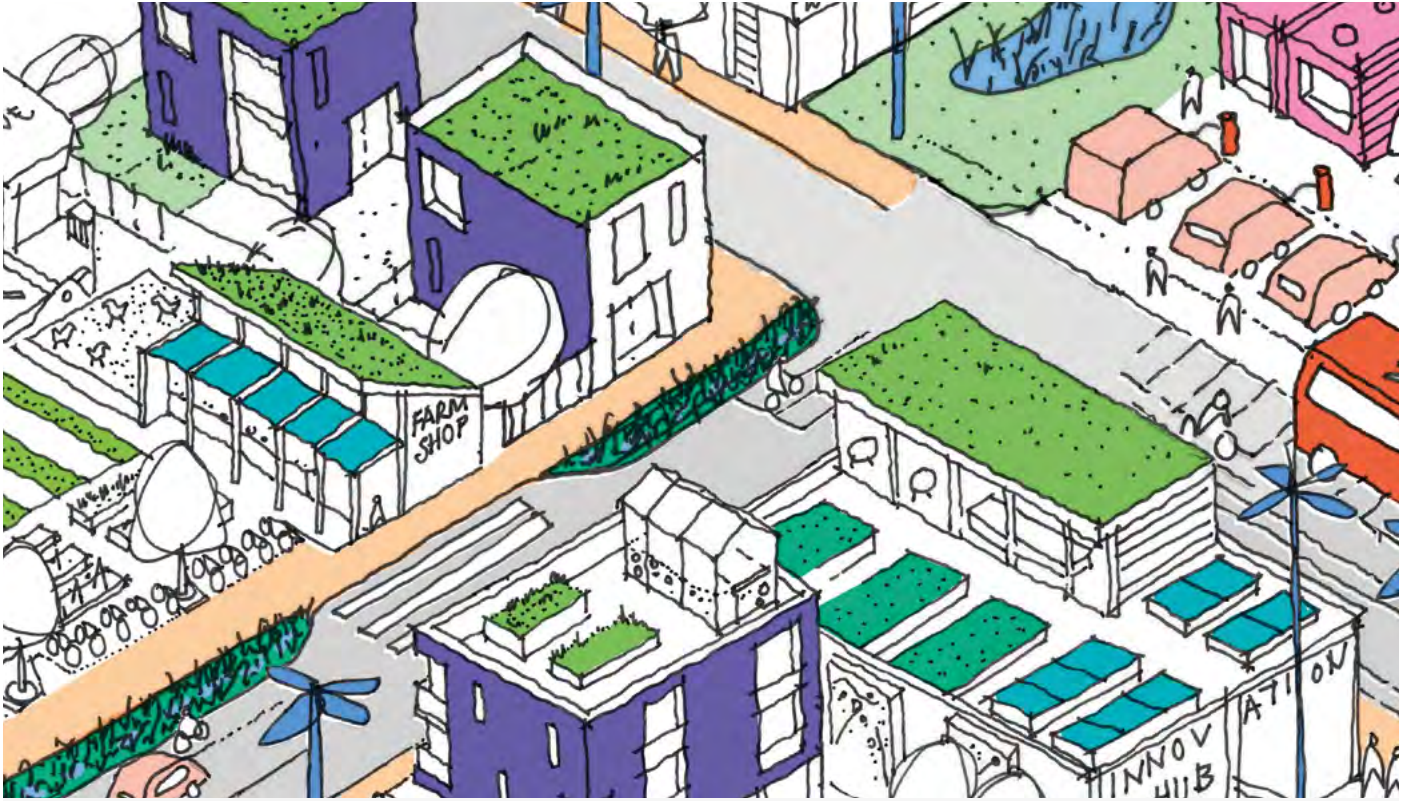
Tendring Colchester Borders Garden Community

Development Plan Document (DPD)

Adopted May 2025

Contents

Chapter 1:	Introduction	3
Chapter 2:	Vision	10
Chapter 3:	Land Uses and Spatial Approach	14
	GC Policy 1: Land Uses and Spatial Approach	17
Chapter 4:	Nature	30
	GC Policy 2: Nature	34
Chapter 5:	Buildings, Places and Character	48
	GC Policy 3: Place Making Principles	52
	GC Policy 4: Meeting Housing Needs	60
Chapter 6:	Economic Activity and Employment	67
	GC Policy 5: Economic Activity and Employment	70
Chapter 7:	Community and Social Infrastructure	76
	GC Policy 6: Community and Social Infrastructure	80
Chapter 8:	Movement And Connections	91
	GC Policy 7: Movement and Connections	95
Chapter 9:	Sustainable Infrastructure	113
	GC Policy 8: Sustainable Infrastructure	118
Chapter 10:	Infrastructure Delivery, Impact Mitigation and Monitoring	127
	GC Policy 9: Infrastructure Delivery, Impact Mitigation and Monitoring	129
Appendix 1:	Principles and Objectives	137
Appendix 2:	Policies Map	144
Appendix 3:	Planning Application Requirements	146
Appendix 4:	Section 2 Plan Status	148
Glossary		154



Chapter 1: Introduction

Welcome to the Tendring Colchester Borders Garden Community Development Plan Document ("the Plan"). This document sets out the detail of a new Garden Community proposed for land crossing the Tendring and Colchester border. It has been prepared by Tendring District Council and Colchester City Council, in partnership with Essex County Council ('the Councils'), and forms part of the Tendring District and Colchester City Local Plans.

What is the Garden Community and why is it needed?



To meet the needs of a growing population over the next 30 to 40 years for housing, employment and associated community facilities and infrastructure, the Councils have worked together to plan for a new Garden Community. The Garden Community will be on a large area of land east of Colchester, crossing into the Tendring District and adjacent to the University of Essex.

The Garden Community will be large enough to accommodate new homes and supporting community facilities and services, alongside employment land for business and industrial use. It will be served by a network of green and beautiful spaces to promote wildlife, attractive places, healthy living, recreational activity, sustainable drainage and to tackle the climate emergency; and new services, facilities and infrastructure including a new Rapid Transit System (RTS) and a new dual carriageway Link Road between the A120 and the A133.

Building a new Garden Community brings the opportunity to create a brand-new place for people to live, work and play, which will be planned from the start to provide high quality, energy efficient and innovatively designed homes. These homes will be located in well-designed neighbourhoods to meet a variety of needs and aspirations, as well as jobs, transport infrastructure, green and blue infrastructure and leisure and recreation facilities.

By building a Garden Community, the pressure for existing towns and villages to expand around their edges across North Essex can be more carefully managed, to avoid housing developments that can overwhelm existing facilities and infrastructure and compromise the character and feel of existing communities.

Background

In 2021, Tendring District Council (TDC) and Colchester City Council (CCC) both agreed to formally adopt the 'North Essex Authorities' Shared Strategic Section 1 Local Plan' ([Section 1 Local Plan](#)) which, amongst other things, identifies the broad location of the Garden Community and sets out the Strategic Policies and the overarching requirements and expectations that it will need to meet. The Garden Community will be underpinned by key '[Garden Community Principles](#)' developed from the Town and Country Planning Association principles, in consultation with stakeholders, to be specific to North Essex.

The adoption of the Section 1 Local Plan followed years of technical analysis, public consultation, and an independent examination by a government-appointed Planning Inspector. The independent examination enabled the Planning Inspector to conclude that the Garden Community would be the most appropriate and sustainable option for meeting the need for long-term growth in the North Essex area – having considered and discounted a variety of alternative ideas and options.

The content of this **Plan** has also been informed by technical evidence, masterplanning work and comments received through formal and informal public engagement activities. Like the Section 1 Local Plan, this **Plan** has been the subject of a formal legal process of public consultation, decisions from locally elected Councillors, and an examination by an independent Planning Inspector.

There is also a legal requirement that the **Plan** for the Garden Community be reviewed every five years, to ensure it is kept up to date and responds, as necessary, to any changes in the economy or the environment, or actual changes on the ground, as well as complying with any new government policies.

Policy SP8 of the Section 1 Local Plan required that this **Plan** set out how the new Garden Community be designed, developed, and delivered in phases, in accordance with a detailed set of principles. The Garden Community will be holistically and comprehensively planned with a distinct identity that responds directly to its context and is of sufficient scale to enable residents to meet the majority of their day-to-day needs, reducing the need for outward commuting.

It will be comprehensively planned from the outset, phased to achieve the whole development in a coordinated manner, and will be underpinned by a broad package of infrastructure.

Policy SP9 of the Section 1 Local Plan includes principles and requirements for the design, development, and delivery of the Garden Community under the themes of; Place-Making and Design Quality, Housing, Employment and Jobs, Transportation and Community Infrastructure. Relevant requirements from the Section 1 Local Plan have been included in each of the themed chapters of this **Plan**.

In addition to the Section 1 Local Plan, TDC and CCC each have their own Section 2 Local Plans, which contain policies and allocations that apply to any land or properties outside of the Garden Community. There are also Neighbourhood Plans for Wivenhoe, Ardleigh and Elmstead, but they will only apply to land and property outside of the Garden Community. TDC adopted its Section 2 Local Plan in January 2022 and CCC adopted its Section 2 Local Plan in July 2022. Requirements from relevant development management policies from the TDC and CCC Section 2 Plans have been included in this **Plan**. Therefore, proposals for the Garden Community will need to comply with all policies set out in this **Plan**, which replaces all policies set out in both the TDC and CCC Section 2 Local Plans. A comprehensive list of replaced policies can be found at Appendix 4.

The Essex Minerals Local Plan and the Essex and Southend-on-Sea Waste Local Plan also apply to the Garden Community and plan policies will be applied where relevant.

What does this Plan contain?

With the principle of a Garden Community agreed in the Section 1 Local Plan, this Plan contains more detail about the development and the specific requirements that developers will be expected to follow, when applying for planning permission and carrying out the development.

The **Plan** policies have been prepared to get the best possible design and placemaking. This is a once in a lifetime opportunity to create a place for people to live, work and play in a better way.

The structure of this **Plan** follows some overarching 'themes' which emerged from the main requirements for the Garden Community set out in the Section 1 Local Plan, the [National Model Design Code](#), the main topics of interest raised and discussed during public engagement activities, and wider evidence gathering. The chapter themes are listed below.

Chapter 2: Vision

Chapter 2 sets out a vision for what it is hoped the Garden Community will be like in the future - informed by the discussions with residents, stakeholders and other interested parties through the various engagement activities that took place. From the vision, a set of specific principles and objectives have been identified – to which all the policy requirements, and guidance in this **Plan** will help to achieve.

Chapter 3: Land Uses and Spatial Approach

Chapter 3 confirms the boundary of the Garden Community, includes a 'Policies Map', and explains how planning applications for development of the Garden Community will be expected to come forward.

The big decisions about what land will be included in the Garden Community; how the development will broadly be laid out; which areas will be allocated to housing, employment, open space or other uses or infrastructure; and which areas will be protected from development, are set out in the Policies Map.

The Policies Map has been informed by an evidence base supported by technical analysis, survey work and the comments of local people, stakeholders, and other interested parties as part of public engagement and formal consultation activities.

Chapter 4: Nature

Chapter 4 sets out the Councils' expectations and its policy on nature within the Garden Community – including the protection and creation of open spaces and green and blue infrastructure; the planting of trees; tree-lined streets; the creation of wildlife habitats; the protection and enhancement of woodland, historic lanes and other important landscape, heritage, and biodiversity assets.

Chapter 5: Buildings, Place and Character

Chapter 5 contains the policy expectations for creating unique and distinctive places, buildings and neighbourhoods whilst respecting the character of nearby towns, villages, and heritage assets.

Chapter 6: Economic Activity and Employment

Chapter 6 sets out the details around the use of employment land; the promotion of economic growth and developing skills; as well as the creation of a variety of job opportunities across different sectors, including research and development, on-site construction and the service sector industries; and measures for embracing self-employment and home working.

Chapter 7: Community and Social Infrastructure

Chapter 7 contains the Councils' expectations and policy on ensuring the Garden Community is served by community services and facilities of the right type in the right location, including schools and sports facilities; as well as access to health services, including acute care and emergency services, and how the development will incorporate measures to encourage inclusive, healthy, and happy lifestyles.

Chapter 8: Movement and Connections

Chapter 8 sets out policy and the expectations around the focus on active travel and the creation of 'walkable neighbourhoods' in the Garden Community where walking, cycling and rapid public transport facilities are prioritised, convenient and available to all as the preferred means of travel. It also sets out requirements for car parking for residents, workers, and visitors with the aim of embracing advancements in electric vehicle technology.

Chapter 9: Sustainable Infrastructure

Chapter 9 sets out the Councils' aspirations and expectations for creating a Garden Community fit for the future and incorporates measures aimed at tackling climate change, minimising carbon emissions and climate change adaptation.

Chapter 10: Infrastructure Delivery, Impact Mitigation and Monitoring

The final Chapter sets out the mechanisms for securing developer contributions towards infrastructure and social and community services, including contributions towards the A120-A133 Link Road and Rapid Transit System. Chapter 10 also sets out a draft framework of 'indicators' that the Councils will use as measures to periodically monitor the progress and success of the Garden Community and to determine whether any changes in approach are required when this **Plan** is reviewed.

Each of the themed chapters outlined above includes a summary of the Section 1 Local Plan requirements, the principles for the theme, the policy and justification.

Sustainability Appraisal

The policies in this **Plan** have been assessed against a series of 'sustainability objectives' as part of a 'Sustainability Appraisal'. The 'Sustainability Appraisal' is a legal requirement of the planning system which has helped the Councils to ensure that the social, economic and environmental impacts of the policies it has chosen have been identified and properly considered, and that the most appropriate strategy and policies have been chosen, when considered against reasonable alternatives.

The 'Sustainability Appraisal' concluded that taken as a whole, the **Plan** sets out a positive plan for the achievement of the Garden Community. The policies of the **Plan** set a high standard which development will be required to meet, and it is considered consistent with the principles of sustainable development. This **Plan** contains references to the 'Sustainability Appraisal' and any alternative approaches that were considered through the plan making process.



Chapter 2: Vision

The Vision for the Future of the Garden Community

The Garden Community provides a once in a lifetime opportunity to create a place to live, work and play in a better way. It is an opportunity to create a brand-new community in a comprehensively planned way from the start, and the opportunity to embrace and deliver the very best in placemaking for the future. Its development is underpinned by a positive vision for the future which has been developed through engagement with residents, stakeholders, businesses, partners, and other interested parties.

The Strategic Vision includes the following Mission Statement for the Garden Community:

Tendring Colchester Borders Garden Community aspires to become an exemplar and forward-thinking new community in its own right, while resulting in clear benefits to its surrounding area. The new Garden Community will enable its residents to live healthy, happy, green, sustainable, connected and thriving lifestyles. This is a once in a lifetime opportunity to create a place to live, work and play in a better way.

The Vision for each of the five themes is set out at the start of Chapters 4-9 of this document. Each theme establishes purpose and identity and articulates a top-level description of the kind of place the Garden Community could become. The vision for each theme is supported by Strategic Principles and Objectives.

The Strategic Principles describe the outcomes that will be achieved at completion.

The Objectives set out in more detail how the strategic principles will be achieved.

They address both spatial and non-spatial implications and have been the core guiding elements within the 'Strategic Masterplan' process. The Principles are included in the theme chapters and the Objectives are included in Appendix 1.

Garden City Principles

The Tendring Colchester Borders Garden Community will meet the Garden City Principles, set out by Town and Country Planning Association (TCPA). These include:

- Land value capture for the benefit of the community
- Strong vision, leadership and community engagement
- Community ownership of land and long-term stewardship of assets
- Mixed-tenure homes and housing types that are genuinely affordable
- A wide range of local jobs within easy commuting distance of homes

- Beautifully and imaginatively-designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience
- Strong cultural, recreational and shopping facilities in walkable, vibrant and sociable neighbourhoods
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport

NATURE

The outdoor natural environment of the Garden Community will be its biggest asset. It will comprise green infrastructure where neighbours will spend time, play, interact and grow. It will provide a natural support system for both people and wildlife.

BUILDINGS, PLACES AND CHARACTER

The Garden Community will provide the right jobs, homes and spaces for all aspects of life. It will create thriving distinctive places for a range of activities and employment opportunities. It will be memorable for its landscape and architecture and will be widely recognisable of its place in North Essex.

ECONOMIC ACTIVITY AND EMPLOYMENT

The Garden Community will provide and promote opportunities for employment within the new community, within sustainable commuting distance and will facilitate a vibrant, thriving local economy with the latest digital infrastructure.

COMMUNITY AND SOCIAL INFRASTRUCTURE

The Garden Community will be known for its healthy and happy community. It will have a variety of diverse community spaces, play spaces, great local schools and a network of sport and leisure, health, and wellbeing facilities. It will establish long term and participative stewardship of infrastructure from the outset.

MOVEMENT AND CONNECTIONS

The Garden Community will be structured around a dense network of traffic-free walk and cycle routes with rapid public transit prioritised and supported by a range of innovative mobility measures. This will ensure day to day trips are shorter, quicker and cheaper without a car.

SUSTAINABLE INFRASTRUCTURE

The Garden Community will make living sustainably easy for its residents. Green infrastructure and building solutions will be integrated from the outset and follow best practice standards.



Chapter 3: Land Uses and Spatial Approach

This chapter sets out what land will be included in the Garden Community, how the development will be laid out, which areas will be allocated to housing, employment, open space or other uses or infrastructure, and which areas will be protected from development.

The approach has been informed by a thorough strategic masterplanning process, which has been supported by an appropriate evidence base with proportionate technical evidence, survey work and the comments of local people, stakeholders, and other interested parties as part of public engagement and formal consultation activities.

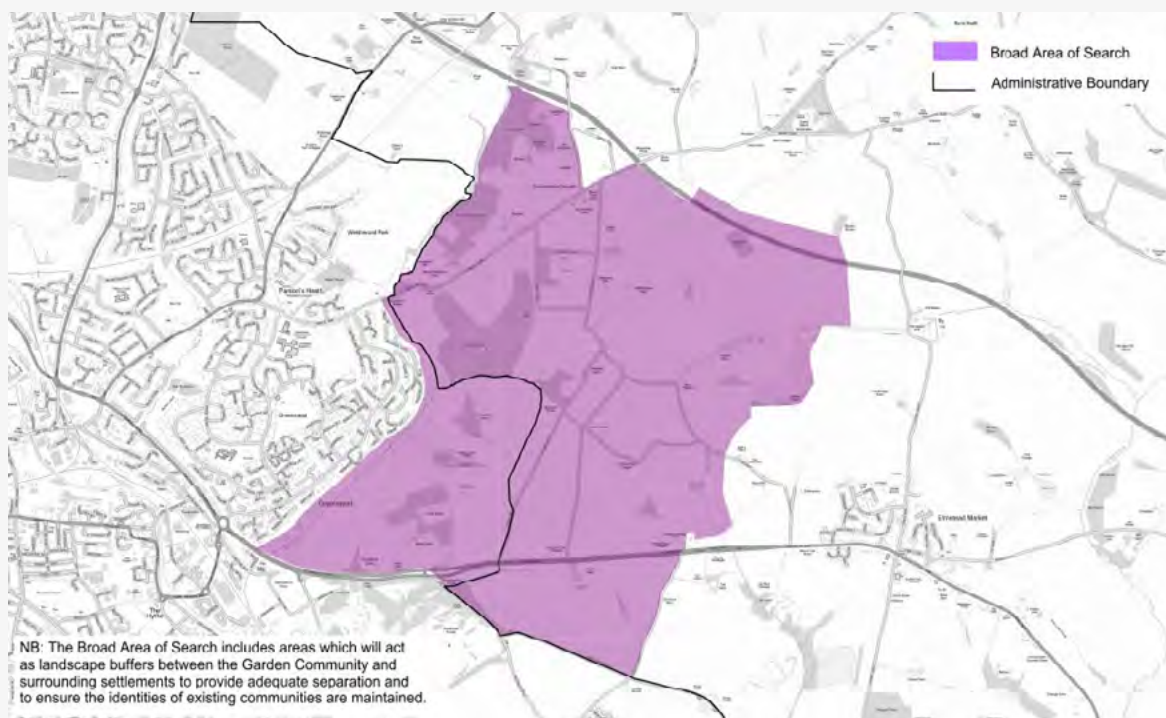
As well as explaining, in broad strategic terms, how different parts of the Garden Community are expected to be developed and protected, GC Policy 1 also sets out how this **Plan** will be followed by additional future masterplanning and design guidance, for both the whole of the Garden Community area and the neighbourhoods within it, and how these will be adhered to when considering detailed proposals and specific planning applications.

GC Policy 1 is supported by a 'Policies Map' which can be found at the end of the policy and at Appendix 2. Appendix 3 includes illustrative masterplan maps taken from the Strategic Masterplan

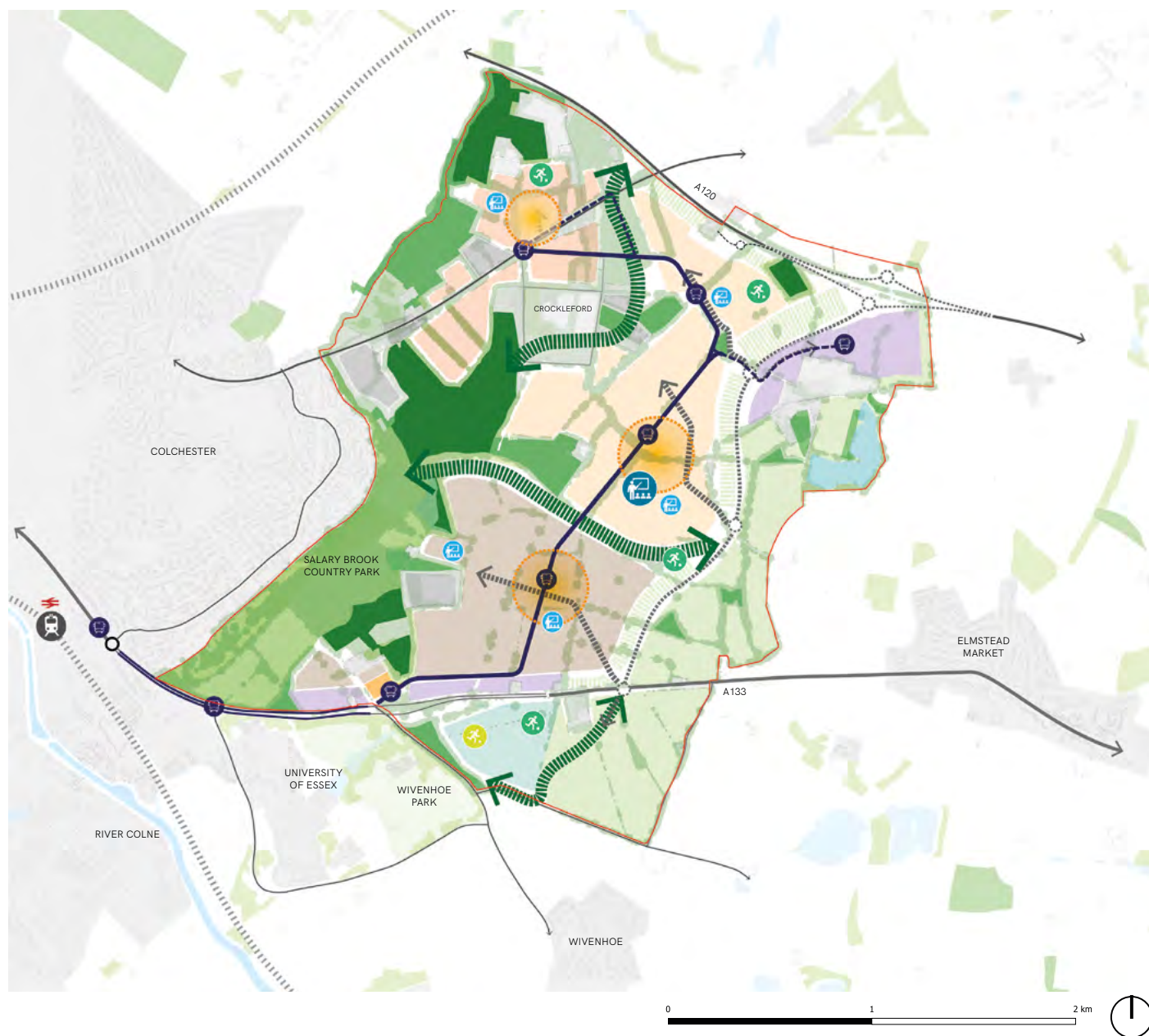
Broad Area of Search

The map below is the 'Area of Search' for the Garden Community, as specified in the Section 1 Local Plan. **This map is not the Policies Map** however it shows the broad area of land identified by the Councils where it is envisaged most of the Garden Community will be located.

FIG. 1 BROAD AREA OF SEARCH



STRATEGIC ILLUSTRATIVE FRAMEWORK MASTERPLAN



KEY

— Area of Search of TCBGC	 Attenuation Ponds	 Central Neighbourhood
- - - District Boundary	 Existing Roads	 Crockleford neighbourhood
 Ancient Woodlands	 Green links	 Employment uses
 Woodlands	 Indicative Rapid Transit Route/halt	 Sports and Leisure Park
 Country Park	 Indicative Peak/additional Rapid Transit Route	 Primary Schools
 Amenity Green Space	 Main vehicular entrance points	 Secondary Schools
 Strategic Green Gaps	 Proposed Neighbourhood centres	 Sports Hubs
— Water Course	 Southern Neighbourhood	 University Sports

*The location of specific land uses, facilities and activities are illustrative and subject to further masterplanning.

GC POLICY 1: LAND USES AND SPATIAL APPROACH

Taking forward the requirements of the Section 1 Local Plan and taking into account the views of local people and other stakeholders, GC Policy 1 sets out the key land uses and spatial parameters within which the Garden Community is expected to be built. It also sets out the Councils' expectations for the information that will need to be submitted and approved ahead of the determination of any outline or detailed planning applications for development of the Garden Community. This will enable the Councils to ensure that development will achieve a comprehensive approach that delivers garden community principles and the Councils' high expectations for design and quality as set out in this **Plan**.

Proposals will be designed to ensure that the new Garden Community will develop as an inclusive, safe, and healthy community. They will represent sustainable developments that manage natural and heritage assets wisely for future generations and existing communities. The new Garden Community will make the fullest possible contribution to minimising greenhouse gas emissions by ensuring resource efficiency, minimisation of waste, reduction in embodied carbon, the prioritisation of renewable energy and through maximizing sustainable and active modes of travel. Proposals will mitigate against and improve resilience to the effects of climate change and contribute positively to the health, wellbeing and resilience of communities and the natural environment.

Part A: Land Use Parameters and Policies Map

Development will be confined to land within the Garden Community location as identified in the Section 1 Local Plan and will adhere to the 'Land Use Parameters', as shown on the 'Policies Map'. Land within the identified Garden Community location is specifically allocated or protected for the following uses:

- Delivery of circa 7,500 new homes with a range of shops, jobs, services and community facilities, including education and health and wellbeing provision (see Part B below).
- A new 'Salary Brook Country Park' incorporating land and woodland at and around the Salary Brook Local Nature Reserve (see Part C below).
- A 'Wivenhoe Strategic Green Gap' incorporating land north of Brightlingsea Road and west of Elmstead Road (see Part D below).

- An 'Elmstead Strategic Green Gap' east of the new A120-A133 Link Road (see Part E below).
- A Sports and Leisure Park to serve the local community and for the expansion of sports facilities for the University of Essex (see Part F below).
- Approximately 25 hectares of employment land in form of a new Business Park and a 'Knowledge-Based Employment' site (see Parts G and H below).
- Provision for the Rapid Transit System.
- A Gypsy and Traveller Site (see Part I below).
- A 'Park and Choose' facility (see Part J below).

Proposals for development must comply with the 'Policies Map' and meet the specific requirements of policies elsewhere in this Plan and in the adopted Section 1 Local Plan.

Any proposal for land within or nearby the Garden Community location that would prejudice the comprehensive development of the Garden Community, as envisaged by the 'Policies Map', the Councils 'Strategic Masterplan', the policies in this Plan or any subsequently approved Masterplans and Design Codes, will not be supported by the Councils.

Part B: The Garden Community Neighbourhoods

The Garden Community Neighbourhoods, extending from the A133 to the A120, will be the principal focus of new development and will deliver three distinct, but interconnected 'Neighbourhoods' containing circa 7,500 new homes of varying size, type, tenure and densities.

'South and North Neighbourhoods'

Broad locations for two distinct but interlinked Neighbourhoods, referred to as the 'South and North Neighbourhoods' are shown on the Policies Map. The 'North and South Neighbourhoods' between them will accommodate around 6,000-6,500 new homes. Development within and across the two 'Neighbourhoods' will be phased to ensure housing development is aligned with infrastructure delivery.

Each 'Neighbourhood' will adopt appropriate approaches to architecture, design, character, density and public open space to achieve a distinctive sense of place that will appeal to a variety of needs and lifestyles. The approaches to development will also reflect the varying levels of physical and environmental opportunities and constraints across the site, as well as proximity to existing communities, key features and assets – such as green spaces, woodland, heritage assets, the University of Essex, new and existing roads, lanes and walking and cycling connections.

Residents within the 'South and North Neighbourhoods' will have high accessibility to local services and facilities. To facilitate the use of walking, cycling and public transport as the preferred alternatives to the private car, each neighbourhood will develop around a 'Neighbourhood Centre' containing shops, services, and community facilities, and where appropriate employment land and job opportunities. The centres will be connected to the neighbourhoods by coherent, direct, safe, and attractive walking and cycling routes designed around the 20-minute neighbourhood principles. Land and property will be provided in the form of 'hubs' within, around and along a corridor of activity between both 'Neighbourhood Centres' to provide for a flexible range of local business needs alongside service sector jobs provided by new schools, nurseries, shops and community facilities.

The provision of student accommodation will be encouraged in accessible locations within the 'South Neighbourhood' where it would have good sustainable links to the University of Essex and where it will contribute to a mixed and diverse community.

The new Rapid Transit System will connect the 'South and North Neighbourhoods' as part of a wider network, providing fast and reliable connectivity between them and key areas of employment both within the site and in surrounding areas, such as the University of Essex, the City of Colchester, Colchester General Hospital, and Colchester Sports Park.

Subject to evidence-based work, the 'South and North Neighbourhoods' are to each be accessed independently from separate vehicular junctions on the new A120-A133 Link Road (as opposed to the A133 and A120 themselves) in order to give priority to the Rapid Transit System and active travel modes. The Councils will work with the University of Essex and other partners, as appropriate, to deliver the key infrastructure (health, education, ambulance, police, and other community uses) necessary to serve the early phases of development. Such infrastructure will be delivered either on a permanent basis, or on an interim basis if it is required ahead of the establishment of the first of the 'Neighbourhood Centres'.

'Crockleford Neighbourhood'

The 'Crockleford Neighbourhood' will be developed as an individual community that is connected by walking, cycling and other sustainable transport modes to the 'South and North Neighbourhoods' and the City of Colchester. The 'Crockleford Neighbourhood' will grow to accommodate around 1,000-1,500 new homes, with its phasing linked to the provision of its own proportionate 'Neighbourhood Centre', associated infrastructure, and sustainable connections to the 'South and North Neighbourhoods'. Accessibility to services and facilities, including those that support health and wellbeing, utilities infrastructure, the Rapid Transit System and other public transport services will be key to determining the phasing of development in the 'Crockleford Neighbourhood'.

The 'Crockleford Neighbourhood' will develop its own character in an incremental and sequenced manner over the longer-term in line with its own specific Masterplan and Design Code. This will protect and respect the character formed by its heritage assets and their settings, its distinctive network of green lanes, small fields and land parcels. The 'Crockleford Heath Area of Special Character' is shown on the 'Policies Map and reflects the core concentration of buildings, spaces and other features requiring specific consideration as part of any wider proposals for development. Within the 'Crockleford Heath Area of Special Character' development must preserve or enhance the intrinsic character of the area, whilst within the wider setting/environs of Crockleford Heath, development should respect/respond positively to the existing landscape structure.

The approach to residential development will need to involve the sequenced servicing and release of individual parcels of land which could include plots for self-build and custom-built homes, with a mechanism to be agreed for the Councils to secure financial contributions from each home towards the delivery of infrastructure and affordable housing.

Part C: Salary Brook Country Park

Land and woodland around and including the Salary Brook Local Nature Reserve is designated as a new Country Park that will be promoted and managed for that purpose. The 'Salary Brook Country Park' will be protected and enhanced as an important corridor for wildlife conservation, informal recreation, and education, and will connect to the wider network of green and blue infrastructure and walking/cycling routes serving the Garden Community and its 'Neighbourhoods'. This designation will provide protection to this area of countryside and will maintain the long-term physical and visual separation to the adjacent City of Colchester.

The section of the new 'Salary Brook Country Park' between the A133 and Bromley Road shown on the 'Policies Map' will be brought forward alongside the earliest phases of development within the Garden Community with further northward extension being secured longer-term alongside development of the 'Crockleford Neighbourhood'.

Part D: Wivenhoe Strategic Green Gap

Land north of Brightlingsea Road and west of Elmstead Road, connecting Wivenhoe Park and the University of Essex, is designated as a Strategic Green Gap. This designation will provide protection to the open countryside to the south of the Garden Community; maintain the long-term physical and visual separation to Wivenhoe and continue the coalescent break established within the Wivenhoe Neighbourhood Plan. The 'Wivenhoe Strategic Green Gap' will comprise of a strong landscaped edge, protecting the character of the surrounding landscape and creating new enhanced habitats for a range of biodiversity. It will connect to the wider network of multifunctional green and blue infrastructure and walking/cycling routes serving the Garden Community and its 'Neighbourhoods'.

Development will only be supported where its role and function would not be materially harmed; it represents the provision of appropriate development for a countryside location; or is for facilities (in connection with the existing use of land or a change of use) for outdoor sport or recreation, renewable energy, cemeteries and burial grounds or allotments.

Part E: Elmstead Strategic Green Gap

Land east of the new A120-A133 Link Road and the new 'Business Park' south of the A120, is designated as a Strategic Green Gap. This designation will provide protection to the open countryside to the east of the Garden Community; maintain the long-term physical and visual separation to Elmstead Market, and to assist in protecting the setting of the designated heritage assets of the Grade I Listed Church of St. Anne and St. Lawrence, Grade II* Listed Elmstead Hall, and Grade II Listed Allens Farmhouse and the Round Burrow.

Development will only be supported where its role and function would not be materially harmed; it represents the provision of appropriate development for a countryside location; or is for facilities (in connection with the existing use of land or a change of use) for outdoor sport or recreation, local low carbon energy generation, cemeteries and burial grounds or allotments.

Part F: Sports and Leisure Park and University of Essex Expansion

Approximately 25 hectares of land south of the A133 and north of the proposed 'Wivenhoe Strategic Green Gap', is allocated on the 'Policies Map' for new a 'Sports and Leisure Park'. This will facilitate the enhancement of sports facilities required by the University of Essex as part of its plans for long-term expansion and will provide sports and leisure facilities which will be available for use by residents and clubs in the existing community, the proposed Garden Community and the University. Where appropriate this will include the provision of indoor and outdoor floodlit facilities.

The 'Sports and Leisure Park' will comprise of a strong landscaped edge to the south, adjacent to the 'Wivenhoe Strategic Green Gap', protecting the character of the surrounding landscape and to creating new habitats for a range of biodiversity. It will connect to the wider network of multifunctional green and blue infrastructure and will provide walking/cycling routes serving the Garden Community and its 'Neighbourhoods'.

Should the position of the A133 Park and Choose Facility be located south of the A133, its provision and position should be evidenced to demonstrate that it would not prejudice the expansion requirements of the University of Essex or the ability to meet the sports, leisure and open space requirements of the wider Garden Community.

Part G: Knowledge-Based Employment Land

Approximately 8 hectares of land north of the A133, opposite Wivenhoe Park and the University of Essex, is allocated on the 'Policies Map' for knowledge-based employment purposes to maximise the benefits arising from close proximity to the University of Essex and the developing Knowledge Gateway. This would be attractive to securing business investment whilst encouraging the provision of sustainable travel trips via walking and cycling routes either directly across the A133, or via the 'Salary Brook Country Park'. Development will be designed and landscaped to make an efficient use of the land available and to ensure an appropriate transition between built development and the open countryside – particularly towards the 'Salary Brook Country Park'.

Part H: A120 Business Park

Approximately 17 hectares of land immediately south of the A120 and east of the new A120-A133 Link Road, is allocated on the 'Policies Map' for a new 'Business Park'. This would be principally used for

general employment, business and industrial purposes providing a range of unit types and sizes for different occupiers. The business park will be accessed via the new A120-A133 Link Road and will be connected to the Rapid Transit System.

The 'Business Park' will be designed and landscaped in a manner that ensures an appropriate transition between built development and the open countryside forming part of the 'Elmstead Strategic Green Gap'. Development will be required to respect the setting of the heritage assets of the Church of St. Anne and St. Lawrence, Elmstead Hall and Allens Farmhouse.

Part I: Provision for Gypsies and Travellers

A new site for the accommodation of Gypsies and Travellers will be delivered within the 'North Neighbourhood' to the south of the A120 and west of the new A120-A133 Link Road. A broad location is identified on the 'Policies Map'. The site will accommodate 18 pitches which will count equally (nine pitches respectively) towards Tendring and Colchester Councils' projected need for such accommodation and will form an integral part of the wider Garden Community. The location and size of the site will be informed by the 'Strategic Masterplan' and subsequent Masterplans prepared by the developer, and shall be detailed as part of a relevant planning application.

The Gypsy and Traveller site will come forward in response to need.

Part J: A133 Park and Choose Facility

One new 'Park and Choose Facility' will be developed on land adjacent to the A133 in one of the two the broad locations shown on the 'Policies Map'. This facility will provide the opportunity for visitors by car to access the walking, cycling and Rapid Transit System networks that connect to the Garden Community, the City of Colchester, and the wider area. It will be located where the Rapid Transport System route intersects with the A133 and within close proximity to the new 'Knowledge-Based Employment Land'. The location and size of the facility will be informed by the 'Strategic Masterplan' and subsequent Masterplans prepared by the developer, and shall be detailed as part of a relevant planning application.

The 'Park and Choose Facility' will be delivered and brought forward alongside first residential phases of development the Rapid Transport System. It will have the ability to be expanded over time in response to future demand.

Part K: Planning Application Requirements

A comprehensive approach to development must be developed that meets with the Councils' high expectations for design and quality, and the key principles that underpin the development of Garden Communities.

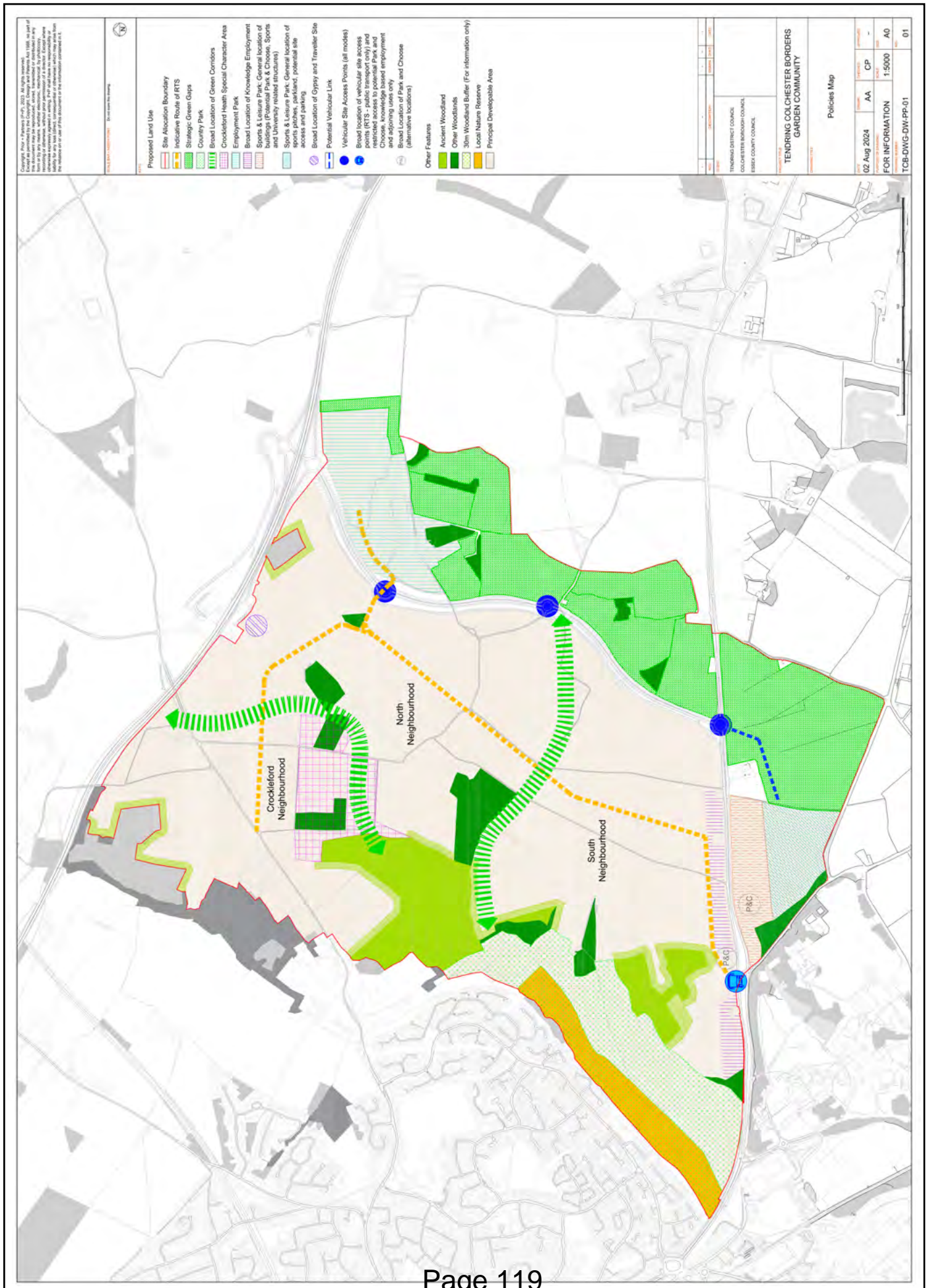
A comprehensive site wide Garden Community Masterplan, detailed Area Specific Masterplans and Design Codes for relevant phases of development should be prepared by the developers through a collaborative process with the Councils and key stakeholders and which should have regard to the Councils 'Strategic Masterplan'.

These will be informed by use of design review and assessment frameworks such as the National Design Guide, National Model Design Code, Building for a Healthy Life and Building with Nature, or similar. These should be approved alongside and/or prior to the determination of relevant planning applications, as appropriate.

Planning applications will be determined considering the policies and proposals within this **Plan**. For planning applications to be considered valid, a range of information must be submitted including plans and/or supporting documents. The Councils local validation lists are available on their websites and clarifies what information is required. This will vary for different types and scales of application being made and will be reviewed as necessary to take account of statutory changes or Government guidance.

Each individual policy of this **Plan** specifies required supporting documents that must be submitted either prior to or in support of planning applications. A full list of these documents can be found at Appendix 3.

FIG. 2 POLICIES MAP



Justification

The chosen strategy for development at the Garden Community confines the majority of development to land south of the A120, north of the A133, west of the new A120-A133 Link Road and east of a new country park (Part C) to be designated around Salary Brook Local Nature Reserve. In addition, selected land around the area of Crockleford Heath has been specifically identified as an Area of Special Character, where development must preserve or enhance its intrinsic character.

Land is designated and shown on the 'Policies Map' as Strategic Green Gaps. Land within the Strategic Green Gaps will be protected from most forms of built development to ensure the Garden Community does not extend or sprawl into locations where it could eventually merge or coalesce with Wivenhoe or Elmstead Market – one of the main concerns raised by local people throughout the public engagement activities. Additional open space is proposed adjacent to Salary Brook Local Nature Reserve to strengthen this area as a buffer to the Colchester urban area encompassing the steep adjoining slopes of the brook as well as nearby woodland. This designation will also prevent coalescence in the Greenstead and Longridge areas.

The evidence has developed to show that the residential capacity of the site is towards the lower end of the 7,000 to 9,000 range set out in the Section 1 Local Plan. This is given the physical constraints of the site with boundaries defined by the Strategic Green Gaps and both the existing and proposed roads. The total number of new homes expected at the Garden Community has therefore been refined to circa 7,500.

The new homes will be delivered across three distinct but interconnected 'Neighbourhoods' (Part B) in the south, north and Crockleford parts of the site, each with associated facilities and infrastructure. Broad locations for these neighbourhoods are shown on the Policies Map. Each neighbourhood will adopt its own approach to architecture, design, character, development density and public space to achieve a distinctive 'sense of place' for each area, that will appeal to a variety of needs and lifestyles. The number of homes and density of housing development will vary both within and across the neighbourhoods, with a general expectation that the overall average density of development will be higher in the southern neighbourhood to reflect its proximity to the University of Essex, and the opportunity for early connection to the Rapid Transit System; and lower in the northern neighbourhoods, further from the University, and which reflects the more sensitive nature of the landscape and existing communities further north particularly around Crockleford Heath.

Each neighbourhood will be served by at least one 'Neighbourhood Centre' and will be focused around high accessibility to the Rapid Transit System. Each neighbourhood will contain a range of employment land and job opportunities, shops, services, and community facilities, including green-blue infrastructure, which will be located within close walking and cycling distance of the new homes, designed to help reduce people's reliance on private cars.



The Garden Community will be planned and developed on the concept of a "20-minute neighbourhood", and this **Plan** involves a range of interrelated policy actions that seeks to provide residents access to most of their daily needs within a short walk or cycle ride from their home. To help achieve this, higher density development will be focused around each centre. The 20-minute neighbourhood principle makes life more livable for residents, by improving air quality and making neighbourhoods safer, quieter, more diverse, inclusive, and economically vibrant.

Another way of minimising the reliance on private car use is to promote and prioritise sustainable travel choices such as walking, cycling and use of public transport, including the new Rapid Transit System, by making them as convenient as possible, whilst still accommodating the practical needs of private car users and users of commercial vehicles. To help achieve this, as well as providing services and facilities within walking and cycling distance of new homes, connectivity through and between the three neighbourhoods will be primarily limited to walking, cycling and public transport, including the Rapid Transit System. The neighbourhoods will be accessible by private

car and commercial vehicles with appropriate levels of parking and electric charging facilities provided, however, access will be from separate junctions on the new A120-A133 Link Road with no direct vehicle access between the neighbourhoods, with the exception of emergency vehicles and public transport. This approach will help to promote and prioritise sustainable transport choices and reduce the possibility of 'rat-running' through the Garden Community.

A new 'Park and Choose' facility (Part J) would be provided for the Garden Community to enable visitors by car to access more sustainable transport choices such as walking, cycling and the Rapid Transit System, which can also provide access to key areas of employment and services within Colchester. This will be located at a location adjacent to the A133 where the Rapid Transport System route intersects with important transport corridors and the two principal areas of employment uses.

The approach taken to delivering employment and knowledge based employment at the Garden Community is designed to deliver a range of job and training opportunities across different sectors, which could include general business and light industrial activity, to research and development, construction, and services. Two principal areas of employment land have been allocated. One will be located immediately south of the A120 and east of the new A120-A133 Link Road (Part H) primarily to serve the needs of general business and industry (which could include manufacturing of green technologies and modular components to assist in construction of the new homes and buildings at the Garden Community). The second would be located on land north of the A133 adjacent to the University of Essex and Knowledge Gateway (Part G). Suitable early years and childcare facilities, and primary and secondary schools will also be provided.

The Councils support the University of Essex in its future plans to expand services, increase student intake and provide business, research and development space and sports facilities, and will support appropriate proposals that will help to achieve this both within and beyond the plan period. The development of a new 'Sports and Leisure Park' will enable the wider expansion of the University of Essex to the benefit of the local economy. The Councils and Developers will work with the University of Essex to make maximum use of land and property on the existing campus for the expansion of its academic facilities and to increase the supply of student accommodation both within the Garden Community 'Neighbourhoods' and elsewhere throughout the City of Colchester where there are good connections to the Rapid Transit System.



Land and property will be provided in the form of 'hubs' within and around the 'Neighbourhood Centres' to provide for a flexible range of local business needs alongside service sector jobs provided by new schools, shops and community facilities. New homes and business premises will also be designed and served by the necessary digital infrastructure to accommodate and promote home working and self-employment.

At this early stage of planning for the Garden Community, it is not possible, nor sensible, for this **Plan** to contain full or precise details of design, layout and appearance of the new buildings and spaces that will be delivered. Instead, this **Plan** provides the overarching strategy and policies that will provide direction for more detailed Masterplans, Design Codes and, ultimately, planning applications to follow.



Chapter 4: Nature

The outdoor natural environment of the garden community will be its biggest asset. It will comprise green infrastructure where neighbours will spend time, play, interact and grow. It will provide a natural support system for both people and wildlife.

This chapter sets out the policy expectations in relation to nature and green-blue infrastructure. The natural environment of the Garden Community will be its greatest asset. Nature will be placed at the heart of the development to contribute towards nature's recovery, to realise the wellbeing and economic benefits to individuals, and to deliver nature-based solutions. A well-connected, multifunctional green-blue infrastructure network will help to create a community where neighbours can interact, live active lifestyles and where nature can thrive.

Section 1 Local Plan

Under the theme of Nature, the main requirements covered in this **Plan**, as set out in the policies of the adopted Section 1 Local Plan, include:

- Create distinctive environments which are based on comprehensive assessments of the surrounding environment and that celebrate natural and historic environments and systems, utilise a multi-functional green-grid to create significant networks of new green infrastructure including a new country park at the garden community, provide a high degree of connectivity to existing corridors and networks, and enhance biodiversity.
- Natural measures to avoid, protect and/or enhance wildlife areas within and surrounding the site such as Bullock Wood Site of Special Scientific Interest (SSSI), Ardleigh Gravel Pits SSSI, Wivenhoe Pits SSSI, Upper Colne Marshes SSSI and habitats sites of international importance.
- Measures to incorporate biodiversity creation and enhancement measures.
- A network of multi-functional green (and blue) infrastructure incorporating key elements of the existing green assets within the site and also including new community parks, allotments, a new country park and the provision of sports areas and play areas with associated facilities.
- Provision of water and wastewater mitigation measures including the use of open space to provide flora and fauna rich sustainable drainage solutions.



Principles

A PLACE SHAPED BY NATURE AND LANDSCAPE

The Garden Community will incorporate important existing landscape features and provide a high degree of connectivity to existing green corridors and networks. Alongside a new Country Park provided along the Salary Brook Corridor it will also deliver a variety of new spaces - parks, fields, wild spaces, communal spaces, private places, secret spaces.

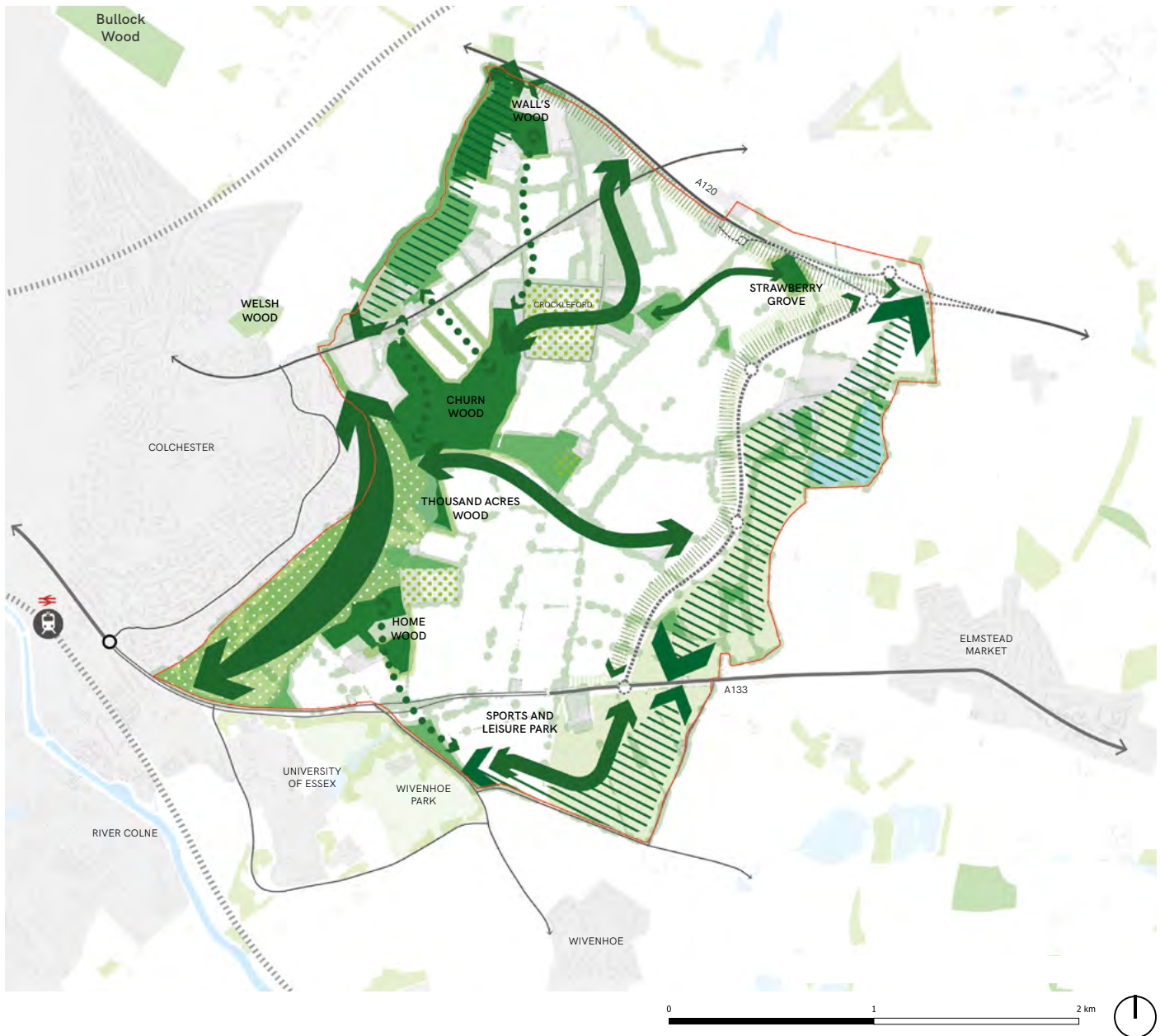
A PLACE WITH THRIVING ECOLOGY AND BIODIVERSITY

Net Gains in biodiversity and a thriving ecological network will shape the Garden Community ensuring native species thrive. Key assets within the Garden Community site including Salary Brook Local Nature Reserve, Welsh Wood Local Nature Reserve, ancient woodland, species rich hedgerows, areas of species rich grassland and valuable wetlands will be protected and/or enhanced and linked into the wider natural ecosystem network through habitat creation and management.

A PLACE WITH A PRODUCTIVE AND CLIMATE RESILIENT NATURAL LANDSCAPE

The landscape of the Garden Community will be informed by inclusive community design and provide a range of productive uses such as orchards, allotments, and growing fields. Natural flood risk management and carbon capture will be seamlessly incorporated in the ecological network, making the natural landscape “work hard” and deliver multiple benefits simultaneously.

NATURE ILLUSTRATIVE FRAMEWORK PLAN



KEY

- | | |
|---|---|
| — Area of Search of TCBGC | Attenuation Ponds |
| - - - District Boundary | — Existing Roads |
| Ancient Woodlands | Existing Greenspace |
| Woodlands | New Country Park |
| Country Park | — Green Buffers to Existing and New Roads |
| Buffers to Ancient Woodlands | — Strategic Green Corridors |
| Strategic Green Gap | — Strategic Green Buffers |
| — Water Course | — Ecology Connections / Green Links |

*The location of specific land uses, facilities and activities are illustrative and subject to further masterplanning.

GC POLICY 2: NATURE

The approach for the Garden Community is to protect and enhance the existing green-blue infrastructure network for the benefit of people and wildlife. There are numerous natural and historic assets, such as ancient woodlands and hedgerows, and the Wivenhoe Park Registered Park and Garden, within or adjoining the Garden Community. Development will protect and enhance existing assets and incorporate these into a well-connected green-blue infrastructure network.

Biodiversity, geology, heritage assets, archaeology and landscape character will be protected and enhanced. A multifunctional green-blue infrastructure network will be provided within and link beyond the Garden Community, providing space for nature, recreation and encouraging active travel; creating settings for the built environment; and enhancing local landscape character. This includes a country park along the western boundary of the Garden Community and a strategic east-west green corridor. Green-blue infrastructure will be an integral part of and means to improve the quality of the built environment and should optimise the provision for additional wildlife habitat.

Part A: Green-Blue Infrastructure

The Strategic Masterplan includes a Nature Layer for the whole site clearly demonstrating green links, including green corridors, within and beyond the site. The Nature Layer is coordinated with active travel networks to maximise the potential for routes through green infrastructure to be used for travel and leisure.

Connections must be made to the existing Colchester Orbital (a circular walking and cycling route around the City's perimeter) which runs along Salary Brook and through the site, linking key open spaces and public rights of way (PRoW). The Colchester Orbital will be retained and enhanced as a significant green link within the development, connecting to substantial green corridors within the development formed around the existing green infrastructure network.

Existing landscape features, PRoW and the network of lanes within the site should be retained, enhanced and incorporated into the development to form part of the green-blue infrastructure network and public realm wherever possible. A variety of new open spaces and other green-blue infrastructure will be created, including a Country Park along the Salary Brook corridor, including the slopes, and multiple green corridors. Proposals will need to include details of a green-blue infrastructure network, how it complies with the strategic masterplan and must demonstrate how all open spaces connect to this network.

Green-blue infrastructure must deliver multiple benefits and proposals must demonstrate or provide:

- How the amount, typology and function of new open space and other green-blue infrastructure meets the standards in the Colchester and Tendring Sports, Recreation and Open Space Strategy (2022) or any updates to this strategy.
- How biodiversity enhancement and net gain measures will be incorporated, including the use of habitat restoration and natural regeneration.
- How the design supports the dispersal and migration of individual species and whole habitats, either as part of a regular movement pattern or through migrations in response to climate change.
- How the green-blue infrastructure proposed will be managed and maintained as part of the stewardship model.
- That the strategy for selection of trees and other plants has been chosen to enhance both nature and beauty, for climate resilience and for food. For example, through drought tolerant or wetland planting approaches as appropriate.
- Details of street trees and hedgerows and that appropriate measures are in place to secure long-term maintenance of newly planted trees.
- Details of how existing trees and hedgerows will be incorporated into the development.
- How natural or free play areas have been incorporated into the urban setting as well as green spaces.
- The provision of areas of wild bird cover for the benefit of farmland birds.
- The creation of verges of priority habitat, hedgerow, wildflower-rich or rough grassland along roads, streets where appropriate, and pedestrian and cycle networks.

- High quality, sustainable design and selection of public furniture, including play equipment, and lighting (where appropriate), which is essential to ensure that places are accessible and inclusive.
- Inclusive and accessible to all, including people with varied mobility and sensory needs.

Part B: Suitable Alternative Natural Greenspace (SANG)

Proposals will be required to provide an appropriate amount of Suitable Alternative Natural Greenspace (SANG), in accordance with Natural England (NE) guidance. This will reduce the amount of day-to-day recreational trips to the protected habitat sites Essex coast. Proposals to incorporate SANG within the new Country Park will be supported where they conform to the principles of the Strategic Masterplan and where evidence, including visitor surveys, is provided to demonstrate that the Salary Brook Local Nature Reserve has sufficient capacity to accommodate any increased visitor usage proposed in order to count towards SANG provision. 10 The Council will work with Natural England, landowners and stakeholders to agree the extent of SANG provision for each phase of the Garden Community, which must link into a wider network of footpaths, green infrastructure and public open space. Proposals must demonstrate how SANG, and access to it, will be provided for each relevant phase of the development, including access to temporary SANG where required.

Part C: Integrating Green and Blue (water) Spaces into Built Form

A key principle and part of the distinctive character of the Garden Community will be the green-blue infrastructure network and celebration of the natural and historic environment. Proposals should take every opportunity to integrate green and blue spaces and will be required to demonstrate, both spatially and technically, how they have been integrated into the built form. Examples include: tree lined streets or streets that contain hedgerows appropriate to local character, habitats, and species; insect-attracting plants, hedgerows, log piles, and other places of shelter for wildlife refuge/hibernation within structural landscaping and open spaces; hedgehog friendly features in residential garden boundaries to create linked habitat; dark corridors for bat foraging; green walls and roofs and other measures of incorporating trees and plants into buildings; bat boxes, bricks or lofts and bird boxes; dual purpose street furniture; and Sustainable Drainage Systems (SuDS).

Part D: Protection of Biodiversity

Proposals will need to provide the following:

- Are supported with appropriate ecological surveys where necessary.
- Where there is reason to suspect the presence of a protected species (and impact to), or Species/Habitats of Principal Importance, proposals should be accompanied by an ecological survey assessing their presence and, if present, the proposal must be sensitive to, and make provision for their needs and demonstrate the mitigation hierarchy has been followed.
- Will minimise fragmentation of habitats.
- Maximises opportunities for the preservation, restoration, enhancement, and connection of natural habitats in accordance with the Local Nature Recovery Strategy or future replacements.

Before granting planning consent, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.

Sensitive habitats should be buffered with additional planting or other agreed appropriate measures wherever possible to discourage access. Appropriate interpretation/signage will be required to help divert visitors away from sites that are sensitive to recreational disturbance, including the use of marketing and promotional material at the point of house sales. Ecologically rich buffer landscapes against existing and new road corridors will be required. The minimum widths of these will be agreed through an appropriate design code or similar.

Part E: Biodiversity Net Gain

- Proposals must deliver a minimum of 10% measurable biodiversity net gain across the whole site with gains delivered either on-site or immediately adjacent to the site in accordance with the mitigation hierarchy, and must follow the latest [Defra Metric](#), and its accompanying guidance, as well as local guidance where applicable. Initial high-level testing of BNG calculations of the strategic masterplan indicate that in excess of 10% can be achieved on average across the masterplan allocation.

- Biodiversity net gain must be delivered in addition to following the mitigation hierarchy, sound ecological principles, and overall high quality urban and landscape design.
- As a priority, impacts on moderate and high distinctiveness habitats must be avoided wherever feasible.
- Biodiversity net gain should include measures at the strategic and neighbourhood level. Other street and household level enhancements should form part of the general biodiversity and landscape enhancement measures.
- Biodiversity net gain calculations should be completed for the area covered by the Strategic Masterplan and updated in respect of each individual development proposal. Habitat enhancement and creation relating to each proposal should ideally be contained within their respective boundary where this will deliver the best outcomes for biodiversity. There is a preference for biodiversity offsetting to be defined by cross-referenced plans and located within the Garden Community. The Councils will provide coordination to ensure no double-counting between proposals. The Council will work with developers to maintain iterative biodiversity net gain accounting for the entire Garden Community as proposals come forward. Habitat enhancement and creation for delivering biodiversity net gain within the Strategic Green Gaps, Salary Brook Country Park, SANG and SuDS and other green infrastructure will be supported, where true additionality through stacking of ecosystem services can be demonstrated. Stacking of ecosystem services will be permitted where additionality can be demonstrated, taking account of emerging guidance on stacking from Natural England and Defra.

Part F: Tree Planting

Existing trees on the site, including hedgerows, should be retained where appropriate. Opportunities should be taken to connect patches of existing woodland within the Country Park through tree belt planting and a tree belt buffer should be included along the southern edge of the Country Park, adjacent to the A133, to create an attractive edge to development and provide screening. A variety of new trees will be planted (or allowed to regenerate where appropriate such as in the proposed country park and other net-gain areas), to include:

- Street trees.
- Trees in gardens.

- New and enhanced areas of woodland.
- Orchards
- Hedgerows with trees.

Areas for planting or regeneration will need to be set out and agreed in the appropriate landscape and green-blue infrastructure strategies and management plans.

Part G: Productive Landscapes

Allotments and a range of productive uses such as orchards, edible walkways and community gardens will be provided throughout the Garden Community to promote healthy lifestyles. Allotment provision must be well related to residential areas and community spaces, with suitable access arrangements, water supply and fencing. Allotments must sit sympathetically in the landscape and make provision for people with special educational needs and disabilities.

Part H: Sustainable Drainage Systems and Blue Infrastructure

Proposals must include Sustainable Drainage Systems (SuDS) for the management and disposal of surface water, in preference to piped systems, to avoid any increase in surface water flood risk or adverse impact on water quality and to prevent harm to offsite wildlife sites. Proposals must demonstrate how the SuDS feature(s) reflect and respond to site circumstances, landscape character and the green-blue infrastructure network, and have regard to Essex County Council's SuDS Design Guide.

SuDS should be designed as focal points by incorporating multifunctional green and blue infrastructure, provide amenity benefits, as well as linking habitats and creating enhanced areas for biodiversity by incorporating ditch habitat, reedbeds and pond networks. Consideration should be given to proposed health and safety measures for SuDS features and the design should address the usability, accessibility and safety of open space particularly for young children, the elderly and those with reduced mobility. Proposals must reduce post development run off rate back to the greenfield 1 in 1 year rate, with an allowance for climate change.

SuDS will be required to meet the following design criteria:

- The design must follow an index-based approach when managing water quality. Implementation in line with the updated Construction Industry Research and Information Association (CIRIA) SuDS Manual is required. Source control techniques such as green roofs, permeable paving and swales should be used so that rainfall runoff in events up to 5mm does not leave the site.
- Sensitively designed and integrated into green-blue infrastructure to create high quality public open space and landscaped public realm by providing viewpoints, footpaths, seating and signage where appropriate.
- Maximise opportunities to enhance biodiversity net-gain.
- Improve the quality of water discharges and be used in conjunction with water use efficiency measures.
- Function effectively over the lifetime of the development.
- The hierarchy of managing surface water drainage from any development in the Garden Community should be managed in accordance with this hierarchy: firstly, rainwater reuse; and secondly infiltration.

Proposals should be designed to include permeable surfaces wherever possible. Proposals for impermeable paving, including on small surfaces such as front gardens and driveways, will be strongly resisted unless it can be suitably demonstrated that this is not technically feasible or appropriate.

Part I: Integration of A120-A133 Link Road Mitigation

A comprehensive approach is required to ensure that the environmental mitigation for the A120-A133 Link Road, as specified in the conditions of the approved planning application, is fully integrated into the design of the Garden Community. This could include integrating those elements contained in the Landscape Plan, Landscape and Ecological Mitigation and Management Plan (LEMMP), Ecological Design Strategy, Farmland Bird Mitigation Strategy and Biodiversity Monitoring Strategy, which are conditions in the planning consent, with the landscape, multifunctional green-blue infrastructure, and ecological measures for the Garden Community.

Part J: Air Quality

Proposals that might lead to a deterioration in air quality or to an exceedance of the national air quality objectives, either by itself, or in combination with other development, will require the submission of an Air Quality Assessment to be carried out in accordance with industry best practice. This should address:

- a) The cumulative effect of further emissions and screening for air quality impacts.
- b) Where identified as being required, the proposed measures of mitigation, using good design, technical solutions and offsetting measures that prevent the deterioration of air quality and ensure that National Air Quality Objectives are not exceeded.
- c) The identification of measures to secure the safety and satisfactory quality of life for the future occupiers and existing residents. Development must not result in an increased exposure to poor air quality, including odour, fumes and dust, particularly where developments might be occupied or used by vulnerable people.

The Air Quality Assessment must be informed by traffic scoping modelling for each relevant phase of development and is required to assess increases in traffic levels on routes that lie within 200m of European Sites whose qualifying features, or the habitats that support them, are sensitive to any related changes in air quality.

All development proposals should promote a shift to the use of sustainable low emission transport modes, to minimise the impact of vehicle emissions on air quality.

Part K: Planning Application Requirements

1. Proposals must include a green-blue infrastructure plan, which demonstrates how the scheme reflects and complies with the Strategic Masterplan; the Colchester Tendring Open Space Strategy requirements; the Healthy Living and Play Strategy required by GC Policy 6; appropriate biosecurity standards for sourcing, quarantining, and inspecting plant material supplied to the development required by GC Policy 8; and demonstrate how green and blue spaces have been integrated into the built form.
2. Proposals must be supported with appropriate ecological surveys and landscape and visual impact assessments where necessary and include a biodiversity net gain calculation and biodiversity gain plan, which follows the latest Defra Metric and guidance on biodiversity net gain.

3. The Councils will require the developer to enter into an appropriate legal agreement to ensure the long-term establishment, management, maintenance and monitoring of biodiversity mitigation, compensation, and net gain measures for a minimum of 30 years as part of the grant of any planning permission. It is anticipated that the developer will need to achieve this by entering into an agreement with a suitably qualified and experienced nature conservation management organisation to deliver the creation, and management of habitat in a development of this scale.
4. An indicative Drainage Plan for the whole Garden Community must be prepared and approved in writing by the Councils before the determination of any planning application for development of the site.
5. Proposals must include a Drainage Plan and SuDS Management and Maintenance Plan, which demonstrates how the scheme reflects and complies with the Garden Community wide indicative Drainage Plan setting out the long-term management and maintenance arrangements.
6. Proposals must contribute to the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy 2018-2038 (RAMS), or successor document, to mitigate for the in-combination effects of increased recreational disturbance across Essex.
7. Proposals must be supported by an Air Quality Assessment to be informed by traffic scoping modelling for each relevant phase of development in accordance with industry best practice.

Justification

The Vision for the Garden Community is that the natural environment will be its biggest asset. Green-blue infrastructure will allow residents to spend time, play, interact and grow and will provide a natural support system for people and wildlife and help to integrate built elements into the existing landscape. Open spaces will be created that contribute to a safe and secure environment by means of natural surveillance, physical security, cohesion, and a sense of community ownership help to create socially inclusive, active communities and seek to build in opportunities for residents to be active through their everyday lives. This reflects the Section 1 Local Plan requirement of the creation of distinctive environments, which utilise a multifunctional green-grid to create significant networks of new green-blue infrastructure. It is important that the landscape architect and lighting designers coordinate their plans to avoid conflict between lighting, planting strategies and conservation. Safe public spaces should be created that have incorporated good, consistent, and well-designed lighting throughout the development whilst maximising natural surveillance opportunities. The detailed lighting design should evidence current relevant standards and or relevant industry standards.

An appropriate amount of Suitable Accessible Natural Greenspace (SANG) provision, in accordance with Natural England (NE) guidance will be required. This must follow Natural England's latest SANG Guidelines (and successor documents), which are currently set out in the document 'Suitable Alternative Natural Greenspace (SANGs) for the Thames Basin Heaths Special Protection Area' (August 2021). Appendix 1 of the SANGs guidance provides a useful list of design features to be incorporated into publicly accessible green infrastructure and so provides a useful (but not exhaustive) checklist of design criteria to inform the detailed design of the landscape at later stages in the design process. The Councils encourage the incorporation of as many of these design features as possible. The developer should discuss the provision of SANG with Natural England.



Measures to integrate green and blue spaces into the built form will form part of the green-blue infrastructure network. This policy identifies examples of what sort of measures will be sought to maximise climate change mitigation and biodiversity extinction mitigation throughout the development. Appropriate ecological surveys and biodiversity net gain calculations will be required in support of planning applications and the mitigation hierarchy must be followed alongside good natural design principles. As required in the Section 1 Local Plan, avoidance, protection and/or enhancement of biodiversity assets within and surrounding the site; including Bullock Wood SSSI, Ardleigh Gravel Pits SSSI, Wivenhoe Pits SSSI and Upper Colne Marshes SSSI and relevant European protected sites.

Contributions will be secured towards mitigation measures in accordance with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS). Wintering bird surveys were undertaken as part of plan preparation and further wintering bird surveys as part of proposals at application stage for each phase of the Garden Community are required. Where the surveys show that mitigation is required, development must be phased to deliver habitat creation and management either on- or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.

There is a requirement for sensitive habitats to be buffered, with additional planting or other agreed appropriate means to discourage access, and for substantial buffers against road corridors to be provided. Biodiversity net gain and a thriving ecological network is a strategic principle of the Garden Community. Where new areas of habitat are created, this should be targeted adjacent to or between retained existing areas of habitat in order to expand and link them, thus making them more resilient. Habitat creation and management should retain and enhance habitat links to the wider landscape, for example to the Colne Valley.

Biodiversity net gain calculations should be iterative. The Councils consultants have undertaken biodiversity net gain calculations of the Councils Strategic Masterplan, which indicates that 12.5% biodiversity net gain can be achieved. Biodiversity net gain calculations will be updated by the developer for each proposal. The Councils will work with developers and provide coordination to maintain iterative biodiversity net gain accounting for the entire Garden Community. As a general principle, there are likely to be various development parcels/ proposals where the biodiversity net gain target cannot be met within the respective boundary. In these cases, the Councils will co-ordinate the 'banking' of gains achieved in the communal or green-blue infrastructure parcels, which can then be notionally apportioned off (or sold) to the developed parcels where net gain is not feasible to achieve. Biodiversity enhancements delivered in the link road and advance habitat creation in other areas of the site in the next few years could be 'banked' so that the wider Garden Community opportunity would have ready-made biodiversity units available. However, in line with the mitigation hierarchy (avoid, mitigate, compensate), the individual development parcels would have to demonstrate that all opportunities for biodiversity net gain within their parcels had been achieved first before relying on the banked biodiversity net gain value in communal green-blue infrastructure areas.

Applications for outline planning permission and phased development will require the submission of biodiversity gain information. Proposals for outline and phased permissions will require the applicant to outline strategies that will achieve the biodiversity gain objective across the whole site, and to demonstrate how this could be delivered on a phase-by-phase basis. This would include:

- the key principles that will be followed to ensure biodiversity gain commitments are achieved through subsequent detailed design
- how biodiversity net gain delivery will be tracked on a phase-to-phase basis, including the target percentage gains to be delivered at each stage. For most phased developments, the preference is for biodiversity gains to be 'frontloaded' into earlier stages. This will help to avoid the risk of net losses being caused by later stages being delayed or cancelled
- the approach to be taken in the event that subsequent phases do not proceed or fail to achieve their biodiversity net gain targets
- the pre-development biodiversity value for the whole site should be agreed as part of the site wide masterplan and used as the basis for agreeing detailed proposals through subsequent applications pursuant to the approved development
- a mechanism to link biodiversity net gain strategies to subsequent applications pursuant to the approved development

Properly managed trees and woodlands in urban and semi urban areas make a significant contribution to planning, design, and management of sustainable, resilient landscapes. Trees are important for health and wellbeing, wildlife and improving our environment. Increasing tree cover is one of the quickest and cheapest ways of mitigating climate change. The eastern half of the Garden Community offers the most opportunity for increasing tree canopy cover. Whilst tree planting and increasing tree canopy cover is encouraged, planting should only be undertaken in suitable locations and natural regeneration should be encouraged wherever possible. There is an opportunity to connect patches of existing woodland and ancient woodland within the Garden Community with the country park through new tree belt planting. Increasing tree cover in greenspaces – parks, playgrounds and around sports facilities, cemeteries/crematoria, verges, and other publicly open areas is the easiest and cheapest way of maximizing tree coverage. Tree creation in orchards, woodland, and arboretum should also be incorporated.



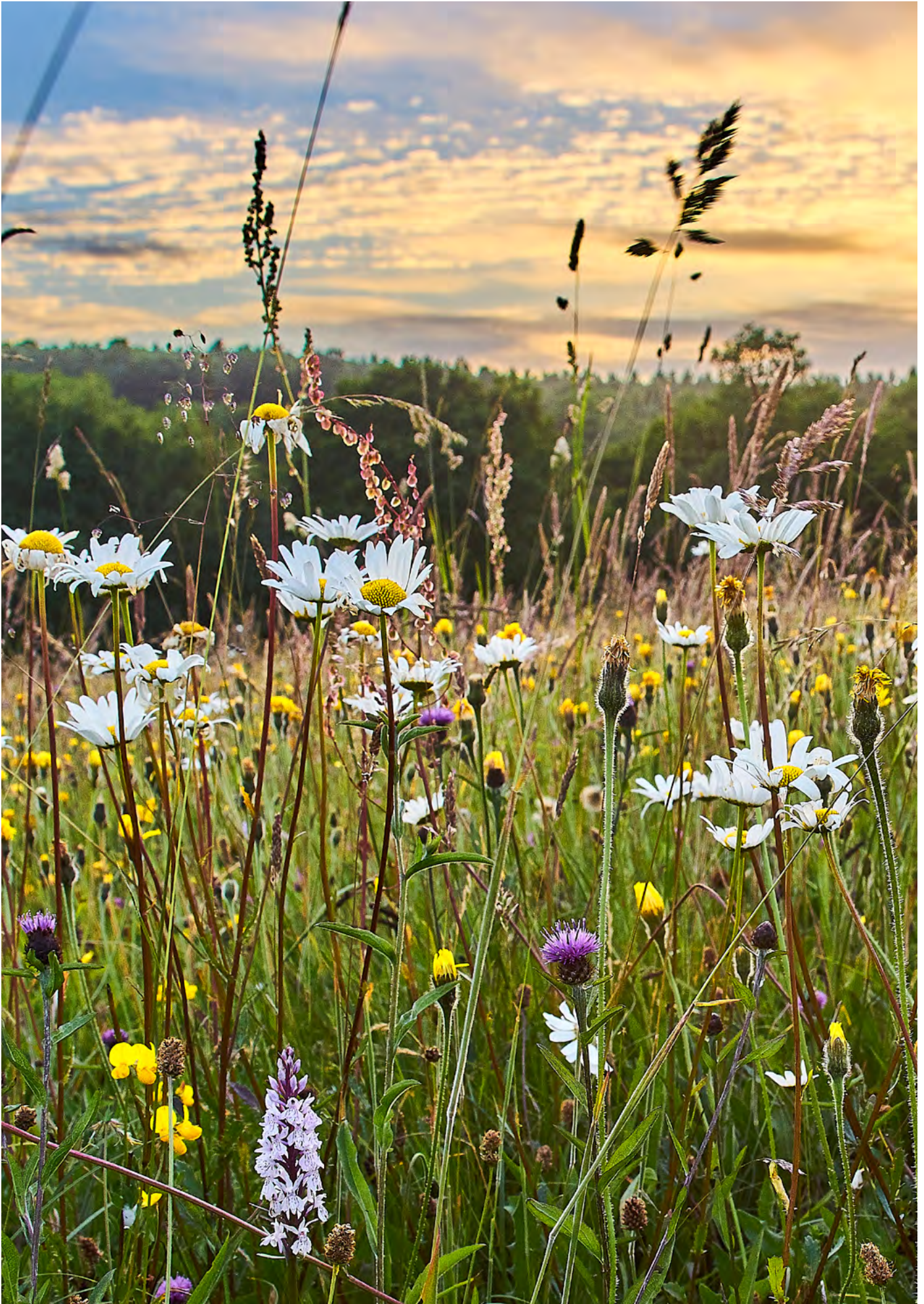
Allotments and productive landscapes help to promote healthy lifestyles by promoting healthy eating and community integration. There are excellent examples of community gardens being beneficial for children and adults with disabilities (e.g. learning and sensory). The strategic principles for the Garden Community include the provision of space for a range of productive uses such as orchards, edible walkways and allotments. Their importance should not be underestimated, and opportunities for their creation should be provided throughout the Garden Community.

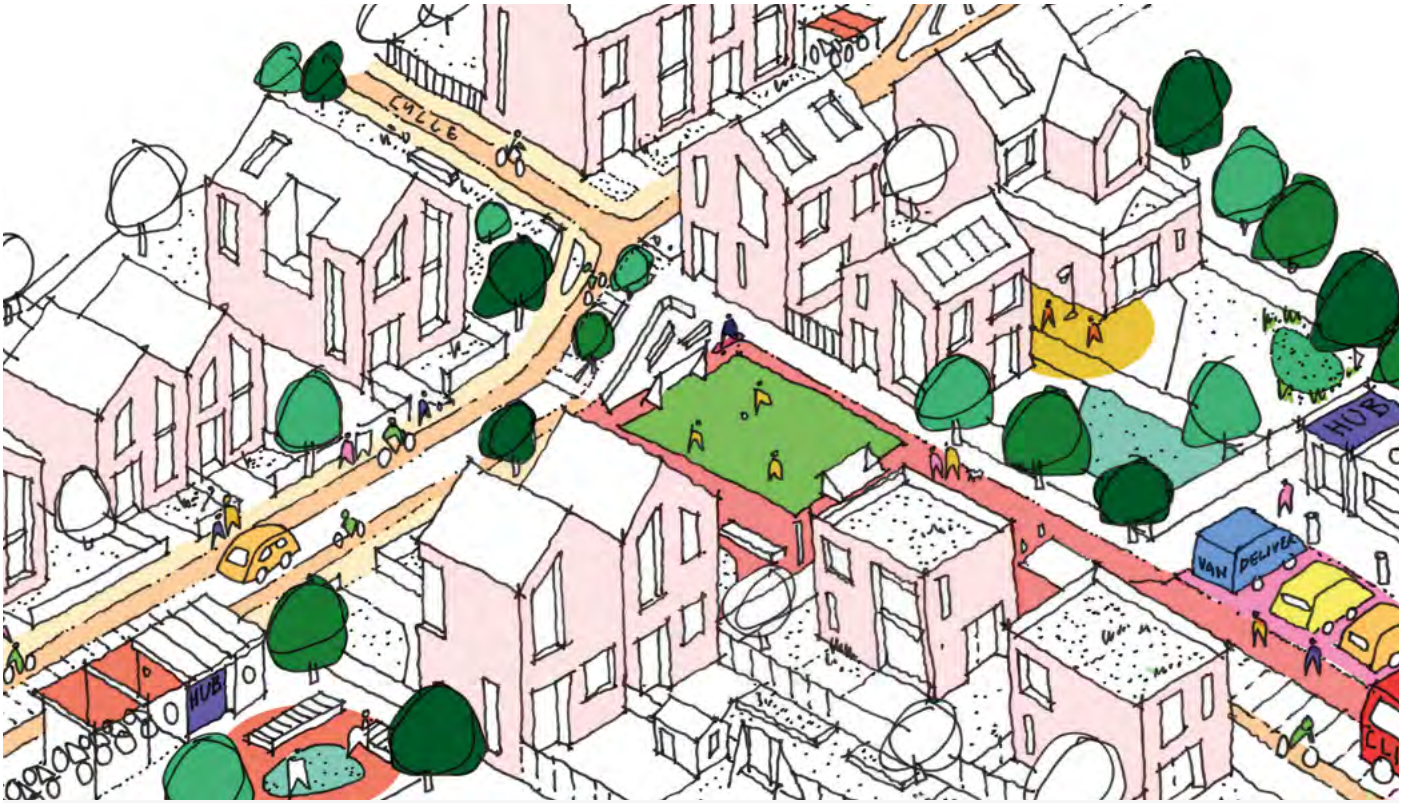
The strategic principles for the Garden Community recognise that natural flood risk management and carbon capture will be seamlessly incorporated in the ecological network, making the natural landscape “work hard” and deliver multiple benefits simultaneously.

The [NPPF](#) and Planning Practice Guidance (PPG) set out the requirements for the use of Sustainable Drainage Systems (SuDS) to minimise the risk of flooding from new development. The use of SuDS to manage water run-off is an important tool in minimising flooding by increasing the provision of permeable surfaces in an area that allows water to seep gradually into the ground, rather than running directly into a drainage network, thereby reducing the risk of overloading the system. SuDS can also reduce the impact of diffuse pollution from run-off and flooding. The effective use of permeable surfaces, soakaways and water storage areas should be incorporated. Early consideration should be given to the potential to use SuDS to identify when and where the use of such technologies is feasible and to also identify which type of SuDS is most appropriate to site conditions. Only where there is a significant risk of pollution to the water environment, inappropriate soil conditions and/or engineering difficulties, should alternative methods of drainage discharge of water from a site be considered.

A drainage plan and SuDS management and maintenance plan will need to be prepared to ensure that the need for SuDS has been properly considered as part of the planning application process. Developers will need to enter into early discussions with the Councils and the Lead Local Flood Authority and as part of discussions, maintenance and long term adoption responsibilities should be explored and agreed, as part of the SuDS approval process, prior to the start of development.

This policy should be read closely with GC Policy 9: Sustainable Infrastructure. GC Policy 9 also includes reference to green infrastructure and includes requirements for water supply and wastewater to ensure new development does not have an adverse effect on any habitats site or nationally protected sites and complies with environmental legislation.





Chapter 5: Buildings, Places and Character

The garden community will provide the right homes, jobs and spaces for all aspects of life. The garden community will create thriving distinctive places. It will be memorable for its landscape and architecture and will be widely recognisable of its place in North Essex.

The Councils have very high expectations for how the Garden Community will create unique and distinctive buildings and neighbourhoods, whilst still respecting the character and visual amenity of nearby towns, villages, historic buildings, structures and the character and features of the landscape. The Councils also have high expectations in terms of sustainable design and construction, and this is covered in Chapter 9: Sustainable Infrastructure.

The Garden Community will be inclusive and accommodate a diverse range of households meeting a range of housing needs. The Garden Community will provide a mix of different housing sizes and types to meet the needs of differing groups, including but not limited to students, those with disabilities, older people, service families, single person households, first time buyers and gypsy and travellers. There will also be opportunities for those who wish to commission or build their own home via self and custom build plots.

Section 1 Local Plan

Under the theme of 'Buildings, Places and Character', some of the main requirements covered in this **Plan**, as set out in the policies of the adopted Section 1 Local Plan include:

- The creation of a unique and distinctive place that responds positively to local character and context to preserve and enhance the quality of existing places and their environment – including assets of historic value;
- Provide a mix of land uses and services with well-defined public and private spaces to create sustainable well-designed neighbourhoods;
- Well-designed and integrated public realm with high quality landscape design, street furniture and other distinctive features that help to create a sense of place;
- Integrates green infrastructure that creates spaces and places for healthy living, biodiversity recovery, play, noise, visual, heat and air quality mitigation, and natural SuDS;
- Creating streets and places that are overlooked and active and promote inclusive access;
- Development to be of appropriate densities which reflect both the context, place-making aspirations and opportunities for increased levels of development around centres and transport hubs;
- A mix of housing types and tenures including self and custom build and starter homes including a minimum of 30% affordable housing, phased through the development; and
- Protecting the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light, overbearing and overlooking.



Principles

A PLACE WITH DISTINCTIVE IDENTITY

Inherently authentic, memorable and delightful, the Garden Community will have a locally-rooted character drawn from its surroundings, but also a strong identity of its own. The community will be varied in its built form, densities and architectural style. Its impact on the human and physical environment will be considered. Strong and purposeful buffers will provide separation where they are needed while in other areas strong connections and planned links will ensure it is never isolated.

A PLACE THAT IS VIBRANT AND ACTIVE

The Garden Community will be designed to ensure interaction and activity is common. Centres will encourage a variety of mixed use, flexible spaces that are accessible in close proximity to homes and jobs. It will be known for its quality of livability, equitable prosperity, and social cohesion.

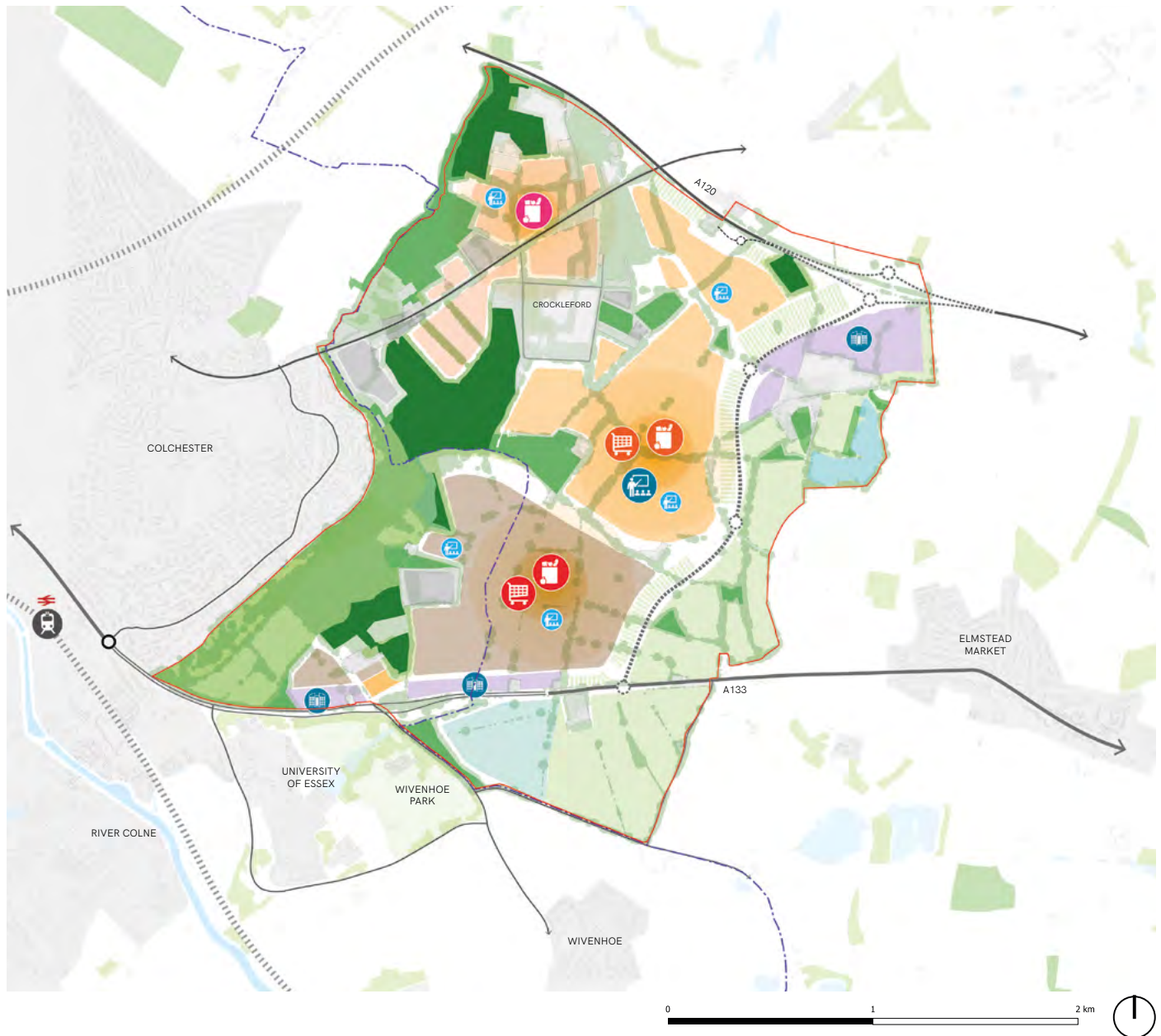
A PLACE WHERE HOUSING IS ACCESSIBLE, AFFORDABLE AND INCLUSIVE

New housing will provide opportunity for young renters, flat sharers, first time buyers, growing families, empty nesters and ageing members of society to live side by side - there will be a real sense of belonging and community with homes designed to be more flexible and adaptable to whole life needs.
















A PLACE WITH GREAT HOMES

The Garden Community will create high quality and desirable homes designed to meet the changing needs of society whilst ensuring high quality spaces.

BUILDINGS PLACES AND CHARACTER ILLUSTRATIVE FRAMEWORK PLAN



KEY

— Area of Search of TCBGC	— Water Course	 Secondary Schools
- - - District Boundary	 Attenuation Ponds	 Retail Facilities
 Ancient Woodlands	 Southern Neighbourhood	 Local Neighbourhood Facilities
 Woodlands	 Central Neighbourhood	 Employment Uses
 Country Park	 Crockleford Neighbourhood	
 Landscape Buffers	 Employment Uses	
 Amenity Green Space	 Primary Schools	

*The location of specific land uses, facilities and activities are illustrative and subject to further masterplanning.

GC POLICY 3: PLACE SHAPING PRINCIPLES

Taking forward the requirements of the Section 1 Local Plan and taking into account the views of local people and other stakeholders, GC Policy 3 sets out the Councils' expectation for the Garden Community to be unique and distinctive in its character and appearance, and for the new homes to meet high standards that will meet a variety of different needs and demands for people and families over the courses of their lives. It includes the Councils' expectations around housing mix, density, and space standards.

Part A: Creation of a Unique and Distinctive Place

The Garden Community will be a unique place with a distinctive character that takes a positive and innovative approach to architecture, urban design, landmarks, and public realm provision. It will adopt a landscape led approach to design and build, follow [healthy new towns](#) principles, in accordance with Sport England Active Design principles, and achieving [Active Design](#), and [secured by design certification](#).

The 'Neighbourhoods' within the Garden Community will themselves adopt different approaches to distinctiveness to provide a rich variety of homes, spaces and other structures to appeal to different needs and lifestyles.

To achieve a unique place with a distinctive character, the Garden Community will be developed in accordance with a comprehensive site wide Garden Community Masterplan, detailed Area Specific Masterplans and Design Codes for relevant phases of development. These will be prepared by the developers through a collaborative process with the Councils and key stakeholders and should have regard to the Councils 'Strategic Masterplan'.

Part B: Design of Places

Alongside the requirements of other policies within this **Plan** and Section 1 Local Plan, the submitted Masterplans and Design Codes should adopt progressive and innovative approaches to placemaking, that seek to future proof the development and have a positive impact on societal behaviour, promoting culture change, and must:

- Provide for high quality, beautiful and sustainable buildings and places.
- Ensure that character areas within the Garden Community contribute to a distinct and legible sense of place for each of the Neighbourhoods.
- Provide for a network of integrated multifunctional green and blue infrastructure features.
- Establish a clear and legible hierarchy of streets, that promotes active and sustainable transport modes, alongside filtered permeability, and prioritises the needs of users in accordance with the Highway Code 'Hierarchy of Road Users'.
- Ensure that the built form within each Neighbourhood establishes a distinct, positive and coherent identity.
- Establish a parking strategy that adopts innovative approaches to parking that de-prioritise parking as a land use, contribute towards modal shift and minimise its impact on placemaking.
- Provide for places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Part C: Design Quality

All new development (including changes of use) must achieve an exemplary standard of design, should maximise health and wellbeing, achieve high standards of amenity, make a positive contribution to the quality of the local environment, and protect or enhance local character. To achieve this, detailed design proposals must:

- Ensure that the layout of the development and positioning of elements of landscape and built environment create a series of diverse and distinct spaces, and take the opportunity to create character areas within the development.

- Ensure areas of public open space are fronted by units to ensure good levels of activity and natural surveillance.
- Ensure new buildings, alterations and structures are well designed, reflect relevant Masterplans and Design Codes and, where appropriate, respect or enhance local character and distinctiveness.
- Ensure the development relates well to its site and surroundings, particularly in relation to its siting, height, scale, massing, form, design and materials;
- Ensure the development respects and/or enhances local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features.
- Ensure the design and layout of the development maintains and/or enhances existing features of landscape, ecology, heritage, or amenity value; and
- Ensure boundary treatments, and hard and soft landscaping, are designed as an integral part of the development reflecting the function and character of the development and its surroundings. The Councils will expect the use of locally distinctive materials and/or locally occurring and characteristic hedge species.
- Ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere within the development.
- Ensure high levels of mitigation for the visual impact of parking on public amenity.
- Protect and promote public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance, pollution (including light and odour pollution), daylight and sunlight.
- Create well-connected places that prioritise the needs of pedestrians, cyclists and public transport services above use of the private car.
- Provide quality living environments that are responsive and adaptable to changing lifestyles and societal requirements.
- Provide sufficient space and appropriate sustainable design solutions for waste minimisation, collection, storage and recycling.

Part D: Designing Out Crime

All development must be designed with:

- Windows that overlook places such as parks and streets, courtyards, parking areas and civic spaces to provide natural surveillance.
- Streets, pedestrian routes, footpaths and cycle paths that are easy to navigate with permeable, direct routes that provide good visibility and avoid sharp or blind corners, tunnels, and hidden alcoves.
- Clear and uniform signage that helps people move around, making the public realm and public transport safer and more attractive for people to use.
- Effective street lighting that illuminates the public realm, enabling natural surveillance and avoiding the creation of dark, shadowed areas.
- Clearly defined boundaries between public and private spaces that reduce the likelihood of anti-social behaviour by establishing ownership and responsibility.
- Security measures for buildings and places are proportionate to their use and function, considering the need to avoid creating places that are hostile or unwelcoming.
- Achieve relevant Secured by Design (SBD) principles.

Part E: Residential Design

Development must achieve an exemplary standard of residential design. All new residential development must take into consideration the site context, the impact on the amenity of adjoining occupiers, and the quality of accommodation as follows:

- Provide a high standard of quality of accommodation for living conditions.
- Be arranged to safeguard the amenity and privacy of occupiers and neighbours.
- Avoid having more than eight dwellings accessed from a single core per floor.
- Provide acceptable levels of natural daylight by providing a window in every habitable room, except in loft space where a roof light may be acceptable.

- Achieve a floor to ceiling height of at least 2.5 metres for at least 75 per cent of the Gross Internal Area of each dwelling to maximise natural ventilation and natural daylight in the dwelling.
- Be predominantly dual aspect and allow for natural cross ventilation. In circumstances where due to site constraints it is impossible or impractical to provide dual aspect dwellings it must be demonstrated how overheating and ventilation will be mitigated. Single aspect dwellings will not be acceptable if they have three or more bedrooms, or are north facing.

Part F: Internal Space Standards, Home-working and Adaptability in New Homes

To ensure homes provide a high standard of living conditions for the residents of the Garden Community, all new dwellings will, as a minimum, be expected to comply with the government's latest 'Technical housing standards – nationally prescribed standard'. Wherever possible, dwellings should exceed these standards to ensure a variety of dwelling sizes across the Garden Community and within each neighbourhood to enable scope for homes and space within them to be adapted in the future to meet residents' and families' changing needs – including the potential for multiple generations of a family to live together.

To provide maximum scope for new residents to be able to work or operate a business from home, all new dwellings should include innovative approaches to home working.

Part G: Private Amenity Space Standards

All new residential development must provide an adequate amount of useable outdoor amenity space to meet the needs of residents. The nature and scale of amenity space should be appropriate to the location of the development, its function and the character of the area within which it is situated. As a minimum:

- All new houses must provide an area of private amenity space. The majority of space should be located at the rear of the property and should not be overlooked from public areas.
- All flat developments must provide an area of communal amenity space and where possible private amenity space in the form of gardens, terraces or useable balconies. For units containing three or more bedrooms an area of private space must be provided.

All amenity space must be intrinsic to the design of the development and communal amenity areas should be accessible to all residents in the development. In determining the provision of private amenity space, proposals should consider the opportunity to provide space both for growing food and the scope for adapting and extending properties to meet residents and families' future needs, whilst still maintaining an appropriate level of garden provision.

The approach to private amenity space will be determined through detailed Design Codes.

Part H: Historic Environment

Development that will lead to substantial harm to or total loss of significance of a listed building, conservation area, historic park or garden or important archaeological remains (including the setting of heritage assets) will only be permitted in exceptional circumstances where the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss. Where development will lead to less than substantial harm this harm should be weighed against the public benefits of the proposal.

Development affecting the historic environment should seek to conserve and enhance the significance of the heritage asset and any features of specific historic, archaeological, architectural or artistic interest. In all cases there will be an expectation that any new development will avoid or minimise any conflict between preserving the significance of a specific heritage asset and any aspect of the proposal. It should enhance the historic environment or better reveal the significance of the heritage asset unless there are no identifiable opportunities available.

Future development must take into account the results and recommendations of the Councils 'Heritage Impact Assessment', and must demonstrate that any negative impacts on the significance of the Grade II* Listed Elmstead Hall, the Grade I Listed Church of St Anne and St Laurence, the Grade II Listed Allen's Farmhouse and the Round Barrows (Scheduled Monument) on Annan Road, and their settings, have been avoided and if this is not possible minimised, through appropriate masterplan design. Proposals that would enhance or better reveal the significance of these assets will be considered positively. Specific mitigation measures must be identified through the preparation of a further detailed Heritage Impact Assessment, and pre-determination Archaeological Assessment, which will inform and be submitted prior to the determination of any application at the site.

Part I: Planning Application Requirements

1. To ensure proposals minimise impact on the existing landscape character and sensitive receptors, both on the site itself and in the surrounding settlements or countryside, a comprehensive Landscape and Visual Impact Assessment (LVIA) of detailed proposals is required. The LVIA must demonstrate how the layout and design of proposals has evolved to avoid or minimise harmful impacts.
2. A Heritage Impact Assessment and Mitigation Strategy is required to demonstrate the measures that can minimise harm and maximise the potential to enhance the heritage significance of the Grade II* Listed Elmstead Hall, the Grade I Listed Church of St Anne and St Laurence, the Grade II Listed Allen's Farmhouse and the Round Barrows (Scheduled Monument) on Annan Road and their settings.
3. The following Archaeological Evaluation is required:
 - An archaeological desk-based assessment incorporating an up-to-date aerial/cropmark assessment.
 - A report on a geophysical survey of the proposed development site.
 - A report on an archaeological trial-trenched evaluation of the proposed development site.
4. Design & Access Statement (incorporating an Active Design Assessment in accordance with Sport England Active Design Guidance).
5. Comprehensive site wide Garden Community Masterplan, detailed Area Specific Masterplans and Design Codes.

Justification

For the Garden Community to be successful, it is one of the Councils' main objectives to ensure it is unique, self-sufficient and can provide high quality design.

The Councils will expect the Masterplans and Design Codes to establish an innovative approach to development both across the Garden Community as a whole, and within each of the neighbourhoods. Masterplans and Design Codes will be informed by use of design review and assessment frameworks such as the [National Design Guide](#), [National Model Design Code](#), [Building for a Healthy Life](#) and [Building with Nature](#), or similar.



A Heritage Impact Assessment (HIA) forms part of the evidence base. It ensures that a positive strategy for the historic environment is secured through the **Plan** and that the **Plan** avoids harming the significance of both designated and non-designated heritage assets, including their effects on setting.

The HIA suggests that the development of the Garden Community would potentially result in significant effects to Elmstead Hall, the Church of St Anne and St Laurence, Allen's Farmhouse, and the Round Barrows (Scheduled Monument) on Annan Road. This would primarily be through the development of the proposed employment areas adjacent to the A120 and A133, the A120-A133 Link Road, and the proposed woodland planting which impacts on the open landscape that is an important element of the settings to these assets. Non-significant adverse effects are likely on Salarybrooke Farmhouse, Lamberts, Collierswood Barn, Wivenhoe House, Hill Farm agricultural buildings, Wivenhoe House Lodges and Wivenhoe Park.

The HIA identifies the potential to provide enhancement opportunities through archaeological/cultural heritage pre-commencement work to more fully understand the historic development of the area and then to promote this information for the benefit of local people and visitors.

Landscaping will have a huge part to play in mitigating the impact on heritage assets and will need to be underpinned by Landscape Visual Impact Assessments. The design and landscaping must be carefully considered in each neighbourhood to ensure it responds to the local character (built and natural) to minimise the potential for adverse impacts and to achieve the best design quality which is an important consideration in determining the balance of harm and benefit.

Proposals must consider how infrastructure design can support the new communities to move towards achieving zero avoidable waste and maximising the value of resources. This will include the need to ensure adequate storage is provided to enable the segregation and treatment of wastes at both a householder and a community level, alongside opportunities for local recovery and reuse for the benefit of the wider community. Whilst it is not possible to be prescriptive about the logistical approaches and future technologies that will be adopted in the management of waste, consideration must be given to how systems are designed to provide for future flexibility. Opportunities for waste management to deliver social and community benefits alongside the development of low carbon energy and heat systems will be supported.

GC POLICY 4: MEETING HOUSING NEEDS

Taking forward the requirements of the Section 1 Local Plan and taking into account the views of local people and other stakeholders, this policy sets out the Councils' expectation for new homes within the Garden Community to be of a high standard that will meet a variety of different needs and demands for people and families over the courses of their lives. It includes the Councils' expectations around housing mix, density, and space standards.

Part A: Projected Housing Needs

All residential development must ensure an appropriate mix of dwelling size, type and tenure that broadly reflects the housing needs for the area and adequately addresses the needs of residents on low incomes.

The proposed mix of dwelling types, sizes and tenure should reflect the latest available evidence of housing demand and need, either contained within the Councils' latest 'Strategic Housing Market Assessment' (which will be updated on a periodic basis) or an assessment of housing demand and need otherwise produced by the developer, which will need to be submitted to the Councils and approved prior to submission of any planning application.

Housing within the Garden Community should meet the need of different groups including the following:

- Specialist Housing (for Older People and People with Disabilities)
- Student Accommodation
- Key Worker Housing
- Families with children
- Affordable Housing, in accordance with the national definition as applicable at the time.
- Gypsies and Travellers
- Self and Custom Build Homes

Part B: Affordable Housing

To ensure the Garden Community makes suitable provision to meet the needs of first-time buyers, key workers and local people and families on lower incomes who cannot afford to buy or rent housing on the open market, at least 30% of all new homes across the Garden Community and within each of its neighbourhoods must be provided in the form of 'affordable housing'.

Whilst it remains a requirement of government policy, 10% of all qualifying new homes will be expected to be provided for 'affordable home ownership' in line with the [NPPF](#) and these will count towards the overall provision of affordable housing. The mix, size, and tenure of the remainder of the affordable housing requirement will be determined through a Housing Strategy to be agreed by the Councils, having regard to latest evidence of affordable housing need.

To ensure positive integration between the Affordable and Market Housing, there should be no difference in the appearance and quality between dwellings (and associated public realm) to be sold on the open market and those to be delivered as Affordable Housing. Affordable Housing should be provided in more than one single parcel and the mix should normally be "pepper potted" throughout the scheme in groups; the size and location of which should be discussed and agreed with the Councils.

In addition, proposals must be accompanied by and delivered in accordance with an 'Affordable Housing Phasing Strategy' which could form part of the wider Housing Strategy, and which would have been approved in writing by the Councils, prior to the determination of relevant planning applications.

Part C: Adaptable and Accessible Housing Standards

All new dwellings must be built to [Building Regulations Part M4\(2\)](#) 'adaptable and accessible standards' (or subsequent equivalent building regulations standards). Within each of the neighbourhoods, at least 10% of market dwellings and 10% of affordable dwellings should also be built to [Building Regulations Part M4\(3\)](#) 'wheelchair-user' standards' (or subsequent government standards). This will ensure that the needs of people living with disabilities and older households will be met, both from the early phases of development at the Garden Community, and into the future as people's needs change.

Part D: Housing Density

The 'density' of new housing development within the Garden Community and within its Neighbourhoods, typically expressed in 'dwellings per hectare' (dph) will vary, having regard to a variety of factors. Factors influencing the appropriate density for any given area include:

- Accessibility to existing and proposed centres, employment areas, services and facilities.

- The Council's 'Strategic Masterplan'.
- Accessibility to the Rapid Transit System, sustainable movement corridors and facilities.
- The need to achieve minimum internal floorspace and private amenity space standards, along with requirements for car parking set out within this Plan, Masterplans, Design Codes or Council guidance.
- The required mix of housing.
- The character of proposed development as determined through the relevant Masterplans and Design Codes.
- The character and proximity to any designated and non-designated heritage or environmental assets, or the impact on their settings.
- The need for an appropriate transition between built development and sensitive areas, such as the open countryside and the Crockleford Heath Area of Special Character,
- The land requirements for infrastructure to be incorporated as part of the development (including key transport corridors, existing and proposed green and blue infrastructure, open space, including green corridors and areas of biodiversity net gain, sustainable drainage systems, centres, footpaths, cycleways and highways, schools and other community facilities).

Part E: Self-Build and Custom-Built Homes

The provision and opportunities for constructing self-build and custom-built homes will need to form part of the mix of housing at the Garden Community. The Councils will consider, on their merits, small developments of sensitively designed self-build and custom-built homes on land within the 'Crockleford Neighbourhood'.

This provision should be made in the form of serviced plots to be brought forward by those looking to occupy those homes. Details of this provision must form part of the submitted Housing Strategy. The requirement for self-build and custom-built homes will be determined having regard to the Councils' 'self-build registers' and local market testing.

Part F: Care, Assisted Living and Other Specialist Housing

To meet the needs of older and disabled people who require specialist care, an element of residential provision in the form of high-quality care homes, assisted living and other specialist housing (including independent living) should be delivered as part of the overall mix of development. These should be located either within, or adjoining, each of the new centres.

The size and specification of any care home or extra-care housing will be determined through the Housing Strategy (see Part B) and will be informed by evidence held by the Councils and their partners in the health sector.

Part G: Gypsy and Travellers

As set out in GC Policy 1, a new site for the accommodation of gypsies and travellers will be delivered within the northern neighbourhood of the Garden Community, south of the A120 and west of the new A120-A133 Link Road, with good access to those roads.

The site will be expected to include suitable circulation and amenity space and must achieve safe access for large vehicles from the road network, access to utilities and must be of high-quality design and landscaping, providing a good standard of residential amenity for occupiers.

Part H: Student Accommodation

The University of Essex has long term plans to expand student numbers and to extend its accommodation provision. Student accommodation will be encouraged in accessible locations within the 'South Neighbourhood' where it would have good sustainable links to the University of Essex and where it will contribute to a mixed and diverse community. The size and specification of any student accommodation will be determined through the Housing Strategy (see Part B) and will be informed by evidence held by the Councils in partnership with the University of Essex.

Part I: Planning Application Requirements

1. Proposals for the Garden Community as a whole, and for each of the neighbourhoods within it, must be accompanied by a Housing Strategy(ies). This must clearly set out how the development will deliver a mix of housing of different types, sizes and tenure that meet a variety of needs, demands and aspirations, including

self and custom build housing, the size and specification of any care home or assisted living housing, and the need for student accommodation.

2. Where relevant all planning applications must be accompanied by a Housing Mix Statement addressing the proposed housing mix, explaining how it reflects the viability, site layout, density, tenure and local housing needs; and how it responds to the site wide and neighbourhood Housing Strategies.
3. An Affordable Housing Phasing Strategy should form part of the Housing Strategy for each neighbourhood. This must demonstrate how affordable housing will be integrated into the development in smaller clusters within each neighbourhood and delivered in phases, alongside market housing, throughout the development.

Justification

To ensure the effective use of land within the Garden Community developers should seek to optimise the housing and economic potential of particular areas and local centres by identifying and ensuring the appropriate building forms and design for each location.

In assessing the range of densities that may be appropriate for the Garden Community, it is necessary to look at what density means in practice. There are various measurements of density, but the most commonly used measure is the calculation of the number of dwellings per hectare. Density is measured as a net figure, only including land directly associated with housing, including the following:

- Access roads
- Private garden space
- Car parking areas
- Incidental open space and landscaping
- Children's play areas

and excluding the following:

- Major roads (including major roads and spine roads)
- Schools and sports grounds
- Strategic open and public space
- Landscape buffers
- Major drainage installations
- Land for other educational or community purposes.

It is appropriate to use a 'blanket' average net density across a whole site for wider planning purposes such as for a Local Plan, but this can be a blunt instrument in trying to assess the capacity of a site, and this **Plan** takes a more refined approach for this particular site.

The density of new housing within the Garden Community will be expected to vary both across the Garden Community and within its constituent neighbourhoods in order to achieve the overall requirement of circa 7,500 homes. Densities will be determined by a range of factors as set out in Policy 5. Across the Garden Community, there is a general expectation that the overall average density of development and the total number of new homes will be greatest in the southern neighbourhood of the Garden Community to reflect its proximity to the University of Essex, which might allow for the provision for some additional student accommodation, and the opportunity for early connection to the Rapid Transit System. The overall density and housing numbers across the northern and central neighbourhoods is expected to step down to lower levels to reflect the more sensitive nature of the landscape and existing communities further north. However, densities must also reflect the sensitive landscape and heritage value of Wivenhoe Park Registered Park and Garden and its setting that forms part of the University estate and abuts the southern boundary of the Garden Community. Overall housing numbers including their distribution between each of the neighbourhoods will be determined by the Strategic Masterplan.

The density of housing development within each of the neighbourhoods will itself vary to reflect the specific factors identified above and will generally be higher density within immediate proximity to the proposed centres and lower densities further out from those centres – particularly where development affects sensitive heritage or environmental assets and other sensitive features including existing dwellings or groups of dwellings.

As well as a range of densities, a mix of different sizes, types and tenures of housing will be expected to meet the needs of a wide variety of people with different requirements, demands and aspirations – including a minimum requirement of 30% affordable housing. The mix will be established through a separate Housing Strategy submitted by the developer for the Councils' approval, that has taken into account the latest evidence and projections of need and demand and relates to a demographic study.

There is also an expectation for all new homes to be built to an adaptable standard, to allow them to be easily upgraded to wheelchair accessible standard if or when residents' mobility needs change. 10% of homes will need to be wheelchair accessible on construction. The development will also be expected to provide for care and assisting living provision, self-build and custom-built homes and student accommodation. Providing homes that are suitable for people living with impaired mobility gives them a choice to remain living within their homes for longer and provides them with wider care options such as receiving domiciliary care instead of having to move to an institutional care setting, thus improving quality of life whilst also reducing pressures on adult social care and local health services.



Chapter 6: Economic Activity and Employment

The Garden Community will provide and promote opportunities for employment within the new community, within sustainable commuting distance and will facilitate a vibrant, thriving local economy with the latest digital infrastructure.

The Councils have high expectations for ensuring that residents of the Garden Community have access to a range of opportunities for employment, education and training across a variety of sectors with the aim of achieving a minimum of one job per household, either close to home or within a sustainable commuting distance.

Creating opportunities for employment, education and training at the Garden Community, both throughout its construction and for the lifetime of residents as the community becomes established, is going to be critical to its success. The approach to maximising the economic potential of the Garden Community has been informed by the evidence base and discussions with education providers and businesses within different sectors. There will be an expectation that as many opportunities to create jobs at the Garden Community, and within a sustainable commutable distance, are followed up and delivered. GC Policy 5 explains how this will be achieved, with an aim of creating at least one job per new household.



Section 1 Local Plan

Under the theme of Economic Activity and Employment, some of the main requirements covered in this **Plan**, as set out in the policies of the adopted Section 1 Local Plan include:

- Provide and promote opportunities for employment within the new community and within sustainable commuting distance of it.
- Provide a mix of land uses and services with well-defined public and private spaces to create sustainable well-designed neighbourhoods.

Principles

A PLACE WITH A THRIVING LOCAL ECONOMY

The local economy will be vibrant and will provide a wide range of new and exciting economic opportunities, maximising opportunities from the adjacent University of Essex and capitalising on the success of the Knowledge Gateway. The site will provide a range of flexible and modern workspaces together with state-of-the-art digital infrastructure to allow for modern ways of working.

A PLACE THAT IS VIBRANT AND ACTIVE

The Garden Community will be designed to ensure interaction and activity is common. The neighbourhood centres will encourage a variety of mixed use, flexible spaces that are accessible in close proximity to homes and jobs. It will be known for its quality of livability, equitable prosperity, and social cohesion.



POLICY 5: ECONOMIC ACTIVITY AND EMPLOYMENT

Part A: Achieving a Balance of Homes and Jobs

Residents of the Garden Community will have access to a range of opportunities for employment, education, and training across a variety of sectors with the aim of achieving a minimum of one job per household, either within or close to home or within a sustainable commutable distance. To achieve this, the developers, working with the Councils and other partners, will prepare an Economic and Employment Strategy, which will detail a variety of measures aimed at fostering the conditions for economic activity and employment.

Proposals will need to reflect an Economic and Employment Strategy and demonstrate how the following will be achieved:

- How delivery of the first phase of business accommodation is tied to occupation of housing to provide an alignment between jobs and housing, and any future review of employment allocations will need to take account of market dynamics and best practice and avoid sterilisation of parcels of land;
- Expansion of the University of Essex and the Knowledge Gateway through the allocation of land for expansion and ongoing development including an appropriate high quality pedestrian/cycle connection across the A133;
- Creation of 'centres' serving each of the Garden Community's new neighbourhoods providing facilities such as shops, services and community facilities, including schools, care facilities and flexible community buildings that can be used for a variety of purposes, including health provision, and could include employment land and job opportunities including touch down space;
- The provision of a mixture of employment units including smaller workshop space, grow-on space (150-500sqm) for businesses that have overgrown their initial accommodation. Developer contributions will be sought for the provision of affordable employment space.
- Employment areas offering a high-quality, pedestrian and cycle friendly environment, including access to green spaces and amenities for employees
- Construction of new homes with innovative approaches to home working and the highest standard of broadband access to promote home working, business creation and self-employment;

- Creation of the Rapid Transit System to enable a fast commute for residents to and from all neighbourhoods within the Garden Community to key areas of employment including the new A120 business park and centres as well as those outside of the Garden Community, such as the University of Essex, Colchester City Centre, Colchester General Hospital, and Colchester Sports Park;
- Effective networks, technology and resources that facilitate up-skilling, re-skilling, employability and innovation throughout the life of the development. This is to include positive partnership working between the Councils, University of Essex, the Colchester Institute and other local educational establishments, and the developers to increase capacity and improve facilities to deliver training in identified 'growth sectors (construction, education, life sciences, health and care, and knowledge-sector digital/creative;)' and
- Working with government, the local authorities and other partners to secure public sector intervention where market failure can be evidenced and to explore the potential for central government functions and related supply-chain industries to be relocated to the Garden Community.

Part B: Employment Allocations

GC Policy 1 of this **Plan** allocates approximately 25 hectares of employment land in the form of a new Business Park and a 'Knowledge-Based Employment' site, and three Garden Community Neighbourhoods which will also accommodate employment uses in 'Neighbourhood Centres'.

A120 Business Park

Land within the Business Park is allocated for uses falling within the following Use Classes:

- E(g)(ii) Research and Development
- E(g)(iii) Industrial Processes
- B2 General Industrial
- B8 Storage and Distribution

Development should include a mix of uses and unit sizes. Ancillary business uses such as a hotel, food and drink will only be permitted where they support the primary use of the Business Park.

Knowledge-Based Employment Land

Land within the Knowledge-Based Employment Land is allocated for uses falling within the following Uses Classes:

- E(g)(i) Offices
- E(g)(ii) Research and Development

Ancillary business uses such as food and drink will only be permitted where they support the primary uses of the Knowledge-Based Employment Land.

North and South Neighbourhood Centres

The North and South Neighbourhood centres should support flexible E and F Class Uses that are able to achieve a critical mass of activity and footfall. These centres should be focused on sustainability, convenience and community uses, and may include serviced office-type hot desk and meeting room facilities.

Part C: Protection of Employment Land

Land allocated for employment use in this **Plan** and any employment land or employment space created as part of the Garden Community will be protected for employment use as specified in Part B of this Policy unless a future review of this Plan determines otherwise. Proposals for non-employment uses, or alternative use classes for allocated land and premises will not be supported to ensure the Garden Community is served by a flexible range of land and property for the provision of commercial activity and jobs.

Part D: Planning Application Expectations

1. An Economic and Employment Strategy will be required to help achieve the objective in Part A of this policy. This must be prepared collaboratively with the Councils and relevant stakeholders, and subsequently approved by the Councils. The strategy should complement the Councils' skills and employment ambitions, including resourcing interventions for those hardest to reach and who would otherwise not benefit from this development.
2. An Employment and Skills Plan (ESP) (sometimes known as a 'Construction Workforce Development Strategy and Agreement') will be required. This must be prepared collaboratively with the Councils and relevant stakeholders, and subsequently approved by the Councils.

Justification

The Garden Community can make a contribution to addressing the challenges of increasing productivity, delivering prosperity and productivity, and contributing towards the creation of mixed and balanced new communities that are successful and sustainable in the long term.

The NPPF advises local planning authorities to take a pragmatic approach to the protection of employment sites. To build a strong, responsive and competitive economy, policies need to be flexible whilst ensuring that the needs of the community are met. Employment sites are under increasing pressure to be developed for other uses, but it is important to retain and protect employment sites where possible and appropriate. Employment land retention and provision is particularly necessary within the Garden Community to enable balanced job and housing growth and the aim of achieving a minimum of one job per household, either within or close to home or within a sustainable commutable distance.

The Economic and Employment Study (Quod, January 2022) sets out the evidence, analysis and recommendations which has informed this Plan. The study concluded that the prospects for a business park (B2/B8 logistics, industrial and ancillary office) with direct access to the A120 are very strong. Market signals indicate these uses should be capable of being delivered early in the programme. The opportunity for a university-linked commercial space and/or higher density office and lab space should be developed in the 'Knowledge-Based Employment Land'. The study shows there is a long-term opportunity to build networks to promote and sustain commercial activity at the Garden Community creating highly skilled jobs.

The study also recommends the provision of appropriate flexible Commercial, Business and Service uses and office space concentrated in the North and South Neighbourhood Centres; this should be small in scale to meet local need. A key objective is to ensure economic uses help to create a successful, integrated, and balanced community with vibrant centres that include a mix of employment opportunities and services. A mix of employment uses provides flexibility and the ability to respond to market strengths and opportunities. A realistic level of self-containment should also be achieved, with as many commuting journeys as possible undertaken through walking, cycling and public transport. Sustainable access to employment opportunities in neighbouring major employment centres or surrounding towns in Tendring and Colchester will need to be provided.

The Economic and Employment Strategy should as a minimum set out:

- How skilled workers can be attracted to live within the new community.
- How many workers may take up jobs in the foundational economy, in sectors such as construction, retail and leisure, health and education.
- How the number of employment opportunities in the tradeable economy can be maximised within the new community itself – particularly, in the advanced manufacturing, clean energy, digital, and life sciences sectors.
- How business accommodation can meet the needs of business occupiers in terms of location, placemaking and building design.
- How workers will gain the skills and employability support required to access good jobs.
- The cumulative impacts but also opportunities of other growth nearby.
- Potential barriers to delivery – and how these can be overcome.
- Risks to successful long-term stewardship – and how these can be managed.
- How the employment and skills landscape and partners will be coordinated and managed to maximise benefits for residents and businesses e.g. via a skills and employment brokerage service or links with Job Centre Plus and the Essex Opportunities Portal.

The Garden Community will contain a vibrant mix of occupiers, including suitable uses in the evening and night-time economy. Non-residential development on lower floors should be flexible and adaptable to accommodate a range of uses and sectors, including studio based Small and Medium Sized Enterprises (SMEs) or third sector organisations.

Employment areas will need to offer a high-quality, pedestrian-friendly environment, including access to green spaces and amenities for employees. There will also be a commitment to futureproof broadband connectivity to all homes and businesses.

In the current economic climate and national skills shortage, the Councils will expect the developer to prepare an 'Employment and Skills Plan' (ESP) to increase local construction employability levels and workforce numbers. Improving the skills of the local labour force will be key to improving the areas economic competitiveness. Through the ESP, increased skills and employability will enable residents to take advantage of opportunities created by new development at the Garden Community. The ESP will enable relevant and proportionate targets to increase the volume and quality of employment and skills interventions. The ESP should consider the skills required for the development of sustainable infrastructure, for example design and construction of sustainable buildings and infrastructure; renewable energy; and sustainable waste management.

The ESP should seek to maximise the potential for local people to be trained and employed in the long-term development of the Garden Community. The ESP will demonstrate the measures that will be employed to maximise the opportunities for local people to access training and employment in the construction of the Garden Community and associated supply-line industries, and enable wider employment opportunities for those requiring additional support to enter the job market.

Student and retired households are excluded from the ambition to achieve one job per household.



Chapter 7: Community and Social Infrastructure

The garden community will be known for its healthy and happy community. It will have a variety of diverse community spaces, play spaces, great local schools and a network of sport and leisure facilities. It will establish long term and participative stewardship of infrastructure from the outset.

This chapter contains the Councils' expectations and policy on ensuring the Garden Community is served by community services and facilities of the right type in the right location and delivered at the appropriate time, including health and wellbeing, schools and sports facilities; as well as access to health ambulance, police and firefighting services and how the development will incorporate measures to encourage inclusive, healthy, and happy lifestyles.

Section 1 Local Plan

Under the theme of Community and Social Infrastructure, the main requirements for the Garden Community, as set out in the policies of the adopted Section 1 Local Plan are set out below.

- Establishment of new neighbourhood centres of an appropriate scale and easily accessible by walking, cycling and public transit to the majority of residents of the Garden Community – each containing community meeting places.
- New secondary school, primary schools and early-years facilities.
- Measures for increasing capacity in, and accessibility to, primary health care – either through new infrastructure or the improvement, reconfiguration, extension, or relocation of existing medical facilities.
- Creation of healthy communities through the pattern of development, urban design, access to local services and facilities, and safe places for active play and food growing.
- The provision of new indoor leisure and sports facilities and/or contributions towards the improvement or expansion of existing facilities in the wider area.
- New community parks, allotments, a new country park and the provision of sports areas and play areas with associated facilities.
- An infrastructure delivery strategy and phasing plan that sets out how infrastructure, services and facilities will be provided.



Principles

A PLACE WHERE EVERYONE CAN FEEL AT HOME

The Garden Community will be home to a multi-generation and multi-cultural community for people of different ages, ethnicities, interests and lifestyles. A variety of spaces for social interaction will encourage existing and new communities to meet with facilities designed to be accessible and inclusive.

A PLACE WHERE IT'S EASY TO BE HEALTHY AND HAPPY

The Garden Community will be designed to make it easy for residents and visitors to live well. It will be about far more than the delivery of healthcare services but focused on creating environments that promote healthy living, are regenerative, restorative and relaxing - being active and tranquil will come naturally.

A PLACE WHERE EVERYONE CAN LEARN

The Garden Community will be planned with lifelong learning in mind. While early years, primary and secondary education will all be planned for it will also develop a more holistic place that creates opportunity for lifelong learning, training and local opportunities with employers and key institutions such as the University of Essex.

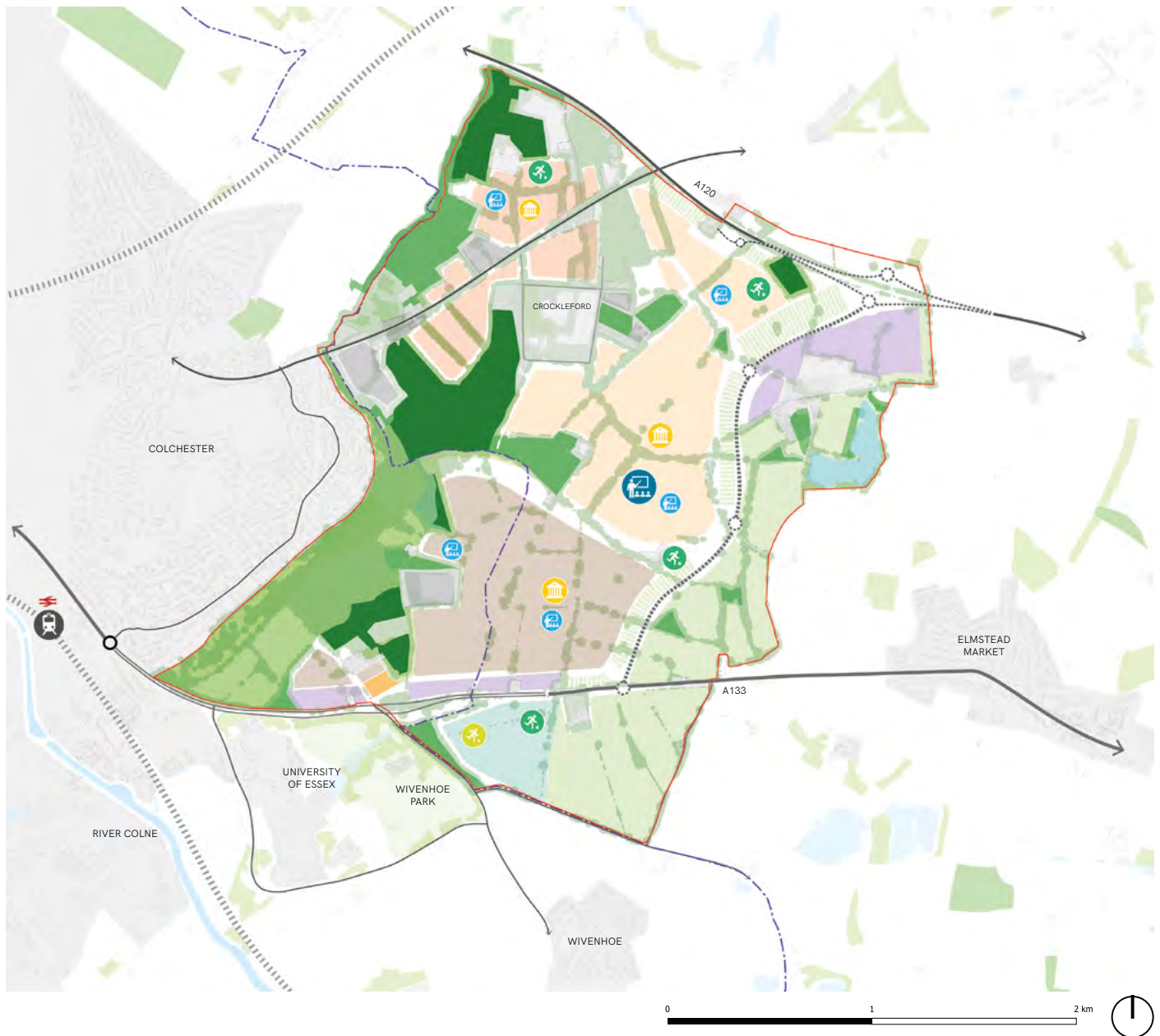
A PLACE TO PLAY AND HAVE FUN

In addition to purpose-built sport and leisure facilities the Garden Community will include opportunities for recreation and activity including for children and young people.

A PLACE WHERE LONG TERM STEWARDSHIP IS CONSIDERED FROM THE OUTSET

Long term stewardship and governance will be considered and built-in from the initial stages of planning and designing the Garden Community. A clear understanding will be established from early on, of how the assets generated by the development process will be managed on behalf of the community in perpetuity and how income streams will be generated. Meaningful community participation will be established from the outset to enable people to engage in the management of their infrastructure. Community needs and opportunities will be identified in a participative manner and there will be local representation on delivery teams and partnerships.

COMMUNITY AND SOCIAL INFRASTRUCTURE ILLUSTRATIVE FRAMEWORK PLAN



KEY

—	Area of Search of TCBGC		Attenuation Ponds		Hubs
- - -	District Boundary		Southern Neighbourhood		Sports Hubs
	Ancient Woodlands		Central Neighbourhood		University Sports Parks
	Woodlands		Crockleford Neighbourhood		
	Country Park		Employment Uses		
	Amenity Green Space Wat		Primary Schools		
—	Course		Secondary School Community		

*The location of specific land uses, facilities and activities are illustrative and subject to further masterplanning.

GC POLICY 6: COMMUNITY AND SOCIAL INFRASTRUCTURE

The Garden Community will deliver local community services and facilities, including opportunities for joint provision and co-location to provide services which best meet people's needs, are accessible to all and which are multi-purpose and innovative. The community and social infrastructure needs of the Garden Community will be determined in accordance with detailed assessments and strategies, prepared by the developer in partnership with the Councils, key stakeholders and infrastructure providers having regard to up to date evidenced need, informed by bespoke demographic studies. These should be approved alongside and/or prior to the determination of relevant planning applications, as appropriate.

Phasing of the delivery of community and social infrastructure will be aligned with other aspects of the development to ensure that the needs of the community are met from the outset and that the development meets the principle of 'infrastructure first'.

The Garden Community will promote wellbeing and a happy, healthy community that is engaged, empowered and socially inclusive. Stewardship will be important to ensure that the new community has a stake in the long-term development, maintenance and management of the Garden Community.

Part A: Neighbourhood Centres

Each of the 'Garden Community Neighbourhoods' must include at least one 'Neighbourhood Centre' which will complement one another. All centres must be accessible by a comprehensive sustainable travel network (walking and cycling) designed around the 20-minute neighbourhood principles and have good access to one or more of the Rapid Transit System halts. All centres must include a diverse range of uses, including, but not limited to, education, retail, community space and a dedicated or flexible space to enable activities to support the wider determinants of health. All centres must include community meeting places, which can provide for a range of community uses and needs. Buildings should be designed flexibly to ensure they are resilient to respond to changing needs over time. The upper floors of buildings in centres may be used for residential uses where it can be demonstrated that there will be no harm to residential amenity arising from noise, pollution or other impacts of the ground floor uses. The public realm must be inclusive and create a sense of place, safety, and interaction with nature.

Part B: Community Buildings and Spaces

Multifunctional community buildings and spaces must be provided throughout the Garden Community, including within each of the 'Neighbourhood Centres'. Community buildings and spaces must be convertible and flexible to accommodate a variety of users, including faith groups, social prescribing activities, community fitness, play and cultural activities. Community buildings and spaces must be inclusive and accessible to all, including those with mobility and sensory issues and must meet Part M1, 2 and 3 of the Building Regulations. Schools may be an appropriate location for such uses and relevant planning applications should be accompanied by a 'Community Use Statement/Plan'.

Part C: Education, Early Years and Childcare

The Garden Community will provide for early years and childcare facilities, and schools, that are located centrally to the Neighbourhoods they serve and away from primary traffic routes. Land and commensurate financial contributions are required for:

- One secondary school on at least 12.4ha of suitable land, or two secondary schools each on 7.9ha of suitable land allocated for education use.
- Up to five new primary schools, each with a co-located early years and childcare facility and each on at least 2.1ha of suitable land allocated for education and childcare use.
- At least five new 56 place stand-alone early years and childcare facilities, each on 0.13ha of suitable land allocated for education and childcare use.
- One new 30 place stand-alone early years and childcare facility on 0.065ha of suitable land allocated for education and childcare use.
- One new 26 place stand-alone early years and childcare facility on 0.058ha of suitable land allocated for education and childcare use.

The capacity and quantum of schools and early years provision will be subject to an appropriate assessment of the need at the time of submission of future planning application(s).

Each of the Neighbourhoods must include at least one co-located primary school with early years and childcare facility and provision for stand-alone early years and childcare facility.

A secondary school site should be co-located with a primary school and early years and childcare facility to provide for the option of an all through school.

Additional space must also be provided for co-located Special Educational Needs (SEN) provision and any community uses being delivered by the school.

Proposals should have regard to the Essex County Council ['Developers' Guide to Infrastructure Contributions'](#) and ['Garden Communities and Planning School Places' guide](#).

Vehicle free 'school zones' must be provided around schools, with the area around the main pupil entrance entirely traffic free, connected by safe and direct walking and cycling routes to the Neighbourhood the school serves. All schools should be well connected to the natural environment to provide the option of providing forest school sessions, and through their design and layout encourage health and wellbeing, especially physical activity (e.g. storage facilities to support cycling, and the promotion of informal physical activity as well as providing conventional sport and play facilities).

Part D: Sports, Recreation and Open Space

The sports and recreation requirements of the Garden Community, as set out in the Colchester and Tendring Open Space, Playing Pitch, Outdoor Sports and Built Facility - Overarching Strategy (2023) or any updates to this Strategy, must be met in full in terms of the typology, quantity, quality, and location of facilities provided. Proposals will have regard to the potential role of the University's existing or future sports facilities in meeting the needs of the development in view of the close proximity of the University site and the strategic shared use facilities that are or could be provided to help meet the needs of residents of both the development and the University.

Opportunities should be taken to deliver multipurpose facilities well integrated into the built environment and well designed in terms of their landscape settings. The Councils will only consider offsite provision where it is well connected to the Garden Community and/or where it will deliver multiple benefits, including benefits to existing communities.

Part E: Health

The Garden Community will create an active environment that promotes health and wellbeing and builds a strong community. The conditions for a healthy community will be provided through the pattern of development, good urban and public realm design, access to local services and facilities, opportunities for local employment, high quality open space and landscape design and safe places for active play, biodiversity and food growing, and which are all

accessible by walking, cycling and public transport. Proposals must take account of the [healthy new towns principles](#), the developing integrated neighbourhood model of working, as well as [Sport England's Active Design](#) principles.

Appropriate health and wellbeing services must be provided to new residents and occupiers of the Garden Community from first occupation. Proposals for the development of the Garden Community must reflect national and local health related strategies, consider the evidence provided through relevant Health Impact Assessments including the joint strategic needs assessment (JSNA) and align with the outcomes within the overall 'Health Strategy' for the Garden Community, and are anticipated to include:

- Enhancements to existing local facilities, including improvements to primary care provision and wider healthcare services and facilities including but not limited to those at Colchester Hospital which will support the provision of acute and community services.
- A new Health and Wellbeing Hub (underpinned by the most up-to-date evidence base delivered via a phased approach). The facility shall be designed to deliver an integrated service for residents and include consideration of primary, community and acute services and should be located on an accessible site close to other community facilities and transport infrastructure. Any approach to health and wellbeing will include facilities that provide regard to prevention and health improvement activities.
- Flexible space for health provision, located within the Neighbourhood Centres and community buildings.

Developers should enter into early conversations with the local NHS Integrated Care Board, the North East Essex Health and Wellbeing Alliance which is the local place-based health partnership so to ensure that proposals reflect current health and social care models, local evidence and need. This partnership vehicle will also be key in supporting the development of the health impact assessment and health strategy for the GC.

The phasing of health facilities and services must be set out as part of the Phasing & Implementation Strategy to explain how health provision will meet the needs of the community as it grows. Proposals must be accompanied by a 'Health Strategy' that sets out what health and wellbeing services will be provided, prepared in collaboration with key health stakeholders. This will include detail on the size of the Health and Wellbeing Hub, the provision of and relationship to other flexible community space and any off-site mitigation to address the needs of the population.

Each Planning Application must be supported by a Health Impact Assessment (HIA) prepared in accordance with the advice and best practice as published by Public Health England and locally through the Essex Planning Officers' Association HIA Guidance Note, using the most up to date guidance. Any mitigation measures identified in the HIA should be incorporated into the proposed development.

Part F: Stewardship

To help establish a strong community, arrangements for the sustainable long-term governance and stewardship of local assets, and community development activities appropriate to the creation of a new community, must be agreed as part of the planning permissions and planning obligation agreement(s) relating to the site (except for those applications related to the provision of the A120-A133 Link Road or RTS). Provision will need to be made and agreed to ensure the appropriate financial, physical, and human resources are secured to deliver stewardship aspirations. This will include the transfer of suitable income-generating assets, or equivalent endowment, that can provide a long-term source of revenue for the stewardship body.

The preferred solution for stewardship arrangements will need to be determined as part of future planning permissions for the site. This will be achieved through collaboration between the developers, the Councils (including Essex County Council), and other relevant stakeholders, and will be secured through planning conditions or planning obligations attached to planning permissions.

Developer contributions will be required to fund the initial set up and running costs, including staff, premises, and equipment costs. This support will need to be provided for a minimum of 10 years, or until such time as stewardship activities are financially self-sustaining, before the occupation of the first home.

Part G: Planning Application Requirements

1. Proposals for the development of the Garden Community must include planning obligations enabling the phased delivery of community and social infrastructure.
2. Proposals must include a Phasing and Implementation Strategy, which explains how the rate of development will be linked to the provision of the necessary social, physical, and environmental infrastructure. This must be based on the latest evidence from infrastructure providers, statutory bodies and governing bodies and will include the employment of community development workers.

3. Proposals must be supported by bespoke demographic studies commissioned by the developer to provide a consistent evidence base for the planning of all social and community infrastructure, particularly schools and healthcare facilities. These will also contribute to the health impact assessment.
4. Proposals must be supported by a Health Strategy, prepared in consultation with Integrated Care Board and NEE Health and Wellbeing Alliance.
5. Proposals must be supported by a Health Impact Assessment, prepared in accordance with the latest advice and best practice.
6. Proposals must be supported by a Healthy Living and Play Strategy which will be informed by the Colchester and Tendring Open Space, Playing Pitch, Outdoor Sports and Built Facility - Overarching Strategy (2023) or any updates to this Strategy. This Strategy should demonstrate how the development will be designed to encourage active lifestyles, independence, and wellbeing, through the provision of sites, facilities, and informal opportunities for people to play, socialise, play sport, keep fit and have fun. It must be co-ordinated with other relevant strategies for the development such as the Green Infrastructure Strategy, the Active Travel Strategy and the Active Design Assessment.
7. A detailed Stewardship Strategy, supported by a (independently reviewed) business case, will need to be prepared and agreed in writing with the Councils which will need to establish the scope of the stewardship and community governance arrangements, how it will evolve and develop over time, and the long-term financial sustainability of the model. This strategy will need to show how the arrangements proposed will successfully interact with and work alongside existing local governance arrangements including town/parish councils.
8. Proposals should explain how information on a range of issues will be passed on to future residents, this could be by digital means such as a dedicated app developed for the Garden Community.
9. Proposals for educational use/buildings should be accompanied by a 'Community Use Statement/Plan' to be agreed by the authorities and which must be approved as part of any planning permission granted and secured by way of a Community Use Agreement through an appropriate legal agreement.

Justification

The Garden Community will be underpinned by a package of community and social infrastructure that is based on up-to-date evidence of need, to enable residents to meet the majority of their day-to-day needs. The Garden Community is an opportunity to explore, with service providers, new ways to provide and deliver the education, health and other community and social infrastructure needed to support the new community, and the Councils have worked with service providers throughout the production of the **Plan**.

Community and social infrastructure covers a wide range of facilities, such as health; ambulance; police; firefighting; education; sports, recreation and greenspace; places of worship; community halls; public houses and cultural infrastructure. Green-blue infrastructure, including the provision of Suitable Accessible Natural Greenspace (SANG), is another important element of community and social infrastructure and requirements for this are included in the Nature policy.

Infrastructure first is a Garden Community principle. The policy is clear that necessary community and social infrastructure will need to be provided but is flexible to respond to changing approaches to service provision as the Garden Community develops over time.

The provision of a local centre within each of the neighbourhoods will provide residents with access to services and facilities, reducing the need to travel and contributing to the creation of 'walkable neighbourhoods'. Social interaction will be promoted through a mix of uses and layouts that allow for easy pedestrian and cycle connections. This policy plans positively for the provision and use of shared space, multifunctional community facilities and other local services.



The availability of good quality schools is consistently ranked as amongst the most important indicators of a high quality of life. Schools will be an important part of the Garden Community and it is key that the size and location of each is carefully considered and confirmed with the Councils as part of the comprehensive and details masterplanning process.

The scale of the Garden Community will require the provision of new education facilities that are comparable with the total number of homes built and the housing mix delivered. Garden Communities by their nature are unique developments and the precise level and pattern of demand for school places may differ from the norm that has been observed on other developments. Therefore, it is important that the planning of new schools is informed from the outset by bespoke demographic studies commissioned by the developer to provide a consistent evidence base for the planning of all social and community infrastructure.

Essex County Council's '[Garden Communities and Planning School Places](#)' guidance document and the '[Developers' Guide to Infrastructure Contributions](#)' provide detail on school and early years and childcare requirements and specifically new schools serving new Garden Communities in Essex. The Department for Education have published guidance, titled '[Education Provision in Garden Communities](#)', which should also be read in conjunction with these documents. There is an expectation that school buildings will be carbon positive, deliver exemplar learning environments and generate low lifetime costs.

Schools should be designed to encourage health and wellbeing especially physical activity by the design and layout of the schools, e.g. storage facilities to support cycling and designing the school grounds to promote informal physical activity as well as providing the conventional and required sport and play facilities.

The Healthy Living and Play Strategy required under Part G should be informed by the recommendations of the 2022 Colchester Tendring Open Space Strategy and should be co-ordinated with other relevant strategies for the development such as the Green-Blue Infrastructure Strategy and the Active Travel Strategy. The strategy should demonstrate how the broader design of the development has encouraged active lifestyles (e.g. through the use of the Active Design principles).

Healthy new towns principles and Sport England's **Active Design principles** have been incorporated throughout this **Plan**. The policy explains the conditions for a healthy community will be provided through the pattern of development and good quality placemaking and design. Green-blue infrastructure, sports facilities, local shops, allotments, and layouts that encourage walking and cycling are all important for healthy lifestyles, and these are incorporated into the policies of this **Plan**. To ensure proposals plan positively and address the determinants of health from the outset, proposals will be required to carry out a Health Impact Assessment (HIA). The purpose of the HIA is to identify opportunities for positive health impacts and potential negative impacts and how they might be mitigated. The HIA can evidence that development will be safe, secure, and accessible. Mitigating the opportunities for crime is not only about reducing and preventing injury and crime, but it is also about building strong, cohesive, vibrant, and participatory communities. Safety, and the perception of crime is paramount, as each individual member of the community should have the right to use the appropriate space available and the environment without promoting and inducing the fear of crime. The conclusions and recommendations of the HIA will need to be incorporated into proposals.

The health strategy for the Tendring Colchester Borders Garden Community will be dependent on various factors including capacity in existing neighbouring primary care facilities, workforce recruitment, funding streams, NHS clinical and service strategies and NHS building design approaches. A comprehensive, evidence based HIA will be carried out engaging with all local health and care partners and local communities to ensure that a robust view of need is assessed. The strategy shall be designed to ensure that health is designed into the Garden Community and that any new infrastructure delivers an integrated service for the population. A consideration on the wider impact of the development on key health stakeholders including Public Health, primary, secondary and acute inpatient and outpatient facilities, ambulance, police, firefighting and others within the local partnership will need to be taken into account and mitigation of any impact appropriately provided.

New community and social infrastructure, including open spaces, need to be managed and maintained in perpetuity. Stewardship is the term for the long-term management of such assets. The Councils consider that stewardship also includes the development of the Garden Community as a friendly, inclusive, happy, and healthy place where residents are encouraged to interact through the design of community infrastructure and the provision of community development activities such as organising events and establishing clubs and interest groups.

There are numerous stewardship models available, and it is important for the long-term development of the Garden Community that stewardship is considered early on. The Section 1 Local Plan includes policy requirements to establish long term governance and stewardship arrangements for community assets, including the provision of community support workers for a minimum of 10 years.

Stewardship arrangements should include a stewardship strategy, supported by a (independently reviewed) business case, that establishes the scope of the stewardship and community governance arrangements, and sets out how they will evolve over time, as well as the financial sustainability of the arrangements proposed. To ensure financial sustainability is achieved it will be essential for the stewardship body to be endowed with income-generating assets that are capable of providing a secure and long-term source of revenue for the stewardship body.

The strategy should include an initial activation program to support community development delivery early on. For example, initiatives to support the establishment of community walking, running, cycling activities and to support sports club development. Without this, there is a risk that staffing and premises will be in place but their ability to deliver community development initiatives will be constrained.

Stewardship and governance arrangements will need to achieve the following principles:

- **To achieve a high quality of place:** to ensure that the quality of place and services delivered are exemplar and provide great places to live, work, visit, and play.
- **To steward a range of community assets:** to ensure that a range of assets are held in perpetuity in community ownership and managed for the benefit of the community.
- **To promote community identity and cohesion:** to ensure that residents and business are directly engaged in the long-term management of the community assets, fostering a shared sense of ownership and identity.
- **To act with professionalism and entrepreneurship:** to provide proactive management of land and property endowments, be entrepreneurial and evolve as the community grows and circumstances change.

- **To be financially sustainable:** to be long-term financially viable and self-sustaining with secure income streams. If and where service charges are required, they will be set up and enforced in an equitable way with local control over the management of the system, with rent charges not being imposed on residents. Local authorities and local residents must be protected against financial liability or risk.
- **To be accountable and well-governed:** to ensure open, transparent and accountable governance with the community having the ability to exercise influence and control over stewardship decisions and delivery. The legal form of the stewardship body will be determined through consultation with all relevant stakeholders.
- **To be adaptable and follow an incremental approach:** to recognise the long-term undertaking and take a staged approach to developing stewardship structures and identifying the opportunities that stewardship allows for due diligence and community engagement throughout the planning and development process.



Chapter 8: Movement and Connections

The garden community will be structured around a dense network of traffic-free walk and cycle routes with rapid public transit prioritised and supported by a range of innovative mobility measures. This will ensure day to day trips are shorter, quicker and cheaper without a car.

This chapter sets out the policy expectations in relation to Movement and Connections. The key objectives and principles for the Garden Community are to ensure neighbourhoods are walkable, low traffic and livable, where residents can access most of their daily needs within a 20-minute walk or safe bike ride from their home. The Garden Community will be designed and built in a way that reduces the need to travel, especially by car, and enables new ways of working and service delivery that supports remote working and digital solutions by making it easier for people to access services locally or by digital means.

Section 1 Local Plan

In respect of the topics covered under the theme of Movement and Connections, some of the main requirements expected to be covered in this Plan, as set out in the policies of the adopted Section 1 Local **Plan**, include:

- Details of the design and delivery of the A120-A133 Link Road and the Rapid Transit System (RTS) and how they will be integrated as part of the Garden Community.
- Delivery of the supporting transport infrastructure for the Garden Community.
- Measures for sustainable transport provision and targets for 'modal share' – i.e. aiming to change travel behaviour to reduce car use and maximise walking, cycling and use of public transit.
- Measures for ensuring sustainable transport measures are provided early, from the very first occupation of homes at the Garden Community.
- The network of footpaths, cycleways and bridleways to enhance accessibility within the site and to the adjoining areas – including the University, Hythe station and Colchester City Centre.
- Innovative strategies for the management of private car use and parking, including the promotion of car clubs and car sharing, and the provision of electric car charging points.
- Parking facilities and design approaches that can be adapted if levels of private car ownership fall.
- Park and ride facilities and other effective integrated measures to lessen the transport impacts of the proposed development on the strategic and local road network.
- Measures for delivering reliable high speed/ultrafast broadband at all new and existing property.
- Longer term transport interventions designed to minimise the impacts on the strategic and local transport network and that fully lessen any environmental or traffic impacts arising from the development.

Principles

A PLACE WHERE PEOPLE HAVE PRIORITY

The starting point for the design of the Garden Community will be a network of people-focused streets and traffic-free routes that ensure it is quicker to walk, cycle and scoot than use the car. The streets will be for play and enjoyment first, with traffic and deliveries carefully managed such that the streets are seen as a key setting for community life. While the Garden Community will not design out the car it will purposefully be planned for a different future where reduced private ownership and shared modes are efficient, safe and cheaper. While access will be possible to every house by car, the design of the streets will mean that cars will move slowly and be understood as guests in the streetscape. The streets will be designed such that parking spaces, car parks and car courts can be repurposed as community spaces as car ownership falls in the future.

A PLACE WITH RAPID, EFFICIENT AND COST EFFECTIVE PUBLIC TRANSPORT

A new Rapid Transit network will link the Garden Community to the wider area on high quality vehicles, operating at high frequencies and offering faster journey times to key destinations than by other means such as the private car. This will make Rapid Transit the first choice for trips into Colchester and beyond. The RTS will be a huge benefit for existing communities and for those travelling in to use the Park and Choose site, making the area even more attractive as a place to live, work, play and visit.

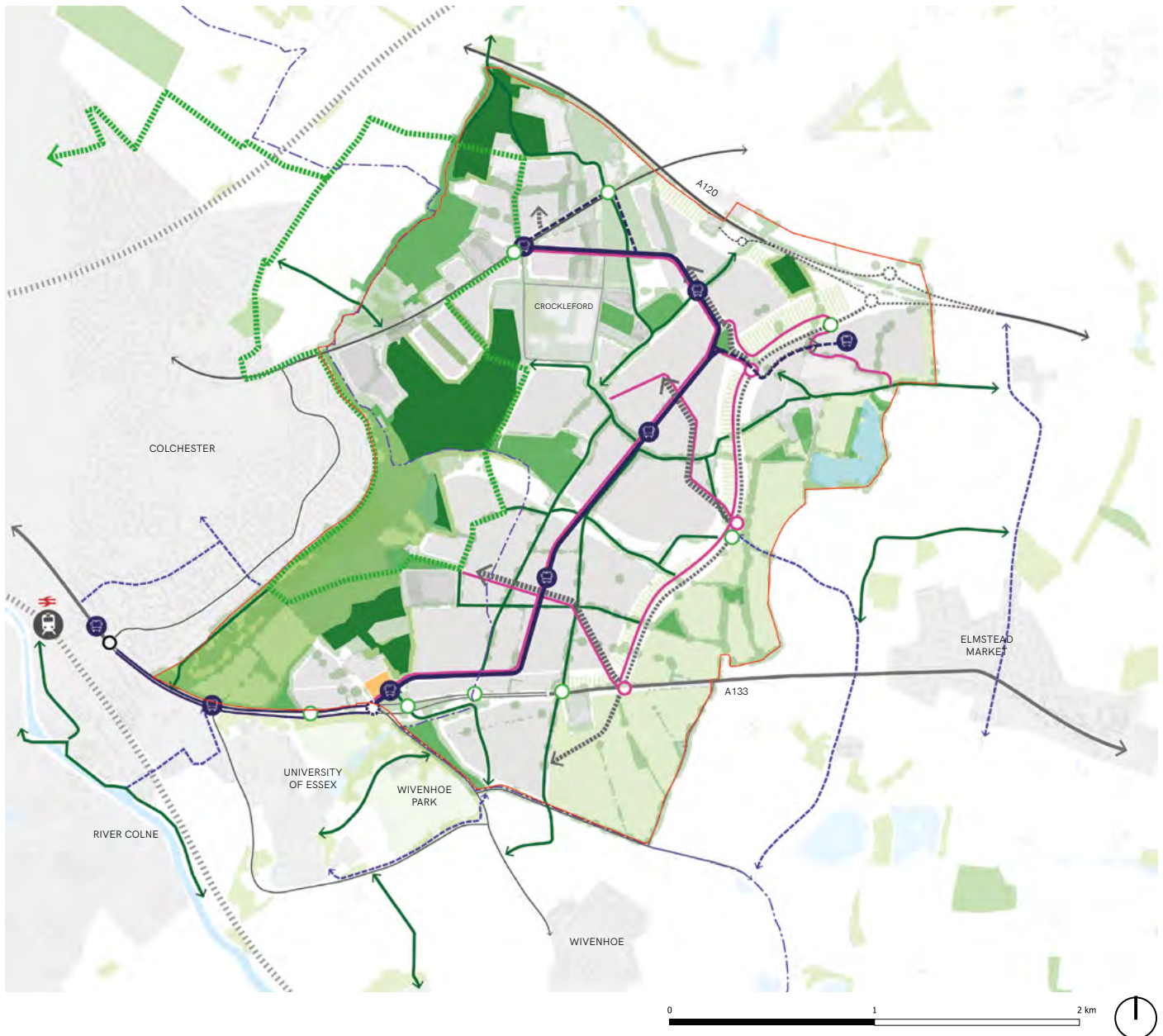
A PLACE WHERE ACTIVE AND SUSTAINABLE TRAVEL IS THE NATURAL CHOICE

Journeys will be different. The streets will be designed for people not cars, while dedicated traffic-free links will make walking, cycling and shared transport the natural choice for most trips – whether this may be going to work, dropping the kids off at school on the way or meeting friends at the weekend. It will be more direct, quicker and cheaper to travel by active and sustainable modes and therefore there will be less need to own a car.

A CONNECTED PLACE

The Garden Community will have excellent strategic connections to Colchester, Tendring and beyond. Locally the Garden Community will be seamlessly connected with local destinations such as the University and residents will find it easy to connect to neighbours, both on- and off-site.

MOVEMENT AND CONNECTIONS ILLUSTRATIVE FRAMEWORK PLAN



KEY

— Area of Search of TCBGC	 Attenuation Ponds	- - - Key on-street Connections
- - - District Boundary	 Park and Choose site Main Vehicular Entrance Points
 Ancient Woodlands	— Existing Roads	— Rapid Transit Route/ halt
 Woodlands	- - - Colchester Orbital Route	⊕ Improved junction with pedestrian crossing points
 Country Park	— Pedestrian and Cycle Route	○ Potential new crossing points
 Developable Area	— Segregated Utility cycle Route	

*The location of specific land uses, and the movement and connection features are illustrative and subject to further masterplanning and Transport Assessment.



GC Policy 7. Movement and Connections

Taking forward the requirements of the Section 1 Local Plan and taking into account the views of local people and other stakeholders, this policy sets out the Councils' expectation for the Garden Community to be walkable, low traffic and livable.

Part A: Vision and Design Approach

Proposals must set out to achieve a place-based approach that contributes to achieving the decarbonisation of transport by 2050 with a focus on locating and designing development that reduces the need for people to make frequent transport trips, creating better places and healthier, happier, more resilient communities.

Proposals for the Garden Community must be designed with active travel, high frequency public transport and the RTS route at its core. This **Plan**, the supporting Strategic Masterplan and the supporting transport evidence base, will be the starting point for developers in submitting proposals for masterplans and the design of all neighbourhoods.

Proposals for the Garden Community will need to:

- Prioritise movement within the site for sustainable modes making walking, cycling and public transport the mode of choice for travel around the Garden Community by providing dedicated routes where segregation from general traffic is the default.
- See that the design creates permeable neighbourhoods for walking, cycling and public transport, with excellent connections to key destinations within and beyond the Garden Community, taking into account opportunities for future potential connections.
- Achieve filtered permeability for general vehicular traffic between neighbourhoods. This includes amendments to the existing adopted lanes within the site to control and/or restrict vehicular access so the routes can become strategic active travel corridors.
- Demonstrate how modal share targets (the number of trips by walking, cycling, public transport and private vehicle) will be achieved, maximised and monitored in a phased approach and how the targets reflect the ambitions for reducing car use over time as outlined in the *Tendring Colchester Borders Garden Community Transport Evidence Base Report 2023*, and as reflected in the table below:

Modal Share (type and %) / Year	2033	2041	2051
Active Travel	36	42	45
Public Transport (including RTS)	11	15	17
Private Vehicles	53	43	38
	100	100	100

- See that all active travel routes and transport infrastructure hubs are designed with ecology and green infrastructure in mind.
- See that all walking and cycling routes are safe and accessible to all, well-lit and designed to promote natural surveillance.
- See that the design of new streets reduces the potential for severance between communities.
- Provide and fund improvements in local transport infrastructure where it is necessary and appropriate to do so.

Each neighbourhood will need to be accessible by active modes in accordance with walkable 20-minute neighbourhood best practice guidance.

All proposals must have regard to Active Design principles and the [Building for a Healthy Life](#) process when designing the public realm and streets and undergo a Building for a Healthy Life/Streets for a Healthy Life review.

The Garden Community street design and layout proposals must be in accordance with the approved Masterplans and detailed Design Codes, and informed by the most recent [Manual for Streets](#) document and the [Essex Design Guide](#) unless otherwise agreed with the Highway Authority.

The public realm around key destinations and trip attractors within the Garden Community such as centres, mobility hubs, early years and childcare facilities, schools and leisure facilities will be designed so that pedestrians and cyclists have clear priority at most times. Access for freight, servicing and operational vehicles will be allowed at certain times.

Proposals for the development of the Garden Community must include planning obligations to support and enable the phased delivery of transport infrastructure of a high standard of design, with the provision of key infrastructure and services for early phases of development to enable and encourage sustainable travel patterns from first occupation. The required level of planning obligations will need to be agreed with the Highways Authority and the Councils in advance of any planning application determination.

Part B: Active and Healthy Travel

Proposals must ensure the Garden Community is planned around a network of safe and accessible walking and cycling routes where dedicated traffic free routes will make walking and cycling the best choice for day-to-day trips, encouraging sustainable travel, and supporting healthy and active lifestyles.

The streets and public realm will need to be designed in accordance with the Strategic Masterplan, creating attractive and safe spaces around a modal or user hierarchy with pedestrians at the top of the hierarchy and considered first. This requirement will be a fundamental prerequisite for all development proposals in formulating and creating neighbourhood masterplans and design codes.

Proposals must demonstrate how the development contributes to the ease and prioritisation of active travel through all parts of the site. This will include:

- How the design and layout results in an attractive network of high quality walking and cycling routes that are accessible, logical, convenient, safe, and secure with most homes within 400m of a traffic-free route.

- How walking and cycling infrastructure has been designed to ensure that it is accessible and inclusive, ensuring that people of all abilities can safely walk and cycle.
- How any cycling infrastructure is designed having regard to Local Transport Note [\(LTN\) 1/20](#) or subsequent updated guidance.
- How the design and layout is accessible, illustrating where safe, direct connections are being made both within the Garden Community, and how they link with the wider network of pedestrian and cycle routes and to key external destinations (such as the University, Colchester City centre, railway stations and existing local communities) and transport interchanges.
- How connections are being made to the existing Public Rights of Way (PRoW) and green-blue infrastructure network, and how existing routes within the site will be retained, preserved, and enhanced, where relevant.
- How the design of the street and public realm limits and manages vehicle speeds and street parking.
- How walking and cycling routes are designed as green corridors incorporating street trees, linear SuDS features, wildlife verges and other features as appropriate.

Specific pedestrian and cycle routes will connect with the Garden Community with effective wayfinding and signage. Contributions to improvements of some or all of those links will be sought from (but not limited to) the list below, which will be subject to the outcomes of transport assessment work.

- Direct links to Knowledge Gateway/University of Essex;
- Enhanced connectivity to Colchester City centre including improvements to shared routes between Hythe Station and central Colchester and improvements to Elmstead Road/Greenstead Road;
- Cycle links to St Johns Road and Ipswich Road;
- Links to existing and planned routes such as those in the Colchester Local Cycling and Walking Infrastructure Plan;
- Colchester Orbital enhancements to settings, surfacing and way-marking where appropriate, and links to and from it;
- Direct connectivity between any Park and Choose site and the pedestrian and cycle network to facilitate high quality links to the above-mentioned destinations, as well as key destinations within the Garden Community;

- Creation of links to Garden Community green spaces, as well as existing local provisions;
- Links to existing communities such as Elmstead Market, Ardleigh and Wivenhoe.

Proposals must ensure that all new schools within the Garden Community will be designed and built, having regard to the latest School Streets Guidance in the Essex Design Guide with vehicular traffic access restricted around the vicinity of the main school entrances. The area around the main pupil entrance must be entirely traffic free and connected by safe and direct walking and cycling routes to the neighbourhood/s the school serves.

Part C: Public Transport

Proposals must demonstrate how the development contributes to:

- Ensuring public transport is a convenient way of moving within the Garden Community and to access destinations further afield, such as Colchester City centre.
- Safeguarding any segregated public transport routes and the development of the RTS alignment through the Garden Community.
- The provision of high-quality mobility hubs and transit stops as part of the development proposal, ensuring that all residential dwellings and employment sites will be within 400 metres of a bus stop or RTS halt.
- Quality pedestrian and cycle routes linking to the RTS halts from each of the centres.
- Ensuring that there is a convenient and high frequency public transport service operating that is aligned with the first phase of the Garden Community which will need to be appropriately funded by the developer.

Where there are on-street bus routes away from the RTS corridor, proposals will need to consider how buses will be given priority over general traffic through traffic management measures such as bus gates, bus lanes and bus only roads, as agreed with the Highway Authority.

Roads and streets within the development, where bus routes are planned, must be designed and built to accommodate the efficient and smooth running of buses where parking or loading will not result in delays to services.

Provision and specification of bus stops/RTS halts along the key bus routes/RTS corridor must have regard to the Strategic and Neighbourhood Masterplans, which will be informed by Essex County Council bus stop and RTS halts guidance and the Essex Design Guide. Additionally, stops should include consideration for the provision of secure storage of active travel modes (i.e. cycle/scooter parking).

Part D: Rapid Transit System (RTS)

The Rapid Transit corridor will be constructed on a safeguarded alignment through the core of the Garden Community with the majority of the route dedicated to RTS buses/vehicles, cyclist and pedestrians, with no general vehicular access. All proposals will need to integrate with the RTS and demonstrate how the RTS can serve each Neighbourhood Centre.

Proposals should ensure the RTS will be, and will remain highly visible, serving residents of the Garden Community and beyond, and will be served by high quality stops/halts situated to maximise accessibility (including parking provisions for safe/secure/covered storage of cycles/scooters) whilst providing for a fast service. The halts should be an important component of centres and land/space needs to be identified and safeguarded for these stops and associated interchange and mobility hubs within development proposals.

In addressing the wider infrastructure requirements, proposals will need to demonstrate and ensure that the construction of the RTS and associated infrastructure can be delivered up front and aligns with the build out of the Garden Community. It should be ready for operation during the first residential parcels to influence sustainable travel behaviour and embed the use of the system and align with the Essex RTS operational model including the phased delivery plan for services.

Flexibility should be provided within design to assist and/or provide a means of powering the RTS vehicles onsite. The Highway Authority and Transportation Authority will work with operators to confirm future fleet requirements as part of the operation model.

Before any planning approval is granted for development forming part of the Garden Community a relevant permission must have been secured to provide for the connection from the A133 Section C of the RTS (delivered by ECC under the HIF programme) to both the Park and Choose Facility and the route of the RTS through the Garden Community.

Part E: Taxis – Electric Vehicle charging ranks

Any taxi ranks located at sites such as the Neighbourhood Centres or Park and Choose sites must have access to rapid electric vehicle charging points or similar technology installed adjacent to the rank.

Part F: Park and Choose

All proposals must plan for and integrate with the Park and Choose facility, which will need to be provided on the site and will service and support the RTS, by providing:

- High quality storage and provisions for the 'choose' modes of travel (both hire and privately owned).
- Car parking provision (i.e. traditional Park and Ride facility) where the number of spaces will be agreed with the Highway Authority.
- Appropriate facilities for patrons, site staff and public transport vehicle drivers.
- Appropriate power supply to provide electric power charging for cars, RTS vehicles, delivery vehicles and other modes (e-bikes, e-scooters, etc.).
- Space for RTS vehicle parking for reserve vehicles, cleaning and inspections.
- Space to act as a transportation interchange hub for other bus services to support and reduce traffic movements within the wider Garden Community (i.e. school 'park and stride' drop off provisions).
- Space to provide a delivery hub drop off area to facilitate an e-cargo bike last mile delivery service for the Garden Community and university.

The Park and Choose facility will comply with the requirements set out in Policy 1, Part J.

Part G: Parking

Vehicle Parking

Proposals must ensure that vehicle parking complies with the Garden Community parking guidance or design code and all new development will be required to take account of any emerging or existing standards and the design requirements set out within these standards.

Proposals must be accompanied by a parking strategy that demonstrates how the development contributes to the following principles of parking for the Garden Community:

- How parking contributes to, and is integrated with, placemaking and is accommodated in a variety of ways that facilitate and prioritise walkable neighbourhoods, high quality public realm and active travel, and aligns with mode split targets.
- How the scale, location, amount, and type of parking is considered as a whole across the Garden Community with the intention of delivering the overall mode share targets, and how parking provision is related to public transport accessibility.
- How car free and car limited development will correspond to the density of development.
- How a zonal approach to parking provision has been considered across the development dependent upon accessibility of the location to public transport services, local amenities and services, as well as the density of housing and connectivity, to commercial and employment land uses.
- How the design, location and amount of parking seeks to avoid overspill and inappropriate on-street parking which negatively impacts on:
 1. quality of public realm/sense of place
 2. pedestrian and cyclist movement
 3. road safety
 4. emergency access
 5. disabled access
 6. delays and journey time impacts for buses and RTS
 7. deliveries, servicing, and waste management access requirements
 8. congestion and delays to general traffic
 9. crime and personal security, and
 10. overall public transport accessibility.
- How the development achieves a balance between allocated and unallocated parking spaces with a set percentage of this being in remote (off plot) locations dependent upon the density of the neighbourhood.
- How the design of parking spaces, car parks and parking courts is designed so that they can be repurposed as community spaces, should car use fall in the future.
- How the provision of parking for people with disabilities and with mobility impairments ensures there is equitable access to all residential dwellings and other land uses across the Garden Community.

- How safe and secure parking for powered two-wheeler vehicles is provided across the Garden Community where appropriate and reasonable.

Electric Vehicle Charging Infrastructure and Standards

Provision for electric charging points should be provided for all proposed car parking spaces, associated within residential development proposals as set out in the latest government guidance and standards. Provision for parking at non-residential and commercial land uses will be in accordance with latest government guidance and standards. The Councils may consider alternative solutions where a proportion of parking is located off-plot.

Where passive charging (the network of cables and power supply necessary so that at a future date a socket can be added easily) provision is proposed, this will require the installation of all necessary infrastructure such as cabling, power grid capacity and supply to allow for the simple and efficient retrofit of a parking spaces anywhere in the development with additional electric vehicle charging points.

Cycle Parking

Cycle parking must be provided at new homes, short stay destinations (such as shops and cafes), and long-stay destinations (such as work and education and transport interchanges and mobility hubs). Dedicated covered and secure cycle storage should be located in prominent and accessible locations as part of the design of new homes. Cycle parking at destinations should be easily accessible, prominent, safe, conveniently located, covered and secure.

All proposals must demonstrate:

- The location, amount and type of cycle parking including security measures, form of shelter and access.
- How provision for cycle parking has taken account of all types of cycles and cycle users.
- How cycle parking has been designed to ensure it is clearly marked, overlooked, well-lit and integrated into the built environment.
- How plot and off-plot cycle parking is designed and delivered having regard to LTN1/20, any Garden Community cycle parking design guidance or the latest best practice guidance document.

- How places of employment are provided with suitable and separate shower facilities, clothes drying facilities and lockers for employees that intend to cycle to work.

Part H: Travel Demand Management

All proposals must ensure that the supporting infrastructure is identified to ensure that active and sustainable modes are the most attractive and convenient modes of travel within, and to and from the Garden Community. This must be evidenced and supported by Travel Demand Management measures set out in a Travel Plan supporting the proposals to be agreed with the Highway Authority and the Councils.

H1: Freight, Home Deliveries and Servicing

Proposals must include a Freight Management Strategy for approval which has regard to the adoption and implementation of the following methods to manage urban logistics:

- Neighbourhood delivery and servicing hubs.
- Micro-consolidation centres.
- E-cargo bike delivery schemes for last mile' deliveries for business and residential areas.
- Promotion of cargo-bikes to residents.
- Freight and Servicing Plans for high trip generating sites.

H2: Travel Plans

In developing travel plans for proposals within the Garden Community, such plans will be required to take account of the supporting Transport Assessment and processes, measures and monitoring requirements set out within the Shared Section 1 Local Plan, this Plan, and reflect the ambitions set out in the supporting Strategic Masterplan and the transport evidence base for the Garden Community as well as all other relevant local and national policies and guidance.

All Travel Plans will identify the sustainable transport interventions, behaviour changes and travel planning mechanisms required to see that the development reduces carbon emissions associated with transport and achieves modal split targets.

Proposals must include the appointment of a Travel Plan Co-ordinator. For employment proposals, the Travel Plan Co-Ordinator will be expected to provide assistance with business travel planning.

Suitable digital travel information should be made available to all residents and occupiers across the site and keep up to date details of all active and sustainable travel information.

H3: Car Club and other shared transport hire

Proposals will be expected to contribute towards the start-up and operation of a:

- Car club across the Garden Community. This will include financial contribution through planning obligations where relevant to support the scheme for a fixed period and provision of car club spaces where required. All car club bays must have dedicated electric vehicle charging facilities.
- A bike/e-bike/e-scooter (micro-mobility) hire scheme in the Garden Community. This will include financial contribution through planning obligations where relevant to support the scheme for a fixed period and provision of docking stations where required.

H4: Mobility and Micro-mobility Hubs

All proposals for the Garden Community will need to ensure that mobility hubs are located at centres, public transport interchange locations and Park and Choose sites across the Garden Community ensuring there is a comprehensive hub and spoke network of sites across the development.

ECC will produce a guide for the development of mobility hubs. This guide will identify where Mobility hubs will need to be located. Hub locations will need to be identified early in the site design process with the objective of maximising accessibility and utility. It is expected that hubs will play a key role in sustainable transport measures as identified in the Travel Plan.

Part I: A120-A133 Link Road Connectivity

The Garden Community will be designed to integrate with the A120-A133 Link Road, particularly measures outlined in the approved planning application which maintain and promote walking, cycling and horse-riding connectivity throughout the site, including the shared footway/cycleway that will be provided along the western side of the road. In order to achieve filtered permeability:

- The Garden Community must restrict vehicular connectivity, except for public transport and emergency vehicles, between the 'Link Road' and Bromley Road.

- Subject to detailed modelling, the Garden Community must aim to restrict vehicular connectivity between individual junctions of the 'Link Road', except for public transport and emergency vehicles, apart from the 'Link Road' itself.
- Before any planning approval is granted for development forming part of the Garden Community the full delivery of the A120-A133 link road must have secured planning consent and a commitment to full funding must be demonstrated.

Part J: Monitoring, Management and Delivery

The modal share targets will be actively monitored throughout the phasing of the development and upon full occupation via the Garden Community Travel Plan. The monitoring approach will be agreed through the planning application. This Travel Plan document/s will be developed to reflect the latest best practice guidance and support the mode share ambitions set out in this **Plan** and the supporting transport evidence. Both internal Garden Community neighbourhood and external modal splits will be measured and monitored, and robust management and oversight will be activated to see that the targets are met. The timing and scope of sustainable transport measures will be designed to achieve the modal share targets at different stages of the development build out.

The location, method, equipment, and reporting mechanisms used to undertake the monitoring will be agreed and approved by the Councils and the Highway Authorities.

Permission for latter phases of development may not be given if modal split targets for early phases are not being met.

Part K: Planning Application Requirements

Any planning permission granted for the development of the Garden Community will include planning obligations enabling the phased delivery of transport infrastructure. Some of these have been detailed above and will be redefined based on the findings of the Transport Assessment. Notably, any planning permission granted for the development of the Garden Community will include a planning obligation enabling the phased delivery of transport infrastructure of a high standard of design, with the provision of key infrastructure for early phases of development to enable and encourage sustainable travel patterns from first occupation in line with modal share targets agreed by the Councils and set out in the Transport Assessment provided by applicants.

The following must be prepared and approved in writing by the Councils prior to determining any planning application for development of the site:

1. A Transport Assessment demonstrating how the development will encourage active and sustainable transport and achieve the mode share targets. Measures to mitigate traffic impacts should be incorporated into the proposed development. The Transport Assessment should have regard to the principles of 'Vision and Validate' showing how the vision for sustainable transport at the site will be achieved and must include a carbon assessment of transport related impacts of the development including the construction phase of the development. The Transport Assessment must include a Construction Logistics and Traffic Management Strategy that has regard to the latest best practice guidance and the principles of the Healthy Streets for Life Assessment. A copy of the results of the Healthy Streets for Life Assessment should be provided at the appropriate stage of planning.
2. A Public Transport Strategy detailing all aspects of how public transport will be designed, delivered, funded, and operated within the Garden Community for a period of at least 20 years. This document will cover all elements of bus and public transport services including such things as vehicle specifications, route timetables, service frequencies as well as all associated infrastructure such as bus stops, bus priority and RTS interventions. This document will be submitted for agreement with the Highway and Transport Authority for the area at the time of the planning application submission and will be based on the Operational Model developed by ECC.
3. A Parking Strategy and Management Plan in accordance with the Parking Guidance published by the Councils setting out how parking within the development will be allocated, managed, monitored and enforced over the lifetime of the development. It will detail the criteria for introducing parking restrictions and controls as well as charging for parking if there is a need to manage inconsiderate parking or excessive demand or to meet the mode share targets.
4. A Freight Management Strategy setting out how freight, homes deliveries and servicing will be managed and mitigated within the development.
5. A Travel Plan linked to phasing of the development, and updated accordingly, to cover the following details:
 - a. The active travel measures available and how these will be promoted to residents, employees and/or visitors to the Garden Community.
 - b. Public transport available including offers and discounts on public transport and how these will be promoted to residents, employees and/or visitors to the Garden Community.

- c. A micro-mobility management action plan setting out ongoing operation, maintenance and management of the bike/e-bike/e-scooter hire scheme across the development. The scheme will need to be integrated with and compliment any current or future scheme within the existing Colchester urban area.
 - d. The Garden Community car club, car sharing and other sustainable travel schemes and how this will be promoted to residents, employees and/or visitors to the Garden Community.
 - e. An Action Plan that contains specific actions with timescales.
 - f. Commitment to ongoing data collection including details of how they will be funded on an ongoing basis and how the data will be reported.
 - g. Targets which are monitored and submitted for approval from the outset at a frequency as agreed with the Councils and review by the Councils; and of the operation of a Transport Review Group (TRG) including terms of reference.
6. A Mobility Hubs Strategy outlining the location of the mobility hubs and the mobility services and facilities provided at each hub in line with ECC guidance. It will also include information on how the hubs will be managed, maintained, and operated throughout the lifetime of the development.

Justification

The design of the Garden Community and its neighbourhoods will have a significant impact on the travel choices residents will make both within the community and beyond. The national and local transport policy framework focuses on achieving a high share of trips using sustainable and active modes. The developer(s) of the site must demonstrate how this can be achieved.

Following the publication of the [UK Net Zero Carbon Strategy and Transport Decarbonisation Plan](#) the Garden Community will need to ensure it contributes to meeting the UK targets.¹ Transport is the largest contributor to the UK's greenhouse gas emissions. While emissions from other sectors have fallen dramatically since 1990, those from transport have reduced by under 3%. In an average local authority, transport is responsible for 35.5% of all emissions, with the sector remaining 98% reliant on fossil fuels. For this reason, the carbon emission implications from transport associated with the Garden Community must be considered and will influence the design of the development and the transport policies in this **Plan** and any masterplan and design code.

Current and developing national, regional, county and borough/district transport policies are aligning on three key principles to determine the best tools for achieving net zero carbon transport and successful places, they are:

- Reduce the need to travel.
- Shift to active modes.
- Decarbonise residual travel/switch to zero emission fuels.

The design and planning of the Garden Community and the neighbourhoods within it will ensure that there is a diversity of communities within reasonable walking distance of local facilities, services, employment, and fresh food. The result is that the internalisation of trips by active modes is maximised and the need to make external trips outside the neighbourhood is reduced.

The core principles of the walkable 20-minute neighbourhood are:

- Every neighbourhood has access to essential services and retail – with emphasis on fresh food and healthcare – within a 20-minute walk or cycle.
- Every neighbourhood has varied housing types, levels of affordability, and availability such that people can live nearby where they work.
- Retail, offices, co-working spaces and hospitality are spread throughout areas, people can work close to home and/or work from home.
- High environmental quality, availability of green spaces and clean air.

The Garden Community neighbourhoods and streets must be designed to ensure that pedestrian and cycle movements are prioritised through a network of attractive, low speed, low-traffic walkable neighbourhoods in which through access for the majority of vehicles is minimised and designed out. This will ensure that it is quicker and more convenient to travel between two points in the community by active modes, rather than by car.

Proposals must be designed around the needs of people walking and cycling to facilitate safe and direct active travel journeys. Routes should be designed in line with walkable 20-minute neighbourhood, Gear Change, Active Design and Building for a Healthy Life (Streets for a Healthy Life)¹ principles, so that they are:

- Coherent (legible and clearly signposted).
- Direct.
- Safe (appropriately lit; good sightlines; overlooked).
- Convenient.
- Accessible.



It is important that cycling infrastructure can accommodate the full range of cycles available to ensure routes are accessible to all cyclists (i.e. trikes and cargo bikes), and designed and built in accordance with [LTN1/20](#) (or subsequent updated guidance documentation). Cycle routes should have a minimum width of 2m or 3m for two-way tracks. Where a route is also used by pedestrians, separate facilities should be provided for pedestrian and cycle movements.

A Rapid Transit System (RTS) will be in place to connect the Garden Community with the University of Essex, Colchester City Centre, Colchester Railway Stations, Colchester Hospital, Community Stadium, Colchester Sports Park and the existing Park and Ride site in north Colchester. This will provide a high frequency, efficient public transport system with priority over general traffic within the Garden Community. The route, which will run alongside the A133 Clingoe Hill via the Knowledge Gateway, will link into the Garden Community.

A key feature of the RTS is the incorporation of Park and Choose facilities (P&C), provision of which is included in plans for the Garden Community. The P&C will be developed as part of, and support, the delivery of the RTS. P&C extends the concept of park and ride to include choice of transport mode and works as a central hub for other modes. Principally this will be cycle or electric cycle hire but in time could be extended to include electric scooters, e-cargo and the like. It can also provide space for drivers to store their own bicycles. Providing choice could appeal particularly to nearby potential users travelling to the University of Essex, but also to those travelling to destinations in Colchester further away from RTS halts and interchanges.

The P&C should include space for a RTS operations room with a view to creating a central hub from which automated vehicles can be managed. The P&C will also provide ticketing and service information (including high-quality broadband network connection). Given RTS vehicles are expected to be electric, although alternative fuels such as hydrogen cells could be considered, space for charging or refueling of vehicles should be included. It would be expected that significant repairs to vehicles would be carried out elsewhere. However, space for RTS vehicle parking for reserve vehicles, cleaning and inspections, and parking whilst drivers are on breaks and change overs should be included. The design of the site (and wider TCBGC RTS network) should also reflect the use of this type/length of vehicle.

The Garden Community will be designed to maximise active and sustainable modes of travel for journeys within, to and from the Garden Community. The Councils have defined ambitious mode share targets set out in the *Tendring Colchester Borders Garden Community Transport Evidence Base Report 2023*, which will be the starting point for all discussions with the developer. The Councils will apply targets for different modes, locations and phases of the Garden Community and these will be agreed as the proposals develop. Garden Community Travel Plans will need to show how mode share targets will be achieved and maximised, with such plans subject to regular monitoring and review. Successfully achieving these outcomes is based on prioritising the funding of infrastructure that is to be delivered by 2033 for those items that will have the greatest impacts on travel behaviour and delivered before future residents establish travel habits, on the basis that travel behaviour patterns are harder to change once engrained.

To support proposals that make walking, cycling and public transport the most attractive method of travel, the Garden Community will be designed around the principles of the 20-minute neighbourhood and as a place where the car does not dominate. The parking strategy for the development will play a key role in determining overall car usage, and adequate parking provision in all instances will be required. Cycle parking is integral to the cycle network and to the wider public transport systems. The availability of secure cycle parking at home, the end of the trip or at an interchange point has a significant influence on cycle use.

Vehicle trips and traffic generated by deliveries, freight and servicing are likely to be a significant proportion of overall movements in the Garden Community. These types of movements have increased over the past decade and continued to increase in the period since the Covid pandemic due to higher volumes of online shopping. These journey types are difficult to switch to active and sustainable modes but will need to be managed creatively through neighbourhood delivery and servicing hubs and other measures detailed in a freight and servicing plan.

Travel Planning is a key tool in helping to manage transport impacts and help achieve carbon reduction objectives. Moving to a new home is recognised as being a key life event and there is evidence to show that with the right behaviour change interventions at this time can be an ideal trigger to get that individual to consider their carbon emissions and rethink the way they travel and live.

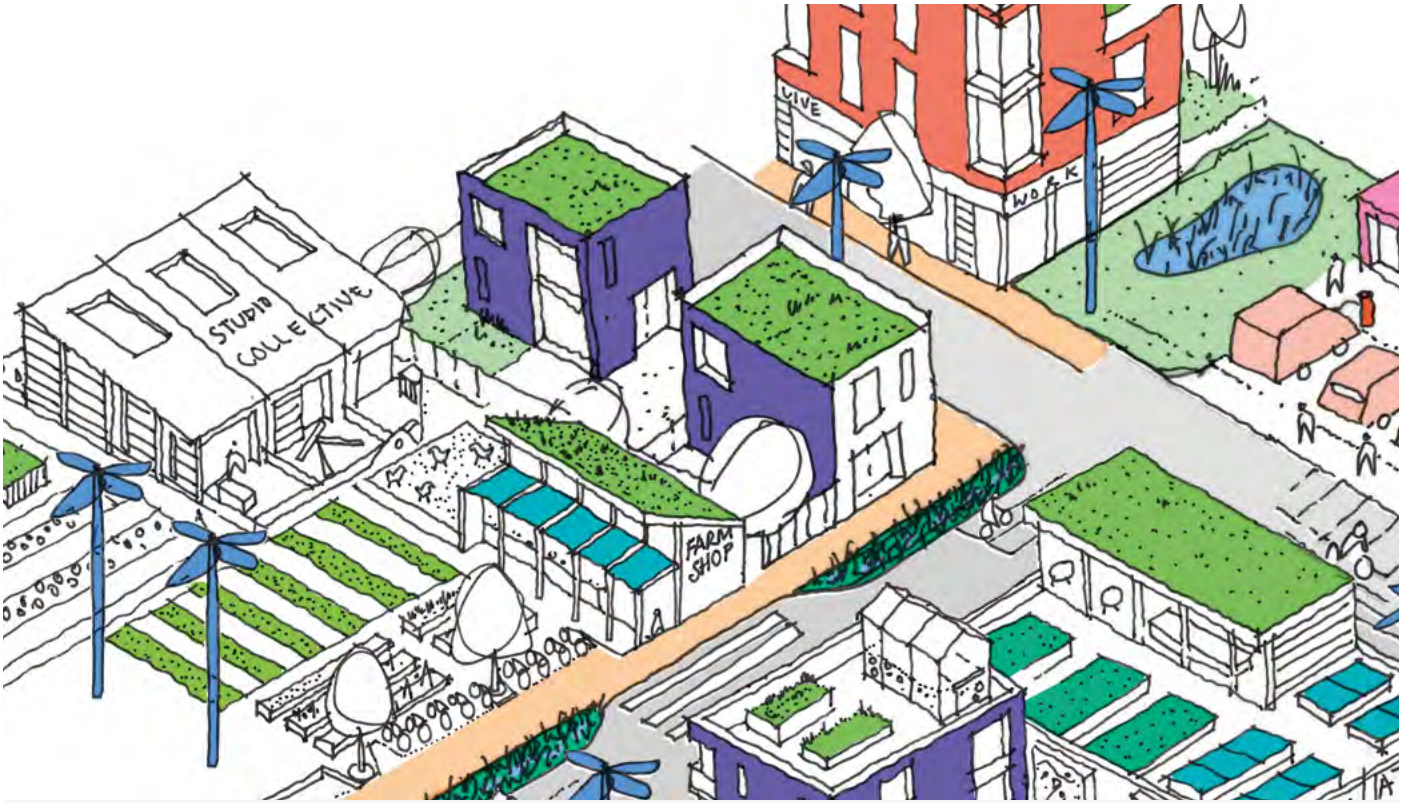
The mobility hubs will be complemented by smaller scale micro-mobility hubs located at focal points in residential neighbourhoods and employment areas. This will allow for smooth and efficient interchange between public transport, shared transport services and micro-mobility modes such as e-scooters, cycles and e-bikes. All residential dwellings and employment sites should be within 400 metres of a micro-mobility hub.

The provision of a car club could encourage residents not to see the purchase of a car (or a second car) as a necessity and use a car club car for trips that may be more difficult using public transport. All car club bays must have dedicated electric vehicle charging facilities. The car club should be used to reduce parking levels and facilitate car-free homes in certain locations.

The A120-A133 Link Road received planning permission in 2021 and is scheduled to open in 2026. Its objective is to support growth at the Garden Community, manage congestion in this wider locality and improve connectivity. It will comprise a new 2.4km road between the existing A120 and A133 in the east of Colchester; a new grade separated junction at the A120; and a new roundabout at the junction with the A133, to join into the existing highway network. Two intermediate roundabouts will also be provided along the Link Road for the Garden Community. Walking, cycling and horse-riding provisions associated with the Link Road have been designed to provide new networks, permeability, and connections across the Link Road for existing and future land users, linked to existing or diverted Public Rights of Way.

To reduce the need to travel the Garden Community will provide excellent digital connectivity and a policy is included in the Sustainable Infrastructure chapter.

A governance body, the TRG, will be established by the Councils. The TRG will have formal terms of reference and comprise the planning/highway authorities and the developer. The TRG will be provide oversight for the development, implementation and review of the Garden Community's overall transport strategy, particularly the commitment to maximise active and sustainable travel, deliver mode share targets and the measures outlined in travel plans.



Chapter 9: Sustainable Infrastructure

The garden community will make living sustainably easy for its residents. Green infrastructure and building solutions will be integrated from the outset and follow best practice standards.

Chapter 9 of this **Plan** sets out the Councils' aspirations and expectations for creating a Garden Community fit for the future and which embraces Garden Community principles and incorporates measures aimed at tackling climate change, minimising carbon emissions and climate change adaptation. The policy sets high expectations for energy efficiency, renewable energy generation, water efficiency and water recycling. Tree planting, facilities for electric vehicles and promoting walking, cycling and public transport are covered in other policies of the **Plan**.

Climate change is a global issue affecting everyone. Co-ordinated action from all sectors, national and local governments, and individuals is needed to mitigate and adapt to climate change. The science tells us that to avoid catastrophic effects we need to limit the increase in global temperature to 1.5oC. Mitigation measures are required to significantly reduce greenhouse gas emissions and limit global temperature rise. However, even with efforts to limit the cause of global warming, further climatic changes are inevitable in the future and the UK will need to adapt to the growing risks from climate change.

The Garden Community is an opportunity to address the climate emergency through high quality design and place making, by designing climate change mitigation and adaptation measures at an early stage and encouraging behavioural change. The Councils cannot anticipate every aspect of the technological changes and will adopt a flexible approach to innovation.

To ensure that proposals for the Garden Community can respond to changing technologies, new standards and best practice, Design Codes will be prepared and updated as necessary, which could include requirements for energy efficiency standards, passive energy design, low energy networks, onsite renewable sources, environmental standards, water use, and waste.



Section 1 Local Plan

Under the theme of Sustainable Infrastructure, some of the main requirements covered in this **Plan**, as set out in the policies of the adopted Section 1 Local Plan include:

- Measures to ensure environmental sustainability, including addressing energy and water efficiency.
- Water and wastewater and flood mitigation measures.
- Sustainable waste/recycling and minerals management facilities.
- Measures for delivering reliable high speed/ultrafast broadband at all new and existing property.
- Consideration of potential on-site mineral resources.

Principles

A PLACE WHERE THE ENERGY SUPPLY IS SUSTAINABLE, SMART AND FUTUREPROOFED

The Garden Community will look at options which maximise energy efficiency, minimise energy use and promote renewable energy technologies. Smart technology and integrated data service will be used to accommodate people's needs and make their lives better. The Garden Community will ensure homes and infrastructure are futureproofed, affordable and adaptable to everybody's individual and collective needs now and in the future.

A PLACE DESIGNED FOR THE IMPACTS WHILE MINIMISING ITS CONTRIBUTION TO CLIMATE CHANGE

The impacts of climate change will be actively tackled through developing initiatives that reduce greenhouse gas emissions and that actively take carbon dioxide out of the atmosphere.

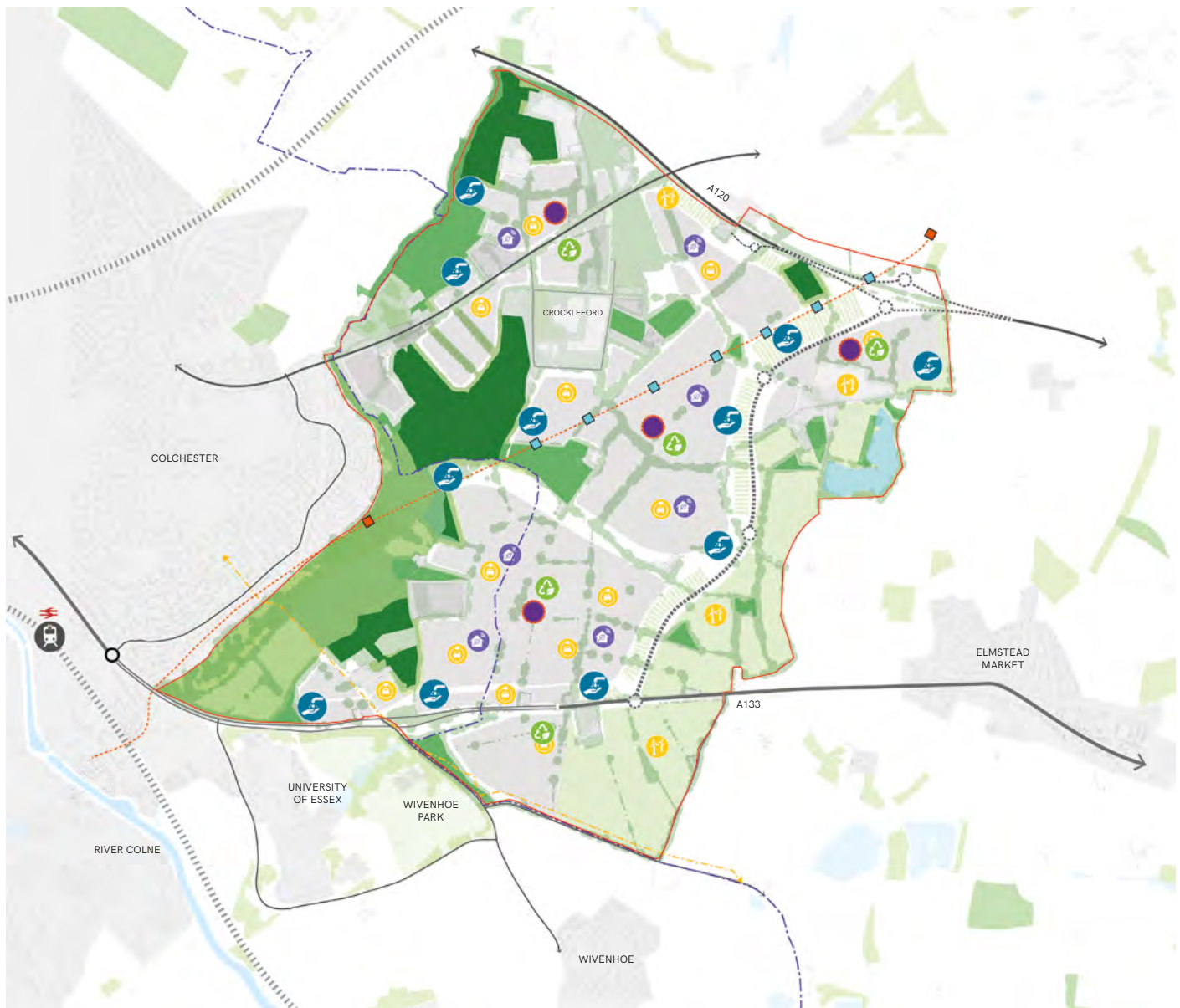
A PLACE THAT OPTIMISES RESOURCE EFFICIENCY AND RECYCLING ACROSS THE WHOLE DEVELOPMENT LIFECYCLE

The Garden Community will use as few resources as possible in the first place, keep resources in circulation for as long as possible, extract the maximum value from them while in use, then recover and regenerate products at the end of service life.














A PLACE WHERE INFRASTRUCTURE COMES FIRST AND MEETS ITS INHABITANTS' NEEDS

Key to creating a vibrant and attractive Garden Community is the phased delivery of infrastructure and services on site which fully meets the future needs of residents and supports healthy and sustainable lifestyles. The range and nature of facilities considered should ensure that the majority of everyday needs can be met within the site.

SUSTAINABLE INFRASTRUCTURE ILLUSTRATIVE FRAMEWORK PLAN



KEY

— Area of Search of TCBGC	— Water Course	 Electric Vehicle Infrastructure
- - - District Boundary	 Attenuation Ponds	 Sustainable Water and Drainage Systems
 Ancient Woodlands	 Development Area	 Smart and Sustainable Homes
 Woodlands	 Existing Pylons that affect the GC	 Circular Economy
 Country Park	- - - Existing Gas Medium Pressure Pipe that affect the GC	
 Amenity Green Space	 Energy Centres	
	 Renewable Energy Sources	

*The location of specific land uses, facilities and activities are illustrative and subject to further masterplanning.

GC POLICY 8: SUSTAINABLE INFRASTRUCTURE

The Garden Community will be an exemplar development that addresses the climate emergency. The Garden Community will create energy efficient, sustainable buildings and places where communities can lead resilient and low carbon lifestyles, reducing the need to travel and a biodiverse landscape which incorporates carbon sequestration and natural flood management. This policy includes examples, but the focus is on achieving the end goals of a net zero carbon development and maximised water efficiency through the best solutions, which are likely to change over time.

Proposals must comply with approved Design Codes that set standards in terms of climate change mitigation and adaptation and sustainable design.

Part A: Net Zero Carbon

All buildings shall be net zero in operation at occupation or, in exceptional circumstances, have an agreed strategy to achieve net zero within five years of occupation, and achieve net zero operational energy balance across the Garden Community. The Councils will encourage carbon and energy positive buildings. A holistic area wide approach to energy and associated infrastructure will need to be implemented. Proposals must follow the principles of the energy hierarchy by reducing energy demand for both regulated and unregulated energy use (including heating, lighting, and cooling), ensuring efficient systems and renewable energy technology are in place, and that carbon dioxide emissions are minimised.

Proposals must demonstrate how new homes will achieve:

- Space heating demand less than 30kWh/m²/per annum.
- Total energy consumption (energy use intensity) of less than 40kWh/m²/annum.
- Onsite renewable generation to match or exceed the total energy consumption (energy use intensity).

Where the use of onsite renewables to match total energy consumption (energy use intensity) is demonstrated to be not technical feasible or economically viable onsite, renewable energy generation should be maximised as far as possible and/or connection to a district heating network. Where this is not possible, the residual energy should be offset by a contribution to an offset fund.

Compliance should be demonstrated by using an energy assessment tool proportional to the scale of the development.

The Councils will expect the integration of smart technology and integrated data services for controlling energy using activities and appliances.

Part B: Design and Construction

All buildings must be designed to reduce energy demand and maximise fabric energy efficiency including such measures as: building orientation; high levels of insulation of roofs, floors, and walls; maximising airtightness; and using solar gain through window/door orientation whilst avoiding overheating. The Councils expect all applicable buildings to meet BREEAM 'Excellent' or 'Outstanding' and encourage Passivhaus or similar certification for residential buildings.

Part C: Renewable Energy

To achieve a net zero carbon development, that will not use fossil fuels, the Garden Community will generate energy from renewable sources and proposals will need to show how this has been maximized. Solar photovoltaic (PV) and either, air or ground source heat pumps should be installed on every building where feasible. The Councils will encourage the development of a district heating network(s) and/or smart local energy systems that are viable, maintained and managed in the long term.

Part D: Water Conservation and Wastewater

All buildings must include water efficiency measures and seek to achieve water neutrality. All homes must include water saving measures and, as a minimum, meet the Building Regulations optional tighter water standard of 110 litres per person per day. the Government's Environment Improvement Plan (Water Efficiency Roadmap) standard of 100 litres per person per day. Proposals should submit a water efficiency calculator report to demonstrate compliance, and developers are encouraged to demonstrate how they can go further utilising integrated water management and a fittings-based approach to minimise potable water use. Non-residential development proposals must demonstrate that water efficiency measures and water reuse have been incorporated in proposals. Where significant non-domestic water use is required, a Water Resources Assessment should be submitted with the planning application following consultation with the relevant water company to ascertain water availability and feasibility of the proposed scheme.

Proposals must include clear evidence on the approach to water conservation, including the potential for the re-use of greywater and rainwater capture and re-use and should also provide the infrastructure to support options for rainwater re-use in the building design, e.g. rainwater harvesting systems, water saving devices, greywater recycling or other agreed solutions. The Councils will require safe systems and measures to be implemented for all new development within the Garden Community.

Part E: Green-Blue Infrastructure

In accordance with GC Policy 2, multifunctional green-blue infrastructure will be delivered across the Garden Community for biodiversity, flood and drought control, soil health, air quality, and reduced urban heat island effect. Proposals must demonstrate how the planting palette features a diverse range of plant species that are adaptable/ resilient to climate change. Details should be submitted of appropriate biosecurity standards for sourcing, quarantining, and inspecting plant material supplied to the development.

Part F: Digital and Fast Technology

Proposals must provide the new community with:

- For non-residential development: Ultra-fast Gigabit capable, future proofed broadband including a requirement for “open access” broadband infrastructure provided by at least two suppliers or a neutral host. This definition is likely to evolve over the plan period and consideration of an up-to-date definition of ultra-fast will be made at the time of the planning application submission based on government/ industry guidance.
- Unless an equivalent technology/approach delivers a better outcome, demonstrate early engagement with infrastructure providers and ensure the provision of fibre to the premises (FTTP) infrastructure.
- For all applicable development: Mobile phone network capacity and improvements, to ensure that the likely impact of developments on the existing mobile networks in the area is assessed, and appropriate action taken, at an early stage. At present this will require 4G / 5G level technology. This is likely to evolve over the plan period and consideration of up-to-date requirements will be made at the time of the planning application submission based on government/ industry guidance.
- Smart multifunctionality for all public realm street furniture, such as lampposts and signage.

Part G: Materials

All proposals must take into consideration the embodied carbon associated with materials using the [RICS Whole Life Carbon](#) approach or successor documents and incorporate measures into the development design, materials, construction and transportation methods etc. to reduce those emissions. Development must be designed to maximise resource efficiency and identify, source, and use environmentally and socially responsible materials, giving consideration to circular economy principles and design for deconstruction.

Part H: Minerals – Prior extraction

Proposals must be informed by a Minerals Resource Assessment (MRA), with evidence supplied in support of the scheme demonstrating how the scheme reflects and takes advantage of the opportunities afforded by prior extraction, as required by the Minerals Planning Authority. Given the scale of the Garden Community and duration of construction, the MRA can be undertaken in phases, but must be done ahead of any detailed masterplanning for that phase, such that the conclusions of the MRA can demonstrably influence the masterplan to ensure that minerals are not unnecessarily sterilised by non-mineral development.

Part I: Planning Application Requirements

1. All proposals must be accompanied by an 'Energy and Carbon Reduction Strategy' which considers all the measures set out in this policy and puts forward detailed solutions for the Councils approval, which will then be implemented as part of the development.
2. Proposals should include an assessment or measured confirmation of actual performance to address the performance gap between 'as designed' performance and 'as built' performance.
3. All proposals must be accompanied by a 'Digital Connectivity Report' demonstrating how the development will provide digital connectivity (including appropriate standards, timescales etc.) having regard to approved connectivity strategies applicable to the local planning authority areas.
4. All proposals must be accompanied by a 'Water Efficiency Calculator Report' to demonstrate compliance with the water efficiency target.
5. An Embodied Carbon Assessment using a recognised RICS tool should be submitted with all proposals.

Justification

In 2018, the Intergovernmental Panel on Climate Change (IPCC) published a report which advised that we must limit global warming to 1.5°C, as opposed to the previous target of 2°C. Tackling climate change requires action by every part of society – this includes all tiers of government, businesses, and residents. Individuals can influence the size of their carbon footprint by how much and what they buy and how they travel and the homes they live in.

In 2019, both CCC and TDC declared climate emergencies acknowledging that urgent action is required to limit the environmental impacts produced by the climate crisis. Both Councils aim to achieve carbon neutrality by 2030. This is supported by ECC who established the [Essex Climate Action Commission](#) in 2020 to promote and guide climate action in the county and move Essex to net zero by 2050. It is an independent, voluntary, and cross-party body bringing together groups from the public and private sector, as well as individuals from other organisations. The Commission published its report [Net Zero: Making Essex Carbon Neutral](#) in July 2021 and its recommendations are relevant to ECC, Essex local authorities, parish and town councils, as well as Essex businesses, residents, and community groups. The report sets out a comprehensive plan for Essex to reduce its greenhouse gas emissions to net zero by 2050 in line with UK statutory commitments; and to make Essex more resilient to climate impacts such as flooding, water shortages and overheating. The report covers a wide range of topic areas including land use, energy, waste, transport, plus the built and natural environments. The report's recommendations are now incorporated into a Climate Action Plan and a focused work programme over the coming years to ensure the effects of climate change can be mitigated.

It should also be noted that the Garden Community is located with the ECAC Climate Focus Area (CFA). The principal objective of the CFA is to become net zero carbon – meaning that the amount of carbon emitted from the area is no higher than that absorbed. The Garden Community can contribute to the CFA targets.

The Garden Community will aim to achieve a net zero operational energy balance onsite. This means that renewable energy technology integrated into the development (i.e. rooftop solar mainly) generates the equivalent, or exceeds if possible, the annual average operational energy use from the built development (i.e. not including transport EVs but includes everything else). Modelling done by [LETI](#) (London/Low Energy Transformation Initiative), and Etude (for Cornwall and Greater Cambridge Councils) show that this is technically feasible and also viable in most development types. To achieve this principle it is necessary to have high standards of fabric efficiency, use efficient and smart systems, and maximise onsite renewable energy generation.

Net zero carbon should be based on the LETI approach to defining a net zero carbon building. This frames net zero carbon around Energy Use Intensity (EUI) – the annual measure of the total energy consumed in a building. LETI achieves a level of energy performance in buildings that is in line with climate change targets. LETI set out the energy targets to use in their climate emergency [design guide](#). They modelled that this approach was necessary to keep the UK climate targets still achievable (to achieve net zero carbon at a UK scale then all buildings must achieve net zero operational energy/carbon). The LETI approach also future proofs policy for when the grid is completely decarbonised. Another advantage is that it addresses issues such as fuel poverty and rising energy costs because it drives down energy use in the first place by ensuring highly fabric efficient buildings. Unlike Building Regulations, it is based on total energy use so covers both regulated and unregulated energy.

There are numerous national and international sustainability accreditation standards and the Councils will expect development to meet the BREEAM rating of 'Excellent' or 'Outstanding'. BREEAM is the world's leading science-based suite of validation and certification systems for sustainable built environment. The BREEAM rating of Excellent is best practice and rating of Outstanding is classed as innovator, with less than 1% of new UK non-domestic buildings meeting this rating. BREEAM is a way to measure the sustainability of buildings in a holistic way and ensure that a wide range of sustainability considerations, including energy, land use and ecology, waste, water, health and wellbeing, pollution, transport, materials, and management are incorporated. The Councils encourage Passivhaus certification.

Renewables should be maximised onsite; the aim is to achieve operational energy balance onsite and exceed it if possible. This contributes to wider energy system targets including the Essex Climate Action Commission target for Essex to generate all its own energy needs from local renewable sources by 2040. Renewable power generators, such as solar photovoltaic (PV) and air and ground source heat pumps are established, well understood and mature technologies, which would be anticipated to be deployed across the site where feasible and considering the desire to include green roofs. The Essex Climate Action Commission recognises that solar PV is affordable and performs well and recommends that it should be fitted by default on new buildings. The goal is to deliver a net-zero/carbon positive community by providing a secure, reliable, and affordable energy system. There is opportunity for entrepreneurship and the ability to export energy (heat and/or power) should be explored. The Hydrock report recommends the following technologies: hydrogen, Biogas Anaerobic Digestion (sewage and food), heat pumps and thermal storage (for heat) and solar and wind and the associated various forms of storage (for power).



An Energy and Carbon Reduction Strategy is required for all proposals, which will set out measures that will be incorporated into the design, layout and construction aimed at maximising energy efficiency and the use of renewable energy. The Energy and Carbon Reduction Strategy must demonstrate how different measures have been considered and incorporated which should include: triple glazing; solar roof panels or solar tiles; air source heating systems; ground source heating systems; super insulation (walls and loft void); rainwater capture system; electric vehicle rapid charging points (provided to an individual dwelling or through an appropriate communal facility); superfast broadband and a flexible space within each home to enable home working and a reduction in the need to travel; Mechanical Heat Recovery Ventilation; solar thermal systems; and solar and battery storage systems. This list will be kept under review as techniques and technologies develop and evolve. Targets and requirements in design codes and guidance may include phased requirements to ensure that targets and requirements reflect latest techniques, technologies, and best practice.

Proposals must be submitted with a whole-life carbon assessment. Whole life-cycle carbon emissions, or embodied carbon, are the carbon emissions resulting from the construction and use of a building over its entire life, including its end-of-life demolition and disposal. There is currently low levels of understanding about the embodied carbon impacts of new buildings and it is expected that over the next few years, there will be a consistent level of understanding on how to measure whole-life-carbon.

Green-blue infrastructure is important for biodiversity, flood and drought control, soil health, air quality, reduced urban heat island effect and human health and wellbeing. Details of the blue-green infrastructure requirements for the Garden Community are included in GC Policy 2. In terms of addressing climate change, the evidence-based selection of a planting palette featuring a diverse range of plant species known to be adaptable / resilient to climate change, such as drought resilient plants, will be critical to establishing and delivering a robust and resilient green infrastructure network over the long-term for the benefit of people and wildlife. Forest Research has a climate matching tool that can be used to show where species and provenance material might be sources for sites in England. Details of the appropriate biosecurity standards for sourcing, quarantining and inspecting plant material supplied to the development should be submitted as part of the application.

The Councils and Environment Agency suggest that developers submit a water efficiency calculator report, or equivalent information, at the planning application stage to demonstrate compliance with the optional tighter water standard of 110 litres per person per day. Developers should engage with Affinity Water as soon as possible regarding supply matters due to the increased demand for water in the area.

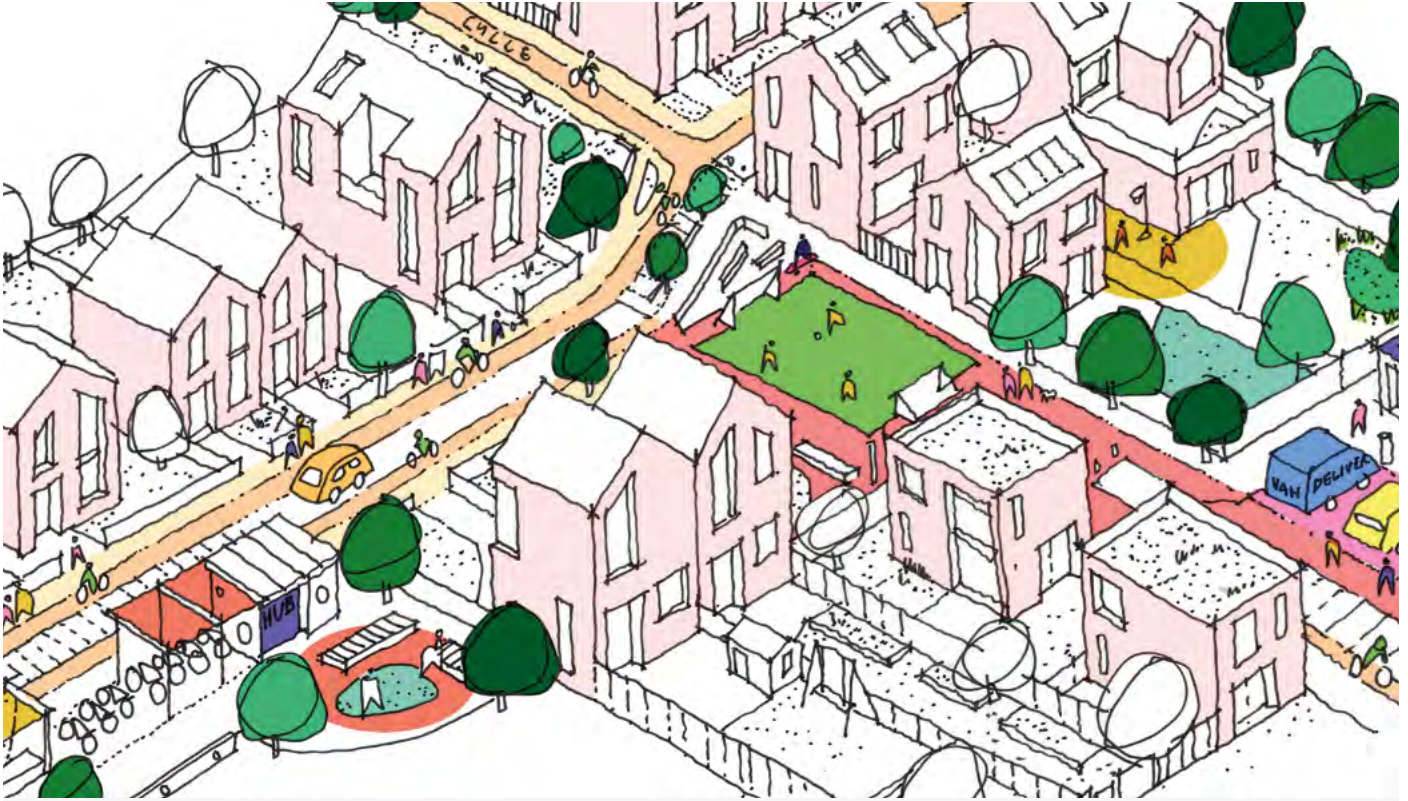
Local skills will be required for the development of sustainable infrastructure. Skills required include design and construction of sustainable buildings and infrastructure; renewable energy; and sustainable waste management. The need for these skills should be considered as part of the Employment and Skills Plan required under GC Policy 5.

Ultra-fast Gigabit broadband and the provision of fibre to the premises (FTTP) infrastructure is essential for work-life balance, flexible working, non-commutable working, and progress towards net zero carbon communities. This policy requires smart multifunctionality for all public realm street furniture. This should include the requirement for street furniture to be self-powered through solar panels and, where appropriate, it should aim to include wayfinding information, publicly accessible Wi-Fi, and electric charging points for phones and/or electric vehicles. All data collected by street furniture should be open source.

The sustainability of a development is not simply a measure of how it functions, it also includes how it is constructed and the sourcing of minerals used in that construction. This is made clear in the [NPPF](#) which states that minerals are a finite natural resource, and that best use needs to be made of them, including encouraging their extraction where practical and environmentally feasible, if it is necessary for non-mineral development to take place.

Extracting minerals prior to development of the land avoids not only their needless sterilisation, it is also an opportunity to design and shape landforms to support the masterplanning of significant developments. It provides the opportunity to create land topographies, transforming how the land is developed and used post extraction, through imaginative land reclamation and landscape enhancement that help create desirable places to live. Prior extraction itself is therefore not just an indication of sustainable development, it can be used as an opportunity in major developments to deliver sustainable development initiatives, such as those highlighted within this Plan, including:

- Opportunities for biodiversity net-gain and multifunctional green-blue infrastructure.
- Sustainable Drainage Schemes (SuDS) and increased flood resilience.
- Mitigation and adaptation measures against climate change.
- Positive contributions to the health and wellbeing of communities through the provision of open space and recreational resources.



Chapter 10:

Infrastructure Delivery, Impact Mitigation and Monitoring

This chapter covers the requirements to ensure the Garden Community is supported by the required level of infrastructure. The Garden Community provides an opportunity to create an innovative, resilient, well-connected and inclusive place that will stand the test of time.

Section 1 Local Plan

The main requirements covered in this **Plan**, as set out in the policies of the adopted Section 1 Local Plan include:

- All development must be supported by the provision of infrastructure, services and facilities that are identified to serve the needs arising from the development.
- An infrastructure delivery strategy and phasing plan that sets out how infrastructure, services and facilities will be provided.
- Comprehensive planning and development of the Garden Community, where each development phase is supported by suitable mechanisms to deliver the infrastructure both on and off-site.
- Providing new and improved transport (footways, cycle links, bridleways, roads) and communication infrastructure.
- Addressing education, healthcare, leisure and sports.
- Integrating a network of multi-functional green and blue infrastructure to create attractive and sustainable places.
- Ensuring adequate water and wastewater treatment capacity or infrastructure upgrades are in place prior to development proceeding.
- Planning consent and funding approval for the A120-A133 Link Road and Route 1 of the Rapid Transit System.
- Providing appropriate design and infrastructure that incorporates the highest standards of innovation in energy efficiency and technology to reduce impact of climate change, water efficiency (with the aim of being water neutral in areas of serious water stress), and sustainable waste / recycling management facilities.



GC POLICY 9: INFRASTRUCTURE DELIVERY AND IMPACT MITIGATION

Planning and delivering the required infrastructure is at the heart of sustainable development for the Garden Community. Proposals must demonstrate that the required infrastructure to support the development will be delivered in a timely and, where appropriate, phased manner. This will provide the opportunity to address infrastructure needs, maximise the efficient use of existing infrastructure capacities and explore opportunities for new sustainable infrastructure.

Part A: Infrastructure Delivery Mechanism

Developers will need to make direct provision or contribute towards the delivery of relevant infrastructure as required by the development either alone or cumulatively with other developments, as set out in the 'Infrastructure Delivery, Phasing & Funding Plan' or relevant Infrastructure Delivery Plan (IDP) and other policies in this **Plan**, where such contributions are compliant with national policy and the legal tests. Where necessary, developers will be required to:

1. Enter into Section 106 agreements to make provisions to mitigate the impacts of the development where necessary or appropriate. Section 106 will remain the appropriate mechanism for securing land and works along with financial contributions; and/or
2. Make a proportionate contribution on a retrospective basis towards such infrastructure as may have been forward-funded from other sources where the provision of that infrastructure is necessary to facilitate and/or minimise the impacts of their development (including the cumulative impacts of planned development).

Where a proposal requires additional infrastructure capacity, to be deemed acceptable, mitigation measures must be agreed with the Councils and the appropriate infrastructure provider. Such measures may include (not exclusively):

- Financial contributions towards new or expanded facilities and the maintenance thereof.
- On-site provision of new facilities (which may include building works).
- Off-site capacity improvement works.
- The provision of land.

Developers must work positively with the Councils and other infrastructure providers throughout the planning process to ensure that the cumulative impact of development is considered and then mitigated, at the appropriate time, in line with their published policies and guidance.

The Councils consider Section 106 to be the appropriate mechanism for securing land and works along with financial contributions.

For the purposes of this policy the widest reasonable definition of infrastructure and infrastructure providers will be applied. Exemplar types of infrastructure are provided in the glossary appended to this **Plan**.

Proposals will need to make financial contributions to the wider local transport infrastructure, including the A120-A133 Link Road and Rapid Transit System taking into account the conditions of the Housing Infrastructure Fund.

Proposals will also need to make contributions to stewardship and economic development initiatives to ensure the delivery of relevant policies in the Plan.

Part B: Planning Application Requirements

Applications where relevant must be accompanied by:

1. Planning Obligations Statement.
2. Affordable Housing Statement.
3. Viability Assessment.

Justification

The Garden Community will require the provision of new physical infrastructure such as footways, cycleways, roads, and sewers; social infrastructure such as health, ambulance, police, firefighting, education, and community facilities; and green infrastructure such as open and recreational spaces. The Councils will work with developers and a range of partners such as the Highway Authority, National Highways, the lead authority for education, the Environment Agency, Lead Local Flood Authority, utility companies, Integrated Care Board (ICB) and National Health Service England Midlands and East England, and Sport England to bring forward the necessary infrastructure that is required to deliver the Garden Community.

It should be recognised that infrastructure may be provided in various ways including new infrastructure, improvements to existing facilities/services or as co-located or expanded services/facilities. Where infrastructure cannot be provided within, or is not appropriate to be located on, the Garden Community site itself, developers will be expected to make a contribution to the cost to provide the infrastructure elsewhere.

Where planning obligations are required by planning policy and/or to mitigate the impacts of development but are not agreed for development viability reasons, the Councils will require a fully transparent open book viability assessment and that all possible steps have been taken to minimise the residual level of unmitigated impacts. Developers may be required to enter into obligations that provide for appropriate additional mitigation in the event that viability improves prior to completion of the development, provided the additional obligations are required to mitigate the impact of the development.

The Councils have prepared an 'Infrastructure Delivery, Phasing & Funding Plan' which performs the role as the Infrastructure Delivery Plan (IDP) for the Garden Community, to identify the required infrastructure. The IDP is a living document subject to review and will be regularly updated. Proposals will be expected to deliver or contribute to the necessary infrastructure requirements of the Garden Community as identified by the Council's IDP, where such contributions are compliant with national policy and the legal tests.



The Councils will seek contributions from developers to fund improvements to existing infrastructure and the environment and new infrastructure. Contributions will be made through Section 106 agreements which address the provision of affordable housing and supporting infrastructure such as transport, schools, community facilities and health facilities. The necessary infrastructure requirements through the use of planning condition and/or planning obligation and/or financial contributions will be in accordance with [The Community Infrastructure Regulations 2019](#).

Some infrastructure providers will fund and deliver infrastructure themselves. Other infrastructure will be funded by developers and landowners, secured by planning obligations as part of the planning permission. On-site infrastructure provision will usually be secured by planning conditions or legal agreements. Off-site provision will usually be secured by legal agreements and through other financial contributions.

Essex County Council, working with CCC and TDC, were successful in attracting funding under the Housing Infrastructure Fund (administered by Homes England) for delivery of the first phase of the A120-A133 Link Road, and the offsite sections of the Rapid Transit System (RTS). The awarding of the funding has been made on the basis that this transport infrastructure unlocks housing growth at the Garden Community, without which the Garden Community could not be developed to the scale proposed. In accordance with the conditions of the funding agreement with Homes England, the Councils will seek to maximise the recovery of this funding from the Garden Community as it is developed. The mechanism for the recovery of funding will be secured by legal agreement between the Councils and the developer(s), with the level of recovery informed by regular reviews of development viability so that an appropriate financial contribution towards recovery is set which takes into account other policy requirements and contributions required of the Garden Community. Contributions received from this recovery mechanism will be used to cover any cost increases (beyond the initial HIF award) incurred by Essex County Council in delivering the Link Road and RTS. Any contributions beyond covering cost increases will be recycled back into supporting additional housing growth in the area at the discretion of the Councils and Homes England, as set out in the conditions of the Housing Infrastructure Fund.

Monitoring

Monitoring is a way of assessing the effectiveness of a plan once it is adopted. It helps to identify if plan policies are not being implemented and whether an early review of the plan is required. Monitoring indicators for the **Plan** reflect a combination of policy requirements, the indicators monitored in the Councils Authority Monitoring Reports (AMR) and are linked to the Sustainability Appraisal (SA) Framework. The table below outlines the Councils monitoring objectives relevant Plan policies and monitoring indicators. The AMRs will be used to report the performance of the Plan as well as recommending any actions required to ensure the delivery of the DPD.

Monitoring will be undertaken on an annual basis, with the result being published at the end of each calendar year within both Colchester City Council and Tendring District Council 'Authority Monitoring Reports' (AMRs). Information on the following objectives and indicators will be collated and assessed by the Councils. The AMRs will contain consistent information on the implementation of policies and the delivery of new development and supporting infrastructure. Where necessary the information will be tailored to the need of each separate Council and AMR approach. The monitoring will have a particular focus on the delivery of development, floorspace and land use change, alongside securing wider policy objectives in relation to infrastructure delivery.

The Councils will also ensure that appropriate monitoring frameworks and approaches are established through the determination and approval of planning applications for the Garden Community, with the associated use of planning conditions and other control mechanisms such as S106 agreements to ensure that appropriate monitoring is undertaken and information provided as the Garden Community is built out.

SA Objective	Most Relevant Policies	Monitoring Indicator
1. To create safe environments which improve quality of life, community cohesion	GC Policy 1 GC Policy 3 GC Policy 6	Increase in areas of public open space All crime – number of crimes per 1000 residents per annum Number of new community facilities granted planning permission Number of new cultural facilities granted planning permission, including places of worship
2. To ensure that everyone has the opportunity to live in a decent, safe home which meets their needs at a price they can afford	GC Policy 4	Housing Delivery Affordable housing completions Gypsy & Traveller provision
3. To improve health/reduce health inequalities	GC Policy 1 GC Policy 4 GC Policy 6 GC Policy 7	Increase in areas of public open space Percentage of new residential development that adheres to Natural England's Accessible Natural Greenspace Standards Percentage of new residential development within walking and cycling distance to schools Percentage of new residential development within walking and cycling distance to sport and recreation facilities Hectares of accessible open space per 1,000 population
4. To ensure and improve the vitality and viability of Centres	GC Policy 1 GC Policy 5 GC Policy 6	Total amount of floorspace for town centre uses (sqm)

SA Objective	Most Relevant Policies	Monitoring Indicator
5. To achieve a prosperous and sustainable economy that creates new jobs, improves the vitality and viability of centres and captures the economic benefits of international gateways	GC Policy 5	<p>Amount of floorspace developed for employment by type (sqm)</p> <p>Level 2 qualifications by working age residents</p> <p>Level 4 qualifications and above by working age residents</p>
6. To value, conserve and enhance the natural environment, natural resources, biodiversity and geological diversity	<p>GC Policy 1</p> <p>GC Policy 2</p>	<p>Number and area of Local Nature Reserves and Local Wildlife Sites</p> <p>Contributions collected as part of the Essex Coast RAMS</p> <p>Condition of SSSIs (per Natural England assessments)</p> <p>Overall % BNG achieved, as calculated by the latest Defra metric</p>
7. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	GC Policy 7	<p>To obtain an agreed Travel Plan</p> <p>Percentage of journeys to work, to education (and other land uses) by walking and cycling and percentage of journeys to work by public transport</p> <p>Levels of modal shift achieved</p>
8. To promote accessibility, ensure that development is located sustainably and makes efficient use of land, and ensure the necessary infrastructure to support new development	<p>GC Policy 1</p> <p>GC Policy 3</p> <p>GC Policy 5</p> <p>GC Policy 6</p> <p>GC Policy 7</p> <p>GC Policy 9</p>	<p>Increase in areas of public open space</p> <p>Key infrastructure projects delivered</p> <p>Additional capacity of local schools / incidents of new school applications</p>

SA Objective	Most Relevant Policies	Monitoring Indicator
9. To conserve and enhance historic and cultural heritage and assets and townscape character?	GC Policy 1 GC Policy 3 GC Policy 4	All permissions granted which affect a designated and/or non-designated heritage asset, and/or archaeology sites are in accordance with the policy Recorded loss of listed buildings Grade I and II+ (by demolition), Scheduled Monuments or nationally important archaeological sites and assets on the Colchester Local List to development
10. To make efficient use of energy and reduce contributions to climatic change through mitigation and adaptation	GC Policy 8	Percentage of household waste recycled and composted Carbon emissions and Climate Change Climate Change Adaptation
11. To improve water quality and address water scarcity and sewerage capacity	GC Policy 3 GC Policy 8	Quality of rivers (number achieving ecological good status) % of homes that meet the optional Part G of the Building Regulations
12. To reduce the risk of fluvial, coastal and surface water flooding	GC Policy 2 GC Policy 8	Number of planning applications approved contrary to Environment Agency advice on flood defence or water quality grounds
13. To improve air quality	GC Policy 7	Number of Air Quality Management Areas
14. To conserve and enhance the quality of landscapes	GC Policy 1 GC Policy 2 GC Policy 3	
15. To safeguard and enhance the quality of soil and mineral deposits?	GC Policy 8	Number and area of developments proposed within MSAs

Appendix 1. Principles and Objectives

To deliver the vision for the Garden Community, it will be important for all the policies and proposals in this **Plan** to contribute positively to the achievement of a number of principles and objectives. The vision, principles and objectives are set out in the Strategic Brief. The vision and principles are included in the theme chapters and the objectives are set out in this appendix.

Nature

A PLACE SHAPED BY EXISTING LANDSCAPE

- Across the Area of Search, there will be a minimum of 50% open space and multifunctional green infrastructure, that is seamlessly integrated with the built environment to connect people with nature.
- Existing landscape features conserved, enhanced and incorporated in the masterplan.
- Connectivity links established to existing green corridors and networks.
- New Country Park along the Salary Brook Corridor and including the slopes to the east.
- A variety of new connected open spaces created including parks, fields, wild spaces, communal spaces and private gardens.
- Streets with tree planting, Sustainable Drainage Systems and planting integrated.

A PLACE WITH THRIVING ECOLOGY AND BIODIVERSITY

- Existing habitats and wildlife sites conserved, protected and connected with new species rich habitat links.
- Hedgerow network protected and enhanced with existing hedge lined lanes protected and retained.
- Minimum 10% biodiversity net gain.
- Streets to include trees and other generous landscaping where appropriate.
- Ecologically rich buffer landscapes established against existing and new road corridors.
- Recreational pressures on existing sensitive habitats mitigated through the creation of new areas for recreation.

A PLACE WITH A PRODUCTIVE AND CLIMATE RESILIENT NATURAL LANDSCAPE

- Native, wildlife friendly planting and edible species.
- Allotments, community orchards and growing fields provided which maximise the good quality free draining soils.
- Canopy cover, use of green walls and planting maximised and hard surfaces minimised in built up areas.
- SUDS and rain gardens integrated.
- New links of woodland, meadow, grassland and wetland created to lock in carbon.
- Drought tolerant planting approaches used.
- Natural water management system integrated as an attractive biodiverse network with water features including swales, ponds and larger water bodies used in preference to piped systems.

Buildings, Place and Character

A PLACE WITH DISTINCTIVE IDENTITY

- The new community will be rooted in its place and the landscape.
- Important views, vistas, landmarks, heritage assets, trees and hedges will be recognised, protected and enhanced.
- Design Codes will be implemented and used consistently.
- Drawing on the historic tradition of orchards within the local area to create a new productive landscape.
- Green buffers designed to provide suitable distinction between neighbourhoods.
- Green buffers to contribute to the landscape and biodiversity network, accommodate leisure routes and be productive.
- Clear spatial hierarchy that directs the design of the neighbourhood and the building types.
- Plan for a range of housing densities with higher residential densities at mobility hubs, centres of activity and along key movement corridors.
- A range of building heights that add variety and interest to the streetscape, enhance internal legibility.
- Architectural style, building form, materials and layouts that reflect the districts' character while catering to contemporary needs and societal trends.

A PLACE THAT IS VIBRANT AND ACTIVE

- Local centres and one district centre that deliver an increased mix of uses.
- Create legible and well-designed focal points within the local centres.

A PLACE WHERE HOUSING IS ACCESSIBLE, AFFORDABLE AND INCLUSIVE

- Housing that caters for all stages of life including multi-generational families, co-housing, start-up homes.
- Housing typologies that respond to different needs and abilities.
- Tenure blind design.
- Accommodation suitable for ageing population close to local centres.
- Sites identified for co-living and self-build typologies.

A PLACE WITH GREAT HOMES

- Homes fit for the 21st century and beyond, digitally connected, with sustainable technologies and future proofed.
- Homes that offer privacy and external amenity spaces.
- Homes that positively address the streets and create clear entry points from the street.
- Provision of good storage areas to meet short and long term needs.
- Integrate utilities, including waste storage and management, such that they do not adversely affect the design of the built environment.

Economic Activity and Employment

A PLACE WITH A THRIVING LOCAL ECONOMY

- Medium/small-scale employment uses close to the district centres.
- Maximise the opportunity from the University of Essex and the Knowledge Gateway
- Provision of live-work and co-working spaces.
- Flexible and adaptable buildings with scope for expanding floorspace, helping to retain them within the garden community.
- Larger scale industrial/storage space accessible via A-roads and the Link Road
- Respond positively to changing patterns of retail and leisure.

Community and Social Infrastructure

A PLACE WHERE EVERYONE CAN FEEL AT HOME

- Co-location of different uses to maximise activity throughout the daytime and evening and provide opportunities for diverse social interaction.
- Multi use spaces that are designed to cater and support people from different groups (age/culture/ability/LGBTQ+/family status etc.).
- Community spaces accessible by all modes of travel.
- Community spaces flexible for different uses.
- Ground floor uses that create interest and activity.

A PLACE WHERE IT'S EASY TO BE HEALTHY AND HAPPY

- Inclusive public realm that creates the feeling of safety, a sense of place and interaction with nature.
- High quality and accessible sports facilities, playing pitches and greenspaces.
- Creation of a safe and overlooked walking and cycling network.
- Provision of healthcare, leisure, social and community facilities accessible by all modes of transport.
- Promotion of social interaction through shared amenity spaces.
- Active travel promoted.
- Connections established into the wider long distance leisure routes.

A PLACE WHERE EVERYONE CAN LEARN

- Provision of education facilities in close proximity to district and local centres, making them easily accessible.
- Feeling of safety and security promoted for students within and around these facilities.
- Education facilities within easy access to play and recreation spaces.
- Flexibility of use of the premises during non-school hours.

A PLACE TO PLAY AND HAVE FUN

- Play, sport and leisure facilities that cater to all ages, abilities and needs and are easily accessible by all modes of transport.
- Sport and leisure facilities within in close proximity to the neighbourhood it serves.

A PLACE WHERE LONG TERM STEWARDSHIP IS CONSIDERED FROM THE OUTSET

- A suitable stewardship model and the assets and services which will require management and maintenance in perpetuity identified.
- Minimisation of the running and maintenance costs of buildings and landscapes embedded through design.
- Community needs and funding priorities identified early on.
- Local resident representation on the stewardship model.
- Different and inclusive engagement and communication links established.

Movement and Connections

A PLACE WHERE PEOPLE HAVE PRIORITY

- Dense network of traffic-free walking and cycling links.
- Residential streets designed with low design speed with off-plot and sensitively incorporated car parking.
- Non-residential streets designed with low design speed, with segregated cycle links.
- All movement routes and corridors will be through safe, legible, attractive, tree-lined corridors for amenity, air quality mitigation, biodiversity and good mental health.
- Off-plot car parking paid for separately to house purchase/rental.
- On and off-street car parking designed flexibly with future non-car uses in mind.
- Streets designed to discourage informal parking, supported by Controlled Parking Zones.
- Vehicle access and loading restrictions to manage servicing needs.
- Streets and footpath links designed for all different users' needs including people with mobility impairments and parents with pushchairs.
- Emergency and service access provided throughout the street network.

A PLACE WITH RAPID, EFFICIENT AND COST EFFECTIVE PUBLIC TRANSPORT

- RTS routes given priority through the Garden Community and off-site, linking local centres and providing easy access to halts and services.
- RTS stops integrated in mobility hubs in all centres and residential areas.
- RTS running from the first stage with high frequency.
- Park and Choose to complement the function of RTS.
- Integrated ticketing for RTS and other bus services.

A PLACE WHERE ACTIVE AND SUSTAINABLE TRAVEL IS THE NATURAL CHOICE

- Transit oriented development with higher density around mobility hubs, centres of activity and key corridors.
- Network of mobility hubs established with a range of facilities connecting Rapid Transit System to first/last mile options on-site.
- Plentiful secure and covered cycle parking provided at key destinations and residential areas.
- Cycle and scooter hire docking stations provided at key destinations and community centres.
- Robust travel plans put in place, linked to mode share targets.
- Car club promotion to reduce the need for car ownership.
- Horse riders provided for with a network of bridleways.

A CONNECTED PLACE

- Link Road providing good connections to the A120 and A133.
- Walking and cycle routes connected to Rights of Way and to high quality and direct links to the University and Colchester.
- Hierarchy of street types to provide for the different routes, vehicular types and places.

Sustainable Infrastructure

A PLACE WHERE THE ENERGY SUPPLY IS SUSTAINABLE, SMART AND FUTUREPROOFED

- Net-zero energy demand and supply.
- The energy grid will combine renewable sources such as solar power, wind and battery storage to ensure the focus is on green energy production.
- Energy demand is monitored and active support provided to minimise consumption.
- Support new models of ownership and operation.

A PLACE DESIGNED FOR THE IMPACTS WHILE MINIMISING ITS CONTRIBUTION TO CLIMATE CHANGE

- Environmental net gain through nature based solutions and urban greening.
- A system of surface water drainage that will minimise the risk of flooding to the site, improve water quality, biodiversity and amenity value.
- Sustainable Drainage Systems (SuDS) which will mimic natural hydrological processes and reduce the impact of climate change.
- Water recycling to combat increasing demand on water supply.
- Overheating minimisation measures.
- Use of green walls and tree planting to reduce urban heat effect/ provide shading.
- Incorporation of energy producing landscapes.
- Promote access to green routes that reduce the need for travel by car .
- Create Green Infrastructure that supports our adaptation to a changing weather pattern through, for example, flood control.
- Grey water recycling system integrated to new buildings.

A PLACE THAT OPTIMISES RESOURCE EFFICIENCY AND RECYCLING ACROSS THE WHOLE DEVELOPMENT LIFECYCLE

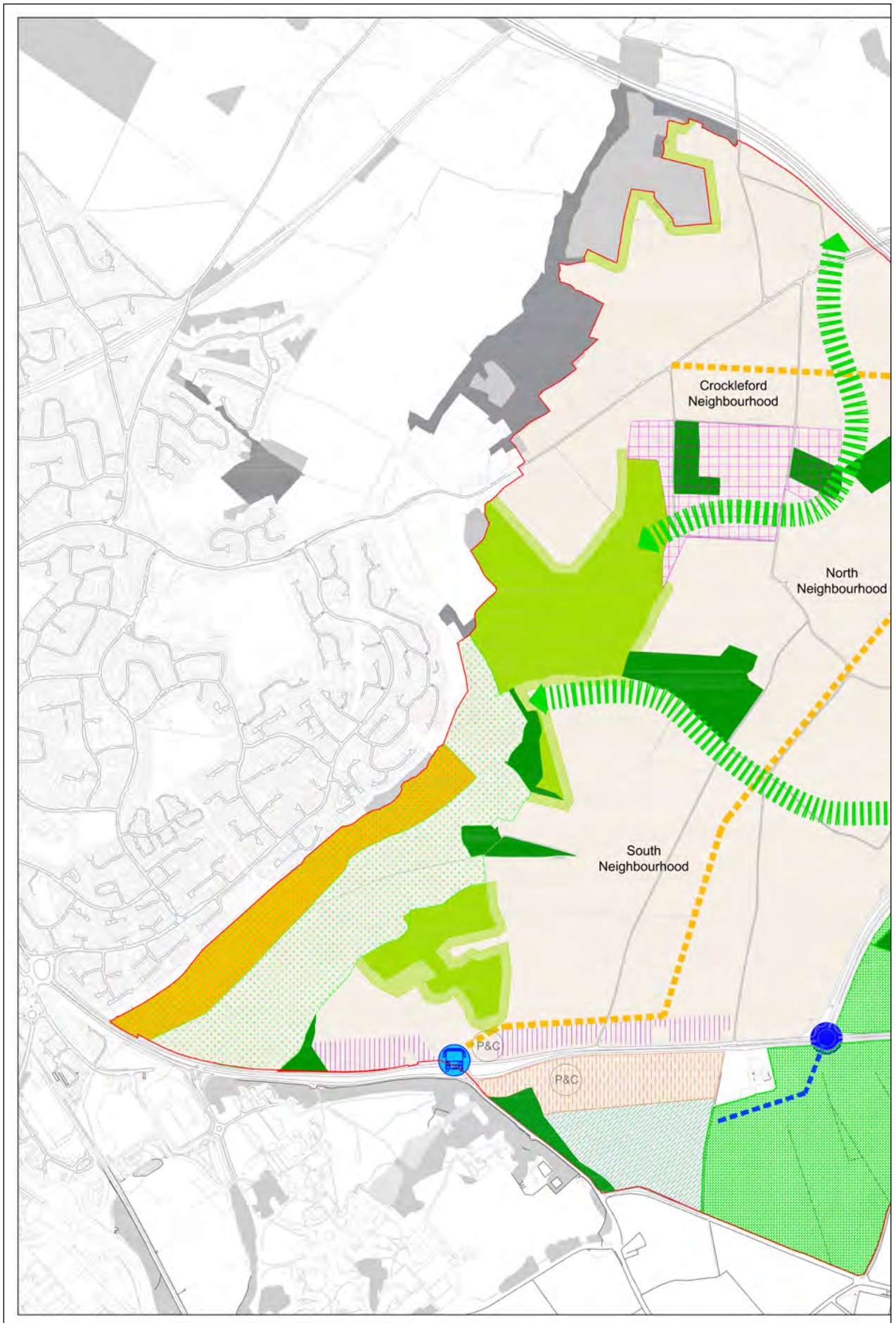
- Energy demand reduction and embodied carbon (whole life), waste water, waste management.
- Minimisation of waste water discharge on the public network.
- Maximisation of waste water treatment at source before discharge.
- Zero waste and circular economy principles.
- Fastest possible broadband network installed throughout the site to residential and non-residential development.

A PLACE WHERE INFRASTRUCTURE COMES FIRST AND MEETS ITS INHABITANTS' NEEDS

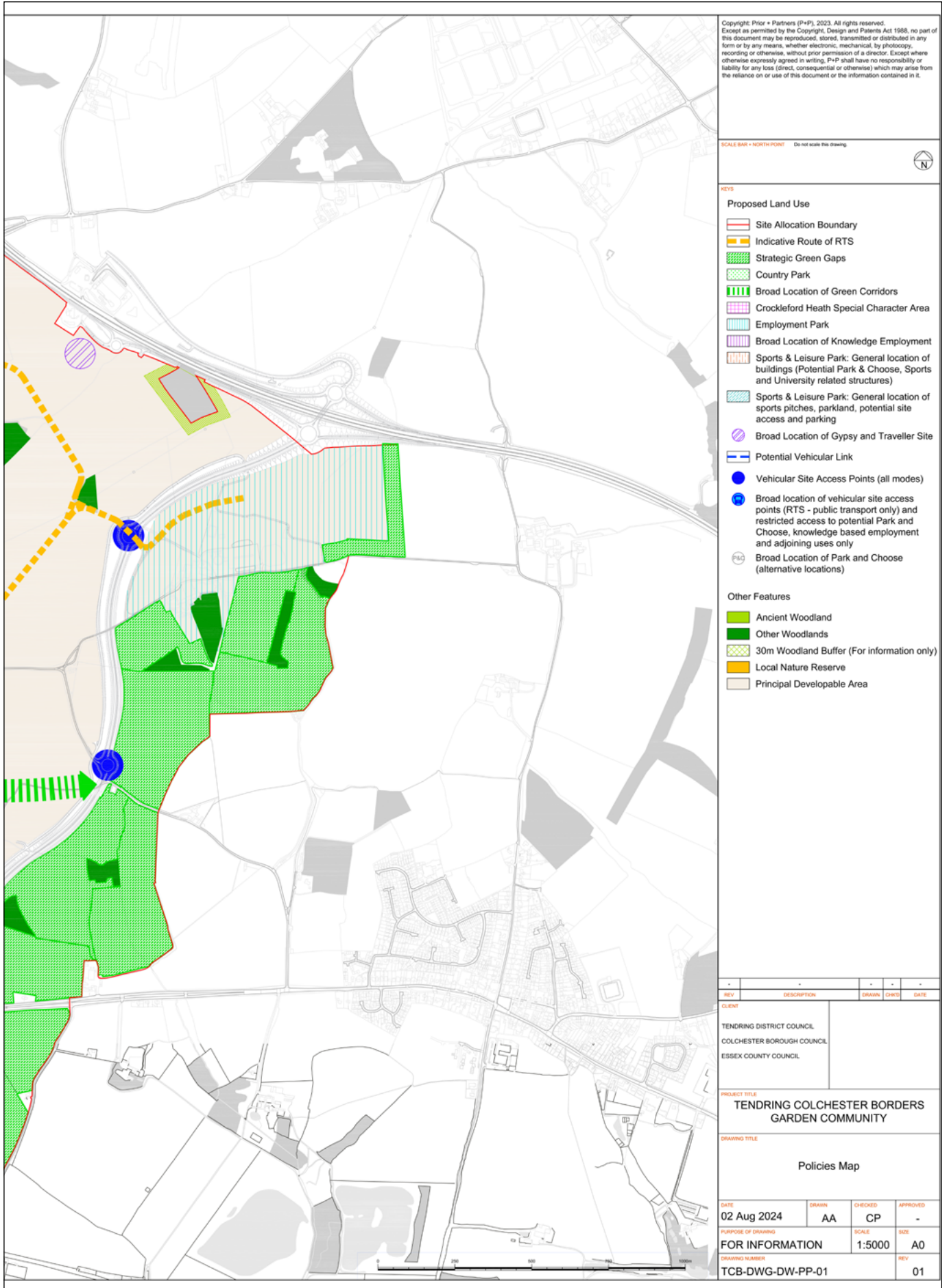
- Establishment of on-and off-site infrastructure delivery strategy and phasing plan that will align with the phases of development.
- Secured timely delivery of on- and off-site infrastructure aligned with each phase of development.

Appendix 2. Policies Map

A.1 APPENDIX 3



A.1 APPENDIX 3



Appendix 3: Planning Application / Validation Requirements

Planning applications will be determined considering the policies and proposals within this **Plan**. For planning applications to be considered valid, a range of information must be submitted including plans and/or supporting documents in accordance with national validation requirements. The Councils local validation lists are available on their websites and clarifies what information is required. This will vary for different types and scales of application being made and will be reviewed as necessary to take account of statutory changes or Government guidance.

Each individual policy of this **Plan** specifies required supporting documents and information that must be submitted either prior to or in support of planning applications where relevant. These lists are not exhaustive and will be regularly reviewed. Applicants are advised to engage with the Councils to determine the requirements of individual applications. Those documents expected include:

- Comprehensive site wide Garden Community Masterplan
- Detailed Area Specific Masterplans
- Design Codes
- Strategic Masterplan Compliance Statement
- Green - Blue Infrastructure Strategy
- Ecological Surveys
- Landscape and Visual Impact Assessment/s (LVIA)
- Biodiversity net gain calculation and biodiversity gain plan
- Indicative Drainage Plan for the Whole Garden Community
- Drainage Plan/s and SuDS Management and Maintenance Plan/s
- Design & Access Statement/s
- Heritage Impact Assessment and Mitigation Strategy

- Archaeological Evaluation
- Housing Strategy(ies)
- Housing Mix Statement
- Affordable Housing Phasing Strategy
- Economic and Employment Strategy
- Employment and Skills Plan (ESP)
- Phasing and Implementation Strategy
- Social and community infrastructure demographic studies
- Health Strategy and Health Impact Assessment
- Healthy Living and Play Strategy
- Stewardship Strategy
- Community Use Statement/Plan
- Transport Assessment
- Public Transport Strategy
- Parking Strategy and Management Plan
- Freight Management Strategy
- Travel Plan
- Mobility Hubs Strategy
- Minerals Resource Assessment (MRA)
- Energy and Carbon Reduction Strategy
- Digital Connectivity Report
- Water Efficiency Calculator Report
- Embodied Carbon Assessment
- Planning Obligation Statement
- Affordable Housing Statement
- Viability Assessment

Appendix 4:

Section 2 Plan Status

For the purposes of all land within the Site Allocation Boundary of the Garden Community, all policies within the Tendring District Council (TDC) and Colchester City Council (CCC) Section 2 Local Plans will be replaced by the **Tendring Colchester Borders Garden Community Development Plan Document (DPD)**. None of the Section 2 Plan policies will apply to land within the Site Allocation Boundary of the DPD.

With regard to the TDC Section 2 Local Plan the following policies will **NOT** apply to the Site Allocation Boundary of the Garden Community:

Policy SPL 1	MANAGING GROWTH
Policy SPL 2	SETTLEMENT DEVELOPMENT BOUNDARIES
Policy SPL 3	SUSTAINABLE DESIGN
Policy HP 1	IMPROVING HEALTH AND WELLBEING
Policy HP 2	COMMUNITY FACILITIES
Policy HP 3	GREEN INFRASTRUCTURE
Policy HP 4	SAFEGUARDED OPEN SPACE
Policy HP 5	OPEN SPACE, SPORTS AND RECREATION FACILITIES
Policy LP 1	HOUSING SUPPLY
Policy LP 2	HOUSING CHOICE
Policy LP 3	HOUSING DENSITY AND STANDARDS
Policy LP 4	HOUSING LAYOUT
Policy LP 5	AFFORDABLE HOUSING
Policy LP 6	RURAL EXCEPTION SITES
Policy LP 7	SELF-BUILD AND CUSTOM-BUILT HOMES
Policy LP 8	BACKLAND RESIDENTIAL DEVELOPMENT
Policy LP 9	GYPSY AND TRAVELLER SITES
Policy LP 10	CARE, INDEPENDENT ASSISTED LIVING

Policy LP 11	HMO AND BEDSITS
Policy PP 1	NEW RETAIL DEVELOPMENT
Policy PP 2	RETAIL HIERARCHY
Policy PP 3	VILLAGE AND NEIGHBOURHOOD CENTRES
Policy PP 4	LOCAL IMPACT THRESHOLD
Policy PP 5	TOWN CENTRE USES
Policy PP 6	EMPLOYMENT SITES
Policy PP 7	EMPLOYMENT ALLOCATIONS
Policy PP 8	TOURISM
Policy PP 9	HOTELS AND GUESTHOUSES
Policy PP 10	CAMPING AND TOURING CARAVAN SITES
Policy PP 11	HOLIDAY PARKS
Policy PP 12	IMPROVING EDUCATION AND SKILLS
Policy PP 13	THE RURAL ECONOMY
Policy PP 14	PRIORITY AREAS FOR REGENERATION
Policy PPL 1	DEVELOPMENT AND FLOOD RISK
Policy PPL 2	COASTAL PROTECTION BELT
Policy PPL 3	THE RURAL LANDSCAPE
Policy PPL 4	BIODIVERSITY AND GEODIVERSITY
Policy PPL 5	WATER CONSERVATION, DRAINAGE AND SEWERAGE
Policy PPL 6	STRATEGIC GREEN GAPS
Policy PPL 7	ARCHAEOLOGY
Policy PPL 8	CONSERVATION AREAS
Policy PPL 9	LISTED BUILDINGS
Policy PPL 10	RENEWABLE ENERGY GENERATION AND ENERGY EFFICIENCY MEASURES
Policy PPL 11	THE AVENUES AREA OF SPECIAL CHARACTER, FRINTON-ON-SEA
Policy PPL 12	THE GARDENS AREA OF SPECIAL CHARACTER, CLACTON-ON-SEA
Policy PPL 13	ARDLEIGH RESERVOIR CATCHMENT AREA

Policy PPL 14	SAFEGUARDING OF CIVIL TECHNICAL SITE, NORTH EAST OF LITTLE CLACTON/SOUTH OF THORPE-LE-SOKEN
Policy PPL 15	SAFEGUARDING OF HAZARDOUS SUBSTANCE SITE, SOUTH EAST OF GREAT OAKLEY/SOUTH WEST OF HARWICH
Policy CP 1	SUSTAINABLE TRANSPORT AND ACCESSIBILITY
Policy CP 2	IMPROVING THE TRANSPORT NETWORK
Policy CP 3	IMPROVING THE TELECOMMUNICATIONS NETWORK
Policy SAMU1	DEVELOPMENT AT EDME MALTINGS, MISTLEY
Policy SAMU2	DEVELOPMENT AT HARTLEY GARDENS, CLACTON
Policy SAMU3	DEVELOPMENT AT OAKWOOD PARK, CLACTON
Policy SAMU4	DEVELOPMENT AT ROUSES FARM, JAYWICK LANE, CLACTON
Policy SAMU5	DEVELOPMENT SOUTH OF THORPE ROAD, WEELEY
Policy SAH2	DEVELOPMENT LOW ROAD, DOVERCOURT
Policy SAE1	CARLESS EXTENSION, HARWICH
Policy DI1	INFRASTRUCTURE DELIVERY AND IMPACT MITIGATION

With regard to the CCC Section 2 Local Plan the following policies will **NOT** apply to the Site Allocation Boundary of the Garden Community:

SG1	Colchester's Spatial Strategy
SG2	Housing Delivery
SG3	Economic Growth Provision
SG4	Local Economic Areas
SG5	Centre Hierarchy
SG6	Town Centre Uses
SG6a	Local Centres
SG7	Infrastructure Delivery and Impact Mitigation
SG8	Neighbourhood Plan
ENV1	Environment

ENV2	Coastal Areas
ENV3	Green Infrastructure
ENV4	Dedham Vale Area of Outstanding Natural Beauty
ENV5	Pollution and Contaminated Land
CC1	Climate Change
PP1	Generic Infrastructure and Mitigation Requirements
TC1	Town Centre Policy and Hierarchy
TC2	Retail Frontages
TC3	Town Centre allocations
TC4	Transport in Colchester Town centre
NC1	North Colchester and Severalls Strategic Economic Areas
NC2	North Station Special Policy Area
NC3	North Colchester
NC4	Transport in North Colchester
SC1	South Colchester Allocations
SC2	Middlewick Ranges
SC3	Transport in South Colchester
EC1	Knowledge gateway and University of Essex Strategic Economic Area
EC2	East Colchester / Hythe Special Policy Area
EC3	East Colchester
EC4	Transport in East Colchester
WC1	Stanway Strategic Economic Area
WC2	Stanway
WC3	Colchester Zoo
WC4	West Colchester
WC5	Transport in West Colchester
SS1	Abberton and Langenhoe
SS2	Boxted
SS3	Chappel and Wakes Colne

SS4	Copford
SS5	Eight Ash Green
SS6	Fordham
SS7	Great Horkesley
SS8	Great Tey
SS9	Langham
SS10	Layer de La Haye
SS11	Marks Tey
SS12a	West Mersea
SS12b	Coast Road West Mersea
SS12c	Mersea Island Caravan Parks
SS13	Rowhedge
SS14	Tiptree
SS15	West Bergholt
SS16	Wivenhoe
OV1	Development in Other Villages
OV2	Countryside
DM1	Health and Wellbeing
DM2	Community Facilities
DM3	Education Provision
DM4	Sports Provision
DM5	Tourism, leisure, Culture and Heritage
DM6	Economic Development in Rural Areas and the Countryside
DM7	Agricultural Development and Diversification
DM8	Affordable Housing
DM11	Gypsies, Travellers and Travelling Showpeople
DM12	Housing Standards
DM13	Domestic Development

DM14	Rural Workers Dwellings
DM15	Design and Amenity
DM16	Historic Environment
DM17	Retention of Open Space
DM18	Provision of Open Space and Recreation Facilities
DM19	Private Amenity Space DP16
DM20	Promoting Sustainable Transport and Changing Travel Behaviour
DM21	Sustainable Access to development
DM22	Parking
DM23	Flood Risk and Water Management
DM24	Sustainable Urban Drainage Systems
DM25	Renewable Energy, Water Waste and Recycling

Glossary

Adopted/Adoption

The final confirmation of a plan's status by a local planning authority (LPA).

Affordable Housing

The Councils definition will accord with the current definition in the National Planning Policy Framework (or any successor document) but will also include those uses eligible under Essex County Council's Independent Living Programme. It includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.

Air Quality Management Areas (AQMA)

Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Authority Monitoring Report (AMR)

A report published annually by the Councils monitoring progress in delivering progress in Local Plan policies and allocations.

Biodiversity Net Gain

Biodiversity Net Gain is an approach to development that leaves biodiversity in a better state than before. The Environment Act contains a new biodiversity net gain condition for planning permissions. To meet this requirement biodiversity gains will need to be measured using the biodiversity metric as specified in the Environment Act (or otherwise agreed).

Brownfield Land (also known as Previously Developed Land)

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Boundary treatment

How a building or development site relates to its boundary - open, closed, accessible, fence, landscaped etc.

Carbon Positive

Carbon positive moves beyond carbon zero by making additional 'positive' or 'net export' contributions by producing more energy on site than the building requires and feeding it back to the grid.

Carbon sequestration

Carbon sequestration is the process of storing carbon in a carbon pool. Carbon dioxide is naturally captured from the atmosphere through biological, chemical, and physical processes.

Centre

References to centres apply to town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. See definitions of local centres and district centres.

Community Facilities

Are buildings, which enable a variety of local activity to take place including, but not limited to, the following: Schools, Universities and other educational facilities; Libraries and community centres; Doctors surgeries, medical centres and hospitals; including emergency, and acute inpatient and outpatient facilities; Public houses and local shops; Museums and art galleries; Child care centres; Sport and recreational facilities; Youth clubs; Playgrounds; Cemeteries; and Places of worship.

Competent person (to prepare site investigation information)

A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.

Conservation credits

When a developer cannot achieve at least 10% biodiversity net gain on their development site following application of the mitigation hierarchy, they will have the option to purchase biodiversity units from an offsite habitat market. If units cannot be sourced from local habitat markets, developers will be able to purchase their required units (as credits) which will be invested in habitat creation.

Design Code

A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area.

Development

The definition in Section 55 of the Town and Country Planning Act 1990 is 'means the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'.

Development Plan

This includes adopted Local Plans, neighbourhood plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. The Development Plan is the starting point for decision making. This includes the Essex Minerals Local Plan and the Essex and Southend-on-Sea Waste Local Plan.

District Centre

Important role serving the day-to-day needs of their local populations as well as providing access to shops and services for neighbouring areas across and beyond the Borough, but not to a level comparable with Colchester Town Centre.

Energy Hierarchy

The energy hierarchy is a classification of energy strategies, prioritised to assist progress towards a more sustainable energy system. The steps are: be lean, use less energy; be clean, supply energy efficiently; be green, use renewable energy; and offset.

European Sites

The European network of protected sites established under the Birds Directive and Habitats Directive (includes SPA, SAC, and Ramsar sites). See also habitats sites.

Garden Community

Communities which are holistically planned new settlements that respond directly to their regional, local and individual site context and opportunities to create developments underpinned by a series of interrelated principles which are based on the following Town and Country Planning Association Garden City Principles: Land value capture for the benefit of the community; Strong vision, leadership and community engagement; Community ownership of land and long-term stewardship of assets; Mixed-tenure homes and housing types that are genuinely affordable; A wide range of local jobs in the Garden Community within easy commuting distance of homes; Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food; Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience; Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods; Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

Green Infrastructure

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Greenfield Site

Land which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

Gypsies and Travellers

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, or permanently but excluding members of an organised group of travelling showpeople or circus people travelling together as such. In determining whether persons are "gypsies and travellers" consideration will be given to the following issues amongst other relevant matters: a) whether they previously led a nomadic habit of life b) the reasons for ceasing their nomadic habit of life c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.

Habitat Regulations Assessment (HRA)

The Habitat Regulation Assessment is a statutory requirement under the [Conservation \(Natural Habitats\) \(Amendment\) \(England and Wales\) Regulations 2010 \(as amended\)](#). An HRA is required for a plan or project which, either alone or in combination with, other plans or projects is likely to have a significant effect on the integrity of a European/ habitats site.

Habitats Site

Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Infrastructure

Infrastructure means any structure, building, system, facility and/or provision required by an area for its social and/or economic function and/or well-being including (but not exclusively): footways, cycleways and highways; public transport; drainage and flood protection; waste recycling facilities; education and childcare; healthcare; ambulance, police & firefighting facilities; sports, leisure and recreation facilities; community and social facilities; cultural facilities; emergency services; green infrastructure; open space; affordable housing; broadband; facilities for specific sections of the community such as youth or the elderly.

Local Centre

An essential role providing a range of small shops and services to meet the basic needs of local communities, serving a small catchment.

Local Development Scheme (LDS)

This is the project plan for a three year period for the production of all documents that will comprise the Local Plan. It identifies each Local Development Document and establishes a timetable for preparing each.

Local Plan

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the [Planning and Compulsory Purchase Act 2004](#).

Local Wildlife Sites

Habitats identified by Essex Wildlife Trust as important for the conservation of wildlife.

Massing

The combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces. This is also called bulk.

Main Town Centre Uses

As defined in the National Planning Policy Framework, main Town Centre uses include retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Mineral Safeguarding Area

An area designated by the Minerals Planning Authority (Essex County Council) which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

Mitigation hierarchy

The mitigation hierarchy is a widely used tool that guides users towards limiting as far as possible the negative impacts on biodiversity from development projects. As a priority, impacts on key habitats and features must be avoided wherever feasible. Then the design must minimise impacts, then remediate impacts, and as a last resort compensate for impacts.

Mobility as a Service (MaaS)

Integrates various forms of transport services into a single mobility service accessible on demand. A MaaS operator facilitates a diverse menu of transport options to meet a customer's request, be they public transport, ride-, car- or bike-sharing, taxi or car rental/lease, or a combination thereof.

Modal Share

A modal share is the percentage of travellers using a particular type of transportation.

National Planning Policy Framework (NPPF)

Government planning policy which replaces a large number of Planning Policy Guidance notes and Planning Policy Statements with one single document. It sets out new planning requirements and objectives in relation to issues such as housing, employment, transport and the historic and natural environment amongst others.

Natural Surveillance

Natural surveillance is an urban design, architecture and landscaping technique that seeks to deter crime with social and highly visible spaces. Natural surveillance is based on the theory that isolation makes crime both easier and more likely.

Neighbourhood Plan

A plan prepared by a Parish Council, Neighbourhood Forum, or other locally constituted community group, for a particular neighbourhood.

Objectively Assessed Housing Need (OAHN)

The National Planning Policy Framework requires that local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, including identifying key sites which are critical to the delivery of the housing strategy over the plan period. Further guidance provided in Planning Practice Guidance provides that 'The assessment of development needs is an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints. However, these considerations will need to be addressed when bringing evidence bases together to identify specific policies within development plans.'

Open Space

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Permitted Development Rights

The level of development that can take place before planning permission is required, as stated in [The Town and Country Planning \(General Permitted Development\) Order 1995](#), as amended.

Planning Obligation/Section 106 Agreement

A legally binding agreement between a local planning authority and any person interested in land within the area of the local authority, or an undertaking by such person, under which development is restricted, activities or uses required; or a financial contribution to be made. Used to mitigate the impacts of development.

Planning Practice Guidance

Guidance and detail supporting the National Planning Policy Framework which is published online and regularly updated.

Previously Developed Land

See brownfield land above.

Ramsar Site

An area identified by international agreement on endangered habitats.

Recreational disturbance Avoidance and Mitigation Strategy (RAMS)

A tool used to manage and mitigate the adverse effects from increased recreational disturbance arising from new developments on European/habitats Sites.

Self-build and custom-build housing

Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Sites of Special Scientific Interest (SSSI)

Land notified under the Wildlife and Countryside Act 1981 as an ecosystem of flora and/or fauna considered to be of significant national value and interest to merit its conservation and management.

Sound/Soundness

To be considered sound, a Development Plan Document must be justified (founded on robust and credible evidence and be the most appropriate strategy) and effective (deliverable, flexible and able to be monitored).

Special Area of Conservation (SAC)

A site of European importance designated by the member states, where necessary conservation measures are applied for the maintenance or restoration, at favourable conservation status, of the habitats and/or species for which the site is designated.

Special Protection Area (SPA)

A site designated under the Birds Directive by the member states where appropriate steps are taken to protect the bird species for which the site is designated.

Starter Homes

Newly built properties that must be sold to someone who is a first-time buyer below the age of 40, with a discount of at least 20 per cent off the market value.

Statement of Community Involvement (SCI)

This will set out the standards that the Council intend to achieve in relation to involving the community and all stakeholders in the preparation, alteration, and continuing review of all Local Development Plan Documents and in significant planning applications, and also how the Council intends to achieve those standards. The Statement of Community Involvement will not be a Development Plan Document (see above) but will be subject to independent examination. A consultation statement showing how the Local Planning Authority has complied with its Statement of Community Involvement should accompany all Local Development Documents.

Strategic Housing Market Assessment (SHMA)

A study prepared for the Councils Evidence Base further to national guidance which assesses the overall state of the housing market and advises on future housing policies used to inform the Housing Strategy.

Supplementary Planning Document (SPD)

A document produced by the Council to add further detailed guidance and information on a particular subject such as Sustainable Construction or Open Space, Sport and Recreational Facilities. An SPD is subject to a formal consultation period and then is used as a material consideration when determining planning applications.

Sustainability Appraisal (SA)

An appraisal of the economic, social, and environmental effects of a plan from the outset of the preparation process, so that decisions can be made that accord with sustainable development.

Strategic Environmental Assessment (SEA)

A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Sustainable Communities

Places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built, and run, and offer equality of opportunity and good services for all.

Sustainable Construction

Is the name given to building in an energy efficient way. The incorporation of many new technologies and energy saving techniques into a building can dramatically reduce the CO2 emissions and carbon footprint of a building. Initiatives include grey water recycling systems, solar panels, home recycling, wind turbines and ground water heating systems.

Sustainable Development

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage Systems (SuDS)

A sustainable drainage system is designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.

Sustainable Transport

Sustainable Transport refers to walking, cycling and public transport, including train and bus. Sustainable Transport is transport that makes efficient use of natural resources and minimises pollution. In particular, Sustainable Transport seeks to minimise the emissions of carbon dioxide – a greenhouse gas associated with climate change – as well as nitrogen oxides, sulphur oxides, carbon monoxide and particulates, all of which affect local air quality.

Swales

Swales are shallow, broad and vegetated channels designed to store and/or convey water runoff and remove pollutants.

Topography

The physical features of an area of land, especially the position of its rivers, mountains.

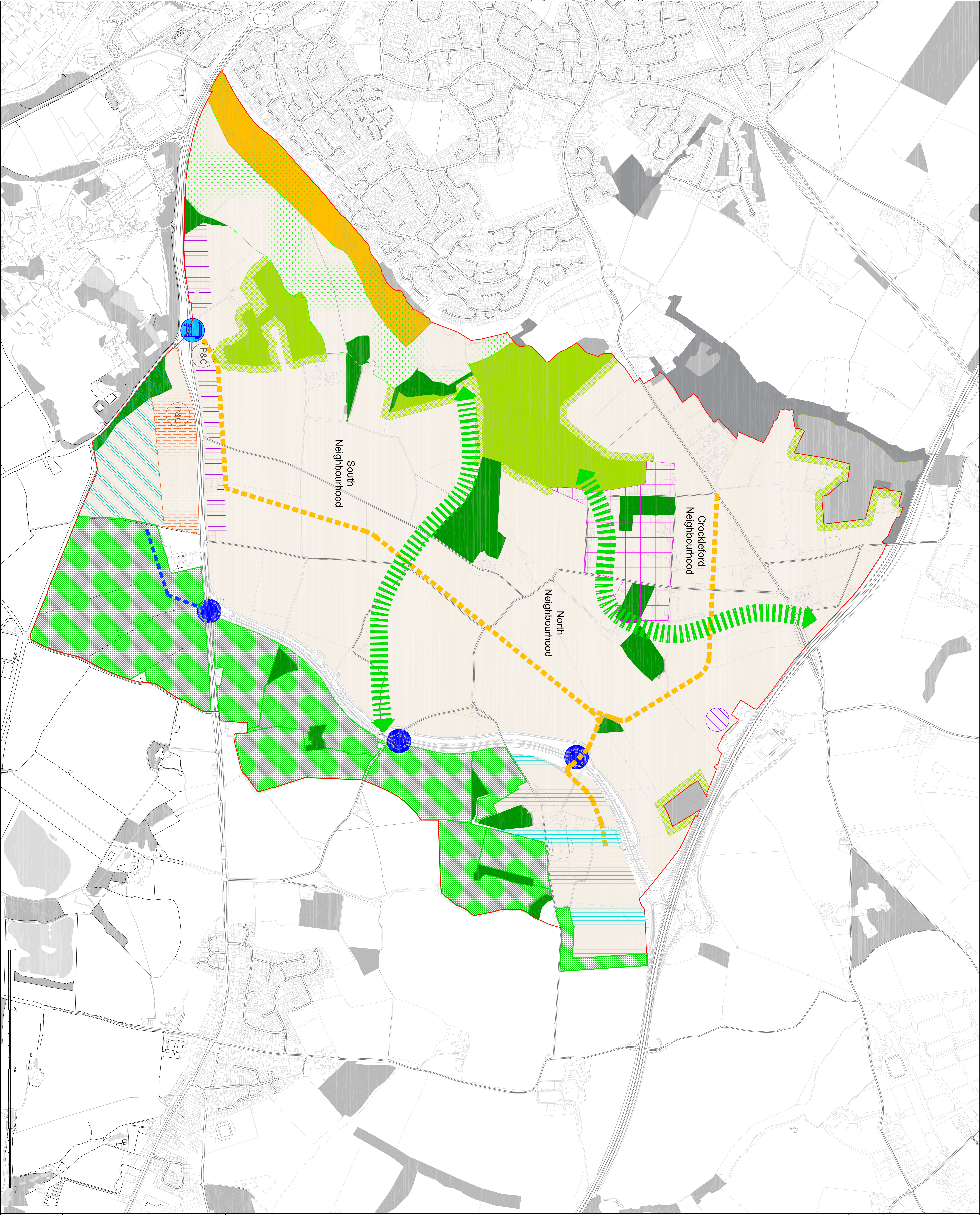
Travel Plan

A plan demonstrating how a development would encourage its users to use more sustainable methods of transport to access a development.

Use Class

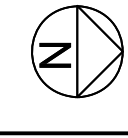
Different uses are given a classification as defined by The Town and Country Planning (Use Classes) Order 1987 (As amended). For example, an E use refers to retail, restaurant, office, financial/professional services, indoor sports, medical and nursery and a C3 use would refer to a residential dwellings (houses, flats, apartments etc).





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SCALE BAR - NORTH POINT Do not scale the drawings



LEGEND

Proposed Land Use

- Site Allocation Boundary
- Indicative Route of RTS
- Strategic Green Gaps
- Country Park
- Broad Location of Green Corridors
- Crockleford Health Special Character Area
- Employment Park
- Broad Location of Knowledge Employment
- Sports & Leisure Park: General location of buildings (Potential Park & Choose, Sports and University related structures)
- Sports & Leisure Park: General location of sports pitches, parkland, potential site access and parking
- Broad Location of Gypsy and Traveller Site
- Potential Vehicular Link
- Vehicular Site Access Points (all modes)
- Broad location of vehicular site access points (RTS - public transport only) and restricted access to potential Park and Choose, knowledge based employment and adjoining uses only
- Broad Location of Park and Choose (alternative locations)

Other Features

- Ancient Woodland
- Other Woodlands
- 30m Woodland Buffer (For information only)
- Local Nature Reserve
- Principal Developable Area

REV	DESCRIPTION	BY	CHKD	DATE
CLIENT				
TENDRING DISTRICT COUNCIL				
COLCHESTER BOROUGH COUNCIL				
ESSEX COUNTY COUNCIL				
PROJECT TITLE				
TENDRING COLCHESTER BORDERS GARDEN COMMUNITY				
DRAWING TITLE				
Policies Map				

DATE	BY	CHKD	APPROVED
02 Aug 2024	AA	CP	-
PURPOSE OF DRAWING			
FOR INFORMATION	SCALE	SIZE	A0
1:5000			
DRAWING NUMBER			
TCB-DWG-DW-PP-01			01

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A.1 Appendix 5

TCBGC Project Programme Timeline

TCBGC Project Programme Timeline								
Date	April 2025	May 2025	Summer 2025		Summer 2026		Late 2026	Early 2027
Milestone	Conclusion of EiP	Joint Committee resolution TDC & CCC Full Council meetings - DPD Adoption	Submission of Hybrid Planning Application		Joint Committee Resolution on Hybrid Planning Application		Final determination of Hybrid Planning Application	Submission of Reserved Matters Applications
Document / information stage	Inspector's Final Report Final Main Modifications		Transport Assessment Health Impact Assessment Planning Obligation Statement - Including draft S106 Heads of Term Phasing and Implementation Strategy Stewardship Strategy *	Public consultation and determination period	Resolution to grant would only be subject to full funding commitment to the full delivery of the A1331 Draft Decision Notice Draft S106 - Including infrastructure delivery triggers	Finalisation of S106 Legal Agreement	Completion of S106 Legal Agreement Issue of Planning Permission	
Twinned workstreams / activities	Continued and on-going pre-application discussions and negotiations Continued and on-going infrastructure funding opportunities Developer public engagement activities			Pre-application discussions to commence on first Reserved Matters applications				Monitoring
* This list of documents is not exhaustive. The application submission would be accompanied by a full suite of planning deliverables								

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TENDRING COLCHESTER BORDERS GARDEN COMMUNITY JOINT COMMITTEE

1 MAY 2025

A.2 PATHWAY TO STEWARDSHIP REPORT – APPROVAL OF GUIDANCE

(Report prepared by Christopher Downes (Garden Communities Manager, Essex County Council))

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To approve the Pathway to Stewardship report as forming part of the planning guidance for determining planning applications at Tendring Colchester Borders Garden Community in respect of stewardship matters.

EXECUTIVE SUMMARY

As part of the partner Councils' commitment to comprehensively plan for the delivery of the Tendring Colchester Borders Garden Community (TCBGC), specialist consultants (Community Stewardship Solutions (CSS)) was commissioned, following a competitive tendering exercise, to prepare guidance on future stewardship requirements at the Garden Community.

The aim of the commission was to enable the Councils to be better informed and more prepared for the consideration of stewardship proposal as they come forward through the planning process. Stewardship is of course an integral part of the planning requirements for TCBGC, as set out in the adopted Section 1 Local Plan and the Development Plan Document.

Throughout 2024, CSS undertook a series of meetings and interviews with local stakeholders and interested parties to gather views on potential community governance solutions at TCBGC. CSS was also able to draw upon its considerable experience of planning stewardship arrangements at strategic developments and apply it to TCBGC.

The commission culminated in the Pathway to Stewardship and Placemaking document which is attached to this committee report. The document includes commentary and bespoke recommendations related to a number of areas that CSS consider to be intrinsic to progressive and effective stewardship arrangements, including accountable governance, financial sustainability and community enablement.

The Pathway to Stewardship and Placemaking document, if approved by the Joint Committee, will form part of the partner authorities' planning guidance that will be applied in the determination of relevant planning applications at TCBGC, particularly in relation to the future Stewardship Strategy to be submitted with the planning application.

In respect of the reference to the particular characteristics of TCBGC in that the development sits across both the Parishes of Ardleigh and Elmstead, as well as an area of unparished land, it should be noted that the Pathway document was finalised prior to Essex being included within the Government's Priority Programme for Devolution and Local Government Reorganisation. Therefore, any decision to commence a Community Governance Review to explore a change to the existing boundaries of the two Parishes within the Tendring district, should be undertaken at the appropriate time. The second recommendation requests Tendring District Council to give consideration to this in light of Local Government Reorganisation.

RECOMMENDATION

That the Tendring Colchester Borders Garden Community Joint Committee:

- a) approves the Pathway to Stewardship report as planning guidance for future decision making in relation to stewardship and related matters at Tendring Colchester Borders Garden Community; and**
- b) recommends to Tendring District Council that a Community Governance Review be undertaken, at the appropriate time, to look at the current parish boundaries within the area for the Garden Community and consider whether there is potential to create a new parish for the Garden Community or un-parish the existing area in readiness for development of the Garden Community and Local Government Reorganisation.**

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

Effective stewardship arrangements are essential to the success of the development of TCBGC as a core component of the Vision for the Garden Community set out in Section 1 of the Shared Local Plan and the Development Plan Document. Approving the Pathway to Stewardship and Placemaking document will support the realisation of that Vision.

RESOURCES AND RISK

Stewardship as a concept is concerned with the long-term governance of places. This includes both the management and maintenance of physical assets such as civic spaces, green and blue infrastructure, and public facilities, as well as enabling a cohesive new community through participatory governance arrangements. Investing in appropriate stewardship arrangements will mean that estate management at TCBGC is established on a financially sustainable foundation, and that governance structures and processes are transparent, effective and accountable.

By establishing such stewardship arrangements at TCBGC, decision-making will be more localised, with residents (and other stakeholders) having more of a say in how their neighbourhoods are

managed over time. The future stewardship body will have to be established on a sustainable financial footing, balancing its revenue sources with its costs and liabilities. It will also have to incorporate accountable governance structures to allow for proper representation and robust oversight in the undertaking of these responsibilities. Localising decision-making by placing responsibility for estate management on the stewardship body also reduces the resource burden, corporate risk, and financial exposure of the partner Councils.

LEGAL

The Pathway to Stewardship and Placemaking document makes a number of recommendations relating to future governance and community participation at TCBGC. Many of these recommendations will have legal implications given the role of the stewardship body in collecting service charges, managing community assets, and providing an accountable and democratic process for community representation.

These legal implications will have to be thoroughly considered as part of the master developer's Stewardship Strategy to ensure that future arrangements provide appropriate structures and processes to safeguard residents' and businesses' interests, for example by incorporating a fair and appropriate process for the enforcement of service charges.

Stewardship proposals will also have to be considered to ensure that there are no adverse impacts on the partner Councils in terms of their statutory responsibilities and duties.

A thorough consideration will also have to be made of how future stewardship arrangements at TCBGC interact and complement existing parish councils. The Pathway to Stewardship and Placemaking document recommends that a community governance review is carried out to achieve that outcome. This may also involve reviewing the potential for a parish precept rebate in specific areas as also mentioned in the document.

The process for determining the community governance arrangements for the Garden Community is through a community governance review under the provisions of the Local Government and Public Involvement in Health Act 2007. Community governance reviews include Parish/Town Council arrangements for the review area. The review body defined in the 2007 Act is the appropriate lower tier principal Council (Tendring District Council for the current parished areas). In exercising those review powers, principal councils are required to have regard to guidance issued by the Secretary of State and the Local Government Boundary Commission for England (LGBCE).

Local government reorganisation is governed by Part 1 of the Local Government and Public Involvement in Health Act 2007 ('the 2007 Act'). The Secretary of State can at any time invite proposals for unitary local government from local authorities and also has the power to direct authorities to submit proposals. The criteria against which proposals are to be judged can be set out in the invitation/direction. The law says that local authority boundaries may not cross police force boundaries but can otherwise be whatever best meets the criteria.

Since the Pathway document was finalised in December 2024, the City, County and District Councils received a formal Invitation from the Minister of State for Local Government and English Devolution to develop a proposal for local government reorganisation, setting out the criteria against which proposals will be assessed, guidance for the development of the proposals and the timeline for this process.

OTHER IMPLICATIONS

Area, Ward or Divisions affected: The Garden Community development will affect land within both TDC and CCC authority boundaries, associated ECC Divisions and the corresponding local electoral wards of Elmstead Market, Ardleigh, Greenstead and Wivenhoe. Stewardship arrangements could also affect neighbouring Parish/Town Councils in Ardleigh, Elmstead and Wivenhoe.

Consultation/Public Engagement: The Local Plan and DPD have been subject to comprehensive public consultation and engagement to meet statutory requirements. As part of their commission CSS has carried out an extensive engagement exercise including meeting with neighbouring parish councils, Joint Committee Members, and community, volunteer, and faith groups in the surrounding area of TCBGC.

Equality, Diversity and Human Rights implications: Stewardship is intended to help create a successful place for all residents, visitors, businesses and organisations associated with TCBGC, and to help promote a sense of community and belongingness, with associated benefits for health and wellbeing. Whilst the Pathway to Stewardship and Placemaking report does not require an Equality Impact Assessment, one was carried out for the DPD, and is available to view by clicking on this link: [Equality Impact Assessment](#).

Financial implications: The approval of the Pathway to Stewardship and Placemaking report as guidance to inform the determination of planning applications at TCBGC does not directly have any financial implications. However, the report does contain recommendations pertaining to the financial sustainability of the future stewardship arrangements at TCBGC. By following these recommendations, the financial exposure of the partner authorities (and others) should be reduced.

Health, Wellbeing and Community Safety Implications: The Pathway to Stewardship report's objective is to inform the future planning of stewardship arrangements at TCBGC which will have a direct positive effect on the future community as well as existing communities in the area.

Health and Safety Implications: No direct implications.

Risk Management Implications: The approval of stewardship guidance in relation to the determination of planning applications at TCBGC will reduce the risk of allowing unsustainable, inequitable, and/or ineffective community governance arrangements to be put in place.

Environmental and Sustainability Implications: Effective stewardship arrangements can have a positive bearing on the environmental and sustainability objectives of the partner authorities. For example, TCBGC will accommodate significant areas of green spaces and those areas will require ongoing management to ensure that they are not only well-maintained for public access, but also provide complementary ecological and climate mitigation/resilience benefits.

PART 3 – SUPPORTING INFORMATION

BACKGROUND

Planning policy context

The commissioning of the Pathway to Stewardship and Placemaking document is the culmination of comprehensive planning process for stewardship matters at TCBGC. The importance of stewardship is reflected in Section 1 of the shared Local Plans which includes policy references to stewardship. Policy SP8 (Development & Delivery of a New Garden Community in North Essex) includes the following policy wording:

- *‘All development forming part of the garden community will comply with these principles: ‘...(ii) (c) providing and funding a mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets.’*
- *‘...(xiv) Establishment at an early stage in the development of the garden community, of appropriate and sustainable long-term governance and stewardship arrangements for community assets including green space, public realm areas and community and other relevant facilities; such arrangements to be funded by the development and include community representation to ensure residents have a stake in the long-term development, stewardship and management of their community.’*

Policy SP9 (Tendring/Colchester Borders Garden Community) includes the following wording:

- *‘The DPD and any planning application will address the following principles and requirements.... 24. Establishment at an early stage in the development of the garden community, of appropriate and sustainable long-term governance and stewardship arrangements for community assets including green space, public realm areas and community and other relevant facilities; such arrangements to be funded by the development and include community representation to ensure residents have a stake in the long-term development, stewardship and management of their community.’*

The Development Plan Document takes the Section 1 Local Plan requirements a stage further by providing more information on the expectations of future stewardship arrangements. GC Policy 6 (Community and Social Infrastructure) states the following:

- *Part F: Stewardship
To help establish a strong community, arrangements for the sustainable long-term governance and stewardship of local assets, and community development activities*

appropriate to the creation of a new community, must be agreed as part of the planning permissions and planning obligation agreement(s) relating to the site (except for those applications related to the provision of the A120-A133 Link Road or RTS). Provision will need to be made and agreed to ensure the appropriate financial, physical, and human resources are secured to deliver stewardship aspirations. This will include the transfer of suitable income-generating assets, or equivalent endowment, that can provide a long-term source of revenue for the stewardship body.

The preferred solution for stewardship arrangements will need to be determined as part of future planning permissions for the site. This will be achieved through collaboration between the developers, the Councils (including Essex County Council), and other relevant stakeholders, and will be secured through planning conditions or planning obligations attached to planning permissions.

Developer contributions will be required to fund the initial set up and running costs, including staff, premises, and equipment costs. This support will need to be provided for a minimum of 10 years, or until such time as stewardship activities are financially self-sustaining, before the occupation of the first home.

GC Policy 6 goes on to set out the requirements for planning applications at TCBGC and includes the following requirement:

- *A detailed Stewardship Strategy, supported by a (independently reviewed) business case, will need to be prepared and agreed in writing with the Councils which will need to establish the scope of the stewardship and community governance arrangements, how it will evolve and develop over time, and the long-term financial sustainability of the model. This strategy will need to show how the arrangements proposed will successfully interact with and work alongside existing local governance arrangements including town/ parish councils.*

In the supporting text, the DPD also includes a set of core principles which should be factored into stewardship and governance proposals:

- ***To achieve a high quality of place:*** *to ensure that the quality of place and services delivered are exemplar and provide great places to live, work, visit, and play.*
- ***To steward a range of community assets:*** *to ensure that a range of assets are held in perpetuity in community ownership and managed for the benefit of the community.*
- ***To promote community identity and cohesion:*** *to ensure that residents and business are directly engaged in the long-term management of the community assets, fostering a shared sense of ownership and identity.*
- ***To act with professionalism and entrepreneurship:*** *to provide proactive management of land and property endowments, be entrepreneurial and evolve as the community grows and circumstances change.*

- ***To be financially sustainable:*** to be long-term financially viable and self-sustaining with secure income streams. If and where service charges are required, they will be set up and enforced in an equitable way with local control over the management of the system, with rent charges not being imposed on residents. Local authorities and local residents must be protected against financial liability or risk.
- ***To be accountable and well-governed:*** to ensure open, transparent and accountable governance with the community having the ability to exercise influence and control over stewardship decisions and delivery. The legal form of the stewardship body will be determined through consultation with all relevant stakeholders.
- ***To be adaptable and follow an incremental approach:*** to recognise the long-term undertaking and take a staged approach to developing stewardship structures and identifying the opportunities that stewardship allows for due diligence and community engagement throughout the planning and development process.

Background to Pathway to Stewardship and Placemaking commission

With the above policy requirements in mind, and the recognition of the importance of stewardship to the overall success of the Garden Community, the partner Councils carried out a competitive tendering exercise to attract specialist stewardship consultants. The aim of the commission was to progress the policy requirements from the Local Plan and DPD and establish planning guidance in the form of a framework to support the Councils' future determination of stewardship proposals at TCBGC. Given the DPD's requirement for a Stewardship Strategy to be submitted with the planning application, it is vital that the Councils have a thorough understanding of how the ambitious policy requirements can be translated into practical and deliverable proposals in parallel with the development of TCBGC.

The procurement process led to the appointment of CSS in May 2024. Throughout the summer and autumn of 2024 CSS undertook an extensive programme of engagement with interested parties to better understand the views of key stakeholders, such as neighbouring parish councils, and also community, volunteer, and faith groups. Part of their commission involved carrying out a community mapping exercise to set out existing community activities, and the availability of community assets, in the area. The output of that exercise is CSS's Community Mapping Report, which is appended to the final document.

Challenges that stewardship proposals will have to address at TCBGC

The scale of TCBGC, in combination with the partner Councils' aspirations for high-quality development, mean that a significant array of community facilities will need to be incorporated into its design. These community facilities, through localised management and oversight by a stewardship body, will become community assets. At TCBGC community assets will include:

- The Salary Brook Country Park
- Significant amounts of green open spaces, including wildlife corridors
- Community centres
- Sports pitches and play areas

- Community food growing areas
- An extensive active travel network
- Sustainable drainage systems (SuDS)

With such an array of community assets, there will be a matching array of challenges to ensure that they are well managed in perpetuity. Effective stewardship arrangements will be able to address these challenges, or at least provide the future community with the tools to address them.

Whilst not all such challenges will be foreseeable at this stage of planning, it is useful to understand the types of issues that have arisen elsewhere. When looking at other largescale new housing-led developments, a number of issues arise with how community assets are managed and how new residents successfully (or unsuccessfully) integrate with other residents. Some of these are mentioned in the Pathway to Stewardship and Placemaking document and are set out below:

- inconsistency of standards for open space management
- new settlement blues where new residents can feel socially isolated
- snobbery and/or conflict between private residents and affordable housing tenants
- lack of residents' buy-in and sense of ownership of the new community
- lack of local stakeholder interest
- dilution of the original ambitions for the development
- conflict between existing surrounding communities and the new development

Key recommendations

As described above, the Pathway to Stewardship and Placemaking document provides guidance to the partner Councils and will act as the framework for determining future stewardship proposals at TCBGC. In addition to overcoming the challenges set out above, the guidance will be particularly useful in the partner authorities' consideration of the Stewardship Strategy, which is a requirement of DPD in relation to planning applications. In that respect, the document will become a material consideration in the determination of future planning proposals.

The document contains a number of key recommendations, grouped together in topic areas. These recommendations will need to be carefully considered by the partner Councils and by the master developer. The Pathway to Stewardship and Placemaking recommendations are summarised below.

- **Community facilities recommendations**
 - inclusive and accessible community facilities that encourage early integration and establish trust with local communities
 - a strategic and collaborative partnership that promotes community cohesion (establishing a network of complementary community facilities)

- **Placemaking recommendations**

- creating an environment that promotes and enhances sustainable living (including community food growing; active travel infrastructure; the enablement of activities and events)

- **Governance and participation recommendations**

- creating mechanisms for early community participation (including the establishment of a 'TCBGC Trust' to act as the core stewardship body; a TCBGC Community Forum; Neighbourhood Advisory Groups; and 'Friends of Salary Brook Country Park' Group)
- A Community Governance Review to be undertaken (at an appropriate time and subject to TDC decision making, taking into account current ongoing local government reform)

- **Finance and funding recommendations**

- An equitable and affordable service charge with fair and proportionate enforcement mechanisms
- A mixed income model for strategic assets to ensure diversification of finances
- Long-term funding security including master developer start-up funding/endowment

Next steps

It is important to recognise that the future design of the stewardship arrangements at TCBGC will be influenced by a number of important considerations, many of which will only become more apparent as more detailed proposals start to emerge through the planning process via future planning applications. The policy requirements in the Local Plan and the DPD, in combination with the recommendations in the Pathway to Stewardship and Placemaking document provide the partner Councils with an excellent foundation to assess future stewardship proposals. However, it should be recognised that TCBGC is a long-term development project, spanning potentially over 30 years, so stewardship proposals will inevitably evolve over that time to reflect the needs of the new community.

To illustrate, future stewardship arrangement will need to be considered alongside the detailed consideration of a number of matters:

- A full review of appropriate governance structures, including defining the roles and responsibilities of various stakeholders, and ensuring that the governance of any such body is appropriate, capable to discharge its range of functions, and overall is fit for purpose. This will be especially important given that the new body will have financial and asset management responsibilities.
- Full consideration of how such a structure will sit and work alongside other local bodies, including whether it should or would deliver functions and/or services which may currently be being delivered by others. The potential for a new parish council covering the Garden

Community, and/or changes to existing parish boundaries, could also be explored through a Community Governance Review, although that will be subject to decision-making by TDC.

- A detailed scope and understanding of the specific assets, land uses, facilities and services which will be covered by stewardship arrangements. The stewardship body will take responsibility for significant areas of land and community buildings), as well as delivering a range of services to the local community.
- Detailed financial projections, through an initial outline business plan (evolving into a full business plan), setting out operating costs and income sources. This will need to consider and evaluate what is fair and appropriate across different stakeholders, including what may be fair and appropriate for new residents and occupiers and users of such activities and assets.
- An overall consideration of the viability of planning proposals and agreement to suitable developer contributions, and the best form they should take (for example the provision of land and community facilities which could include income-generating assets), the provision of upfront capital endowments and any phased approach to building up a sustainable funding arrangement.

Through the continued consideration of these matters as the TCBGC development becomes more defined, the approval of the Pathway to Stewardship and Placemaking document by the Joint Committee will support the partner Councils' in realising the TCBGC Vision.

As set out above, the guidance document includes a set of bespoke recommendations that will need to be carefully explored by the Councils and the master developer. The approval of this guidance document will support this ongoing process by allowing the Joint Committee to take its findings into account as a material consideration in determining planning applications.

APPENDICES

Appendix 1 – Pathway to Stewardship and Placemaking document

BACKGROUND PAPERS

None.



Community Stewardship Solutions

PATHWAY TO STEWARDSHIP AND PLACEMAKING

at Tendring Colchester Borders Garden Community

Prepared for Essex
County Council,
Colchester City Council,
and Tendring District
Council

April 2025

Table of Contents

Executive Summary	2
1 Introduction	8
2 Stewardship Vision, Aims, Objectives and Principles	18
3 Community Assets	21
4 Placemaking	28
5 Governance and Participation	34
6 Finance and Funding	45
7 Delivery and Implementation	50
Appendix A: Community Mapping Report	53

Executive Summary

Executive Summary

- This Stewardship and Placemaking Framework is intended to set out the emerging aspirations, key features and a suggested approach to the long-term management, maintenance, and community use of all the community infrastructure within the proposed Tendring Colchester Borders Garden Community (TCBGC) development. (Section 1)
- Stewardship is much more than just the day-to-day maintenance of the facilities, although that remains an important part. Stewardship is also about how the community land and assets are utilised and by whom, in order to build an inclusive, diverse, and cohesive community in which everyone feels a part. This will all be achieved through the planning, development, resourcing, and implementation of a range of relevant stewardship activities under the two main themes:
 - a. Management of the community infrastructure, which includes green and blue infrastructure and other buildings/assets, that are identified to be owned by the community and not adopted by public authorities
 - b. Placemaking: Enabling the activation of the new community by facilitating community development and activities, meeting its evolving needs and aspirations, including integration beyond the boundaries of the site (Section 1)
- Tendring Colchester Borders Garden Community (TCBGC) is planned to meet the strategic needs of a growing population over the next 30 to 40 years for housing, employment and community facilities and infrastructure. The new development will be on a large area of land east of Colchester, crossing borders into Tendring District as well as bordering the University of Essex. It is a joint project between Essex County Council, Colchester City Council and Tendring District Council and will involve the provision of 7,500 – 9,000 homes to be built over the next 30 years. (Section 1)
- Latimer, the master developer, aspire to build new homes and associated community facilities including a new secondary school, primary schools and early years facilities, a health and wellbeing centre, provision of new indoor leisure and sports facilities, new community parks, allotments, a new country park and play areas. (Section 3)
- Essex County Council, Colchester City Council and Tendring District Council's joint goal is to designate clear responsibility for owning and effectively managing all the public land and community facilities to a consistent and high standard, and to maximise the social and community benefits, to build a vibrant, viable and sustainable new community. A strategy for high-quality stewardship and placemaking providing detail of the community ownership, management and planned use of the public realm and community assets will be a key requirement to achieve this goal. (Section 1)
- As it will be the responsibility of the developer, Latimer, to produce a full Stewardship Strategy as part of their planning application, the Councils would like to provide a high-level Stewardship and Placemaking Framework to progress stewardship planning and help inform the planning application's Stewardship Strategy. To that end, the councils commissioned the research and development of this high-level Stewardship and Placemaking Framework for the Garden

Community, to outline the aspirations for the future Stewardship Strategy, designed to meet best practice and align with the overarching key principles outlined in the Development Plan Document (DPD). (Section 1)

- This report has been written for the three Councils to outline the Stewardship and Placemaking Framework to support the anticipated planning application to be submitted by Latimer. The Framework will form the first stage of a high-quality Stewardship and Placemaking Strategy for TCBGC, providing an opportunity to facilitate a stewardship model suitable to be adopted across the entire Garden Community. It contains a summary of the detailed community mapping undertaken to understand the needs of the identified surrounding communities in Colchester and Tendring, as well as a summary of the discussions that took place throughout the council workshops. A full community mapping report can be found in Appendix A. (Section 3)
- This report will be a helpful tool providing information and guidance to help inform the development of a more comprehensive Stewardship and Placemaking Strategy which will ensure delivery on the TCBGC vision. This Stewardship and Placemaking Framework will be a helpful tool to inform future discussion with key stakeholders, setting out the vision, aims and activities, and a proposed structure within a governance framework to meet the requirements for a Stewardship Body for the new Garden Community, a key requirement of the DPD. (Section 1)
- A full Stewardship Strategy will be submitted by Latimer with a full analysis of the stewardship options, to be undertaken and reviewed against six key suggested criteria, namely:
 1. Ability to fulfil the required roles and responsibilities in perpetuity
 2. Appropriate accountable governance structure, with local stakeholder control upon completion
 3. Sufficient financial resources for start-up, development and long-term viability
 4. Credibility and acceptance by the Local Authorities, Latimer, and future local residents and other stakeholders (including adjacent town and parish councils)
 5. Affordable and equitable service charge
 6. Flexibility to respond to changing circumstances
- This Stewardship and Placemaking framework considers both the proposed public open space and community facilities within the new development, as well as the existing provision and associated implications for the surrounding neighbourhoods. All the public land and facilities that are not adopted by public bodies, i.e. the parks, children's play areas, community buildings, sports and leisure facilities, and the public open space, will be considered for ownership, maintenance, and management in perpetuity by a capable, accountable, and robust locally managed organisation. (Section 2)
- The suggested stewardship solution for Tendring Colchester Borders Garden Community (TCBGC) is to create a new stewardship and legacy body accountable to residents and other relevant stakeholders. Such an overarching organisation could be established as a charitable company, to take ownership and management responsibility for all the public open spaces and community facilities, as well as deliver a range of community services, and particularly for community development. The Stewardship Body will receive income from a range of sources to meet its establishment and maintenance liabilities, which will require a resident and commercial contribution, as well as income from the hiring out of community facilities and other potential income streams to help supplement and/or offset resident contributions. (Section 5)

- Stewardship will also enhance the placemaking aims through a strong programme of community creation and wellbeing activities. From the moment residents move into their homes, they will be welcomed and encouraged to join in and help develop events, activities and other initiatives, which will be open to both TCBGC residents and those in neighbouring communities. The Stewardship Body will develop a culture of participation and volunteering that will make a significant contribution to community wellbeing. (Section 4)

Governance and Decision Making

- The Stewardship Body required for TCBGC will be a charitable organisation, accountable to residents and other relevant stakeholders, with its own board of trustees delivering public benefit in and around the garden community. The model of a charitable organisation is recommended as it provides a sufficiently robust but dynamic organisation structure with the necessary legal framework for the ownership of assets and responsibility for resources, whilst also ensuring strong management and accountability for service delivery, demonstrable public benefit, fiscal benefits, and inclusive community participation. However the Stewardship Strategy to be prepared by Latimer will set out the final proposal for corporate structure for the Stewardship Body, taking into consideration the various drivers and objectives set out in this report. (Section 5)
- It is recommended that the Stewardship Body will have a board of directors made up of a range of stakeholders including residents, local authority representatives, the Parish and Town Council(s), local community organisations and faith groups, and specialist stakeholders and business interests. This will enable the board to be accountable to its members who will include residents and key stakeholders, to Companies House, and to the Charity Commission, to comply with legal requirements. The Stewardship Body will be established prior to occupation of the development, with the range of board members evolving over time. (Section 5)
- The framework and structure of the Stewardship Body provides the opportunity to add value and deliver early benefits for the community ahead of first occupation of new homes through infrastructure investment. This will be important for the Garden Community as the development spans across a large area, and so consideration needs to be given to ensure continuity across the development and ensure opportunities to build connection within the new and existing communities. The Stewardship Body will be an enabling organisation, empowering and supporting residents to take initiative, to know their neighbours, start clubs and activities, and to help build that sense of community early on. Integration will be a key feature of this stewardship agenda, where everyone can participate and have a sense of belonging. (Section 3)
- The Stewardship Body may have an associated subsidiary organisation that will deal with areas of work arising from the Stewardship remit, collecting any service charges, and commissioning landscape and facilities management. This would act as the 'engine room', taking over many or all of the day-to-day tasks and responsibilities. Further governance could be built into this approach such as a resident-led Community Forum group and Neighbourhood Advisory Groups focusing on local matters, as well as a 'Friends of' group for the Salary Brook Country Park. An approach ensuring that there is one legally accountable entity leading on stewardship while allowing for an inclusive approach to both resident and wider stakeholder involvement should be the goal when establishing corporate structures and objectives for the stewardship arrangements. (Section 5)

High level Finance Model

- The Stewardship Body must be viable in the long term. To be viable, it will need to ensure that it has sufficient income to meet its responsibilities and associated liabilities and in particular to ensure that it has sufficient revenue to be able to maintain and manage the community facilities and public realm in perpetuity. This Stewardship and Placemaking Framework describes how the Stewardship Body could be financed by a variety of means and its need to remain flexible to changing legislative and taxation environments and requirements, opportunities to leverage different income streams and the needs of the community it serves, with binding commitments that will be approved and delivered in stages. (Section 6)

- Cost assumptions:

Long term cost requirements fall into four broad headings:

1. Management and Maintenance of Public Open Spaces including drainage (SUDS), green infrastructure, play areas, sinking funds and replacement
 2. Management and Maintenance of Community Facilities including operational costs, sinking funds and replacement
 3. Placemaking costs for community development
 4. Core Stewardship Infrastructure including collection of service charge, staff and operations, monitoring and reporting
- Experience has shown from other similar developments that a stewardship charge made on households (index linked) provides a steady income that can be applied towards the maintenance of play areas and open spaces, and community activities, which can help to give new residents a sense of investment in the Stewardship Body. Alternative sources of long term income to contribute to the maintenance and activities will be pursued to help ensure a viable financial basis for the Stewardship Body to plan, but also to help reduce the level of resident contributions that need to be levied to fund such maintenance and activities. The stewardship charge will be levied on a proportionate basis and should be based on an agreed formula, such as rating bands or number of bedrooms. More work will be required based on the proposed housing mix and commercial use offering when clarified to ensure parity and adequate income for the Stewardship Body. (Section 6)

- Income assumptions:

In the medium to long term, the Stewardship Body will have seven main areas of income open to it:

1. Unit charge on all residential and commercial occupiers within TCBGC
2. User charges from letting of community buildings, sports pitches and allotments and events
3. Income from commercial assets forming part of TCBGC
4. Minor sources of income (e.g. car parking, EV charging, solar farm etc.)
5. Interest from investment income
6. Covenant enforcement (if applicable)
7. External funding grants

- As the Garden Community site currently spans across the boundary of two Parish Councils, unparished land, and a Local Authority boundary, it is recommended that a Community Governance

Review will need to be undertaken by Tendring District Council to consider whether it is possible, and desirable, to create a new Parish to cover the entire Garden Community in the future. Consideration will also be required to consider the necessity of whether a Local Authority Boundary Review will be of benefit in the future. A Community Governance Review and Local Authority Boundary Review will need to be considered within the context of future plans for local government reform due to the effects this could have on administrative boundaries. In the absence of any Parish boundary changes early discussions should take place with the Parish Councils to discuss the option for an annual rebate (or in-kind services) to be paid to the Stewardship Body given that Parish precept will be collected from the new homes within TCBGC, but fewer services provided compared with other residents of the Parishes. (Section 5)

- The TCBGC project will be delivered over an anticipated 30 plus year period and the project is still at a relatively early stage in planning and design terms. The final section of the Stewardship and Placemaking Framework summarises the important processes and documents that will build on, guide and take forward the implementation and delivery of this Framework, and how these will be captured in the Section 106 Agreements for the Garden Community. (Section 7)
- Further analysis needs to be completed by the developer, Latimer, to inform a full Stewardship and Placemaking Strategy. This will involve further consideration of best practice examples of what could be achieved at TCBGC in order to understand and articulate the most appropriate option for the shortlisted stewardship solution. The full Stewardship and Placemaking Strategy will prepare in-depth indicative costs, revenue and funding options as well as further set out the governance structure and implementation of the proposed Stewardship Body. (Section 7)

1. Introduction

- 1.1 Purpose and Structure of Framework
- 1.2 Background and Planning Context
- 1.3 Aims and Aspirations of the Development
- 1.4 Approach and Process
- 1.5 Conclusions from Community Mapping

1.1 Purpose and Structure of Framework

This Stewardship and Placemaking Framework is intended to set out the emerging aspirations, key features and suggested approach to the long-term management, maintenance, and community use of all the community infrastructure within the proposed Tendring Colchester Borders Garden Community (TCBGC) development.

Stewardship is much more than just the day-to-day maintenance of the facilities, although that remains an important part. Stewardship is also about how the community land and assets are utilised and by whom, in order to build an inclusive, diverse, and cohesive community in which everyone feels a part. This will all be achieved through the planning, development, resourcing, and implementation of a range of relevant stewardship activities under the two main themes:

- a. Management of the community infrastructure, which includes green and blue infrastructure and other buildings/assets, that are identified to be owned by the community and not adopted by public authorities
- b. Placemaking: Enabling the activation of the new community by facilitating community development and activities, meeting its evolving needs and aspirations, including integration beyond the boundaries of the site

Stewardship is the means to the end, with the end being Placemaking; building a safe and secure environment where people feel rooted, creating a sense of ownership through meaningful community activities and participation, a place that is exceptionally well connected through its green spaces, sustainable transport and infrastructure, footpaths and cycleways. Stewardship and placemaking, when carried out simultaneously and to a high standard, builds on the delivery of infrastructure and facilities and creates connections with new and existing communities. This involves working creatively and innovatively, generating excitement to do things differently, engaging and collaborating with local service providers such as health and education, developing partnerships with local social prescribing networks, and changing the way communities interact with their environment and green spaces. The ability to connect with your neighbour is so important for people's sense of self and wellbeing. When you feel safe, supported and connected that is when you feel part of a community and your house really becomes a home.

This report has been written for the three Councils to outline the Stewardship and Placemaking Framework to support the anticipated planning application to be submitted by Latimer. The Framework will form the first stage of a high-quality Stewardship and Placemaking Strategy for TCBGC, providing an opportunity to facilitate a stewardship model suitable to be adopted across the entire Garden Community. It contains a summary of the detailed community mapping undertaken to understand the needs of the identified surrounding communities in Colchester and Tendring, as well as a summary of the discussions that took place throughout the council workshops. A full community mapping report can be found in Appendix A.

This Stewardship and Placemaking Framework will be a helpful tool providing information and guidance to help inform the development of a more comprehensive high-quality Stewardship and Placemaking Strategy which will ensure delivery on the TCBGC vision, and will provide

the governance and management structure to support the long-term management arrangements of the public open space, play areas and community facilities, as well as deliver practical community engagement and development work to create a strong sense of community. The Stewardship and Placemaking Strategy will be a helpful tool to inform future discussion between Latimer and the local planning authorities, setting out the vision, aims and activities, and a proposed structure within a governance framework to meet the DPD and the council's requirements for a Stewardship Body for TCBGC.

The Garden Community will consist of three distinct neighbourhoods so each phase of development will require pulling together with an overarching Stewardship Strategy to ensure shared governance and management arrangements for the planned community infrastructure and facilities across the entire Garden Community to provide coherence and continuity. This will be particularly important for the existing community of Crockleford, whose needs must be considered carefully in relation to stewardship and retaining Crockleford's sense of identity and community. There will undoubtedly be financial and governance benefits of having a shared Stewardship Strategy in place across the Garden Community, with clear mechanisms for community participation.

This report sets out the context for the development and its ambitions, along with details of a proposed stewardship solution of creating an independent Stewardship Body to be incorporated as a Charitable Company. This framework sets out the aims and stewardship objectives for the Stewardship Body as well as identifying suggestions for the following, which are provided to help guide the preparation of the Stewardship Strategy by Latimer;

- Roles and responsibilities, including assets to be owned and managed and the approach to placemaking
- Governance arrangements
- Finances and resources
- Delivery and implementation timetable and process

This Stewardship and Placemaking Framework sets out suggestions on how to achieve the following principles and expectations for a stewardship solution for the Garden Community:

1. To achieve a high quality of place
2. To steward a range of community assets
3. To promote community identity and cohesion
4. To act with professionalism and entrepreneurship
5. To be financially sustainable
6. To be accountable and well governed
7. To be adaptable and follow an incremental approach

1.1 Background and Planning Context

Tendring Colchester Borders Garden Community (TCBGC) is planned to meet the strategic needs of a growing population over the next 30 to 40 years for housing, employment, community facilities and infrastructure. The new development will be on a large area of land east of Colchester, crossing borders into Tendring District as well as bordering the University of Essex. It is a joint project between Essex County Council, Colchester City Council and Tendring District Council and will involve the provision of 7,500 – 9,000 homes to be built over the next 30 years.

The proposals for the Garden Community are centred around 'Creating a Place for Life', a new community that will be a sustainable and attractive place to live, work and visit. Essex County Council, Colchester City Council and Tendring District Council are working together to plan for TCBGC, alongside the master developer Latimer.

The projected need for housing in the future in Colchester and Tendring is expected to be very high, and the local councils are facing challenges in securing options for future expansion of existing towns and villages, particularly around the viability of provision of community infrastructure. In 2021 Colchester City Council and Tendring District Council agreed to formally adopt the North Essex Authorities shared Strategic Section 1 Local Plan to address the long-term need for local housing strategically. The Garden Community approach has since been adopted to think strategically about future housing needs and to meet the demand for new homes.

As well as providing the necessary housing to meet local needs, TCBGC will provide the supporting community facilities and services



alongside employment land for business and industrial use. There will be a new secondary school, primary schools and early years facilities, a health and wellbeing centre, provision of new indoor leisure and sports facilities, new community parks, allotments, a new country park and play areas. It will be served by a network of attractive green spaces to promote biodiversity, wildlife and local ecology, as well as providing opportunities for recreation, health and wellbeing, sustainable urban drainage, and to tackle the climate emergency. There will be a strong emphasis on sustainable transport including new cycle and footpaths, mobility hubs, and improvements to public transport with the introduction of a Rapid Transit System (RTS) and a new dual carriageway Link Road between the A120 and the A133.

The councils wish to ensure that all the public land and community facilities are managed in perpetuity to a consistent and high standard, and to maximise the social and community benefits, building a strong sense of community in the process. This will also support the creation of a brand-new distinct community, where people can live, work and play. Stewardship is therefore an essential requirement for the development of the Garden Community and so arrangements for stewardship and placemaking must be agreed as part of future planning applications.

1.3. Aims and Aspirations of the Development

The vision for the Garden Community is supported by the nine Garden City Principles as set out by the Town and Country Planning Association (TCPA) and has been summarised as ensuring the creation of a vibrant, viable and sustainable new community. The proposed development will be a community that residents and commercial businesses can be proud of, a place where people want to live, work, shop and socialise together, complementing life within the neighbouring communities within Colchester and Tendring.

The DPD sets out six themes to establish purpose, identity and give a clear description of the kind of place the Garden Community could become. Stewardship and Placemaking are at the heart of each one of these and will be embedded into the principles and objectives at each stage of delivery. These are:

1. Nature
2. Buildings, Places and Character
3. Economic Activity and Employment
4. Community and Social Infrastructure
5. Movement and Connections
6. Sustainable Infrastructure

The fourth theme focusing on Community and Social Infrastructure is integral to the Stewardship and Placemaking strategy to ensure delivery of local community services and facilities, including opportunities for joint provision and colocation, to provide services that meet people's needs, are accessible and multi-purpose and innovative. Through this the Garden Community will promote a happy and healthy community that is engaged, empowered, and socially inclusive.

The mission statement for the Garden Community is:

'Tendring Colchester Borders Garden Community aspires to become an exemplar and forward-thinking new community in its own right, while resulting in clear benefits to its surrounding area.'

'The new Garden Community will enable its residents to live healthy, happy, green, sustainable, connected and thriving lifestyles. This is a once in a lifetime opportunity to create a place to live, work and play in a better way'

Stewardship and Placemaking are fundamental to ensure that the community has a stake in the long-term development, maintenance and management of the Garden Community.

The Councils and Latimer wish to ensure the long-term sustainability of TCBGC, which will require a series of objectives and associated activities within two broad themes, namely maintenance of public open space and community facilities, and placemaking.

Thought additionally needs to be given to the considerable impact of the new development on the existing communities neighbouring the Garden Community and the Crockleford neighbourhood inside the development site. This will require an approach aimed at (adding value, positive impact not negative impact) fostering enterprise, enhancing community engagement, and improving local infrastructure which will encourage a strong sense of community identity, while supporting the principal aim of integration, overcoming

A.2 APPENDIX

some of the challenges so frequently prevalent in equivalent new housing developments, namely:

- inconsistency of standards for open space management
- new settlement blues where new residents can feel socially isolated
- snobbery and/or conflict between private residents and affordable housing tenants
- lack of residents' buy-in and sense of ownership of the new community
- lack of local stakeholder interest
- dilution of the original ambitions for the development
- conflict between existing surrounding communities and the new development, particularly with regard to young people.

The maintenance of public facilities at TCBGC relates not only to communal areas such as the public realm, suitable alternative natural greenspace (SANG), sports facilities, children's play areas and the community buildings, but could also extend to other features that add value to the development and local economy such as local procurement and support for local third sector agencies that deliver social and community benefits. To achieve this, the proposed aims and related activity areas regarding the management of community facilities are for one or more organisations to take responsibility to:

- i) Maintain and effectively manage community land and facilities
- ii) Facilitate the creation of a strong and vibrant community

This means that any agreed stewardship vehicle structure will need to take full and long-term responsibility for the open spaces and community buildings, ensuring they are used

for the agreed purposes, and to develop, commission and implement initiatives which will respond to the relevant social, environmental, and economic needs of the new community.

A particular characteristic of TCBGC is that the development sits across both the Parishes of Ardleigh and Elmstead, as well as an area of unparished land, and therefore this Framework takes account of the requirement for the Garden Community to be managed as a whole, whilst playing to the requirement for a local sense of ownership and community in each Parish. It might be beneficial to explore a change to the existing boundaries of the two Parishes through a Community Governance Review.

The Councils have expressed their wish to ensure that the open space and community facilities within the proposed development are managed in perpetuity to a consistent and high standard, and to maximise the social and ecological benefits, building a strong community in the process that integrates with the surrounding communities. The councils also wish to see a pro-active community based participatory governance structure and decision-making processes. The councils have taken a proactive approach to the stewardship agenda through the commissioning of this Framework. The Master Developer Latimer, through engagement with this process, has indicated its intent to bring forward an appropriate stewardship approach at the new development.



Submission Version DPD: Themes

1.4 Approach and Process

Essex County Council, Colchester City Council and Tendring District Council commissioned the research and development of a high-level Stewardship and Placemaking Framework for TCBGC, designed to meet best practice, whilst also meeting Chapter 6 of the Development Plan Document (DPD), Community and Social Infrastructure.

This Stewardship and Placemaking Framework considers both the proposed public open space and community facilities in the new development as well as the existing provision in the surrounding neighbourhoods, and the wider community estate management services. The recommendations in this report come as a result of Community Mapping (Appendix A) encompassing in-depth research of the existing community infrastructure and associated community groups and activities surrounding the Garden Community, in both Colchester and Tendring.

A combination of desk top research, site visits and stakeholder interviews were undertaken between August 2024 and October 2024 with the identified existing and surrounding communities that will be most impacted by the Garden Community. Further desk top research was carried out into the demographics of the population of each area using Census data (2021). The communities that were researched are:

- Greenstead
- St Anne's and St John's
- Wivenhoe
- Elmstead Market
- Crockleford Heath

Stakeholder interviews were conducted with Latimer, Clarion Futures, Community Voluntary Services Tendering (CVST), TCBGC Commu-

ity Liaison Group, Wivenhoe Town Council, Elmstead Parish Council, Ardleigh Parish Council, Essex University, TCBGC Joint Committee, Kingsland Church, Diocese of Chelmsford, and Crockleford and Elmstead Action group. Further community organisations and religious groups were contacted however they did not participate in the interviews.

Alongside this process a series of workshops were held with Officers and Members from Essex County Council, Colchester City Council and Tendring District Council, as well as the Master Developer Latimer between May 2024 and December 2024. The workshops focused on the key principles of Stewardship and Placemaking with the following key aims:

- Understand the key features, opportunities and challenges of the TCBGC area and in particular the local social infrastructure of existing neighbouring community(ies)
- Understand the objectives, approaches, drivers and ideas of the respective stakeholders by stakeholder group and the individual stakeholders
- Consider best practise examples of what could be achieved at TCBGC to deliver on your community and sustainability objectives
- Set out and secure agreement to the potential roles and responsibilities for a quality stewardship and placemaking strategy at TCBGC
- Understand and articulate appropriate best fit options for the long-term management of the community assets
- Prepare indicative costs, revenue and funding options within a financial model for the shortlisted stewardship option(s)
- Prepare an agreed high-level stewardship brief to support the anticipated Planning Application to be submitted in late 2024

1.5 Conclusions from Community Mapping

The community mapping exercise undertaken as part of this framework, is intended to provide a deeper understanding of the needs of the different local communities surrounding TCBGC, understanding the key features and the challenges of the area, as well as identifying any gaps in provision of community assets and infrastructure and opportunities for community investment. This process informs the development of a Stewardship and Placemaking framework that gives consideration to the potential roles and responsibilities for a quality stewardship vehicle, associated governance arrangements, and appropriate options for the long-term management of community assets.

At the start of the Community Mapping process in June 2024, initial desktop research was undertaken to understand the aims and aspirations of the new development and to identify both community assets and community activities across the areas most impacted by the Garden Community, as well as the key social and physical assets (people, places, and spaces) within Colchester and Tendring itself. Site visits to each of the surrounding communities were carried out with the purpose of looking at community infrastructure and visiting local centres, as well as collecting information from community noticeboards that had not been identified during the desk top research. Data analysis using Census Data (2021) was collected to understand the demographic of the population and identify any health and social trends. The full Community Mapping research findings can be found in (Appendix A) of this report.

Throughout August, September and October 2024, the CSS team actively engaged in stakeholder interviews with a range of

community leaders and undertook visits to the existing areas and communities. Through these conversations and the detailed asset audit four conclusions were derived from the analysis to inform the stewardship and placemaking strategy:

1 The open spaces and community facilities are for public benefit for all those who live, work, or visit TCBGC, including those residents in neighbouring communities

- **Social Cohesion:** Community assets, including public spaces and organisations, serve as gathering points where residents can come together, interact, and build relationships.
- **Quality of Life:** Access to services, amenities, and recreational opportunities provided by community assets enhance residents' overall quality of life. Public parks, libraries and healthcare facilities contribute to physical, mental, and emotional well-being, promoting healthier and happier communities.
- **Economic development:** Community assets play a vital role in stimulating economic activity and fostering local prosperity. Businesses thrive when supported by a robust infrastructure, skilled workforce, and vibrant community life.
- **Sense of identity:** Community assets contribute to the unique identity and character of a neighbourhood or area.
- **Environmental Sustainability:** Public open spaces, green infrastructure, and sustainable development practices contribute to environmental sustainability within communities. Access to nature and green areas improve air and water quality, mitigates the urban heat island effect, and provides habitat for wildlife.
- **Empowerment and participation:** Community assets empower residents to actively engage in civic life and decision-

making processes. Access to education, healthcare, and social services ensures that all community members can thrive.

2 A sense of community should be actively developed through planned effective communication and community development activities from first occupation at Tendring Colchester Borders Garden Community

- **People:** The residents of a community are its most valuable asset. Everyone brings unique skills, talents, knowledge, and experiences that contribute to the collective identity and character of the community. Community members can actively participate in various activities, initiatives, and decision-making processes, fostering a sense of belonging and social cohesion. Additionally, residents can volunteer their time and expertise to support community projects, programmes, and events, further strengthening the fabric of the neighbourhood.
- **Organisations:** Community organisations play a vital role in providing essential services, organising events, and advocating for the needs and interests of residents. These organisations can range from local non profits, neighbourhood associations, and cultural institutions to faith-based groups, youth clubs, and social service agencies. By collaborating with these organisations, communities can leverage their resources, expertise, and networks to address pressing issues, promote social inclusion, and enhance the overall quality of life for residents.
- **Buildings:** Buildings and infrastructure within a community serve as physical assets that support various functions and activities. This includes residential properties, commercial establishments, educational facilities, healthcare centres, places of worship, and community centres, among others. These structures not only provide

shelter, services, and amenities but also contribute to the aesthetic appeal and character of the neighbourhood. Preserving and repurposing existing buildings, as well as investing in new developments that align with community needs and values, can enhance the built environment and contribute to the overall vitality of the area.

- **Public open spaces:** Public open spaces, such as parks, playgrounds, and greenways, are essential assets that provide opportunities for activities and events, recreation, relaxation, and social interaction. These spaces serve as gathering points for residents of all ages and backgrounds, fostering a sense of community and belonging. Public open spaces contribute to environmental sustainability by providing habitat for wildlife and promoting biodiversity. Investing in the creation and maintenance of accessible, well-designed public open spaces can enhance the overall liveability and attractiveness of a neighbourhood, promoting physical and mental well-being for residents

3 The Councils and Latimer wish to see the Tendring Colchester Borders Garden Community managed as a coherent whole to ensure consistency of standards throughout, a strong sense of place and to achieve economies of scale

- A Stewardship Body should be established to take ownership and management responsibility of all the public open spaces and community facilities, as well as delivering a range of community services and facilitating community development.
- The Stewardship Body should work closely with existing resident and community associations in the neighbouring communities of Crockleford, Greenstead, St Anne's and St John's, Elmstead Market, Essex University, and Wivenhoe, as well as the two Parish Councils of Ardleigh and Elmstead covering the development area.

These organisations have different visions, varied capacity, resources, and ambition so careful consideration needs to be given to working collaboratively and innovatively to find solutions that meet the needs of current and existing residents. An overarching Stewardship Body would encompass the estate management in TCBGC as well as the placemaking piece across the Garden Community.

4 The community buildings to be transferred to an organisation and any endowment should it be provided will have considerable value, and therefore should be protected when considering the appropriate legal structure to hold these assets

- **Infrastructure Improvement:** Upgrading existing infrastructure and adding new is vital for supporting the needs of a growing population and ensuring the overall liveability of the area. This will include investments in transport, including roads, public transport, and cycling infrastructure, to improve connectivity and mobility. Additionally, initiatives should focus on enhancing assets including play areas, sporting facilities, allotments, and public spaces to promote wellness and leisure activities. Investing in sustainable infrastructure solutions, including green spaces and energy-efficient technologies, will contribute to environmental sustainability and resilience in the new and existing communities.
- **Community Investment:** By investing in and leveraging community assets, communities can promote social equity, economic vitality, environmental sustainability, and overall wellbeing for all residents. By prioritising investments in essential services, infrastructure, and amenities, communities can enhance residents' quality of life, promote social inclusion and reduce social isolation, and create environments that support health, well-being, and prosperity for all.



2. Stewardship Vision, Aims, Objectives and Principles

**2.1 Scope of Stewardship
Responsibilities**

2.2 Services and Activities Required

Chapter 7 of the DPD Submission Version Plan outlines a requirement for the establishment of a long term and participative stewardship of infrastructure from the outset.

Stewardship ensures the long-term management of public land and community facilities are managed and maintained in perpetuity to a consistent and high standard. Stewardship is much more than just the day-to-day maintenance of the facilities, although that remains an important part.

Stewardship is also about how the community land and assets are utilised and by whom, with the key aim of building an inclusive, diverse, and cohesive community in which everyone can feel a part and can be proud of. This can be achieved through the planning, development, resourcing, and implementation of a range of relevant stewardship activities under two main themes:

- Management of the community infrastructure, which includes green and blue infrastructure and other buildings/assets, that are identified to be owned by the community and not adopted by public authorities.
- Placemaking: Enabling the activation of the new community by facilitating community engagement and activities, meeting its evolving needs and aspirations, and maximising the social and community benefits to encourage a strong sense of identity, including integration within the development and with surrounding communities.

And going further, Stewardship Best Practice:



The objectives of this Stewardship Framework are as follows:

- Ensure open spaces and facilities are well maintained in perpetuity and for public benefit of all those who live, work in or visit the area including existing local residents from surrounding communities
- Develop a sense of community both within TCBGC, between the existing residents in Crockleford, and with the surrounding settlements nearby, through effective communication and community development activities from first occupation
- Establish a Stewardship Body to steward and manage all the open space and community facilities with mechanisms for participation and decision-making from key stakeholders

The proposed Stewardship Body will be underpinned in the way in which it is set up, governed and developed to work in partnership, build community capacity, be responsible to the evolving local community, protect and enhance local ecology and operate on a sustainable basis.

Planning early for stewardship is an important part of the process, coupled with having a clear shared vision for the new community and understanding the needs of the new community and beneficiary catchment. Successful implementation of stewardship requires stakeholder participation, supporting residents to feel empowered to be involved with the co-design and care of community facilities to ensure opportunities are created that facilitate and enable collaboration. This will enable the creation of a Garden Community as a place where it is easy to be healthy and happy.

The council's expectation for long-term stewardship is that it will be considered and built-in from the initial stages of planning and designing the Garden Community, established early-on to ensure that community ownership of

assets is built-in from the beginning, and meaningful community participation is embedded from the outset to enable people to engage in the management of their infrastructure.

2.1 Scope of Stewardship Responsibilities

The scope for the roles and responsibilities for the Stewardship Body to meet these aims fall into core responsibilities and potential services, which can be summarised as follows:

Core Responsibilities

- Trusteeship, management, and maintenance of green and blue infrastructure (i.e. public open spaces, SANG, attenuation ponds, etc.), community buildings and assets to be used for leisure, sports, cultural and arts activities
- Community, cultural and development activity to create a thriving community that is inclusive and strengthens social bonds
- Act as a guardian of covenants and community culture and identity within the development

Potential Community Services

- Enterprise Development: enabling training, employment, and economic development activity, possibly through social enterprise activity in partnership with others and creating opportunities for local businesses to thrive (including opportunities for commercial and meanwhile use projects)
- Provision of local community services: such as recycling, cleaning, care, transport, insurance, broadband, security, “handy-van”

2.2 Services and Activities Required

The aims of TCBGC will be achieved through the planning, development, resourcing, and implementation of a range of relevant activities. The activities are summarised under the two main themes:

- Land and Facilities Management
- Placemaking: Community Engagement and Development

There is considerable inter-relationship between each of these activity themes, not least because land and buildings (Physical Assets) are often the key means to bring people together and build relationships (Social Assets).

Land management includes all aspects of day-to-day maintenance of all the public open spaces, parks, SUDS, and sports pitches, covered by a routine warden (including litter-picking, emptying bins, and basic maintenance and repairs) and regular grass cutting and tree pruning, through to more cyclical maintenance and long-term replacement, particularly of hard landscaping. An asset based community development approach will be adopted designed to actively engage people, understand their needs and interests, and enable them to play a participating role in initiating and delivering services as well as volunteering and helping to take responsibility.

3. Community Assets and Facilities

3.1 District and Neighbourhood Assets

The public open spaces, including the parks, play areas, strategic green gaps, green corridors, sports pitches, allotments, and community buildings that are not to be adopted by public bodies will need robust and effective stewardship arrangements covering their long-term ownership, management, operation, maintenance and eventual replacement. These assets can be collectively referred to as ‘community assets and facilities.’

The Garden Community will deliver local community assets and facilities, including opportunities for joint provision and co-location to provide services which meet people’s needs, and are accessible to all. TCBGC is being planned with the wider community in mind, with facilities and services that will complement and help to sustain existing facilities in Colchester and Tendring.

The new provision brings a sense of opportunity as a result of the new development, and so it will be important to listen to the voice of residents and existing community organisations when planning what the proposed service offer will be, to ensure that there is no duplication or competition of existing provision, but also to address the gaps between what may be missing locally, and reduce demand on those areas where local community activities are already oversubscribed. Any proposed approach to management and delivery of community assets in the Garden Community must bring all of the community facilities into greater collaboration, ensuring that all demographics and needs within the community are met, and that they are accessible and inclusive to all.

Phasing of the delivery of community and social infrastructure is key and should be provided early in the development to ensure that the needs of the community are met from the outset and that the development meets the principle of ‘infrastructure first’. There is an opportunity for the design and planning of the

new facilities to be done in collaboration with the existing community as part of a wider consultation, and to support and empower residents to participate in the design process to create a space the community has ownership of, delivers what is important to them, and that they feel proud to be a part of.

3.1 District Assets and Neighbourhood Assets

The Strategic Landscape Masterplan and Neighbourhood Masterplans are yet to be developed, and there is no definitive asset schedule defined, which will set out further details on the proposed land uses and amenities for the Garden Community, but some of this provision will be within strategic landscape areas, and some within the neighbourhood development areas. The potential responsibilities and associated roles for stewardship at TCBGC essentially fall into two main categories as shown in the diagram below. The diagram sets out the various proposed assets in the Garden Community and helps to further shape thinking about where ownership/management should sit for each asset.

The “Community Assets” cover the ownership, management, and maintenance of green and blue infrastructure (i.e. public open spaces, SUDS, attenuation ponds, etc.), community buildings and assets to be used for leisure, sports, cultural and arts activities, that are not to be adopted by public bodies. These assets are divided into “District” and “Neighbourhood” assets reflecting both the scope of their use as well as the potential differentiated revenue funding sources.

The “District” facilities are the strategic assets that will be designed to serve both the new local residents in the Garden Community as well as the neighbouring existing communities, and the

Neighbourhood” facilities are intended to serve only the new local residents in each of the three neighbourhoods in TCBGC. Ultimately some of this key community infrastructure will be used on both a strategic level and parochial level, and therefore has been shown in the diagram as sitting in the middle to reflect this.

Consideration will need to be given to the funding and management of District assets and Neighbourhood assets to ensure they are equitable, particularly given that the maintenance of some assets such as the SANG will also require specialist management expertise, as well as draw visitors from further afield. It may be necessary to separate ownership (with the associated liabilities) from

Potential Stewardship Responsibilities



A series of facilities and community assets will need to be transferred by Latimer to a third party once they have been created and deemed 'fit for purpose' and it is recommended that the ownership of all community assets and community facilities should be under one governing body. Given the council's requirement for high-quality and long-term stewardship from the outset, it is recommended that a Stewardship Body will need to be established to hold responsibility for managing a range of assets including the green and blue infrastructure, the suitable alternative natural green spaces (SANG), the community centres, sports facilities, public open space, play areas, mobility hubs and allotments across TCBGC.

All of these assets will be important facilities for the community, but with differing income generating capacity and associated costs.

maintenance which could be contracted from a third-party specialist, and thoroughly consider the most appropriate management arrangements for each.

The Stewardship Body must manage and maintain all assets in the Garden Community with a sensitivity to the design and different use intent for each type of asset, whether close-cut grass or meadow, self-managed allotments, or the country park. It will engender a sense of belonging, pride, and ownership among the community so that assets are cared for and achieve their environmental and ecological commitments. All public open spaces, outdoor sports pitches and play areas will be managed to ensure they remain accessible and usable by the general public in perpetuity.

Clear distinguishment of the required roles and responsibilities relating to the community assets is important and so the Councils preferred approach is for all highways and roads to be adopted by Essex County Council, with footpaths, cycle routes and associated surface water drainage to be adopted by the Stewardship Body. Below ground sustainable urban drainage systems (SUDS) should adopted by the statutory water authority. All other community assets including public open space, parks, play areas, allotments, mobility hubs, community buildings, along with their maintenance liabilities should be owned and managed by the Stewardship Body.

There are other items such as sports and leisure provision which if owned by the Stewardship Body, could provide opportunities for joint provision. There has been discussion relating to the Sports Centre being operated by a third party such as Essex University (under a dual-use agreement) however there are multiple challenges for community groups to freely access these spaces when a school or University are given priority, so this is not a recommended approach. The Section 106 agreements will set out the management and funding arrangements for all community infrastructure and assets that are required to be delivered as part of the development, retaining flexibility where appropriate in terms of the solution.

To achieve the long-term stewardship vision, investment is also required to promote the wellbeing of the new community, as part of the placemaking and community development requirements (outlined further in Section 4). Placemaking activities and events are aligned with the concept of healthy place shaping, through a strong programme of community co-creation and activities that support health and wellbeing, enabling residents to breathe life into the built environment and develop a sense of community identity and belonging. From the moment residents move into their

homes, they will be welcomed and encouraged to join in and help develop events, activities, and other initiatives, which will be open to both those who live in TCBGC, and those in neighbouring communities. The placemaking function of the Stewardship Body will develop a culture of participation and volunteering that will make a significant contribution to community wellbeing. Integration will be a key feature of this stewardship agenda, where everyone can participate and share a sense of belonging.

In the case of TCBGC, integration with the neighbouring existing community is a principal objective which will require planned intervention. This requirement is significant for three reasons when considering the future ownership and management arrangements:

- a) Salary Brook Country Park, which is the largest of the public open spaces, will form part of the existing and new communities, and will be utilised by all residents including some from other neighbouring areas
- b) It is intended that all community facilities within the area should be complementary, particularly within the site and with existing facilities in local areas
- c) Local service providers and community and voluntary organisations have a significant role to play in delivery of community services locally and must be harnessed where appropriate

Through the community mapping process, it became evident there are a number of local service providers, and community organisations who play key roles within their communities to facilitate and enable provision of activities, events, and vital support services. Many of these organisations have significant experience and capacity to deliver some of the required roles and responsibilities at TCBGC and benefit from possessing not only local insight but crucially the advantage of having

existing relationships within the community, a local reputation and legacy of community activism, and are considered to be a valued and trusted asset. Working in partnership with existing service providers and community organisations at the earliest opportunity highlights a commitment to developing a culture of collaboration and co-production and supports the long-term vision of early integration.

These service providers and community organisations should be researched more thoroughly for the comprehensive Stewardship and Placemaking Strategy with regard to their capacity, ambition and intent and may include some of the local voluntary sector organisations, faith groups or parish councils in Colchester and Tendring who will be important in terms of partnerships for service delivery.

Recommendations for Community Facilities

1. Investment into inclusive and accessible community facilities that encourage early integration and establish trust with local communities

High quality community spaces:

- Community buildings serve as essential hubs for social, cultural, and recreational activities. Working in partnership with existing community organisations and individuals within the community who are pioneers for change to deliver community services from community buildings in the Garden Community will support integration.
- One key aspect of community spaces is to ensure complementarity between them, perhaps with each having a specialism. The facilities need to be seen as a wider portfolio, rather than a selection of individual sites/assets and in so doing it will be possible to benefit from greater efficiencies and create a coherent offering that the community can rationalise and understand. This is relevant for both within the Garden Community and between the TCBGC and neighbouring community.
- Community spaces can be leased exclusively to one group for focussed delivery; individual spaces within a larger asset licensed out to social impact organisations; or hired out to multiple organisations by the hour, or sections of the day. Each option will provide a return on investment over time, creating a sinking fund for continued maintenance and safeguarding its space within the community.
- Access to sport and leisure facilities is vital for promoting active lifestyles and supporting health and wellbeing. Inadequate provision or access to sports facilities may result in limited opportunities for physical activity, reduced participation in organised sports, and increased sedentary behaviour among residents, particularly the youth. It is therefore recommended that the sport and leisure facilities in the Garden Community are not leased to Essex University as this will vastly limit accessibility for local communities to use the facilities. A dual-use agreement will provide priority for university use over community use which will create further segregation between local communities and the University.

2. Investment into a strategic and collaborative partnership that promotes community cohesion

Establishing a Community Centre Network:

- Greater collaboration between existing community spaces can act as an almost immediate way of reducing costs, increasing reach, sharing resources, and learning from each other's experiences. Opportunities can be explored and harnessed for volume discounts, bulk buying and shared investment. Opportunities for collaboration include negotiating collective contracts for utilities and Wi-Fi, to cover the multiple buildings providing enhanced capacity for discounting, charities working together can have the collective buying power of larger

enterprises, but only if they work together. This can be done simply amongst the multiple community centres in place already, or by joining national organisations designed to facilitate bulk buying discounts.

- Community spaces can collectively invest in a share of a centralised maintenance programme, through a contract with a business or individual to reduce prices and create greater access to services including through the community ownership fund and other central funding bodies.
- Having a centralised booking system can create cross-referral of bookings from one site to the other, helping to inform residents of the multiple assets across the Garden Community, reducing the human or financial resources required for this administrative role. Online platforms including Simply book etc enable the automation of invoicing, payments, key safe code distribution and online contract signing.
- Additionally, community centres can collectively invest in resources to manage social media or wider outreach. The collaboration between multiple community centres will ensure there is no duplication of services within close proximities and instead enables a network of more bespoke activities and services to be delivered from each so that co-marketing does not infringe on others potential income, but instead promotes the complementary variety of offerings. Each centre can take leadership of specific roles and responsibilities dispersing the burden on each individual centre. Developing an Umbrella brand can create a sense of joined up thinking and quality assurance. Just as the National Trust mark across heritage sites does not suggest an identical experience but instead an assurance of quality, cleanliness, efficiency, and reliable content.
- A Community Centre Network will support and upskill staff and volunteers through investment into in-person or online training packages, which is more economical when divided between multiple participants. Such collaboration will result in a more skilled workforce running and maintaining the spaces, and a better experience for the visitors and participants. Training should include how to run a successful community association and how to write successful funding bids, increasing the chance of sustainable long-term funding opportunities.

4. Placemaking

- 4.1 Community Development
- 4.2 Sustainable Lifestyles
- 4.3 Social, Environmental and
- 4.4 Ecological Development
- 4.5 Principal Stakeholders

To meet the vision, aims and objectives of Tendring Colchester Borders Garden Community (TCBGC) there is a requirement for a framework for the Stewardship Body to integrate its approach to the management of the physical assets with a strong focus on community development.

4.1 Community Development

A principal objective of the Stewardship Body is to build a strong and vibrant community where residents and others who work or use the area, share a strong sense of belonging, pride and commitment to its future and wellbeing. The Stewardship Body will facilitate and support residents to take initiative in developing a cohesive community, embracing sustainable lifestyles, and celebrating and enhancing the ecology of the area. The Stewardship Body will help residents develop a strong sense of belonging and social cohesion both within the new community, and with neighbouring areas. It will develop working links with key stakeholders and community groups in the neighbouring area, playing to local strengths.

This ethos will be enshrined into the governance structure (as proposed in section 5) which ensures residents and local community groups are engaged with and listened to so their voice is heard by the Stewardship Body. The Stewardship Body also has an important role in managing the community facilities in a way that encourages and supports volunteering in delivering services, caring for neighbours, or delivering clubs and activities that make a significant contribution to wellbeing such as health walks, running clubs and community gardening.

Early community development activity will, at a minimum, take place from the first occupations to create an inclusive culture

from the beginning, across all tenures and with the existing local communities. This could include:

- Welcome packs and associated welcome events
- Community events and activities based on early indications of community needs and wishes
- Website, newsletters, community noticeboard and use of social media

The Stewardship Body will seek to employ staff or work with others to deliver community development that builds the capacity of the community and supports a strong network of voluntary groups and social connections.

4.2 Sustainable Lifestyles

Building social networks and community pride is crucial to achieving a sustainable community. At TCBGC the physical provision of allotments, footpaths and cycle lanes and wildlife habitats will do much to encourage more sustainable lifestyles. The Stewardship Body will have a role to play to develop sociable and educational activities to engage new residents, and to make connections with key stakeholders in the wider area with an interest in sustainable transport, food, waste and recycling and other initiatives that can support residents and commercial occupants to further the vision of sustainable lifestyles. Planting small orchards in some of the open space can be a simple way to engage residents, particularly young people, in food growing.

A key element of the community development programme and resource will be to educate and promote residents to live sustainably. This extends to the delivery of sustainable transport across TCBGC, including the implementation

of a new Rapid Transit System which will link the Garden Community to Essex University and Colchester City Centre. There is great sense in the Stewardship Body taking over the management and operations of the mobility hubs on behalf of the community to meet and respond to local demand. A key part of this will be to work with local residents to encourage and promote sustainable transport options and active travel in order to meet the modal shift targets for TCBGC. Community activities can help new residents and workers embrace the promotion of walking and cycling, for example with social walks and rides, and cycle training. A school walking bus could be established to encourage families to walk safely to school, thus reducing congestion and pollution at the school gates.

4.3 Social, Environmental and Ecological Development

Latimer are already working actively to support the existing communities to develop community-led projects that aim to promote social, environmental and ecological development. This will need to be built on going forward by the Stewardship Body.

TCBGC will have a key part in providing for the needs of local housing, employment, training, and social opportunities. Particularly through the construction period there will be opportunities for apprenticeships, courses and employment for local people. On an ongoing basis the Stewardship Body will be able to set its procurement policy to favour use of local suppliers, service providers and contractors (where possible) and support local skills and training opportunities too, balanced with the need to secure value for money, relevant and quality skills and other matters relevant to procurement decisions. Latimer's aspiration

for a construction college is exciting and innovative. It will provide courses in construction and related trades to underpin the need to provide local labour as part of the development of TCBGC. This will support the council's objective to create at least one new local job for new residents. Given the high number of students who will live locally and onsite, coupled with the expansion of the Knowledge Gateway, further opportunities for jobs and training should be provided through strengthening the partnership with Essex University.

Healthy outcomes will be at the heart of TCBGC and the work of the Stewardship Body. Healthy place shaping involves addressing the wider determinants of health, which are multiple, diverse and interrelated factors that shape the health of people in an area. These determinants include both the built and natural environment and addressing them can reduce pressure on the health and social care system while increasing economic prosperity and social wellbeing.

Thirty percent of housing at TCBGC will be affordable which means there are lots of opportunities for the councils and Latimer to support some of the most deprived and vulnerable families and individuals in the area. The new homes will be built to support low running costs which will aid the elevation of reducing the fuel poverty gap and enable local people to focus their income on putting food on the table, thus reducing dependency on local food banks. The same approach to environmental credentials should be given to the design and construction of community spaces to help reduce the cost of utilities.

4.4 Principal Stakeholders

In developing this framework, working relationships have been developed between the Councils and Latimer. Moving forward Latimer can play a pivotal role in strengthening these working relationships further as well as involving other key stakeholders such as the parish councils, and local community and faith groups, to play a part in the early stages of stewardship and placemaking.

The Stewardship Body will benefit from participation and engagement from key stakeholders to achieve its objectives, and for mutual benefit, to integrate activities and initiatives in the neighbouring residential communities. The Stewardship Body may relate to stakeholders in one of three ways, which are non-exclusive:

- Representation on the board of Directors or Community Forum (please see Section 5 on Governance for further explanation)
- Partnership projects developed between the Stewardship Body and the stakeholder
- The Stewardship Body commissioning the stakeholder to deliver services or projects

Recommendations for Placemaking

1. Investment into creating an environment that promotes and enhances sustainable living

Delivery of community food growing opportunities:

- The ability to grow food is an important element of community sustainability and could be delivered across TCBGC by the Stewardship Body as part of the open space strategy. Larger allotment and community garden areas can be accommodated in a variety of locations bordering the parks and will be contained by hedgerows and managed by the community. Other opportunities for edible landscapes could be explored to provide a range of possibilities to bring food production to people's doorsteps. These could include raised beds within pocket parks and squares, foraging routes within Salary Brook Country Park, community orchards, and places where food can be produced on vertical surfaces within urban settings, roof gardens and educational facilities linked with the schools.
- Allotments and Community gardens can become part of the fabric of urban areas. They are a great way for families and individuals to grow their own food, providing cost effective ways to secure nutritious food on a regular basis. Though their value is far greater than just that - research has shown that allotments and community gardening contribute to improved health, greater biodiversity, and greater social interaction and cohesion. There is a proven link between spending time in nature and improved mental health and wellbeing. Community gardening initiatives support integration, build relationships and foster friendships, allowing local people to share skills and experience, particularly for those who are unable to commit to the maintenance required on an individual allotment plot or may not feel confident to garden alone.

Delivery of improved Active Travel infrastructure:

- The Stewardship Body should utilise its strong community engagement to help deliver a Sustainable Transport Strategy. The focus should be on providing information to residents on all modes of transport, promoting the Travel Plan and its various measures, as well as oversight and commissioning of an E-bike loan scheme, to encourage modal shift, and to minimise car usage creating an almost instant, sustainable, greener transport solution.
- Accessible and safe travel routes, including pavements, bike lanes, and reliable public transport options, are essential for promoting active travel and reducing reliance on cars. By investing in pedestrian and cycling infrastructure and implementing measures to manage waste, communities can create safer, more accessible, and aesthetically pleasing environments that promote sustainable living and enhance quality of life for all residents. Collaborative working with cycling clubs are invaluable assets.

- Congestion is a huge concern for local residents. The introduction of the Rapid Transit System creates an opportunity to significantly improve local transport. In conjunction with this, promoting alternative modes of transportation such as schemes for cycling, walking, and carpooling can further contribute to sustainable mobility solutions. The improvement of bus timetables and bus routes will help minimise traffic congestion, provide affordable solutions for those on no- or low-incomes and enhance the local economy with residents more able to access local shops, health services. Strong active travel networks between the Garden Community and Essex University are needed to support the student population to feel integrated, particularly given the student accommodation that will be present in TCBGC.
- The linked roles of community engagement, community development and sustainable transport are crucial to initiate social rides, social walks, walking buses for schools, and training and educational activities, particularly for families and children to achieve the overall placemaking goals. The success of these types of schemes will help to influence a culture of movement that leans away from traditional car use.

Delivery of Activities and Events that embed sustainable culture and identity:

The Stewardship Body will have a role in placemaking and community development. Potential programmes include:

- Garden communities' festival – each Saturday community activities could be run in a central location, encouraging integration and cohesion between residents that will be essential as the development of each neighbourhood increasingly merge boundaries between them. This could incorporate a market for local arts and crafts, small businesses and entrepreneurs, as well as local food grown in the community gardens. A landmark event will draw people from within the Garden Community and from nearby to come together, celebrate and share.
- Public Art and character creation – to ensure early participation in plans for public art, a working group could be established to encourage residents, especially young people, to get involved in development ideas for themes for public art and/or ways of creating character and identity for each of the neighbourhoods within the new Garden Community. This could include incorporating interwoven themes based on the heritage and history of the site, as well as sharing ideas of what the new Garden Community will look like in years to come. Artworks co-created with residents build identity, character and vibrancy.
- Wayfinding project – there is a role for culture and the arts in wayfinding to create consistent messages and branding which can be rolled out into promotional activities, as well as support communities to move around sustainably. Wayfinding will play a huge part in the character of the place. These types of projects help to connect people with the natural landscape and their neighbourhood.
- Place naming project – consulting with stakeholders and residents to produce a collection of names for key landmarks, roads, and infrastructure provides a good opportunity to re-engage with local people positively, creates a sense of place, and helps to root new neighbourhoods in their context.

5. Governance and Decision Making

- 5.1 Issues for Consideration
- 5.2 Proposed Governance Structure
- 5.3 TCBGC Trust
- 5.4 TCBGC Special Purpose Vehicle
- 5.5 TCBGC Community Forum
- 5.6 TCBGC Neighbourhood Advisory Group
- 5.7 Friends of Salary Brook Country Park
- 5.8 Evolution of Governance Structure

This section describes a suggested governance structure for the stewardship of the Garden Community. The overarching intention for the governance structure that is eventually settled on is that it will provide the necessary legal framework for the ownership of assets and responsibility for resources, whilst ensuring strong management and accountability for service delivery, demonstrable public benefit, and inclusive community participation. A robust and effective governance structure is being developed through consultation with the councils and Latimer and the overarching structure will be set out in the Stewardship Strategy. What follows in this section is a suggested structure developed through discussions in the Pathway to Stewardship workshops.

5.1 Issues for Consideration

The different bodies capable of owning and satisfying the maintenance and management requirement of community assets and facilities are summarised in the diagram below under the four main headings of Adoption, Management Company, Local Trust or Third-Party Delivery:

Stewardship Options:

For ownership, management and/or delivery



An analysis of the Stewardship Body options was undertaken and reviewed against six key criteria namely:

- In perpetuity solution
- Accountable governance structure – with local stakeholder control upon completion
- Sufficient financial resources for start-up and development and long-term viability
- Credibility and acceptance by all stakeholders
- Affordable and equitable service charge
- Flexibility to respond to changing circumstances

One of the key means to achieve the essential components, along with a socially and culturally sustainable community with local participative governance, is through the creation of a company limited by guarantee which has charitable status, which for the purpose of the remainder of this report will be called the TCBGC Trust. The TCBGC Trust will be an independent, not-for-profit charitable organisation which aims to

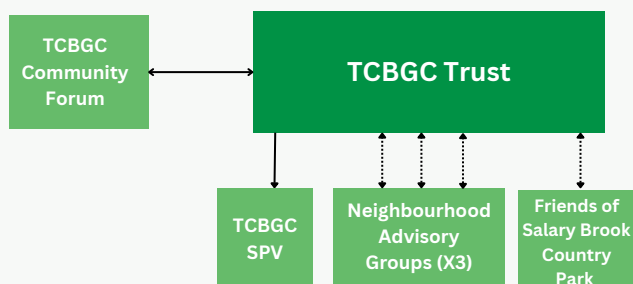
If there are no changes to the current Parish arrangements, the representation at Parish level of the new residents in the Garden Community will fall to Ardleigh and Elmstead Parish Councils. There is a risk that for the residents of those existing villages in those two Parishes may find their voices and interests become more difficult to be heard as the new residents at TCBGC become more vocal about the needs of their own community.

Given the uncertainty and risk around future Parish arrangements, it is appropriate to propose a stewardship solution that can be formed and implemented from the very beginning and is able to provide a solution for the entirety of future TCBGC households. The benefits of having one Stewardship Body across the whole of the Garden Community will ensure accountability, transparency and a sense of coherence across the whole place. The suggestion of a TCBGC Trust allows for all the above, as well as allowing for the existing Parishes to be involved through appointment to the Board of Trustees and/or wider Community Forum and builds in the capacity to replicate or scale up the Stewardship Body if ever required, while providing a framework of flexibility to adapt over time as the development grows.

5.2 Proposed Governance Structure

Given the importance to create a legacy at TCBGC that has community at its heart, a model which has community influence and participation is a clear preference. An important consideration to determine an appropriate governance structure will be to ensure there is a two-level approach on a district and neighbourhood level.

With this in mind the following governance structure is suggested as one that would be suitable for further consideration and development:



- **District level** – with an overarching TCBGC Trust, to own and have responsibility for all the community assets and be the beneficiary of any endowment and service charge income
- **Neighbourhood level** – it is proposed that an Advisory group for each of the three neighbourhoods, and a 'Friends of' group for the Salary Brook Country Park, would give scope for localised input and feedback

This structure would potentially involve five key elements (outlined further in section 5.3 to 5.6 below).

- TCBGC Trust would be anticipated to be a charitable company incorporated with Companies House as a company limited by guarantee, which could have the overall responsibility for stewardship across the

Garden Community

- TCBGC Special Purpose Vehicle (SPV) will be a commercial trading subsidiary, constituted as a social enterprise and wholly owned by TCBGC Trust
- TCBGC Community Forum will be a wide and inclusive consultative group having formal input into the Trust's strategy. It will be made of residents and other representatives and is focussed on strategic matters across the Garden Community
- TCBGC Neighbourhood Advisory Groups will be a group for residents living in each of the three neighbourhoods, Crockleford, South and Central, to allow for formal input into the Trust's strategy, and will be focused on local neighbourhood specific matters (not strategic matters relevant to the wider community), including the use and application of the service charge income.
- Friends of Salary Brook Park could be made up of local residents of TCBGC as well as stakeholders from existing communities who already use Salary Brook Country Park.

In addition to addressing the criteria, the suggested structure:

- ensures that there is one legally accountable entity leading on stewardship and not separate bodies for each of the neighbourhoods
- avoids the complexity of separating asset ownership and the right to income
- enables delivery to be tailored to TCBGC whilst remaining integrated and efficient at a strategic level
- maximises tax benefits and potential use of business rates relief for community facilities
- provides the option to create other sub-committees to facilitate future developments in other locations in the area
- allows for an inclusive approach to both

residents and wider stakeholders, and an ongoing role for the widest possible group in relation to the TCBGC Trust's strategy

- creates the potential for purely commercial activity for the benefit of TCBGC through the TCBGC CIC, to allow for generated income to be gifted back to the TCBGC Trust

5.3 Tendring Colchester Borders Garden Community Trust

The TCBGC Trust will be registered as a charitable company limited by guarantee (CCLG), with an operational board appointed to manage the work of the charity. The CCLG model is robust and a well-tested approach for the management and ownership of assets and responsibility for resources.

The TCBGC Trust will own the various public realm areas, community assets and have the legal provision to set and recover service charges.

Every charitable company has both members and directors (usually referred to as Trustees). For the TCBGC Trust, the individual Trustees will also be the first members, and membership will be encouraged over time, particularly from local residents.

The board will be accountable to the TCBGC Trust's members who will include residents and the key stakeholders, as well as being accountable to the Charity Commission and to Companies House, to comply with legal requirements.

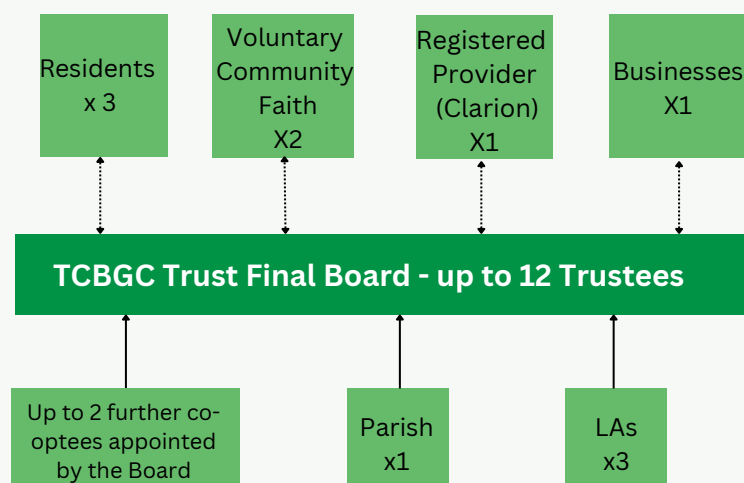
The advantage of the charitable company model is that it provides:

- Limited liability for Directors/Trustees

- An accountable structure with a membership base
- A recognised model
- Not for 'personal' profit
- Continuity for longevity
- The ability to enter into contracts and control some investments in its own name
- Charitable tax and rates benefits
- The ability to employ staff and enter into contracts
- The ability to raise funds and borrow money

Membership structure for the TCBGC Trust should, where possible and appropriate, enable residents in the Garden Community to become members, along with the non-resident Directors also being members, the latter with protected voting rights.

To ensure responsiveness and integrate accountability of the TCBGC Trust to residents and other relevant stakeholders, it is suggested that seats on the Board could be filled by residents and stakeholders such as indicated in the indicative diagram below, demonstrating a suggested mix of possible seats on the TCBGC Trust board which could evolve over time to:



5.4 Tendring Colchester Borders Garden Community Special Purpose Vehicle

There will be a requirement for a wholly-owned, non-charitable subsidiary company, TCBGC Special Purpose Vehicle (SPV). This company would deal with all non-charitable areas of work arising from the stewardship remit, and in particular would have the remit of acting as the estate manager for the TCBGC Trust, collecting the service charge and administering all day-to-day operational functions of landscape and facilities management.

The SPV would be VAT registered, and so provide the most efficient tax structure and relationship between the SPV and the TCBGC Trust. It would own/ lease any income generating commercial assets (and manage them) in order to maximise commercial income. This would enable the TCBGC Trust to focus on strategy and public benefit and the SPV to focus on key commercial aspects.

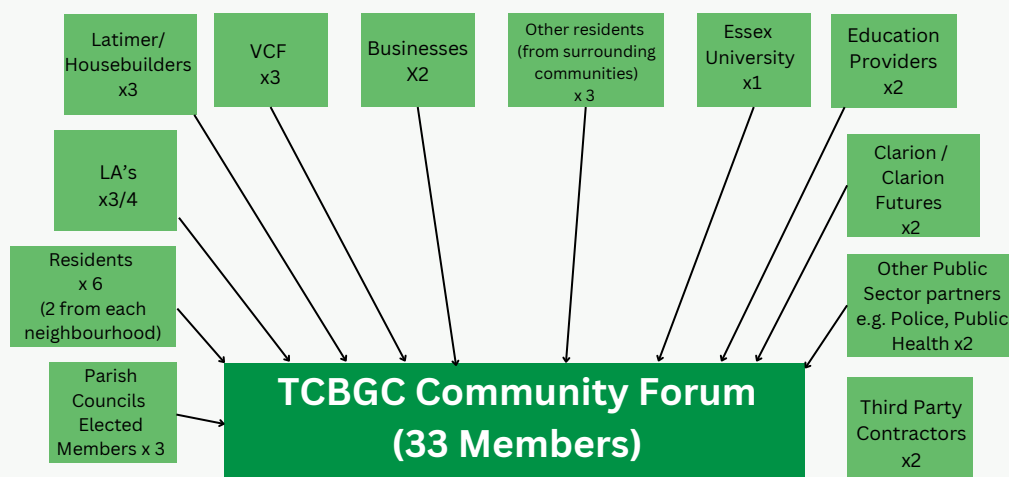
5.5 Tendring Colchester Borders Garden Community Forum

The community Forum would be an unincorporated, inclusive stakeholder body established with a clear term of reference. It will have a primary consultative role to the TCBGC Trust.

The TCBGC Trust would have a constituted obligation to consult annually on the TCBGC Trust strategy, and the Community Forum would be a vehicle by which TCBGC Trust can seek information, feedback and views from a range of stakeholders. A further option would be for the resident Directors on the TCBGC Trust board to be selected from or nominated by the Community Forum.

It is intended that the Community Forum would represent a range of local stakeholders from different groups including local residents, parish council elected members, voluntary, community and faith (VCF) groups, education providers and local businesses to represent an inclusive membership allowing a breadth of views and experience to be leveraged. The diagram below is indicative of the kinds of organisations who may choose to participate:

TCB Community Forum



5.6 Tendring Colchester Borders Garden Community Neighbourhood Advisory Groups

A foundational part of the decision-making processes that will be embedded in TCBGC is to ensure that decisions are accountable and transparent, and that there is the ability to ensure decisions are followed through and implemented. This will be an evolutionary agenda. Mechanisms for stakeholder participation must be in place for residents to have a say and be involved, however recognising that while some residents may want the ability to influence things that are important to them, they may not necessarily want to sit on the board, or be in control of decisions.

The Neighbourhood Advisory Group will be formed by the TCBGC Trust and have the primary function of providing feedback to the TCBGC Trust on the management of the public realm and other community assets, and where focus for future spend on the proposed annual service charge is most welcomed. The chair of each of the Neighbourhood Advisory Groups will be appointed by the Board.

The purpose of the Neighbourhood Advisory Group is to aid discussion and consultation around the public realm, play areas and other community facilities, with an option, where there is appropriate experience and skills, to establish delegated budget on the priorities and spend of the service charge.

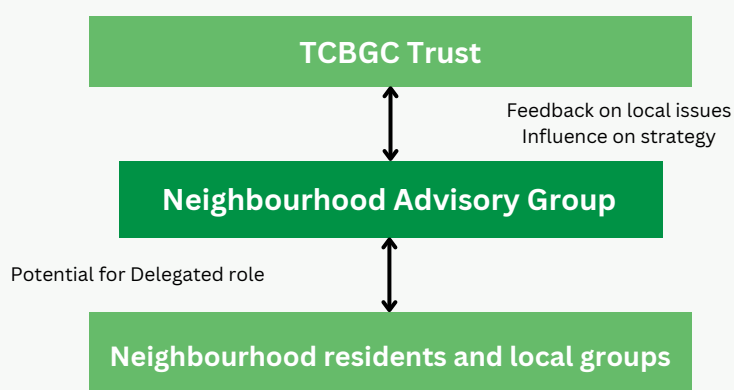
Where the TCBGC Community Forum will focus on strategic matters across TCBGC, the Neighbourhood Advisory Group will focus on parochial matters, feeding back to the TCBGC Trust on local issues that may influence and inform wider strategic decisions and priorities.

It is likely that there will be some cross over on roles, with some of the same residents participating in the Neighbourhood Advisory Group, Community Forum and resident representation on the Board.

Given the existing community in Crockleford Heath, the Neighbourhood Advisory Group for the Crockleford neighbourhood should be formally established as early as possible once the Trust is constituted and commencement of the development has begun. It will be particularly important for the existing residents in Crockleford Heath to have a forum to participate and advise on local issues that they may be facing as part of the development, as well as influence key local decisions to ensure they are empowered to have a stake in the new community. This level of participation will be important as it provides an opportunity for early integration and cohesion between communities.

The below diagram sets out the suggested role of the Neighbourhood Advisory Group:

Neighbourhood Advisory Group



5.7 Friends of Salary Brook Country Park

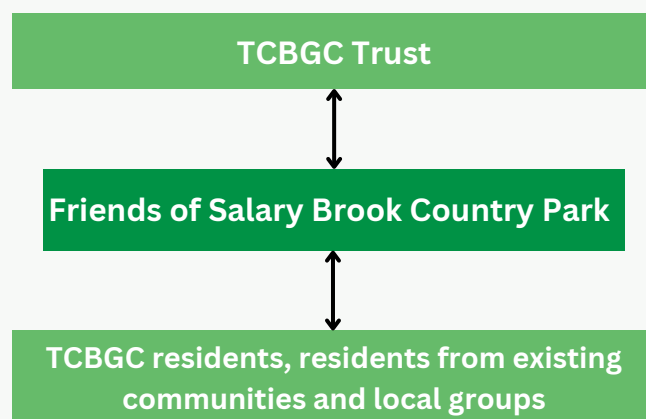
Salary Brook Country Park will attract local residents as well as visitors from the wider area. Creating a forum for residents from the Garden Community, as well as those who live in surrounding communities in Colchester who benefit from and use the park currently, to feed into discussion around the future design, management arrangements, and uses of the Suitable Alternative Natural Greenspace (SANG) areas could help to embed a culture of community-led design and collaboration.

A dedicated 'Friends of' group could allow local stakeholders to feed into the design process as well as provide ongoing support and suggestions to the Board on the needs, opportunities and challenges experienced by those who benefit from and use Salary Brook Country Park now and in the future.

Salary Brook Country Park is one of the most important and valuable assets for the Garden Community and for neighbouring communities. With such a large area of SANG coming forward early on in the development of TCBGC, this strategic asset will impact on the existing residents who currently use the park, as well as shape the culture and early landscape of the new community.

There could be an opportunity to implement a 'Friends of' group early on in the early stages of development to support integration between new and existing residents, and set a precedent to establish more 'friends of' groups in later stages of SANG development in the other areas in the Garden Community in the future.

The following diagram sets out the suggested role of the Friends of Salary Brook Country Park:



5.8 Evolution of Governance Structure

The governance structure and the timetable for its development will be defined in the Section 106 agreement, allowing sufficient flexibility for the approach to develop over time.

Once planning permission is secured, Latimer will initiate the formation of a Shadow Board to be made up of representatives from the Developers, Essex County Council, Tendring District Council, Colchester City Council and if considered appropriate the Parish Council(s) to guide and inform the early planning and formation of the Trust.

The Shadow Board should be credible, competent and experienced in stewardship, placemaking and company formation and operation to enable it to make efficient and effective progress. Latimer will produce draft Articles of Association and a detailed Business Plan for the TCBGC Trust for approval by the Shadow Board. Once the TCBGC Trust is incorporated those Shadow Board members could become Trustees of the TCBGGC Trust and/or Directors of its Board. This will need to be discussed and agreed as part of the Shadow Board in advance of the TCBGC Community Trust being incorporated.

The TCBGC Trust Board will be responsible for implementing the detailed Business Plan which will be prepared ahead of first occupation. All Directors are required to be committed to the successful development of the TCBGC Trust, and as a matter of company law directors of companies, which will include the TCBGC Trust given it will be a company limited by guarantee, are required to act in the best interests of the company they sit as directors of. As such no individual director would be permitted to promote their own personal or business interests when acting in

their capacity as a director of the TCBGC Trust.

The TCBGC Trust must be committed to the principle of new board members being recruited and appointed through an open process using a skills and experience based person specification to fill the trustee places. It will be crucial to ensure a good balance of gender, age, skills and experiences. Directors will be unpaid appointments.

Recommendations for Governance and Participation

1. Investment by the Developer and Stewardship Body into creating mechanisms for community participation early-on

TCBGC Trust

Ensuring there are three seats on the Board for resident Trustees allows for resident involvement in decision making. Ideally, and where appropriate representation can be sought, there will be one resident representative from each of the three neighbourhoods.

TCBGC Community Forum

The Community Forum may be established prior to first occupation to allow for wider engagement from existing community stakeholders such as Essex University and the Parish and Town councils, and will grow in line with the development to include new residents, businesses, community and faith organisations and other key stakeholders.

TCB Neighbourhood Advisory Groups

The Neighbourhood Advisory Groups, or any similar engagement vehicle/group, should be formed after first occupation of each neighbourhood, however given the existing community in Crockleford, the Crockleford Neighbourhood Advisory Group (or an alternative means to achieve the same aims) must be formed as soon as possible, to ensure existing residents are supported to have their voices heard.

Friends of Salary Brook Country Park

Given that Salary Brook Country Park is one of the early assets to be completed, and one of the most valuable, establishing a 'Friends of' group early-on could help to enable existing stakeholders to have a sense of local ownership and participation.

2. A Community Governance Review to be undertaken

At the appropriate time Tendring District Council could undertake a Community Governance Review to look at the current Parish boundaries and consider whether there is potential to create a new Parish for the Garden Community. A Community Governance Review will need to be considered within the context of future plans for local government reform due to the effects this could have on administrative boundaries.

As part of this process the Community Governance Review might consider what roles a new Parish would have and agree a precept that reflects the level of roles and responsibilities required of a new Parish for the Garden Community.

6. Finance and Resourcing

6.1 Financial Strategy and Model

The short and long-term viability of the Stewardship Body is dependent on the development of a sound business model underpinned by a realistic and robust financial strategy. The Stewardship Body will receive income from a range of sources to meet its establishment and maintenance liabilities, but principally from resident and commercial contributions, and from the hiring out of community facilities. The Stewardship Body's income projections will be set out in the detailed Business Plan which will be prepared and regularly updated. This will identify if there will be a need for any start-up funding or endowment at any time from Latimer.

Over the course of the development the Stewardship Body's long term stewardship responsibilities will grow and extend in perpetuity, meaning the Stewardship Body must plan in the short term to maintain sufficient funds for longer term requirements, including the enhancement and replacement of assets at points in the future.

Public open space and community assets should not be transferred to the Stewardship Body until their operation and management have been costed and funding arrangements agreed at key milestones, the framework and commitments for which will be set out in the planning and stewardship documents and enshrined in the S106 agreement. Until the point of transfer, Latimer will retain responsibility for their management and funding. At the time of transfer, any revenue shortfall of the asset will be identified and suitable revenue funding proposals will be identified, which will be informed by the Business Plan for the Stewardship Body.

6.1 Finance and Resources

The Stewardship Body has to be viable in the long term. To be viable, it will need to ensure that it has sufficient income to meet its responsibilities and associated liabilities and in particular, to ensure that it has sufficient revenue to be able to maintain and manage the community buildings, public open spaces, children's play areas and to support the community development strategy.

In the first few years, whilst the houses are being built, required levels of grant support will need to be drawn down from Latimer to meet the Stewardship Body's development and operating costs until sufficient service charge revenue or other income is available to meet all such costs of the Stewardship Body.

The principles underpinning the financial model are, therefore:

- For Latimer to provide initial start-up funding, and sufficient revenue resources to underpin all operating costs and liabilities until the Stewardship Body becomes self-sustaining
- For provision to be made in relevant legal documentation for a service charge to be made on all dwellings and commercial occupiers to contribute towards the Stewardship Body and its objectives
- For the Stewardship Body to generate income from its facilities to contribute to its operating costs

In the short-term initial sources of funding should come from initial S106 start-up funding and pump-priming grant support from Latimer if and when required.

A.2 APPENDIX

In the medium to long term, the Stewardship Body will have seven main areas of income open to it:

- Unit charge on all residential and commercial occupiers within TCBGC
- User charges from letting of community buildings, sports pitches and allotments and events
- Income from commercial assets forming part of TCBGC
- Minor sources of income (e.g. car parking, EV charging, solar farm etc.)
- Interest from investment income
- Covenant enforcement
- External funding grants

Experience shows that stewardship bodies with five to seven income sources are:

- More resilient to economic changes – diversification avoids having ‘all the eggs in one basket’
- Partly de-risked from inflation – some of the income sources will grow at a similar pace to inflation, for example rental incomes, and this will form a natural hedge to cost increases
- Have better cashflow – alternative income streams help to cover for seasonality. For example, usage of community centres may reduce because kids clubs stop during school holidays

Experience has shown from other similar developments that a stewardship charge made on households (index linked) provides a steady income that can be applied towards maintenance of play areas and open spaces, and community activities, which can help to

give new residents a sense of investment in the Stewardship Trust.

Most of the facilities will be open to wider public use beyond the residents and commercial occupants of the Garden Community, so the service charge to those residents and occupants will need to confer fair benefits that deliver value for money, while helping to integrate the site with the existing local community.

Given that at least 30% of the Garden Community will be affordable housing, the service charge must be affordable and equitable to all residential and commercial properties regardless of tenure. The stewardship charge will be levied on a proportionate basis and should be based on an agreed formula, such as rating bands or number of bedrooms. More work will be required based on the proposed housing mix and commercial use offering when clarified to ensure parity and adequate income for the Stewardship Body. A discounted service charge may be capped by the registered provider(s) for the affordable homes. Enforcement of the stewardship charge should be fair, proportionate and transparent, without threatening residents’ rights to occupy their homes.

The funding of strategic assets spread across the site in different neighbourhoods, such as Salary Brook Country Park and the Sports Centre, must also be given careful consideration to ensure fairness to the proportion of service charge contributions from residents. A hybrid funding model with a blend of income sources for strategic assets is required to ensure that value for money for residents is achieved and to reduce the risk of conflict between residents in different neighbourhoods and visitors from surrounding communities.

The service charge will be expected to meet just over half of the costs of the Stewardship Body’s annual operating budget. More work will be required based on the proposed housing mix to ensure parity and adequate income to the

Stewardship Body, which will be set out in the financial model within the Business Plan. This may include identifying a provision for the endowment of capital funding which can be invested by the Stewardship Body to generate income and provide long-term financial security. The details of any investment funding will need to be determined through joint agreement with Latimer and may take the form of commercial estate (i.e. income generating assets) or cash endowment to provide for the acquisition of an investment portfolio designed to deliver long term income security. An investment portfolio may contain a range of retail, commercial, residential and financial assets.

In addition, early discussions should take place with the Parish Councils to discuss the option for an annual rebate (or in-kind services) to be paid to the Stewardship Body given that Parish precept will be collected from the new homes within TCBGC, but fewer services provided compared with other residents of the Parishes. Pending the outcome of a Community Governance Review, should a new Parish be established for the Garden Community, further work will need to be undertaken to determine a fair Parish precept contribution for residents' dependent on the roles and responsibilities required of a new Parish.

Recommendations for Finance and Funding

1. An equitable and affordable service charge

It is recommended that the service charge for the Garden Community should be variable based on the number of bedrooms of the property for residential charges, and the size of a unit for commercial charges. This ensures that the cost is proportionally and fairly spread across the Garden Community, and for those homes with the potential to house a higher number of residents due to a higher number of bedrooms will pay more than those with fewer residents.

2. A mixed income model for strategic assets

Strategic assets that will be used by surrounding communities as well as TCBGC residents such as Salary Brook Country Park should not be fully funded by service charge contributions as this can create conflict between residents who are paying for such assets, and those who are using them for free.

3. Long term funding security

The Stewardship Body should be equipped with income generating assets to ensure long-term financial security. Further work will be required to establish any potential gap funding and/or start-up funding required in the early years to finance the Stewardship Body.

7. Delivery and Implementation



7.1 Next Steps

A.2 APPENDIX

The focus of this Stewardship and Placemaking Framework is on delivering an appropriate organisation that effectively manages the open spaces, community facilities, and responds to the needs of the local community to build a thriving community.

As the Garden Community project will be delivered over a 20 plus period, and as this project is in such an early stage in planning and design terms, the outline parameter plans will need to be developed into a masterplan for each neighbourhood and the strategic landscape area. Beyond that, detailed reserved matters applications will be prepared for each parcel/ building/ element of infrastructure including the public open spaces and community assets.

This framework provides the basis for an in-depth high-quality Stewardship Strategy which will be delivered in stages. The Stewardship Body will be established prior to first occupation and respond clearly to the expectations of the Councils, Latimer, stakeholders and local residents.

The objectives of the months leading to first occupation of the development are to:

- Build the infrastructure of the Stewardship Body through engaging key partners, appointing Trustees, and building skills and capacity
- Plan and prepare the management arrangements for the open spaces and the timing of the transfer of responsibilities to the Stewardship Body
- Prepare, negotiate, and agree design and specification for the community spaces
- Develop practical project initiatives that meet the Stewardship Body's aims with regard to the needs of the existing community and the arrival of the first new residents, to achieve demonstrable success(es)

- Plan and prepare welcome packs, events and other activities as residents begin to occupy homes
- In conjunction with the developer to refine the funding model for the Stewardship Body

The principles expressed throughout highlight local ownership, community benefit and mutual support. Implicit within these principles is an entrepreneurial approach and culture, vital for the Stewardship Body's long-term growth and success.

The four key pillars of a successful stewardship solution as set out above will further planning and development:

- **Community Assets** – The scope of the community infrastructure to fall under the responsibility of the Stewardship Body will become better defined and evolve as the development progresses through the planning and design process
- **Placemaking** – The needs of the community and how best to respond to create an inclusive, diverse, and cohesive community will become clearer and constantly evolve as the development progresses and residents move in
- **Governance** – A governance structure for the Stewardship Body is to be developed by Latimer and set out in the Stewardship Strategy, with practical actions and considerations for delivery further refined and agreed between Latimer and the three Councils.
- **Finance and Resources** – As development of the three pillars above progresses, the finance and resourcing plans will be defined and put in place, based on the principles set out in Section 6 above

7.1 Next Steps

Implementation of the Stewardship Strategy, can be split into four inter-related stages, all of which will lead to the ongoing long-term management of the land and facilities:

- Pre-Planning (Before Latimer submit the planning application)
- Planning Decision (Including decisions on the S106 agreement, triggers and milestones of early key infrastructure)
- Pre-Commencement (Implementation of legal structures and initial organisational infrastructure)
- Post-Commencement (Organisation development, asset development and early asset management)

The Pre-Planning stage will involve preparation of the full Stewardship and Placemaking Strategy, to include high level financial modelling and exploration of opportunities for community investment projects. As part of preparation of the planning application there will need to be some form of stakeholder engagement and consultation on stewardship, as well as engagement with strategic master planning and Design Team processes to ensure Stewardship is dovetailed into the wider plans of the development.

The Planning Decision stage involves identifying the detailed asset schedule to define what assets Latimer will bring forward and the timing of these assets. This process supports drafting of the Heads of Terms for the S106, with associated S106 schedules, and to negotiate the triggers and milestones for delivery of early key infrastructure. As part of the S106 negotiations with the councils, Latimer will be required to submit an asset schedule with high level financial modelling to identify any gap funding, potential endowment and set up costs in order to evidence the viability

of the Stewardship Body. An outline Business Plan will be developed to provide further information. The S106 will also conclude the exact long stop dates for formation of the Shadow Board and Stewardship Body.

The Pre-Commencement stage will include implementation of the organisational set up required for the Stewardship Body. This will require both executive and governance functions to build the organisation, all of which will require careful planning. These tasks will involve activities such as writing the Articles of Association, constituting the Stewardship Body, and establishing a Shadow Board. This early infrastructure of the Stewardship Body will enable the appointment of Directors, running of Board meetings and the development of the Stewardship Body policies and procedures. A detailed Business Plan will be required to include information on the governance, financial model and associated budgets, staff and operations, community development, marketing and monitoring.

Another aspect of the Pre-Commencement stage will focus on marketing requirements such as building the website, social media and preparing relevant promotion and communication material. This will dovetail with early community development activities such as stakeholder engagement and community events.

The Post-Commencement Stage will focus on asset development and asset management. This includes working with the Design Team to agree the design and specifications for each community asset, as well as the timing of the transfer of assets to the Stewardship Body, researching and implementing third-party contracts for delivery as well any required service level agreement and licensing arrangements.

The Stewardship Body organisational infrastructure will require ongoing management to ensure that it is effectively run. This will include overseeing and supporting governance arrangements, marketing, finance and staffing.

Appendix A: Community Mapping Report

1. Introduction

This report has been prepared by Community Stewardship Solutions for Essex County Council to inform the Stewardship and Placemaking brief for Tendring Colchester Borders Garden Community (TCBGC). This report aims to provide a high-level overview of the community assets in the surrounding areas in Colchester and Tendring and is not an exhaustive list but a summary of the key resources, assets and needs of the local communities.

2. Planning Context

TCBGC is a partnership collaboration between:

- Essex County Council
- Tendring District Council
- Colchester City Council

The Tendring Colchester Borders Garden Community is a planned new community, which will be a sustainable and attractive place to live, work and visit. It is based on Garden Community Principles. It will consist of 7500 new homes, three neighbourhood centres, educational and community facilities including sport and leisure, blue and green infrastructure such as improved green spaces, play areas, and parks and employment spaces to accommodate new businesses and jobs.

Whilst the project will include many things for people who already live, work and travel through the area, it is very much about creating a community for the future. It will need to look ahead to the needs of young people of today, and for future generations to come.



TCBGC addresses the long-term need for new housing in the area, in a strategic way. The Garden Community was included in the shared Section 1 Local Plans for Tendring District Council ([External link](#)) and Colchester City Council ([External link](#)) adopted by the Councils in 2021. The shared Section 1 required a further Plan (Development Plan Document) to be prepared by the Councils to set out additional planning policies for the site, include identifying where certain land uses are being proposed.

The Councils have prepared the TCBGC Development Plan Document (DPD). This has been informed by a wide range of evidence base documents and been subject to two formal periods of consultation. The DPD along with other publication and submission documents was submitted to the Secretary of State for independent 'Examination in Public' by a Planning Inspector. An independent Inspector from the Planning Inspectorate ([External link](#)) reviewed the Plan, its supporting evidence and the representations that have been made to date. The Inspector concluded that the Plan meets soundness and legal compliance tests.

Joint Committee

As TCBGC sits across the border of CBC and TDC, under current arrangements, planning decisions need to be considered by either or both councils separate planning committees. Having one joint committee will help to ensure a consistent and comprehensive approach to decisions made regarding the TCBGC.

Made up of representatives from CBC, TDC and ECC – which has planning responsibility for infrastructure such as libraries, schools, and waste matters – the committee will be able to focus on delivering their shared ambition for an exemplary new settlement at TCBGC. It will also streamline the planning process, so decisions do not need to go to three separate committees, thereby avoiding unnecessary delays.

The new committee will have a revolving chair across the three authorities and will deal with matters only directly relating to the Garden Community area. The committee will need to approve publication of the DPD, which sets out the framework for the future masterplan, as well as the key policies and vision.

3. The Developer

The garden community will develop over the next thirty years. Latimer has been appointed as the development partner for Tendring Colchester Borders Garden Community. Latimer is the development arm of Clarion Housing Group, the UK's largest provider of affordable housing, with over 125,000 homes and more than 350,000 residents across the country.

Latimer bring a wealth of experience and expertise to the project, and reinvests any profits made into the building and maintenance of more affordable homes across the country, as well as providing support to residents through Clarion's charitable foundation, Clarion Futures.

In March 2023, Latimer established a youth forum made up of 13 young people, aged 13 to 17, from Tendring district and Colchester. The group have taken the decision to call themselves the 'Essex Young Designers'. They meet regularly to take part in workshops delivered by MATT+FIONA and the Latimer professional design team to inform the brief and design for the Garden Community. The Designers represent a broad range of existing communities and attend different local schools and colleges.

Key achievements of the Essex Young Designers to date include:

- Developing a keen understanding of the design principles behind the Garden Community and meaningfully feeding back to the design team on their work
- Traveling to the global EcoCity Summit in London to present their work and collaborate with professional place makers

The Essex Young Designers will continue to work with Latimer's professional design team to shape their plans and seek to recruit more young people from the area to join them in the future.

4. The Site

TCBGC will consist of:

- Circa 7,500 new homes
- To include Specialist housing for older people/ people with disabilities, key worker housing, families with children, affordable housing (30%), self and custom build homes
- Student accommodation
- A Gypsy and Traveller site
- A new Salary Brook Country Park (incorporating land and woodland around the Salary Brook Local Nature Reserve)
- A Wivenhoe Strategic Green Gap
- An Elmstead Strategic Green Gap (east of the new A120-A133 Link road)
- 25 hectares of employment land in the form of a new Business Park and a 'Knowledge-Based Employment' site
- Provision for the Rapid Transit System
- A Park and choose facility
- SUDS and Blue infrastructure
- Landscaping including high number of trees planted
- Retail facilities
- Community buildings and spaces (mixed-use with health, play, leisure, culture)
- Early years provision (co-located with primary schools)
- Five primary schools and Two secondary schools
- A new health and wellbeing hub (integrated service for patients)



South and North Neighbourhoods

Broad locations for two distinct but interlinked neighbourhoods 'South and North' will accommodate between them 6000-6500 new homes. Development within and across the two neighbourhoods will be phased to ensure housing development is aligned with infrastructure delivery. The expectation is for the early phases of development to begin in the South Neighbourhood.

Residents within the 'South and North Neighbourhoods' will have high accessibility to local services and facilities. To facilitate the use of walking, cycling and public transport as the preferred alternatives to the private car, each neighbourhood will develop around a 'Neighbourhood Centre' containing shops, services, and community facilities, and where appropriate employment land and job opportunities.

The centres will be connected to the neighbourhoods by coherent, direct, safe, and attractive walking and cycling routes designed around the 20-minute neighbourhood principles. Land and property will be provided in the form of 'hubs' within, around and along a corridor of activity between both 'Neighbourhood Centres' to provide for a flexible range of local business needs alongside service sector jobs provided by new schools, nurseries, shops, and community facilities.

The provision of student accommodation will be encouraged in accessible locations within the 'South Neighbourhood' where it would have good sustainable links to the University of Essex and where it will contribute to a mixed and diverse community. The new Rapid Transit System will connect the 'South and North Neighbourhoods' as part of a wider network, providing fast and reliable connectivity between them and key areas of employment both within the site and in surrounding areas, such as the University of Essex, the City of Colchester, Colchester General Hospital, and Colchester Sports Park. The 'South and North Neighbourhoods' will each be accessed independently from separate vehicular junctions on the new A120-A133 Link Road (as opposed to the A133 and A120 themselves) in order to give priority to the Rapid Transit System and active travel modes. The Councils will work with the University of Essex and other partners, as appropriate, to deliver the key infrastructure (health, education, and other community uses) necessary to serve the early phases of development. Such infrastructure will be delivered either on a permanent basis, or on an interim basis if it is required ahead of the establishment of the first of the 'Neighbourhood Centres'.

Crockleford Neighbourhood

The 'Crockleford Neighbourhood' will be developed as an individual community that is physically separated from, but connected by walking, cycling and other sustainable transport modes to the 'South and North Neighbourhoods' and the City of Colchester. The 'Crockleford Neighbourhood' will grow to accommodate around 1,000-1,500 new homes, with its phasing linked to the provision of its own proportionate 'Neighbourhood Centre', associated infrastructure, and sustainable connections to the 'South and North Neighbourhoods'. Accessibility to services and facilities, utilities infrastructure and the Rapid Transit System will be key to determining the phasing of development in the 'Crockleford Neighbourhood'.

The approach to residential development will need to involve the sequenced servicing and release of individual parcels of land which could include plots for self-build and custom-built homes, with a mechanism to be agreed for the Councils to secure financial contributions from each home towards the delivery of infrastructure and affordable housing.

Bio-diversity Net Gain

Proposals must deliver a minimum of 10% measurable biodiversity net gain across the whole site with gains delivered either onsite or immediately adjacent to the site in accordance with the mitigation hierarchy, and must follow the latest Defra Metric, and its accompanying guidance, as well as local guidance where applicable. Initial high-level testing of BNG calculations of the strategic masterplan indicate that in excess of 10% can be achieved on average across the masterplan allocation. As such the ambition is to achieve a BNG of 15% on average across the whole masterplan.

Stewardship

Stewardship and governance arrangements will need to achieve the following principles:

- To achieve a high quality of place: to ensure that the quality of place and services delivered are exemplar and provide great places to live, work, visit, and play.
- To steward a range of community assets: to ensure that a range of assets are held in perpetuity in community ownership and managed for the benefit of the community.
- To promote community identity and cohesion: to ensure that residents and business are directly engaged in the long-term management of the community assets, fostering a shared sense of ownership and identity.
- To act with professionalism and entrepreneurship: to provide proactive management of land and property endowments, be entrepreneurial and evolve as the community grows and circumstances change.
- To be financially sustainable: to be long-term financially viable and self-sustaining with secure income streams. If and where service charges are required, they will be set up and enforced in an equitable way with local control over the management of the system, with rent charges not being imposed on residents. Local authorities and local residents must be protected against financial liability or risk.
- To be accountable and well-governed: to ensure open, transparent and accountable governance with the community having the ability to exercise influence and control over stewardship decisions and delivery. The legal form of the stewardship body will be determined through consultation with all relevant stakeholders.
- To be adaptable and follow an incremental approach: to recognise the long-term undertaking and take a staged approach to developing stewardship structures and identifying the opportunities that stewardship allows for due diligence and community engagement throughout the planning and development process.

5. Community Assets

This Community Asset Mapping report will focus on the range of community assets across the key areas surrounding the Tendring Colchester Border Garden Community development. Community assets encompass a wide range of resources that contribute to the well-being and vitality of a neighbourhood or community. These assets can include people, organisations, buildings, and public

open spaces, among other elements. Community assets are essential components of thriving, resilient, and inclusive communities. By investing in and leveraging these assets, communities can promote social equity, economic vitality, environmental sustainability, and overall well-being for all residents. Community assets are crucial for several reasons:

- **Social Cohesion** - Community assets, including public spaces and organisations, serve as gathering points where residents can come together, interact, and build relationships.
- **Quality of Life** - Access to services, amenities, and recreational opportunities provided by community assets enhances residents' overall quality of life. Public parks, libraries and healthcare facilities contribute to physical, mental, and emotional well-being, promoting healthier and happier communities.
- **Economic development** - Community assets play a vital role in stimulating economic activity and fostering local prosperity. Businesses thrive when supported by a robust infrastructure, skilled workforce, and vibrant community life.
- **Sense of identity** - Community assets contribute to the unique identity and character of a neighbourhood or area.
- **Environmental Sustainability** - Public open spaces, green infrastructure, and sustainable development practices contribute to environmental sustainability within communities. Access to nature and green areas improves air and water quality, mitigates the urban heat island effect, and provides habitat for wildlife.
- **Empowerment and participation** - Community assets empower residents to actively engage in civic life and decision-making processes. Access to education, healthcare, and social services ensures that all community members can thrive.

Community assets can include both social and physical assets; People, Organisations, Buildings, and Public open spaces:

People - The residents of a community are perhaps its most valuable asset. Everyone brings unique skills, talents, knowledge, and experiences that contribute to the collective identity and character of the community. Community members can actively participate in various activities, initiatives, and decision-making processes, fostering a sense of belonging and social cohesion. Additionally, residents can volunteer their time and expertise to support community projects, programs, and events, further strengthening the fabric of the neighbourhood.

Organisations - Community organisations play a vital role in providing essential services, organising events, and advocating for the needs and interests of residents. These organisations can range from local nonprofits, neighbourhood associations, and cultural institutions to faith-based groups, youth clubs, and social service agencies. By collaborating with these organisations, communities can leverage their resources, expertise, and networks to address pressing issues, promote social inclusion, and enhance the overall quality of life for residents.

Buildings - Buildings and infrastructure within a community serve as physical assets that support various functions and activities. This includes residential properties, commercial establishments, educational facilities, healthcare centres, places of worship, and local authority buildings, among others.

These structures not only provide shelter, services, and amenities but also contribute to the aesthetic appeal and character of the neighbourhood. Preserving and repurposing existing buildings, as well as investing in new developments that align with community needs and values, can enhance the built environment and contribute to the overall vitality of the area.

Public open spaces - Public open spaces, such as parks, playgrounds, plazas, and greenways, are essential assets that provide opportunities for recreation, relaxation, and social interaction. These spaces serve as gathering points for residents of all ages and backgrounds, fostering a sense of community and belonging. Additionally, public open spaces contribute to environmental sustainability by providing habitat for wildlife, promoting biodiversity, and mitigating the effects of urban heat islands. Investing in the creation and maintenance of accessible, well-designed public open spaces can enhance the overall liveability and attractiveness of a neighbourhood, promoting physical and mental well-being for residents.

Community assets encompass a diverse array of resources that contribute to the social, economic, and environmental vitality of a neighbourhood or community. By leveraging and investing in these assets, communities can foster resilience, inclusivity, and sustainability, ultimately enhancing the quality of life for residents and promoting a thriving, vibrant new community.

6. Areas of focus

The transformation of the site within the development as envisioned by Tendring Colchester Borders Garden Community, entails an approach aimed at fostering enterprise, enhancing community engagement and development, providing opportunities to enhance local skills and knowledge, and improving local infrastructure.

The surrounding areas most directly related to the TCBGC development sit within Colchester and Tendring:

Colchester City Council-

- Greenstead
- St Anne's and St John's
- Wivenhoe
- Essex University Campus

Tendring District Council-

- Elmstead Market
- Crockleford Heath

Colchester- a snapshot

Population: 192,700

Number of households: 79,300 (Colchester is the 19th most densely populated of the East of England's 45 local authority areas)

Age: There has been an increase of 25.6% in people aged 65 years and over

Ethnicity: 87% White, 5.1% Asian, 3.5% Black, 2.9% Mixed ethnicity, 1.5% other ethnic group

A.2 APPENDIX

Religion: 44.4% no religion, 44.4% Christian, 2.1% Muslim, 1.3% Hindu, 0.7% Buddhist, 0.2% Jewish, 0.1% Sikh

Places of Worship:

- Over 30 churches
- Colchester Mosque
- Colchester and District Jewish Community Synagogue

Public Transport:

- Colchester North Station and Colchester Town Railway Station (Great Eastern Main Line), Hythe
- Park and Ride and other bus services
- Rapid Transit system (due to be operational in 2025/2026) will link the Garden Community, University of Essex and Colchester City centre

Tendring: A snapshot

Population: 148,100 (Tendring is the 22nd least densely populated of the East of England's 45 local authority areas, with around three people living on each football pitch-sized area of land)

Number of Households: 67,500

Age: The largest age group is 50 to 64 years at 21.6%. The number of people aged 65 to 74 years rose by just under 3,600 (an increase of 19.0%), while the number of residents between 35 and 49 years fell by just over 3,000 (12.0% decrease)

Ethnicity: 96.3% White, 1.6% Mixed ethnicity, 1.2% Asian, 0.6% Black, 0.4% other ethnic group

Religion: 43.2% no religion, 49.3% Christian, 0.4% Muslim, 0.3% Buddhist, 0.2% Jewish, 0.2% Hindu

Places of Worship: 13 churches in Tendring District

Public Transport:

- Tendring Community Transport service
- Harwich Connexions Transport
- Helping Hands Transport

Key Community and Faith Organisations covering TCBGC

- Colchester Islamic Cultural Association
- Essex Council of Mosques
- RAMA Refugee Action Colchester (wide range of support for refugees, asylum seekers and migrants who don't have access to public funds)
- Community 360 (Community Transport, Community Accounts, Shopmobility, Wellbeing support, Family support service, Representation, Community Hub offering groups and activities), Community Café
- Colchester Townhouse Youth Centre (Youth Essex)
- Christian Youth outreach (Colchester)
- Colchester and Tendring Youth Enquiry Service YES (helps young people with a range of problems)
- Subgroup of the Colchester Area mission and pastoral committee of Chelmsford Diocese (chaired by the Archdeacon of Colchester)

A.2 APPENDIX

- Grassroots Charity (supports community/vol sector organisations across Colchester/ Tendring to support local people with social welfare services, offers financial support, funds educational projects, support for isolated people, people with mental and physical health problems)
- Essex Community Foundation (funding for community groups/ projects)
- African Families in the UK Colchester
- Age Well East (befriending scheme that matches volunteers with elderly people)
- The Reanella Trust (Provides mental health support to young people through wellbeing programmes, peer support, group therapy)
- Beacon House Ministries (holistic approach to supporting people at risk of homelessness in Colchester)
- Bright Lives Social Enterprise CIC (Supports people with additional learning needs)
- Clothing Clinic Textile Collective (organises community textile workshops for people in Colchester, creating/mending clothing)
- Colchester Chinese Culture Society (hosts educational and community focused events)
- Colchester Gateway Clubs (support for people with learning disabilities)
- Firstsite (art gallery hosting exhibitions, community-based activities and educational programmes in Colchester)
- Open door Colchester (help and support for range of issues, benefits advice)
- Together we Grow (Community gardening group at The Big Garden in High Woods Country Park Colchester, runs wellbeing gardening programmes)
- Wellies On (Agriculture support charity working with children and vulnerable adults in Colchester)
- Ability Using Sport (provides accessible sport opportunities for people with physical disabilities or learning difficulties in Colchester)
- Colchester Natural History Society (promote the study and conservation of local wildlife)
- Colchester in Bloom (aim is to generate community involvement to make Colchester more beautiful)
- Good Gym (a group of runners that combine regular exercise with helping the community)
- Essex Wildlife Trust
- Tendring Together Voluntary Sector (meets monthly to share information and opportunities to get involved)
- Community Voluntary Services Tendring CVST (run by the local community to support, promote and develop voluntary and community action- social prescribing, funding, events and activities)

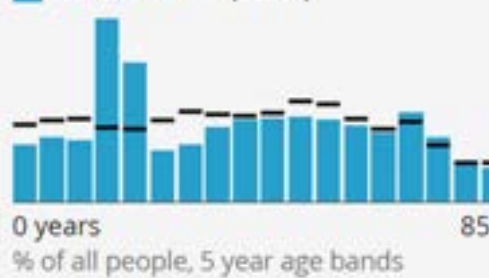
Essex University Campus (South of TCBGC)

- Essex Business school
- Essex University Library
- University Health Centre
- Halls of Residence
- Sports Centre
- Wivenhoe Nature Park



Wivenhoe Town**Area map****Population****9,000****Number of households****3,400**Age and Gender:**Age profile**

■ Wivenhoe — (Essex)

**Sex**

■ Wivenhoe | (Essex)

Female 51.3% (51.3%)

Male 48.7% (48.7%)

% of all people

Ethnicity and Religion:**Country of birth**

■ Wivenhoe | (Essex)

Born in the UK 84.2% (89.8%)

Born outside the UK 15.8% (10.2%)

% of all people

Ethnic group

■ Wivenhoe | (Essex)

Asian, Asian British or Asian Welsh 5.0% (3.7%)

Black, Black British, Black Welsh, Caribbean or African 3.8% (2.5%)

Mixed or Multiple ethnic groups 3.0% (2.4%)

White 86.1% (90.4%)

Other ethnic group 2.0% (1.0%)

% of all people

Religion

■ Wivenhoe | (Essex)

No religion 45.6% (42.1%)

Christian 40.5% (47.9%)

Buddhist 0.8% (0.4%)

Hindu 0.8% (1.0%)

Jewish 0.4% (0.5%)

Muslim 2.0% (1.6%)

Sikh 0.3% (0.2%)

Other religion 0.7% (0.5%)

Not answered 9.0% (5.7%)

% of all people

Housing:**Household composition**

Wivenhoe | (Essex)

One person household 31.4% (28.4%)

Single family household 63.6% (66.3%)

Other household types 5.0% (5.3%)

% of all households

Household size

Wivenhoe | (Essex)

1 person in household 31.4% (28.4%)

2 people in household 37.6% (34.9%)

3 people in household 14.5% (16.3%)

4 or more people in household 16.6% (20.4%)

% of all households

Household deprivation

Wivenhoe | (Essex)

Household is not deprived in any dimension 54.5% (49.0%)

Household is deprived in one dimension 34.4% (34.1%)

Household is deprived in two dimensions 9.4% (13.6%)

Household is deprived in three dimensions 1.6% (3.1%)

Household is deprived in four dimensions 0.1% (0.2%)

% of all households

Accommodation type

Wivenhoe | (Essex)

Whole house or bungalow 91.8% (81.9%)

Flat, maisonette or apartment 8.2% (17.3%)

A caravan or other mobile or temporary structure 0.1% (0.8%)

% of all households

Wivenhoe | (Essex)

Owns outright 46.4% (36.3%)

Owns with a mortgage or loan or shared ownership 31.4% (33.5%)

Social rented 4.5% (14.1%)

Private rented or lives rent free 17.7% (16.0%)

% of all households

Health and Wellbeing**General health**

Wivenhoe | (Essex)

Very good health 48.4% (48.6%)

Good health 37.1% (34.3%)

Fair health 11.0% (12.4%)

Bad health 2.8% (3.6%)

Very bad health 0.7% (1.1%)

% of all people

Disability

Wivenhoe | (Essex)

Disabled under the Equality Act 16.7% (16.7%)

Not disabled under the Equality Act 83.3% (83.3%)

% of all people

Employment and Education

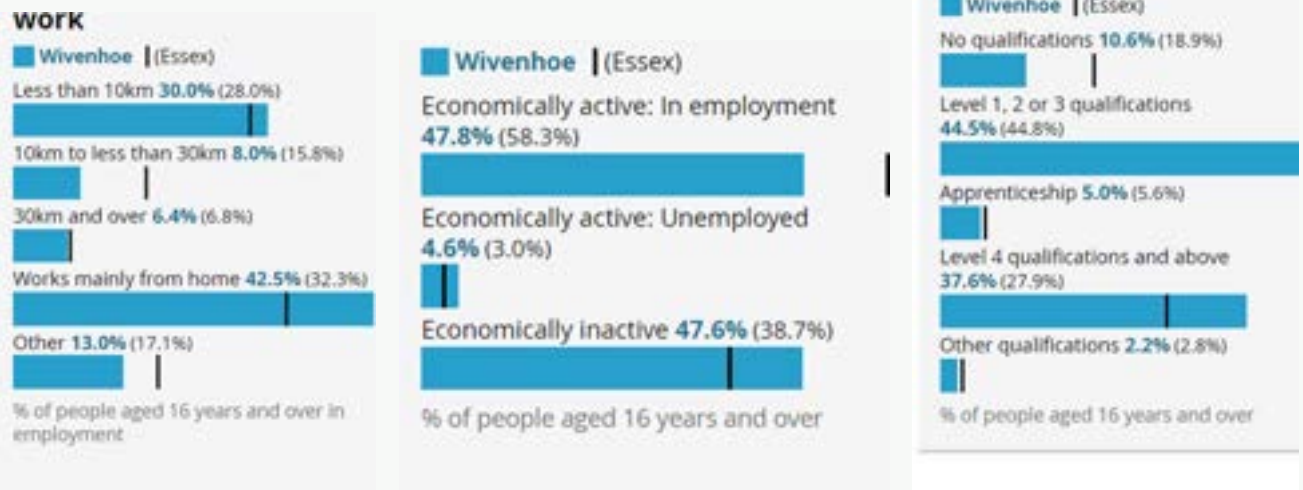


Image: Wivenhoe and the River Colne

Community Organisations in Wivenhoe

Wivenhoe Helping Hands (non profit help scheme providing transport)	Wivenhoe Community Trust
Wivenhoe Society	Wivenhoe Town Cricket Club
WivGigs	The Music Mix
Wivenhoe Allotments and Gardens Association	Wivenhoe Players
Wivenhoe Housing Trust	Wivenhoe Pantomime group
Wivenhoe Town Football Club	Wivenhoe & District Sporting Facilities Trust
Wivenhoe Sailing Club	Wivenhoe Tennis Club
Wivenhoe Bible Society	Touchstone Folk Dance Club
Wivenhoe Dementia Support group	Colne Community Radio (not for profit)

A.2 APPENDIX

Other Assets

Wivenhoe Youth Hub	Wivenhoe Cemetery
Chapel Museum	Wivenhoe Fire Station
Wivenhoe Rowhedge Ferry	The Sentinel Art Gallery
Wivenhoe Good Shed (aka the Engine Shed)	Wivenhoe Library
Wivenhoe Quay, wet dock and pontoon	Broadlane Sports Ground
Skate Park	Moving Image Cinema
William Loveless Hall	The Colne Social Club

Annual Events

- Wivenhoe Town Regatta
- The Great Wivenhoe Raft Race
- The Great Wivenhoe Paddleboard Race
- The Great Wivenhoe Pram Race
- Wivenhoe's Moving Image Film Festival
- Annual Christmas Lights Festival



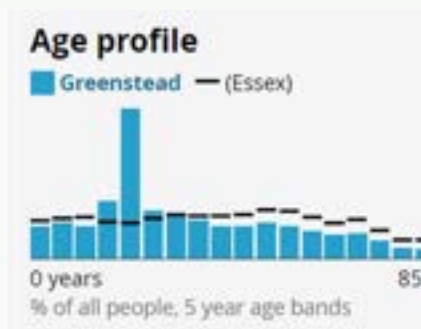
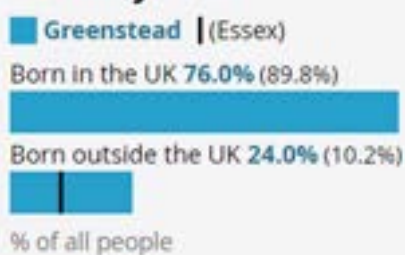
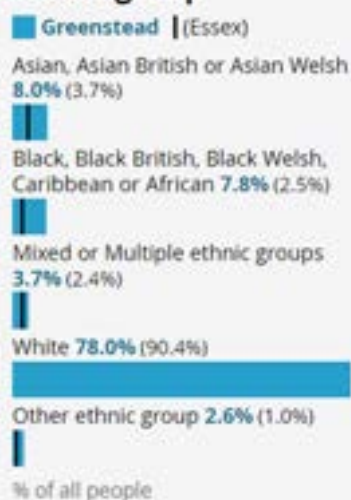
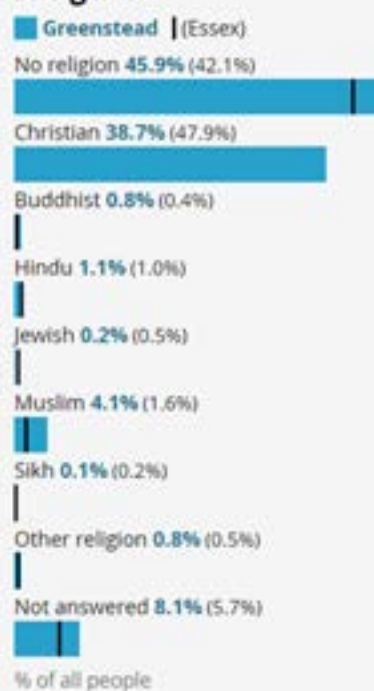
Image: Wivenhoe Town Regatta Pram race 2024

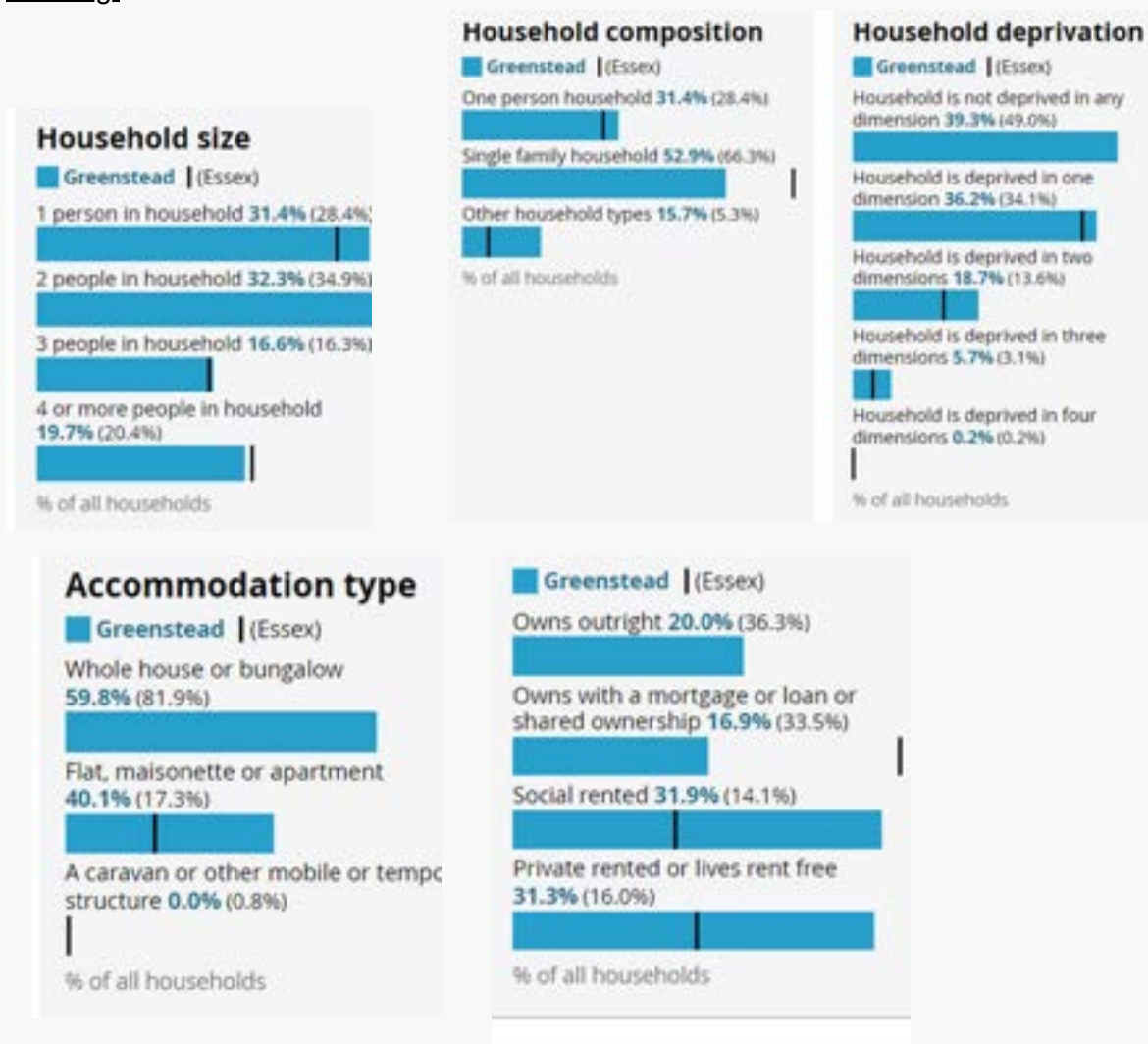
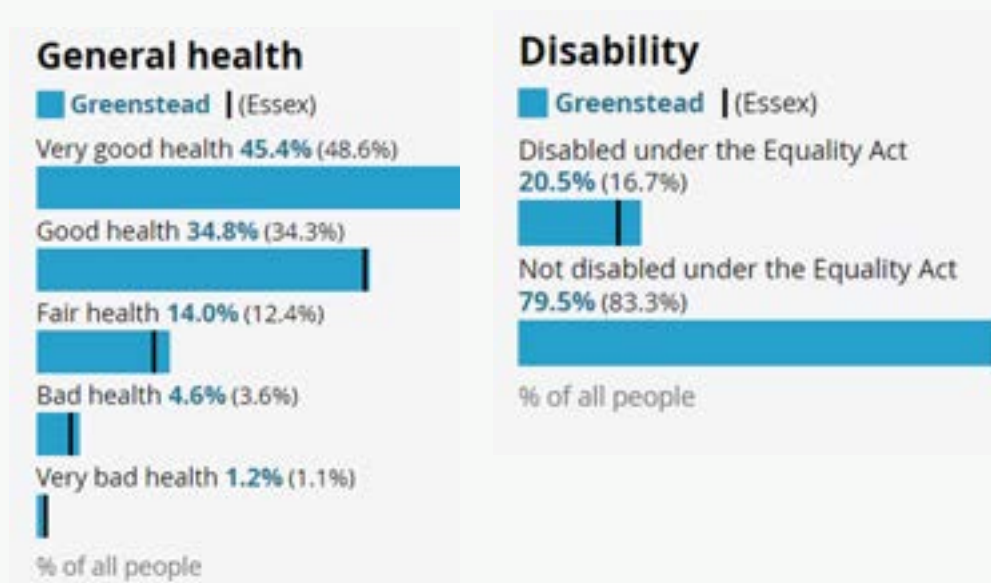
Wivenhoe Town Council

- Denise Burke is the Town Council Mayor (keen interest in planning and local plans)
- 13 councillors on the Town Council
- Community Grant Fund, organises community days at the William Loveless Hall
- Parish Precept 2023/34 is £138.41 (Band D)
- Expenditure budget for 2023/34 or £480,840

Colchester City Councillors

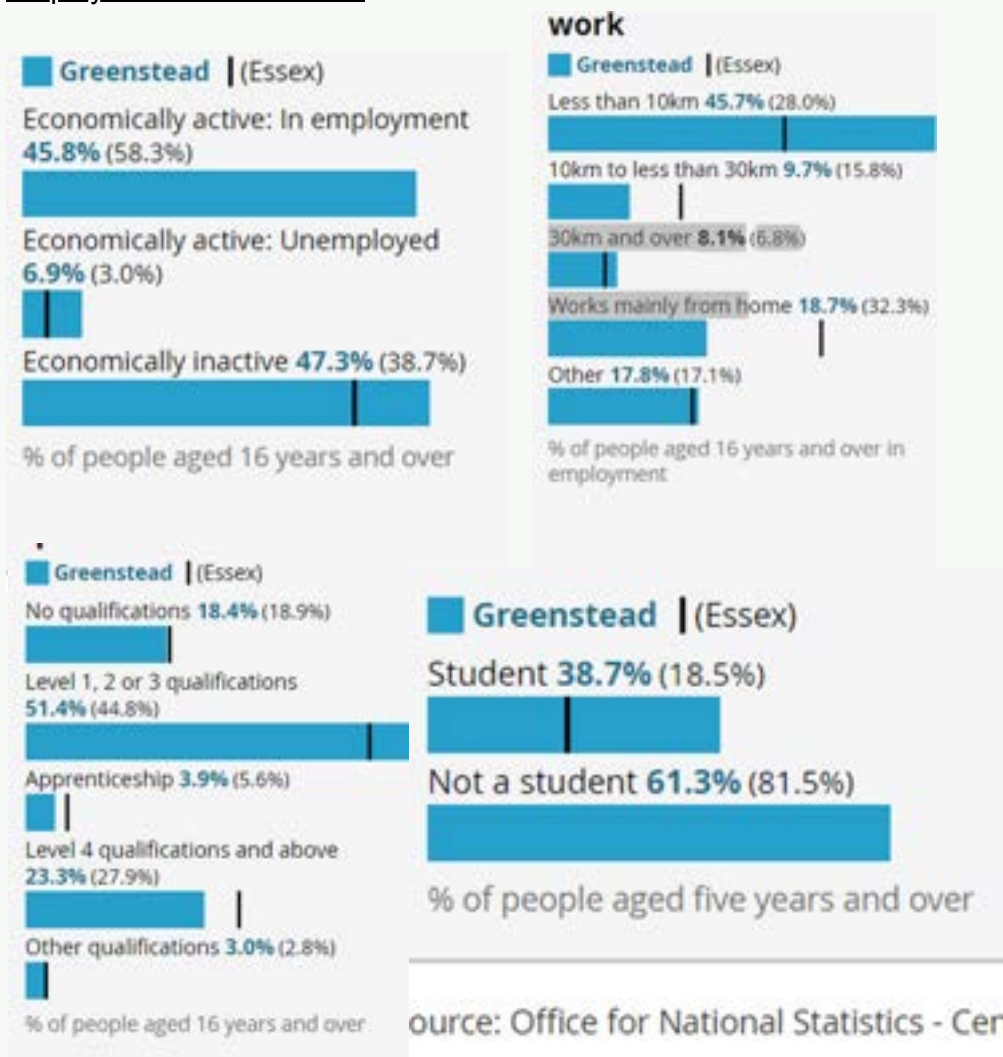
- Mark Cory (Lib Dems)
- Andrea Luxford Vaughan (Lib Dems)
- Sean Kelly (Lib Dems)

Greenstead (Colchester Ward West of TCBGC)**Population****14,700****Number of households****5,700**
households**Age:****Ethnicity and Religion:****Country of birth****Ethnic group****Religion**

Housing:Health and Wellbeing

A.2 APPENDIX

Employment and Education



Community Organisations in Greensteads

Greenstead Community Centre	Centre (built in 2001) is a registered charity, run by two staff and a group of volunteers (Kelly's Kafe, Tots 2 Teens Baby Bank, Warm and Toastie Club, Clubbercise, British Sign language, Dance, Essex carers support group, Slimming world, Fibromyalgia support group, Karate, Yoga).
The Reanella Trust	a virtual learning course to young people in Greenstead around mental health, self-care, coping mechanisms etc.
Heart of Greenstead Scheme	part of the 18.2 million Town Deal Funding that Colchester City Council was awarded by the government in August 2022. The aim of the scheme is to provide improvements and opportunities to the area of Greenstead, making it a great place to live and work. The scheme will create a new multiuse community hub (an improved community centre, new doctors' surgery and pharmacy, a library, housing office, pre-school, community café, flexible community space). In addition, the scheme will create safer and more attractive public spaces, and up to 139 new affordable homes.
Essex Pedal Power	allows Greenstead residents to apply for a new, free bicycle and training
Greenstead Community Supermarket	allows residents with a small fee to shop once a week, open Thursday to Saturday 9.30am-12.30pm and is run by the Divine Assembly ministries and funded by Colchester city council, Essex County Council
Greenstead Association Social Club	
Greenstead Library	



Image: Greenstead Community Centre and Welcome to Greenstead sign

Education

- Little Explorers Preschool (Greenstead Community Centre)
- Unity Primary Academy
- Colchester Academy
- Hazlemere School

Health

The Hawthorn Surgery

Places of Worship:

- Church of Pentecost (Greenstead Community Centre)
- Divine Assembly Ministries (led by Nigerian pastors)
- Greenstead Evangelical Free Church (Gospel church)
- Elm Church Greenstead
- St Anne's Church (St Anne and St Matthew Parish Churches AKA Andy, Anne & Matt)
- Rev. Sue Howlett - Team Vicar & Pioneer Minister

Green Spaces:

- Greenstead Park
- Salary Brook Local Nature Reserve
- Hickory Avenue Playground
- Longridge Playground

Transport

Bus Service S4 and 1A (First Essex) to Colchester City Centre

Hythe Train station (close by)

Colchester City Councillors

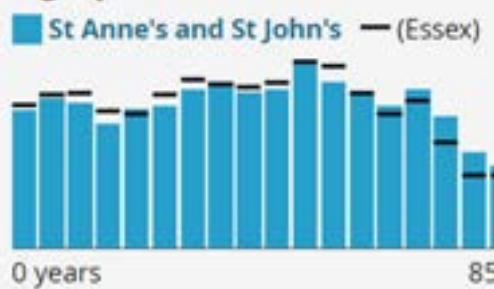
- Elizabeth Alake-Akinyemi (a church pastor and runs the Community supermarket - Labour)
- Julie Young (Labour)
- Tim Young (Labour)

St Anne's and St John's (Colchester Ward North West of TCBGC)**Area map****Population**

10,800
people

Number of households

4,500
households

Age and Gender:**Age profile****Sex**

■ St Anne's and St John's | (Essex)

Female 51.0% (51.3%)

Male 49.0% (48.7%)

% of all people

Ethnicity and Religion:**Country of birth**

■ St Anne's and St John's | (Essex)

Born in the UK 87.2% (89.8%)

Born outside the UK 12.8% (10.2%)

% of all people

Religion

■ St Anne's and St John's | (Essex)

No religion 42.9% (42.1%)

Christian 46.3% (47.9%)

Buddhist 0.5% (0.4%)

Hindu 1.0% (1.0%)

Jewish 0.1% (0.5%)

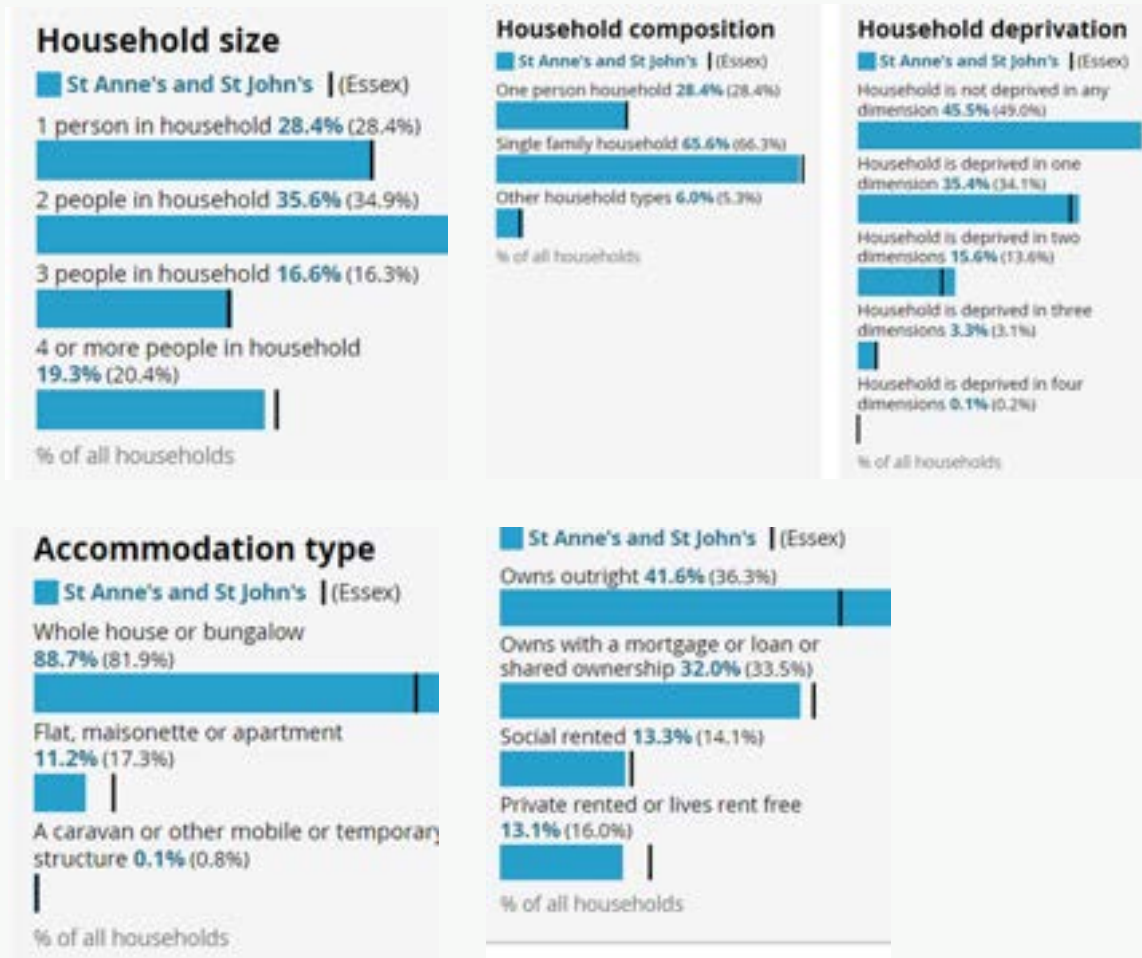
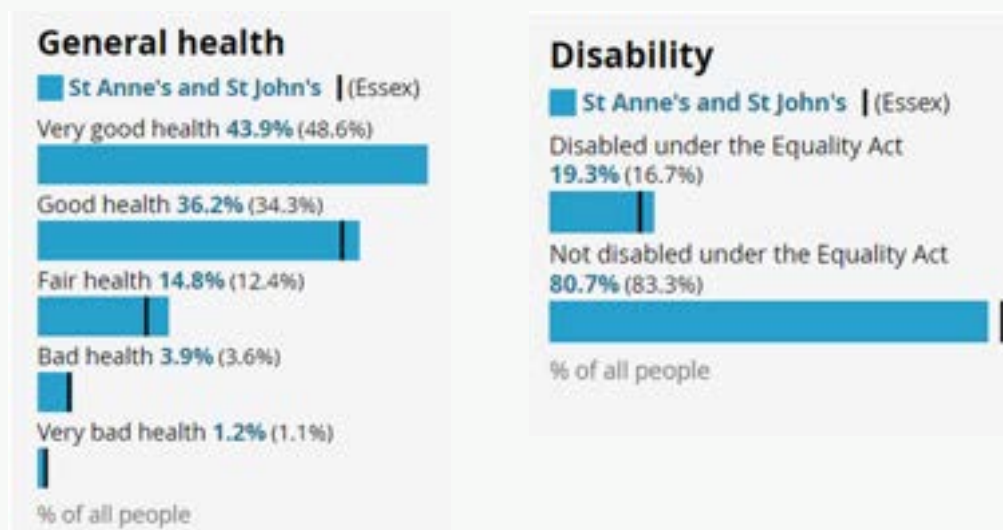
Muslim 2.1% (1.6%)

Sikh 0.1% (0.2%)

Other religion 0.6% (0.5%)

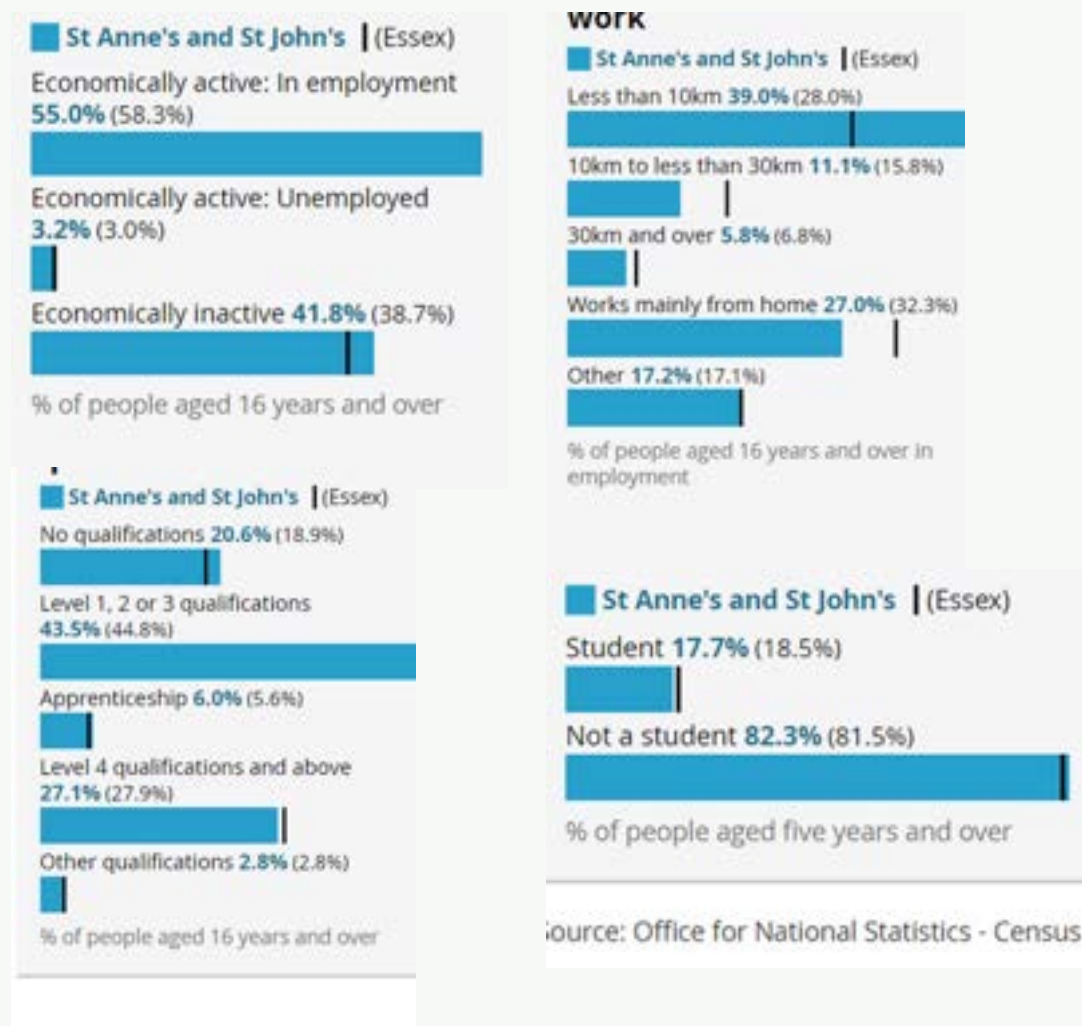
Not answered 6.3% (5.7%)

% of all people

Housing:Health and Wellbeing

A.2 APPENDIX

Employment and Education



Community Organisations in St Anne's and St John's

St John's Church Community Centre	Indoor Bowls, The Shed Project, Kids & Youth group, Messy Church, Refresh café, Young Families, Thursday Generation, Community Choir
The Oak Tree Centre and Acord Hall	Theatre Train, Essex Boys and Girls Clubs, Food bank, Dance, stay and play, Pilates, Annual family fun day
St John's and Highwoods Community Centre	Squirrel's Preschool, baby & toddler group, phonics, latin workout, body & soul, ECML academy choir, different strokes group, line dancing, lunch club, Bridge club, strollercise, carpet bowls, coffee and chat, brass band, women's institute, breathe easy, narcotics anonymous

Health

Day Lewis Pharmacy

Education

- Roach Vale Primary school
- Friar's Grove Primary school
- St John's Church of England Voluntary controlled Primary school
- Humpty Dumpty Pre-school

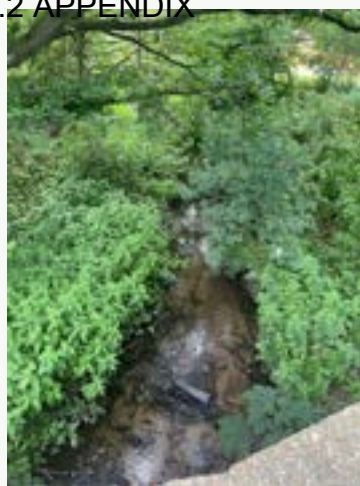


Image: Salary Brook Nature Reserve

Places of Worship:

- St John's Church (St Andrew, St Anne, and St Matthew Parish Churches AKA Andy, Anne & Matt)
'Three Buildings, One Church'- Rev. Viv Whitfield
- St Luke's Church (St John's & Highwoods Community Centre)

Green Spaces:

- St John's Playing field
- Elizabeth Close Playground
- Sioux Close Playground
- Highwoods Country Park

Other Assets

Barnardo's Children Centre

Transport

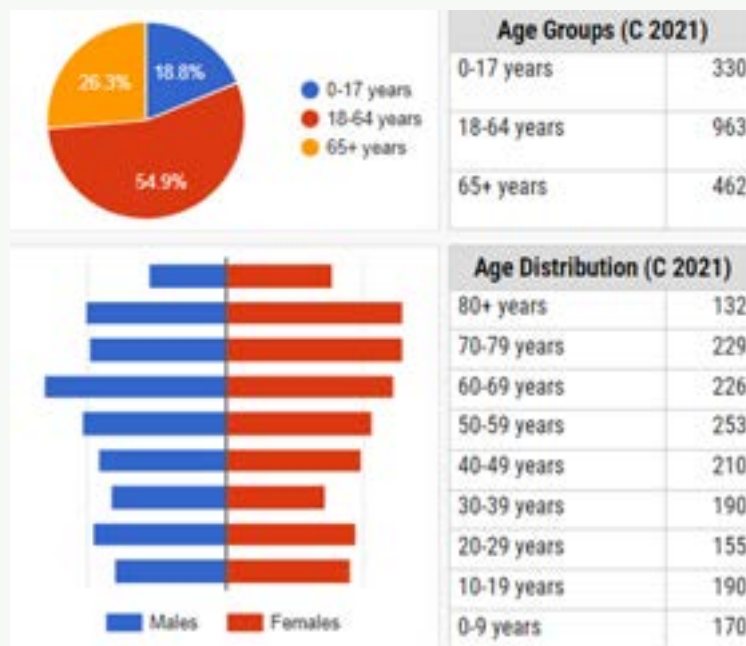
2, 8, 61 and 65 Bus route.

Colchester City Councillors

- Paul Smith (Lib Dems)
- Natalie Sommers (Lib Dems)
- Catherine Spindler (Lib Dems)

Elmstead Market, Tendring (East of TCBGC)

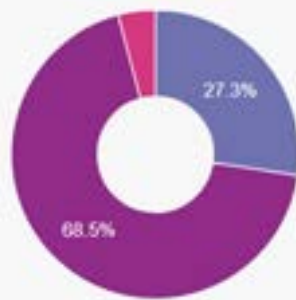
Population: 1989

Age and Gender:Ethnicity and Religion:

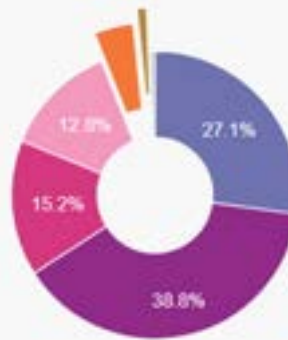
A.2 APPENDIX

Housing:

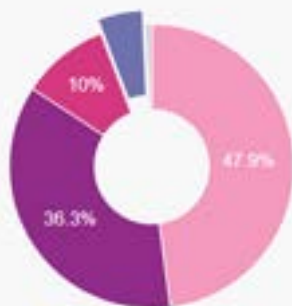
Household type



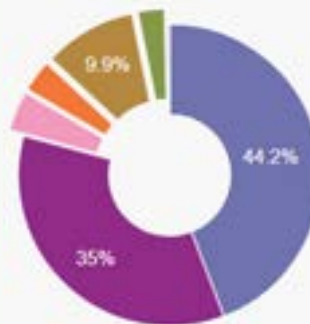
- One person household
- One family household
- Other household type



- 1 person
- 2 people
- 3 people
- 4 people
- 5 people
- 6 people
- Other

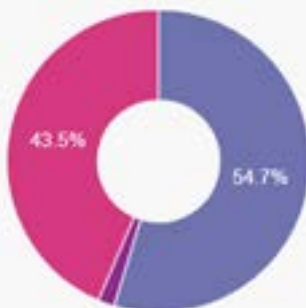


- Detached
- Semi-detached
- Terraced
- In a purpose-built block of flats or tenement
- Other

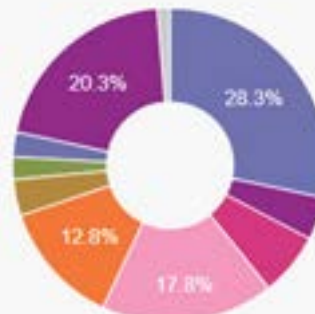


- Owns outright
- Owns with a mortgage or loan
- Rents from council
- Other social rented
- Private landlord
- Other private rented
- Other

Employment



- Economically active excl. full-time students
- Economically active and a full-time student
- Economically inactive



- Works mainly from home
- Less than 2km
- 2km to less than 5km
- 5km to less than 10km
- 10km to less than 20km
- 20km to less than 30km
- 30km to less than 40km

Community Organisations in Elmstead Market

Elmstead Market Community Hall Action Team	a community group dedicated to delivering a new community centre). Funding provided from Elmstead Parish council, a new community centre will be built on the Charity Field Site, opposite the current community centre. There are developer contributions from nearby Church Lane development, which will pay for new football pitches, MUGA, outdoor patio and car park.
Elmstead Market Parish Council	<ul style="list-style-type: none"> Chairman: Cllr. Adam Gladwin (Neighbourhood plan steering group, North Essex Garden Community working party, planning committee) 9 Cllrs and a clerk Responsible for governance of the village, including grass cutting, verges, Christmas tree and lights, waste collection, bus shelters, street lighting Events including Christmas Tree festival, Easter celebration, Halloween, Remembrance Day. Precept (Band D Council Tax)

Parish Precept

2022-23	£40,850	733.9	£55.66
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Image: Protect our buffer zone sign, and Beth Chatto Gardens

Health

Abbey Field Medical Centre

Education

- Market Field school (SEN school)
- Elmstead Primary school

Places of Worship:

- Elmstead Parish Church of St Anne and St Laurence
- Trinity Methodist Church

Green Spaces:

- Old school lane playground and playing field
- Elmstead Brook
- Dene Park
- Woodland Trust Wood
- Beth Chatto's Plants and Gardens

Transport

Bus routes 76 (Clacton- Colchester), 76X (University of Essex), 77 (Colchester), 721 (Thorrington)

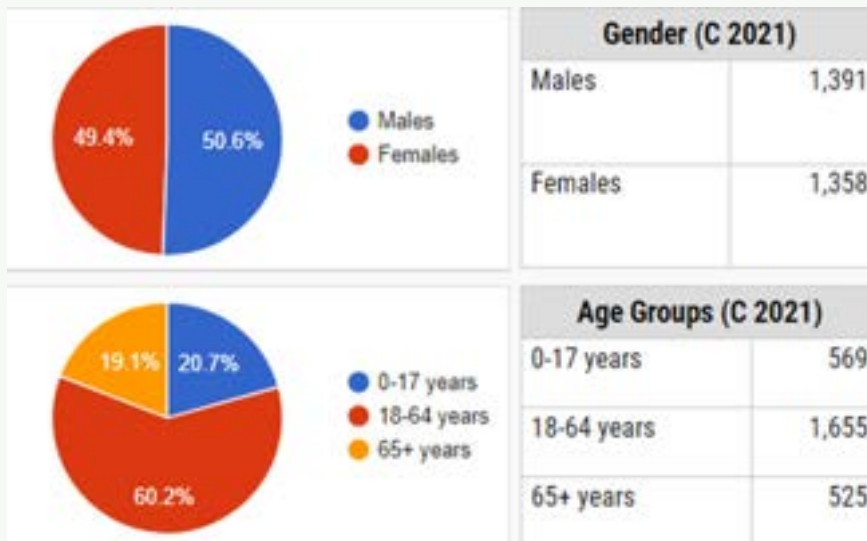
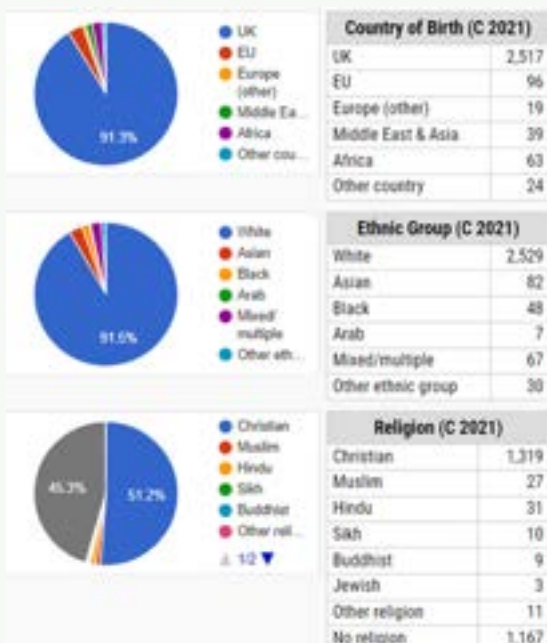
Tendring District Councillors

- Cllr. Gary Scott (Leader of the Lib Dems)
- Cllr Ann Wiggins (Deputy Leader of the Lib Dems)
- Cllr Zoe Fairley (Conservative)

Crockleford Heath (part of TCBGC)

Crockleford Heath is a hamlet in the village (and Parish) of Ardleigh

The population of Ardleigh is 2700

Age and Gender:**Ethnicity and Religion:**

A.2 APPENDIX



Image: Crockleford Heath home with plants for sale, and Blenheim Plants and Garden Centre

Community Groups

- Crockleford and Elmstead Action Group
- APACE (Ardleigh Practical Actions on Climate and Environment) – delivers free litter picking kits to every household, community litter picking days and other environmental initiatives
- Millenium Green Trust
- Ardleigh Matters
- Friends of Ardleigh Church
- Ardleigh Cricket Club

Annual Events

- Annual Horticultural Society show
- Kings and Queens of Ardleigh (Santa delivers gifts)
- Community Showcase
- Fun days/Big lunch on the Millenium green
- D-Day event

Ardleigh Parish Council

Year	Precept amount ^(a)	Tax base ^(b)	Band D Council Tax ^(c)
2022-23	£68,500	1,077.1	£63.60

- Ardleigh Parish is the epicentre of National Grid's Norwich to Tilbury proposals, which would surround the medieval village (Roman) with 50m high pylons, cabling and infrastructure
- The village (Crockleford Heath hamlet) will absorb 1,500 new homes from TCBGC. This is a big challenge for Ardleigh parish who want to protect the character of Crockleford Heath. They have concerns about traffic on Bromley road, loss of landscape and wildlife, the density of the housing, governance and stewardship, and neighbourhood planning.
- The parish deliver a community newspaper called 'The Ardleigh Advertiser' delivered by volunteers
- 11 Councillors
- Provide and maintain the play and exercise equipment, amenities and street furniture (noticeboards, bins, streetlights, benches, footpaths), tree surveys and maintenance
- Owns and is responsible for the cemetery, village hall and recreation ground
- Work in partnership to lobby/ support planning applications, highway issues, major infrastructure issues, future developments etc.

7. Conclusions

In reflecting upon the original aims and objectives of this community asset mapping exercise, it is clear that the surrounding communities that border the Tendring Colchester Borders Garden Community site are going to be significantly impacted by the development. The surrounding communities have obvious differences and disparities, such as the urban city ward of Greenstead where there are high levels of deprivation, to Wivenhoe a much more affluent small town. Consideration needs to be given to the unique needs of the different communities to ensure that any value and opportunities arising from the development are experienced proportionally and equitably.

As such, the new development presents a number of opportunities to improve the existing community facilities and infrastructure, as well as seek opportunities for integration between the new and existing communities from the earliest opportunity. This is particularly true for Crockleford Heath, a hamlet where there is an existing community identity and voice, which will be more directly related to and connected with the development.

It is clear from the vision of Tendring Colchester Borders that the development intends to create something very special, playing to the strengths and opportunities of the location, bringing in some best practice and new ideas to provide social, economic, and environmental benefits to both the new and existing communities.

Given the strong ambition to create a sustainable, healthy, and active community there is a need to improve connectivity between the different areas through active travel measures to encourage movement and integration. Although there are good public transport links the delivery of the Rapid Transit System should help to alleviate some of the pressures on congestion. The new employment land and Knowledge gateway will provide local opportunities for employment, skills and training, as well as possible partnerships with Essex University.

Next Steps

A high-quality stewardship and placemaking brief researched and developed as part of the planning and design process for the proposed development, and subsequently implemented from first occupation, will be a key feature and tool to deliver on the Tendring Colchester Borders Garden Community vision. Such a strategy would provide the governance and management structure to support the long-term management arrangements of the public open space, play areas and community facilities, as well as deliver practical community engagement and development work to create a strong sense of community and encourage community cohesion. Careful consideration needs to be given to ensure integration between the new and existing communities is possible at the earliest opportunity.

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