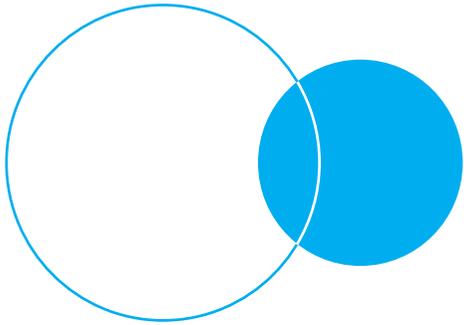


---

A PLAN FOR TENDRING COLCHESTER BORDERS  
GARDEN COMMUNITY  
**Issues and Options Report**

---





# CONTENTS

**Have your say** .....4

## SECTION 1

### Introduction

The purpose of this consultation .....5  
 Why is a Development Plan needed? .....5  
 Why are your views important? .....7  
 What status will the Plan Document have? .....7  
 About this Issues and Options Report 8Steps to preparing a  
 Plan (DPD) .....9  
 Policy Context .....10  
 National Planning Policy .....10  
 A National Agenda for Garden Communities .....10  
 Local Planning Policy .....11

## SECTION 2

### Background and evidence

The North Essex Garden Communities Charter .....12  
 Evidence Documents .....12

## SECTION 3

### Vision and Principles

A Vision for Tendring Colchester Borders .....13  
 Taking forward the North Essex Garden Communities  
 Charter Principles? .....15

## SECTION 4

### Issues

What are Issues? .....16  
 How will the issues help identify the right option? .....16

## SECTION 5

### Current Development Concept

Establishing a boundary for development .....34  
 What is a Concept Framework? .....34  
 Development Potential at TCBGC .....34  
 Development Phasing at TCBGC .....37  
 Layout of development .....38  
 Landscape and Open Space Framework .....38  
 Mobility and Access Framework .....39  
 Employment Framework .....39  
 Density Strategy/ Typologies .....40  
 Community Infrastructure .....41

**SECTION 6** .....42

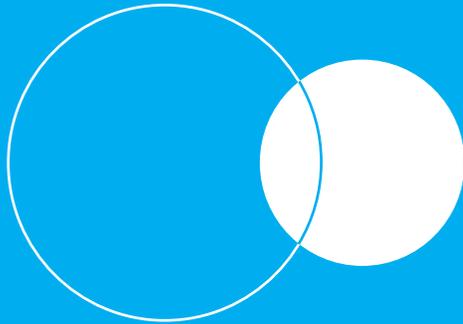
**NEXT STEPS** .....42

**GLOSSARY** .....43

**APPENDIX A: Draft Local Plan Policy SP8** .....51

**APPENDIX B: Evidence Documents** .....52

# Have your say



**This consultation represents the first stage in the planning process of preparing a Development Plan Document (DPD) for the Tendring Colchester Borders Garden Community.**

The plan once prepared, will include the required strategies, policies and proposals to guide the delivery of the Garden Community. Public consultation is a fundamental part of preparing the Plan and the Councils recognise the importance of early and meaningful engagement with stakeholders to not only ensure that the Garden Community is a successful place to live, work and visit, but that it is also locally-led, accountable and transparent in its planning.

**As a stakeholder in this process we welcome your views on the Issues and Options related to the planning of the new Garden Community and ask you to respond to the questions set out at the end of each section within the document.**

There is no requirement for you to comment on every issue or to answer every question; we would like you to submit comments on any areas that you wish to.

Additionally, if you believe some issues have been missed out or not accorded the weight they deserve, please raise this in your response.

Your feedback to this consultation will directly influence the strategies, policies and proposals in the final Development Plan for the Tendring Colchester Borders Garden Community.

## PERIOD OF CONSULTATION

The Issues and Options consultation will be held between **13th November 2017 to 22nd January 2018**. Unfortunately, submissions received after 5pm on 22nd January will not be able to be considered by the Councils so early submission of your responses is encouraged.

After the consultation ends all of the responses received will be validated and published on the online portal for public viewing to ensure the process is transparent. All responses will then be read and analysed by the Councils and collated into a consultation report. This report will collate responses into themes if common issues are raised and be accompanied by a formal response from the Councils on all issues raised.

For more information of what happens next in the planning process, please see Section 1.

## HERE'S HOW YOU CAN GET INVOLVED

The Councils have set up a dedicated online portal in order to make responding to the consultation as simple as possible. Following a simple registration process you will be able to respond to the questions posed in this document and comment on other areas you think are relevant to the planning of the Garden Community. The online portal also has a facility for respondents to upload documents relevant to their submissions and you are particularly encouraged to submit documents which may assist the understanding of issues raised in your responses, including for example, maps, plans and photographs which help illustrate points that cannot be explained as well through a written response.

To respond online visit the Councils' dedicated online consultation portal:

**[braintree-consult.objective.co.uk/portal/negc/](http://braintree-consult.objective.co.uk/portal/negc/)**

To respond via email send your comments to **[planning.policy@tendringdc.gov.uk](mailto:planning.policy@tendringdc.gov.uk) or [planning.policy@colchester.gov.uk](mailto:planning.policy@colchester.gov.uk)**

If you would prefer to respond by letter, post your comments to:

**Tendring Colchester Borders Garden  
Community Consultation  
Planning Policy  
Colchester Borough Council  
Rowan House  
Sheepen Road  
CO3 3WG**

# SECTION 1.

## Introduction

### THE PURPOSE OF THIS CONSULTATION

The purpose of this **Issues and Options** consultation is to gather your views on the development of the **Tendring Colchester Borders Garden Community (TCBGC)**. The responses to this consultation will directly feed into the emerging planning strategies, policies and proposals which will guide future phases of the Garden Community's development.

As the planning process progresses these emerging policies will be refined through further public consultation and stakeholder engagement to ensure that as many views as possible are taken account of in the preparation of the plan for the TCBGC. Eventually the plan will be adopted by both Tendring District Council and Colchester Borough Council and will sit alongside their respective Local Plans.

### WHY IS A DEVELOPMENT PLAN NEEDED?

The delivery of a Garden Community represents a step-change in the traditional approach to delivery of large-scale development and is a collective response by three local authorities to the need to plan, long-term, for the economic and housing development needs across North Essex in a comprehensive, coordinated and sustainable way. Tendring District Council, Colchester Borough Council and Braintree District Council together with Essex County Council (collectively known as the North Essex Authorities), are committed to delivery of development at scale, of high quality, and with all necessary infrastructure (roads and transport choices, jobs, schools, open spaces, and community facilities).

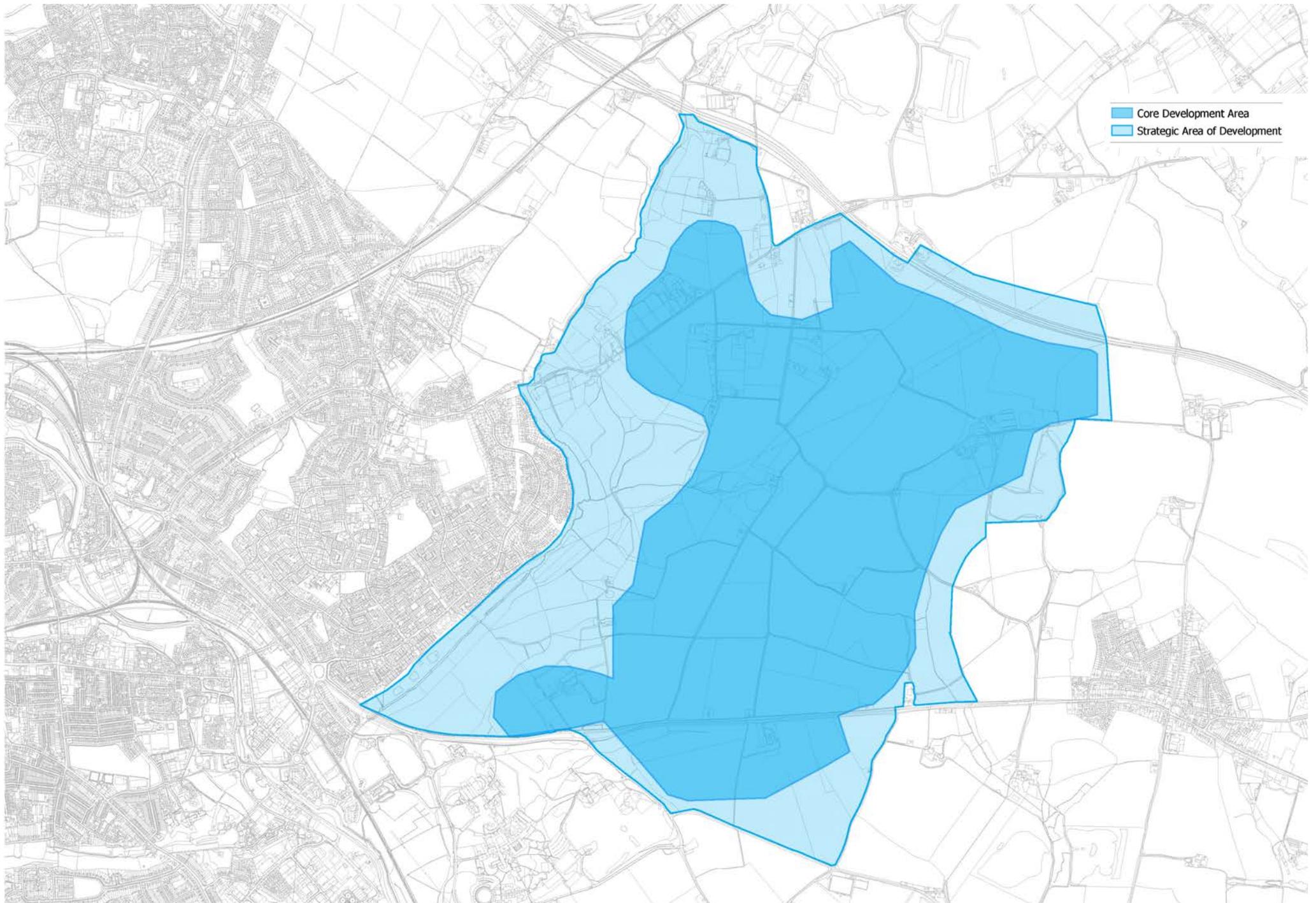
Development at TCBGC is identified in the joint Strategic Section 1 of the Tendring District, Colchester Borough and Braintree District Councils' Draft Local Plans. **Draft Local Plan Policy SP8** specifically refers to development of a Garden Community at Tendring Colchester Borders and requires the preparation of a **Strategic Growth Development Plan Document (The Plan)** that will provide a framework for the subsequent preparation of more detailed masterplans and other design and planning guidance for the site. The Proposed Strategic Development Area is shown in **Figure 1.1**.

Due to the new Garden Community covering land in both authorities the plan will be adopted by both Tendring District Council and Colchester Borough Council. The Councils have included the principle of development of a new Garden Community in the location proposed in this consultation, within their respective draft Local Plans.

The Plan will have to take the principle of development further and include specific proposals, strategies and detailed policies to inform the delivery of the Garden Community. The plan will provide certainty for stakeholders on the type, scale and location of specific land uses including the infrastructure required to accommodate them.

The Plan will build on Local Plan policy, including cross boundary issues identified and addressed through joint Strategic Section 1 of the draft Local Plans.

This Issues and Options consultation is the first stage in the preparation of the Plan.



## WHY ARE YOUR VIEWS IMPORTANT?

In addition to strong local authority involvement and leadership, the delivery of Garden Communities will also rely on active and sustained engagement with local communities and stakeholders and with the residents and businesses of the new community once development starts, including, for example, opportunities for direct local stewardship of community assets and facilities.

It is important that future residents and businesses, existing surrounding communities, and local and public bodies and key stakeholders should be confident about:

- what is being delivered,
- when it will be delivered, and
- how it will be delivered.

The main purpose of the DPD is to set out a shared Vision for the new community at Tendring Colchester Borders and a strategy for its delivery. A strategy that includes both the requirement for **2,500 homes and related infrastructure to be delivered within the Plan period, 2017 to 2033**, with the majority of the development to be delivered over a longer-term beyond 2033. It will also set out a range of development objectives that will help deliver this Vision, and more detailed policies that will guide land-use proposals and secure timely delivery of development and infrastructure in the short, medium and long term, in accordance with relevant Local Plan policies.

The Plan will need to have flexibility in the way that development might be delivered taking into account the long-term nature of a development of this scale, but must also be true to the development and design ambitions that are agreed for the new community.

## WHAT STATUS WILL THE DEVELOPMENT PLAN DOCUMENT (THE PLAN) HAVE?

A Development Plan is required to guide the development of the Garden Community, rather than a lesser Supplementary Planning document (SPD), because of the scale of the development proposed; its cross-boundary nature; the associated land assembly required to accommodate the proposal; and the use of a local delivery vehicle which will put proposals into practice. All of these qualities depart from traditional forms of development and consequently require a higher-level document, subject to a greater degree of scrutiny and, as a result, afforded statutory weight.

The Plan's statutory weight will result in all subsequent planning proposals within the boundaries of the Garden Community being determined in accordance with it. Due to its importance, the DPD will have to be prepared in a diligent and transparent manner and provide all stakeholders with an opportunity not only to inform the planning of the Garden Community but also to scrutinise its preparation. Essentially the **preparation of the Plan will follow a similar planning process to that used in the adoption of each Councils' Local Plan.**

## ABOUT THIS ISSUES AND OPTIONS REPORT

This Issues and Options report provides information to stakeholders and local communities, and it invites comments and views on initial issues and options for the development of a Garden Community at Tendring Colchester Borders (TCBGC) and represents the first stage of the production of the Plan to provide a framework for development that will guide master planning stages that will follow.

This report is structured around five main sections.

**Section 2** introduces North Essex Garden Communities Ltd and provides an overview of the site, the emerging evidence base and a summary of community engagement to date.

**Section 3** introduces the North Essex Garden Community Charter which identifies a set of overarching principles that help inform potential development options. It also sets out an analysis of land use and environmental constraints as well as opportunities that will shape the design and delivery of TCBGC.

**Section 4** further explores the Charter Principles and provides the LPA's emerging strategy for each. It presents a series of 'Issues' that are considered relevant to the design and delivery of a new Garden Community and seeks your views on these issues, how important they are and how they might be resolved through the Plan.

**Section 5** presents the current development concept option for comment and invites alternative approaches based on a review and analysis of issues identified in this report.

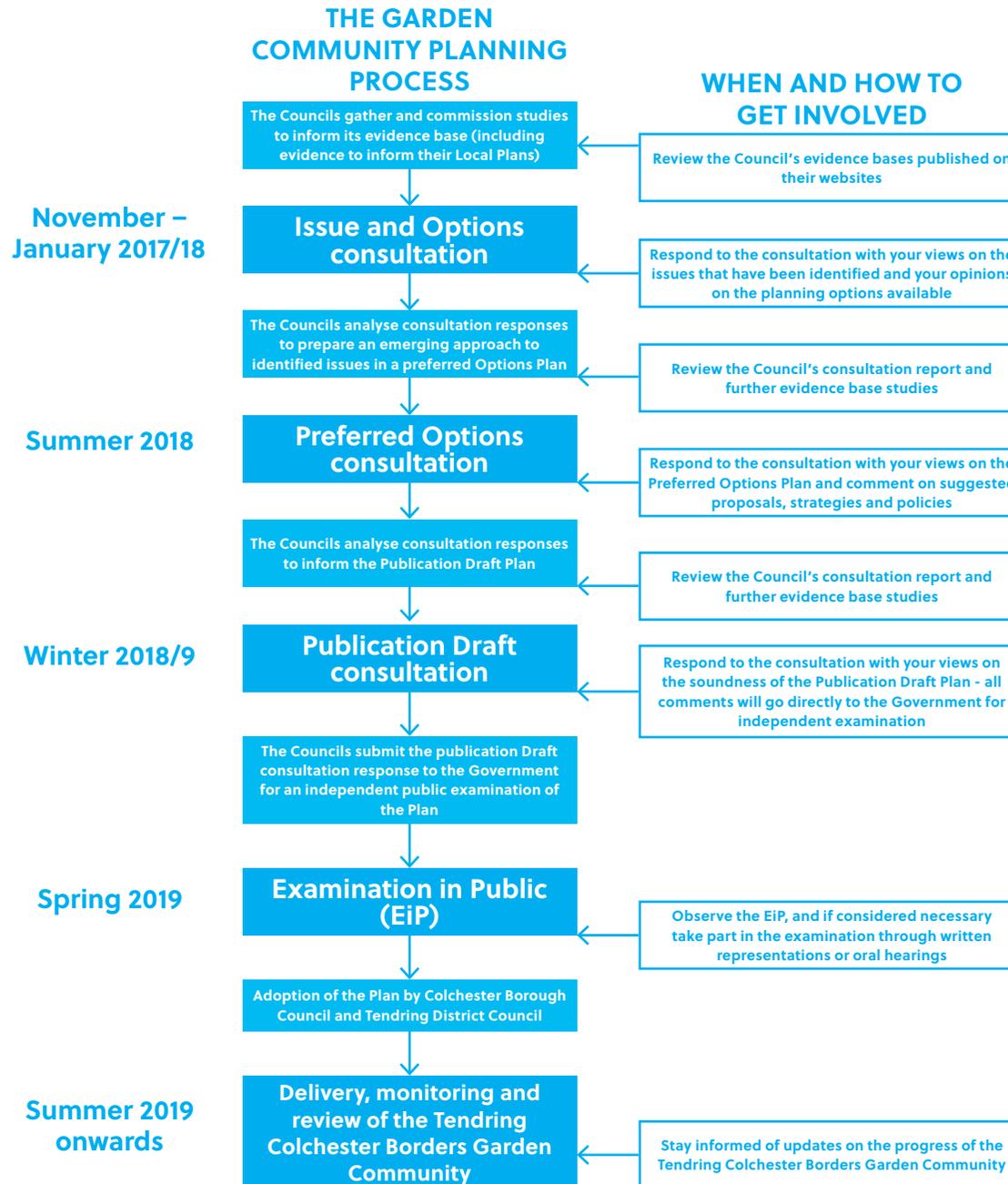
**Section 6** sets out the next steps towards preparation of a draft Development Framework

This document should be read in conjunction with the **Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA)** which provide a high-level evaluation of options that consider potential social, economic and environmental impacts. This document can be viewed on the online consultation portal.

The Issues and Options report will be subject to a ten week period of consultation and engagement with stakeholders and the wider community. The aim of this consultation is to gain a clear understanding of the issues involved in the development of TCBGC, and to develop consensus around a set of options that can be explored and developed to refine a framework for development of the site that will underpin a Plan for TCBGC.

### Steps to preparing the Plan

The preparation of the Plan will be an extensive process reflecting the importance of the final document to the area it covers. The following flowchart illustrates the individual stages in the planning process.



## POLICY CONTEXT

### National Planning Policy

The National Planning Policy Framework (NPPF) articulates the Government's objectives for growth in the context of sustainable development. It identifies the elements of sustainable development:

- an economic role – contributing to building a strong, responsive and competitive economy;
- a social role – supporting strong, vibrant and healthy communities; and
- an environmental role – contributing to protecting and enhancing It is committed to a presumption in favour of development.

The NPPF advocates the use of large-scale developments which incorporate **Garden City principles** as one way of achieving development at scale (paragraph 52).

Development of new large-scale communities must be established by working with existing local communities, and significant weight is attributed to good design of the built environment and creating a high quality and inclusive design.

The NPPF also seeks to ensure an integrated approach to the planning of housing, and provision of commercial and employment uses alongside the delivery of community services and facilities, to include education and open space uses as part of the creation of healthy and inclusive communities (paragraph 69).

The NPPF also recognises the significance of financial viability in both plan making and decision taking.

### A National Agenda for Garden Communities

In 2015 the Government invited proposals for new 'Garden Communities' across the UK as a way of tackling the housing crisis. The North Essex Authorities have responded positively to this significant opportunity for long-term comprehensively planned growth and put forward draft proposals within a joint Strategic Section 1 of their Local Plan's for three new settlements to be designed and delivered to Garden City Principles. Tendring Colchester Borders is one of these proposed new communities

The Government continues to recognise the contribution that well-planned, well-designed new communities can make to meeting long-term housing needs' and has confirmed its intention to legislate to allow locally accountable New Town Development Corporations to be set up which could further support public sector delivery of new communities.

The North Essex Authorities are working jointly to prepare a common strategic chapter for their new Local Plans. The Authorities are now also partners in **North Essex Garden Communities Ltd (NEGC)**, an overarching governance body that will provide strategic direction and oversight of the creation and delivery of the three new Garden Communities and secure investment in the infrastructure across the wider area.

Each of the three Garden Communities although part of a comprehensive strategy for growth, will be taken forward as separate 'schemes' to be planned and implemented independently of each other.

NEGC Ltd is jointly owned by Braintree and Tendring District, Colchester Borough and Essex County Councils. Through NEGC Ltd, the Councils will act as the "lead developer", and so would not only have control over the type of housing, the design and the speed of delivery but also the wherewithal to commit to timely delivery of infrastructure – ensuring that transportation, schools, health and leisure facilities etc. are all built ahead of or alongside the homes, to adequately serve the needs of the new community and to minimise any adverse impacts on existing communities. The authorities would also play a key role in attracting businesses to assist in the **creation of vibrant, thriving self-sufficient communities where people can choose to live, work and spend leisure time.**

The current strategy for TCBGC would see Tendring and Colchester Councils playing a key role in its delivery, giving the Councils the ability to control the design, type of housing, rate of construction and, importantly, the associated infrastructure requirements that will come alongside, or in advance of the development.

The Councils are working jointly to explore the most effective way to deliver the Garden Community that would maximise benefits of the development for all. One delivery option is through NEGC Ltd and Local Delivery Vehicles for each site; another may involve emerging Government proposals for locally led New Town Development Corporations which may offer an alternative means of delivery that is devolved and accountable locally.

Regardless of which delivery model is applied, **capturing the uplift in development land value will be critical** to ensuring that the long-term aspirations of community stewardship of public assets and infrastructure are delivered.

### Local Planning Policy

Within their Local Plans, Tendring District, Colchester Borough and Braintree District Councils must identify where housing and jobs will be delivered up to 2033. For the plan period to 2033, the North Essex authorities have to provide land for a minimum of 43,720 new homes and plan for some 1,900 new jobs per annum. The rates of both housing and employment growth are expected to continue beyond 2033.

The Local Plans will shape the future of North Essex and set the policy framework over the next 15 years. The Councils have committed to working collaboratively on a strategic approach to the allocation and distribution of large-scale, housing-led, mixed use development, including employment opportunities, community services and facilities, and local and strategic infrastructure. This commitment is embedded in a joint Strategic Section 1 for the Tendring District, Colchester Borough and Braintree District draft Local Plans which gives primacy to the role of Garden Communities as part of each Council's sustainable strategy for growth and development.

**Draft Policy SP2 - Spatial Strategy for North Essex**, sets out a spatial strategy over the long-term that focuses growth at three new Garden Communities distributed across North Essex, in cross-boundary locations, well related to but distinct from existing population centres, and well served by a strategic transport network.

**Draft Policy SP7- Development and Delivery of New Garden Communities in North Essex**, identifies three new Garden Communities to accommodate at least 7,500 new homes) and employment growth planned for North Essex up to 2033, with a significant capacity beyond the plan period in a sustainable way that meets the Local Plan vision and strategic objectives. The joint Strategic Section 1 Local Plan recognises the substantial investment in infrastructure necessary to make growth at scale sustainable.

**Draft Local Plan Policy SP8 identifies Tendring Colchester Borders** as being capable of accommodating a range of 7,000-9,000 homes alongside associated transport, employment, education, open space and community infrastructure, in the long term. It also refers to the preparation of a Strategic Growth DPD that will provide a framework for the subsequent development of more detailed masterplans and other design and planning guidance for the Tendring Colchester Borders Garden Community. The policy goes on to identify a number of design, development and delivery requirements that a DPD should address. This has helped to inform the scope of this Issues and Options Report.

Notwithstanding that development of the proposed Garden Communities would be delivered largely beyond the Plan period (beyond 2033), the Councils have a duty to demonstrate a robust growth strategy that is forward-looking and responds to future planning need.

The Local Plans were submitted for examination by the Planning Inspectorate in Autumn 2017.

## SECTION 2.

# Background and Evidence

### THE NORTH ESSEX GARDEN COMMUNITIES CHARTER

The **North Essex Garden Communities Charter** has been jointly developed by the North Essex Authorities. The Charter sets out **10 place-making principles** that underpin the North Essex Authorities' ambition for the Garden Communities, and in accordance with which the development will be designed and delivered. The Charter sets out for consultation the Councils' ambitions for the new Garden Communities so that they **deliver more than large housing estates**.

These principles are shared across the Authorities and have been informed by the **Town and County Planning Association's (TCPA) Garden City Principles**. Together they cover a broad range of issues that drive the requirements set out in the draft, site-specific policy for TCBGC (SP8), having regard to the scope of issues that a The Plan for the site might be expected to include.

The Charter, alongside the draft joint Strategic Section 1 Local Plan Policies, has guided this Issues and Options Document (see Section 3).

### EVIDENCE DOCUMENTS

To support the preparation of a Development Plan Document, and indeed as part of the preparation of the draft joint Strategic Section 1 Local Plan, a wide range of existing and new evidence and information has been drawn upon to further refine and qualify policy requirements, Councils' aspirations and development assumptions that will together shape a future for TCBGC. The evidence base to the draft Local Plan is hosted by Braintree District Council: <https://www.braintree.gov.uk/>.

Garden Communities were amongst a range of options which were considered by the local authorities to deliver their long-term housing and employment needs. A number of sites of sufficient scale to accommodate a Garden Community were identified through the Call for Sites, the Strategic Land Availability Assessment (SLAA) and wider evidence gathering processes by each of the local authorities. All these options were evaluated and the assessments can be seen in the Sustainability Appraisal, a key part of the Local Plan preparation. The evidence base for the section 1 Local Plan is hosted by Braintree District Council. See **Appendix B** for a list of the relevant evidence documents.

### Technical Groups and Workshops

Technical groups and workshops have formed an important part of the evidence gathering process.

A number of NEGC technical meetings, attended by professionals and stakeholders as part of the Infrastructure and Masterplanning and Transport Working Groups, have helped to explore topics relevant to the evolution of proposals for TCBGC, and have included housing, design, transport, education, community provision, and health and wellbeing.

Two community stakeholder workshops were also held as part of the evolution of the Concept Framework for TCBGC, and to begin to explore the joint work required to deliver on the objectives set out in Local Plan policy. These were attended by representatives of the local communities that relate to the site as well as Council officers and Councillors.

The aim of the first workshop was to ask participants to identify principles that they felt were important elements for the development at TCBGC that they would like to see embedded in any future concept framework.

At the second workshop a draft Concept Framework was presented to the same audience who were then asked to critically review the draft against the principles identified at the first workshop. Feedback was encouraged on specific aspects of the design approach, which included strategic open space/landscape, highway access, high quality public transport corridors, strategic cycleway network, density strategy, and employment/jobs. Further details relating to the workshop and its outcomes can be found in the **TCBGC Concept Framework Report (Appendix C)**.

### Key design principles identified at the TCBGC Concept Framework Workshop

- The importance of Salary Brook as a key natural asset.
- The important role of Green Buffers in any potential masterplan.
- Ensure the area feels separate and not simply an urban extension of east Colchester.
- Avoiding coalescence with other settlements in particular Wivenhoe and Elmstead Market.
- Protection of the separate identities of existing communities through the use of open space and undeveloped land.
- Protection of the rural character of the land to the east of Colchester.
- Build on the important role of the University of Essex.
- The need to plan in and deliver community facilities in the early phases of the development.
- The incorporation of good public transport routes.
- Exploration of alternative forms of sustainable transport networks (e.g. tramways and guided transit routes).

## SECTION 3.

# Vision and Principles

### A VISION FOR TENDRING COLCHESTER BORDERS

A Vision for Tendring Colchester Borders Garden Community will provide a mandate for its future development. It should be a shared Vision that governs all processes from design through to delivery of the development and indeed management of community assets.

It should create an identity for the new community where residents and business feel like they “belong”. It should foster a collective sense of ownership and pride in the place where people will live, work and spend their leisure time.

The Concept Framework presents a draft Vision for TCBGC relating to different characteristics felt to be important to the creation of TCBGC.

The Vision combines and reflects the evidence, community workshops, the Garden Communities Charter and design principles set out above. It is a good starting point from which to develop a more succinct, and shared Vision with which people can fully identify.

**It is, still a draft vision and your views are important to the creation of a shared Vision that provides direction for the growth of TCBGC which is distinctive, inspiring and endures over the long-term.**

### TENDRING COLCHESTER BORDERS GARDEN COMMUNITY DRAFT VISION:

*Tendring Colchester Borders Garden Community (TCBGC) is an ambitious plan to create an exemplar Garden Community. It will be a beautiful community with a strong sense of identify and belonging.*

#### **21st Century Community, Rooted in Essex Traditions**

*TCBGC will combine the best of traditional Essex residential environments with the expectations of a 21st century lifestyle. It will have low-energy, high performance homes in a rich landscape setting with natural green space directly accessible to every home. It will be well served by sustainable transport modes to encourage travel behaviour change, with a network of Public Rights of Way, streets and greenspaces that will integrate its distinctive neighbourhoods with each other and with neighbouring communities in particular Wivenhoe, Elmstead Market, Greenstead and with Colchester Town.*

#### **A New Country Park**

*A new Country Park in the valley of the Salary Brook will be the centrepiece of an open space framework that will preserve important habitats – wetlands, woodlands, hedgerows, meadows, etc - and give existing and new residents access to extensive green landscape areas for leisure and recreation. There will be a network of leisure routes to, through and around the Garden Suburb.*

### **New Community Facilities and Services, Planned from the Start.**

*There will be a new District Centre and smaller Local Centres to provide for convenience shopping, healthcare and community services and facilities, and space for businesses, located alongside primary schools and key public transport stops. These will be planned to be convenient to every new home, and, where possible, to serve passing trade. TCBGC will have a range of early years and childcare facilities, primary and secondary schools developed alongside its housing.*

#### **Active Mobility – Walking and Cycling**

*It will be a place where walking and cycling to local destinations – schools, convenience shops, play spaces, places of work – will be as attractive and convenient than getting in the car. Every new home will be within walking distance of local shops and other services that support daily life, supporting health and wellbeing objectives .*

#### **Aligning University Aspirations**

*An extension to the campus of the University of Essex will be planned as part of the new community with opportunities to deliver a mix of uses – academic space, student housing, sports facilities, etc, to complement the district centre. There will be land to expand the University’s Knowledge Hub business park.*

#### **Public Transport for All**

*Good value, frequent, high-quality, reliable public transport will connect the Community to the University, Colchester Town centre, Colchester Station and to the main employment areas, and could link TCBGC to*

Clacton and Braintree and to other destinations across North Essex. A choice of travel modes, including high quality public transport, will provide households in TCBGC with the opportunity to seek employment in locations across North Essex and beyond.

### **New Jobs alongside New Homes**

TCBGC will support the economic growth of Colchester Town and the regeneration of towns and villages in Tendring, and provide opportunities for established and new residents to access a wide range of employment opportunities. There will be a variety of jobs available in businesses housed in modern accommodation – in the district centre, in business parks located close to the A120, and in an expanded Knowledge Gateway close to the University, all accessible from new homes by sustainable transport routes. Support will be given to local small and medium sized businesses to help promote entrepreneurship and embed local firms within the wider Colchester and Tendring economy. This might also include an element of homeworking.

### **Dealing with Strategic Traffic and Congestion**

TCBGC will benefit from good links to the strategic road network, aligned to keep more through-traffic away from where people live but accessible to make journeys over a wide area as convenient as possible.

### **Future-Proofing Transport and Mobility**

The timescales over which the Garden Community will grow and develop will need flexibility to incorporate exciting new technologies for future mobility, allowing the emerging neighbourhoods to respond to changes in patterns of travel behaviour which are constantly evolving in parallel with advances in new transport technology.

### **A New, Exceptional Place**

The Tendring Colchester Borders Garden Community will be an exceptional place to be born, to grow up, to make a career, to raise a family, to retire; to enjoy a rich and fulfilling life.



**Q1 - Do you agree with the content of the Vision? Is anything missing? What are the priorities?**

## TAKING FORWARD THE NORTH ESSEX GARDEN COMMUNITIES CHARTER PRINCIPLES?

The Charter Principles form the bedrock of the Vision; they should be **cross cutting**, and should create a **robust and accountable framework** upon which to progress design and development of TCBGC.

The joint Strategic Section 1 of the draft Local Plans refers to the North Essex Garden Communities Charter, both within the site-specific policy for TGBGC (SP8) and in the general policy that relates to the development of cross-boundary Garden Communities (paragraph 8.11 and SP7). The draft Local Plan acknowledges that the Charter provides a good starting point for a framework through which to explore place-making, governance and delivery structures.

Building on the draft Local Plan, the North Essex Charter has helped to frame the Issues that are subject of this consultation. The Charter has three themes:

### Place and Integration –

which relates to issues such as making good places, high quality design, planning for a healthy economy, mobility and access within and around the development, and landscape and biodiversity objectives.

**Community** – which relates to issues such as creating identity in a new community, engaging with future residents and businesses, existing and surrounding communities and

local and public bodies and ownership and maintenance of community assets.

**Delivery** – which relates to issues such as leadership, partnership and phasing and delivery of homes together with jobs; education, leisure and community facilities; and transport and utilities infrastructure.

Under these three themes are a set of 10 guiding principles:

The 10 principles set out in the Charter have informed emerging strategies for TCBGC (see Section 4). Options identified by this document together with those identified through this consultation process will be 'tested' against the Charter Principles, the emerging strategies and the wider evidence base to create a preferred option that will underpin the Development Plan for TCBGC. Options considered must be realistic, feasible and must deliver against the Vision for TCBGC.



## NORTH ESSEX GARDEN COMMUNITIES CHARTER PRINCIPLES PLACE AND INTEGRATION

- *Principle 1 - Green Infrastructure*
- *Principle 2 - Integrated and Sustainable Transport*
- *Principle 3 - Employment Opportunity*
- *Principle 4 - Living Environment*
- *Principle 5 - Smart and Sustainable Living*
- *Principle 6 - Good Design*

## COMMUNITY

- *Principle 7 - Community Engagement*
- *Principle 8 - Active Local Stewardship*

## DELIVERY

- *Principle 9 - Strong Corporate and Political Public Leadership*
- *Principle 10 - Innovative Delivery Structure*

**Q2 - Is there anything missing from the NEG C Charter Principles?**

# SECTION 4.

## Issues

### WHAT ARE ISSUES?

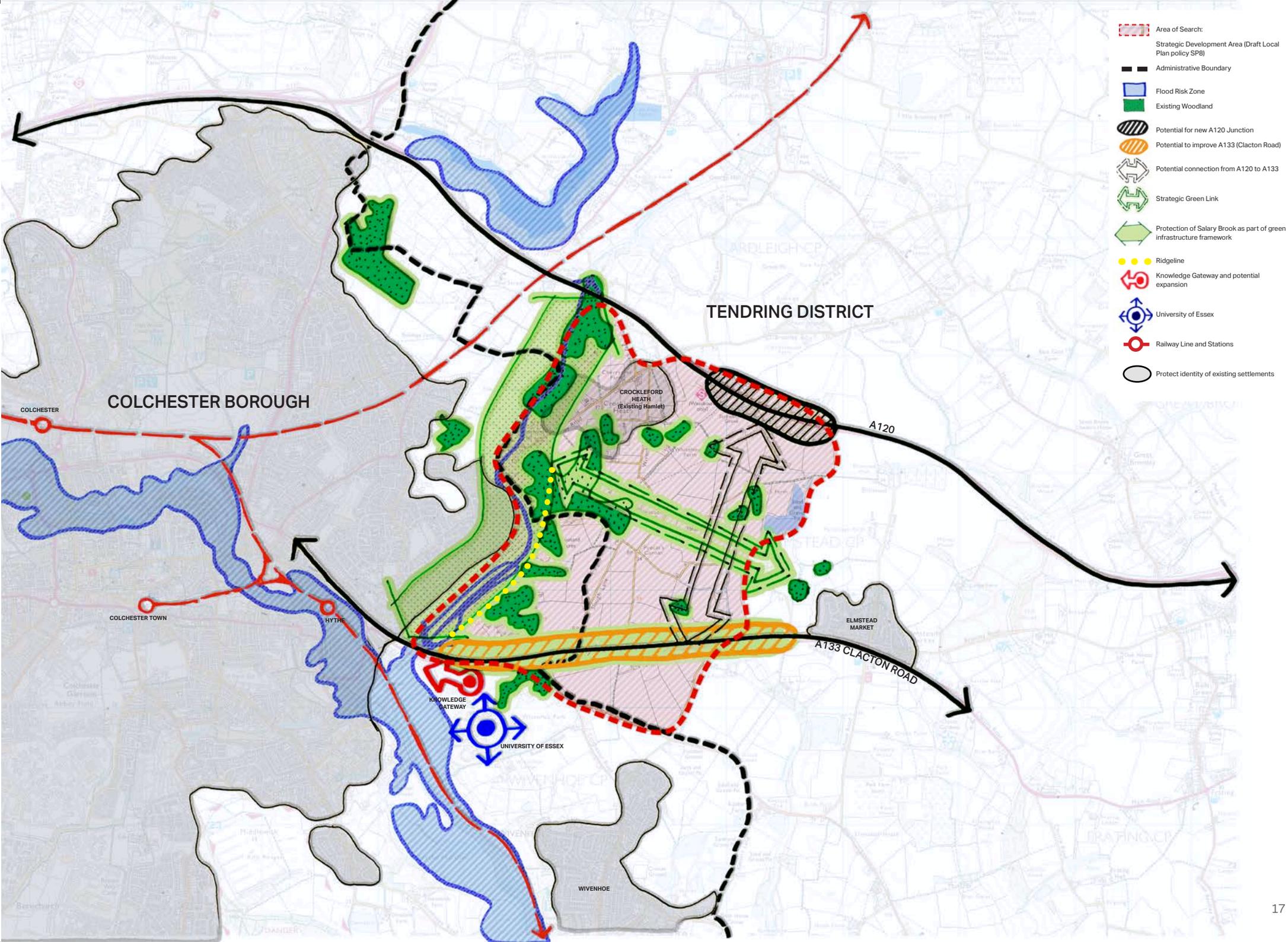
Issues are a set of considerations that are relevant to the design and delivery of development at TCBGC. The issues are understandably interrelated, they include and relate to elements of the Vision and the Charter guiding principles, but are also informed by constraints to the development that might limit the ability of some options to fulfil the Vision and Charter Principles as well as opportunities to maximise its potential.

This consultation seeks your views on these issues, how important they are, how they might be resolved but also whether there are any issues that have not been covered in this report. It also sets out the land-use, environmental and development constraints and potential opportunities related to the site.

Figure 4.1 shows some of the key constraints and opportunities for the site at TCBGC. When considered comprehensively, they start to reveal potential areas for development as well as factors to take into consideration as part of a detailed design and development strategy.

### HOW WILL THE ISSUES HELP IDENTIFY THE RIGHT OPTION?

Understanding the evidence base, emerging policy and guidance and engagement with stakeholders, specialist Council officers and Councillors has helped the Councils to compile a list of issues that needs to be addressed within a Plan for TCBGC.



- Area of Search: Strategic Development Area (Draft Local Plan policy SP8)
- Administrative Boundary
- Flood Risk Zone
- Existing Woodland
- Potential for new A120 Junction
- Potential to improve A133 (Clacton Road)
- Potential connection from A120 to A133
- Strategic Green Link
- Protection of Salary Brook as part of green infrastructure framework
- Ridgeline
- Knowledge Gateway and potential expansion
- University of Essex
- Railway Line and Stations
- Protect identity of existing settlements

# THEME 1. PLACE AND INTEGRATION

## CHARTER PRINCIPLE 1: GREEN INFRASTRUCTURE

*“The Garden Communities will provide a generous amount of green space. They will be set within a multi-functional and integrated natural environment; providing space for nature, making the communities more resilient to climate change; promoting healthy lifestyles, and creating beautiful places to live and work.”*



### EMERGING STRATEGY

The concept of Garden Communities places great emphasis on the landscape framework and the availability of high-quality, accessible green space near to homes and community facilities. The strategy for these new Garden Communities is to draw upon natural assets and features within the site to generate high standards of design. It requires an approach that sets development within a strong framework of internal green space and surrounding buffer areas that separate the new development from existing communities, linked by walking and cycling routes which prioritise active travel over motorised vehicle access.

Habitats along the valleys and corridors of the Salary Brook and Sixpenny Brook include woodland, including Ancient Woodland, species-rich grassland and wetland habitats and should be retained and enhanced. The same should apply to the Nationally Important Bullock Wood. Subject to more detailed survey work, the area has the potential to support a number of protected species and other species of conservation importance.

Important hedgerows and trees should be retained as part of the structural landscape framework.

Land to the southwest of the site create a separation between Colchester and Wivenhoe that should be retained. There should also be a clear separation between new development and Elmstead Market. This will help retain the character and identity of the existing settlements.

Care will be needed in new development to mitigate potential adverse impacts on adjacent settlements and on the wider landscape – in particular, woodlands and mature hedgerows and field boundaries should be retained where they form screens.

The existing landscape structure within the site should be retained and strengthened. Within the landscape framework, a network of informal and formal open spaces would be created, including:

- green links within and around the new Garden Community
- provision for a new Country Park along Salary Brook;
- landscape buffers to existing communities;
- areas of woodland planting both existing and proposed, to include an extension of Wivenhoe Park; and
- primary amenity open space that includes Sustainable Urban Drainage features.

The provision of recreation facilities within the new Garden Community, including generous amounts of open space and a dedicated County Park, will help reduce the potential impact that additional residential uses will have on protected habitats in the area.

The landscape framework extends the green landscape of the urban edge of Colchester into the new Garden Community to provide a strong landscape link that connects existing communities (such as Wivenhoe, Elmstead Market,

---

Greenstead and Salary Brook) with the new Garden Community. The Concept Framework emphasises a central 'east-west' orientated corridor between Greenstead, Salary Brook and new Country Park towards the rural eastern edge of the Suburb and on to Elmstead Market to the east. There is also potential to link across the A120 to Ardleigh Reservoir.

This 'east-west' link is defined by woodland blocks and belts above the Salary Brook, a green corridor east to west along the line of Slough Lane and the tributary valley of Salary Brook heading towards Churn Wood, combining to provide informal movement and habitat connections which delineate distinct development parcels within a green, functional and accessible landscape setting.

The landscape framework provides the following functions:

- Formal open space, sports pitches, recreation and play areas (such as pocket parks and or gyms);
- Sustainable drainage and watercourses;
- Woodland, trees and hedgerows and areas of informal amenity;
- Productive landscapes such as allotments, orchards, agriculture;
- Active green space which could include income generating uses supported by some built elements that could be related to recreational activities and accommodate footpath and cycle routes (e.g. commercial sports uses, cafés and restaurants, etc);

- Informal resource for recreation and free play allowing direct intimate contact with the natural environment permeating residential areas;
- Noise protection from the A120; and
- Green buffers between existing settlements.

## ISSUES

*The Green Infrastructure Strategy for the new Garden Community will be the basis for achieving the different objectives outlined above. The Strategy should be comprehensive and balance the needs of the whole community with the natural environment. Your views are sought on the emerging approach to green infrastructure to help shape this future Strategy.*

### **Q3 - Do you support the emerging approach to green infrastructure?**

In preparing your response, you may like to consider:

- Parts of the site to be protected
- The sorts of public open space that are needed – parks, sports, play areas, natural places
- What are the open space priorities?
- How these spaces can be made available and accessible to everyone
- How they should be owned and maintained
- What are the open space priorities?
- The importance of gardens and other private outside spaces

# THEME 1. PLACE AND INTEGRATION

## CHARTER PRINCIPLE 2: INTEGRATED AND SUSTAINABLE TRANSPORT

*“The Garden Communities will be planned around a step change in integrated and sustainable transport systems for the North Essex area which will put walking, cycling and public transit systems at the heart of the development, and be delivered in a timely way to support the communities as they grow.”*



### EMERGING STRATEGY

The Partner Councils for North Essex have agreed a set of objectives for Integrated and Sustainable Transport across the area providing a strategic mobility backdrop for the creation of three new Garden Communities. These objectives are para-phrased below:

- Each new Garden Community should make full provision for active travel (walking and cycling) and sustainable travel (public transport) so that together they account for 70% of all trips.
- Timely delivery of sustainable transport alongside homes and employment development
- Using technology and information to make best use of changing travel technologies in the future.
- Organise new Garden Communities so that homes, jobs and facilities support sustainable travel and make public transport viable.
- Inclusive, affordable and sustainable access to education, skills, jobs, shopping, healthcare, community facilities and transport hubs in each new Garden Community.
- Walking and cycling that makes best use of current and future green infrastructure.
- Minimise carbon emissions and pollutants associated with transport - such as supporting installation of electric charging points; cycle parking; and bike share schemes.
- Modern, frequent and reliable public transport access to surrounding major towns and cities from the Garden Communities as an attractive and sustainable alternative to travel by car.
- Support the function and effective operation of local and strategic transport networks – roads, public transport, rail.

In the TCBGC area there are existing issues of poor connectivity and traffic congestion, particularly at peak times, that cannot easily be addressed by simply creating more road capacity. Rather, the aim is to increase capacity for journeys by providing attractive alternatives to travel by car, and to redistribute through traffic to other routes.

---

**WITHIN THE TCBGC, THERE ARE SOME SPECIFIC POSSIBILITIES:**

- A Rapid Transit service to Colchester on dedicated routes with new park & ride, and with phased construction through the new Garden Community to provide a good alternative to travel by car.
- A new link road from the A133 to a new junction on the A120, with the potential to also connect to the B1027 and B1028 to provide a new connection to the strategic road network without the need to go through Colchester.
- Priority for active travel modes – walking and cycling – including “green links” and great public spaces.
- Good connections to the University of Essex a key node for new transport infrastructure.
- Enhanced cycle links to central Colchester and to other nearby communities of East Colchester, Greenstead, Elmstead Market, Wivenhoe, The Hythe and Colne Harbour.

## ISSUES

*The Transport Strategy and the infrastructure it contains will have a direct relationship with the overall sustainability of the Garden Community and how it functions as a place. The availability of different transport choices will influence residents' behaviour strongly. Ensuring sustainable and active transport modes are given priority will be an underlying principle of the Strategy. Your views are sought on the emerging approach to help shape the future Transport Strategy.*

---

### **Q4 - Do you support the emerging approach to integrated and sustainable transport?**

In preparing your response, you may like to consider:

- Reducing the need to travel
- Encouraging people to walk, cycle and use public transport
- The importance of having public transport available early
- The best ways to accommodate cars so they don't dominate the environment

# THEME 1. PLACE AND INTEGRATION

## CHARTER PRINCIPLE 3: EMPLOYMENT OPPORTUNITY

*“The Garden Communities will seek to provide access to one job per household within the new community or within a short distance by public transport. The employment function will be a key component of creating character and identity and sustainable communities.”*



### EMERGING STRATEGY

TCBGC is well located to Colchester and accessible to Harwich, Chelmsford, Braintree, Ipswich, London Stansted Airport, each within 30-60 minutes travel.

Existing sectors of the economy have potential for growth which could be further supported through development at TCBGC, these such sectors include:

- The University Research Park and Knowledge Gateway
- Digital and creative activities – big data, games hub, robotics
- Offshore renewable energy

New employment space at TCBGC could be provided to accommodate the following employment opportunities:

- Commercialising the research and innovation strengths of the University of Essex, capitalising on the staff/ student population and the emerging talent pipeline, potential for a University Enterprise Zone
- Renewable and offshore energy sector, including nuclear supply chain/maintenance
- Smart technology clusters– there are strong high tech aspirations
- Expansion of port-related activities
- Renewable and offshore energy sector, including nuclear supply chain/maintenance
- Health and care (new approaches to the delivery of health solutions)

- Commercialising the research and innovation strengths of the University of Essex, capitalising on the staff/ student population and the emerging talent pipeline, potential for a University Enterprise Zone
- Smart technology clusters– high tech aspirations
- Tourism and leisure
- Logistics

The evidence to date suggests that new jobs across North Essex as a whole will be created by:

- Internal growth within each Garden Community – new homes and a bigger population generate more demand for public and consumer service, and jobs related directly to the construction of the new Garden Community.
- External growth created by organisations that serve wider regional, national and international markets, organisations that grow locally or are attracted in from outside. Unlocking the potential of the A120 corridor connecting across North Essex will deliver a further 20% of the new jobs required.

The special nature of the new Garden Communities will be at the core of targeted and pro-active efforts to attract new employment organisations into North Essex as part of inward investment strategies.

Wider North Essex has the potential to become a site for every stage of business growth (R&D, warehouse, logistics, office – small, medium and large), with a clear focus on key

---

growing sectors such as knowledge and creative industries. It can develop to be a cohesive and cohesive economic corridor in the South East of England which will offer business workspace, access to labour and clusters of expertise in the following sectors:

- Research - big data at the University of Essex
- Logistics hub
- High quality office space for support services/back office functions
- Good access to international markets via Stansted airport and Haven ports
- Development of trade deals to capitalise on markets in the USA and Asia
- Enterprise Zones / LDOs / financial incentives for companies to locate
- Investment in smart technology and high quality commercial space

The employment evidence to date identifies a need across Essex for an additional 100 large firms in its economy, and many of these could be in North Essex. The Garden Communities offer particular advantages of good locations and access; modern business premises; available, good quality housing and services; and a supportive business environment. Such large companies would be the drivers to deepen and broaden the economic base of North Essex, creating high quality jobs in the new Garden Communities providing a broad range of employment opportunities to the citizens of North Essex.

## ISSUES

*An Employment Strategy will underpin the economic growth potential of the Garden Community and will also be an important factor in sustainable development. Planning for economic growth is very different from planning for new housing because so many more factors are outside the control of the Councils; but the Garden Community can provide the right conditions to attract employers and employment and job growth. Your views on how the right conditions can be created are welcome.*

---

### **Q5 - Do you support the emerging approach to employment opportunity?**

In preparing your response, you may like to consider:

- Making best use of nearby economic drivers – the University, the Ports, town centres, existing employment centres
- Businesses that can grow with the new Garden Community
- Attracting employment that complements existing employment
- Jobs for a wide range of different people
- Changing technology and business needs
- Sustainable journeys to work

# THEME 1. PLACE AND INTEGRATION

## CHARTER PRINCIPLE 4: **LIVING ENVIRONMENT**

*“Community inclusiveness and walkable, sociable and vibrant neighbourhoods will be a defining characteristic of the Garden Communities. A diverse mix of homes responding to existing and future local needs will be provided alongside a range of community services, including health, education, leisure and recreation, culture and shopping.”*



### EMERGING STRATEGY

“Living Environment” is a key Garden Communities principle that aims to set these new communities apart from standardised development. The North Essex Garden Communities Charter seeks the creation of social, vibrant, mixed and inclusive communities.

Neighbourhoods where everything is within easy walking distance, planned around connected centres, which provide a mix of homes, jobs and services set within attractive and green environments, and busy streets; places where residents can socialise, enjoy cultural facilities and lead healthy lifestyles.

The Charter also seeks innovative approaches to delivering local community services and facilities.

New ways to provide and deliver the education, health and other social and community facilities and services needed to support the new community will be explored to make sure these services are inclusive and available to all.

Options might include:

- Services gathered together in ‘hubs’ in the most accessible places to encourage cooperation and collaboration without duplication so that they make the best use of the land available.
- Flexible and adaptable, multi-purpose spaces (outdoor and indoor) that provide for specific but changing needs of a wide range of the individuals, groups, organisations, workers and visitors who together form the community.
- The new Garden Community as a responsible neighbour – planning social Infrastructure to ensure that facilities are of benefit to both existing and new communities without compromising services which already exist.

Provision of a variety of housing tenures recognising levels of affordability which are reflected in ownership models is an essential part of the creation of a balanced Garden Community.

Tendring Colchester Borders Garden Community will have a District Centre that will be the heart of the Garden Community. It will likely contain the highest development density with a mix of employment, shopping, secondary school, cultural and amenity facilities, together with the main public transport interchange. These uses will be interspersed with new homes, typically of higher density than elsewhere in the Garden Communities.

Local centres will contain a smaller range of local services including primary schools, nurseries, health services, day-to-day convenience shopping and cafés. They will be

---

located in within 10 minutes' walk of homes. They may be grouped around a space to encourage cooperation and collaboration of community facilities and opportunities to share management costs.

Street corners might accommodate individual café's or corner shops located within residential streets.

TCBGC will provide for a mix of dwelling sizes, tenures and types including provision for self-build and custom-built homes, lifetime homes and affordable and starter homes, driven by local needs, including how this may change over time.

This strategy will help to achieve lively, sociable and diverse neighbourhoods, giving single people, couples, families, retirees and elderly people the chance play a full part in the life of TCBGC.

## ISSUES

*Part of creating an attractive living environment is the delivery of a good mix of land uses that promote social interaction and integration, fostering a sense of place and community. Your views on this subject will help shape a future strategy that will make the Garden Community a celebrated place to live, work and spend time, with a strong sense of identity.*

---

### **Q6 - Do you support the emerging approach to the living environment?**

In preparing your response, you may like to consider:

- Providing homes for all – singles, couples, families, older people, to rent, to buy or to build themselves Good examples of public places that are safe, sociable and busy
- What services should a new District Centre include (social, cultural, education and leisure activities)
- What services should new local centres include (social, cultural, education and leisure activities)
- Making places and spaces flexible for future users

# THEME 1. PLACE AND INTEGRATION

## CHARTER PRINCIPLE 5: SMART AND SUSTAINABLE LIVING STRATEGY

*“Planned for the 21st century, the Garden Communities will secure a smart and sustainable approach that fosters resilient environments and communities; able to respond positively to changing circumstances. Innovation and technology will be embraced to achieve resource efficiency, higher quality of life and healthier lifestyles; creating the conditions for sustainable living.”*



### EMERGING STRATEGY

The Partner Councils for North Essex are preparing a strategy for Smart and Sustainable Living based on five Key Principles:

- Smart Places – places that incorporate the best of technology to support sustainable living
- Smart Mobility – technology that facilitate sustainable travel choices
- Smart Lives – technology that enables independent living throughout life
- Smart Infrastructure – technology that delivers sustainable energy and waste solutions
- Smart Public Services – enabling access to public services as effectively and efficiently as possible

The aim of the strategy is to support Sustainable Living, focused on the new Garden Communities but with the potential to transform existing communities too.

In the context of a new Garden Community on the Tendring Colchester Borders, it is possible to elaborate on what Smart and Sustainable Living might mean.

**Smart Places** the public realm would be designed to create opportunities for more active lifestyles irrespective of age, ability or cultural background.

**Smart Mobility** would see the application of Active by Design principles using the planning and design of the new Garden Community to encourage active and healthy lifestyles. The Partnership subscribes to the Government’s Cycling and Walking Investment Strategy and will design in opportunities for a step change in Active Travel including Smart Hubs that make interchange with public transport simple and secure.

Beyond active travel, use of Smart Vehicles would make full provision for electric vehicles charging infrastructure linked to renewable generation while Smart Car-Sharing would use technology to make cars available for occasional use and would help manage Smart Parking. Planning for autonomous and internet connected service vehicles would enable consolidated deliveries – either to neighbourhood hubs or individual residences.

**Smart Lives** would support Independent Living by using technology and apps to enable and support independence for longer, reducing the burden on social and health services.

---

**Smart Infrastructure** could include:

- cutting edge digital communications, designed for ultrafast broadband and 5G from the outset, and future-proofed for simple upgrades.
- Smart Energy systems that use collective contracts to deliver sustainable energy at lower prices through a community owned network tailored to the community's needs
- capacity and adaptability for technological change through the design of flexible cable ducts, etc
- considering space for Hubs/Centres for energy – heat and power generation within each new Garden Community.
- Maximising efficiency at the household level, with on-site generation and use of battery storage, with technology to monitor individual energy
- a mixed portfolio of energy technologies to avoid dependence on any one energy solution.
- Smart Waste to aim at zero carbon and maximum waste recycling with a Waste Hub linked to generation
- **Smart Public Services** could involve greater collaboration and coordination to deliver comprehensive services effectively through “one-stop” arrangements in terms of joint offices and on-line operations through a common portal.

## ISSUES

*The creation of a new Garden Community provides an exciting opportunity to embrace the latest innovations and technologies available to make buildings, infrastructure and lifestyles more efficient, more enjoyable and more sustainable than what could be achieved through smaller, disjointed development proposals.*

---

### **Q7 - Do you support the emerging approach to smart and sustainable living?**

In preparing your response, you may like to consider:

- Making new technology available to everyone
- Encouraging energy efficiency and renewable energy
- Adapting to new technologies

# THEME 1. PLACE AND INTEGRATION

## CHARTER PRINCIPLE 6: GOOD DESIGN

*“Through all stages of the planning, design and development of the Garden Communities the highest quality of design and management of the built and public realm will be promoted. Existing local assets will be capitalised to help create distinctive places.”*



### EMERGING STRATEGY

Good Design is a key Garden Communities principle that aims to elevate new communities above standardised development.

Garden Communities must achieve attractive and locally distinctive, high quality and sustainable design. They will be characterised by continuous and connected streets rather than dead ends. Development should be well-laid out to help people find their way easily, and should have generous open spaces - public, private and communal - to help create distinctiveness and interest. Masterplans and design guidance will be developed as important tools to secure good design throughout the development.

Greener and more efficient development blocks should be designed so they are outward facing onto the streets for good surveillance of public places, but should accommodate integrated green space within to provide for good sized gardens, landscaping, recreation, wildlife and food growing and other private space.

How a new community interacts with its existing landscape is an important design consideration. The design and layout should respond positively to the historic environment which creates opportunities for developing distinctiveness and interesting places. Development must achieve a suitable transition from urban development to countryside. It is considered desirable to retain a 'green gap' between the new Garden Communities and the settlement limits of existing villages and towns, to avoid coalescence and maintain identity. Edge treatment to the new community must reflect that ambition.

The new Garden Community will have a close relationship with the town of Colchester and its facilities, connected by high-quality public transport.

A District Centre should be located at the point that is accessible to the greatest possible catchment – new residents, existing residents, employees and people passing by.

Expansion of the University of Essex could include academic space, student housing and services and more land for the Knowledge Gateway to further exploit the commercialisation of university research and therefore should be located close to and support a new District Centre. Further land for employment will be located close to a new junction with the A120 and in District and Neighbourhood Centres.

---

The layout of development will be driven by the need to retain and enhance key elements of the existing landscape including woodland blocks and belts and mature hedgerows and the need to avoid the valley of the Salary brook. These features will define development parcels for residential, employment and mixed use development.

The Green Infrastructure that makes up the landscape framework will retain the identity existing communities, around the new Garden Community – Wivenhoe, Elmstead Market, Greenstead, etc. But they will also be a shared recreational resource available to both existing and future residents. These will create a positive edge to open countryside.

## ISSUES

*The approach to design and management of the built environment and public realm will help shape an identity for the new Garden Community and will be the most prominent factor for many people in their perception of the Garden Community.  
To get this right your and your responses will influence the design approach adopted.*

---

### **Q8 -Do you support the emerging approach to good design?**

In preparing your response, you may like to consider:

- How to ensure high quality, sustainable design through all stages of the development and delivery of TCBGC so that it a successful place to live and work
- The relationship between new development with the open countryside – defining edges
- Protecting identity of existing communities

# THEME 2. COMMUNITY

## CHARTER PRINCIPLE 7: COMMUNITY ENGAGEMENT

*“The Garden Communities are a locally-led initiative, and their development will be shaped through engaging existing communities and emerging new communities; residents will be empowered to contribute to shaping the future of North Essex.”*



### EMERGING STRATEGY

Continued, meaningful engagement from inception to implementation is necessary. Each Garden Community will be developed from a locally-led vision, and ongoing and meaningful public and stakeholder participation through the Local Plan process and beyond. Community engagement will form a key part of developing a masterplan for each Garden Community and subsequent planning applications, both utilising the extensive knowledge and views of the existing and new communities to help shape and refine proposals. Exhibitions and other forms of community engagement events will be held locally as the plans for the Garden Communities are progressed.

Existing communities will be given the opportunity to define how they want to engage with the new communities being created. Community enablers are engaged to help communities participate effectively.

A bespoke site-specific engagement strategy will be developed for TCBGC in parallel with future design and master planning stages as well as throughout its implementation and delivery.

### ISSUES

*The Councils are committed to ensuring the Garden Community is planned to incorporate a grass-roots approach that, gives the local community the opportunity to take part in the evolution of the development as it progresses. The Councils are seeking your views on how they best engage with the local community over the longer-term.*

### Q9 - Do you support the emerging approach to community engagement?

In preparing your response, you may like to consider:

- The best way to involve local people and other stakeholders in planning for TCBGC
- The value of a shared vision for the TCBGC
- The best way to involve new residents and businesses as they arrive in the new community

# THEME 2. COMMUNITY

## CHARTER PRINCIPLE 8: ACTIVE LOCAL STEWARDSHIP

*“The Garden Communities will be developed, owned and managed in perpetuity with the direct involvement of their residents and businesses; residents will be directly engaged in the long-term management and stewardship, fostering a shared sense of ownership and identity.”*



### EMERGING STRATEGY

One of the defining principles of Garden Communities is that assets that are important to the local community should be owned and managed by them directly, helping to build a sense of community and collective responsibility.

At this stage, the emerging strategy consists of a number of proposals:

- There should be one Local Stewardship Body for each proposed garden community. The Bodies should be encouraged to collaborate actively with each other, and other bodies to achieve economies through shared services and to use best practice.
- The agreement with the landowners needs to make provision for the cost of endowing the Body with rental assets that cover their stewardship costs, to be reflected in the land value. Such endowment should be as generous as possible and include flexibility to obtain ownership of commercial property created as part of the garden communities to generate rental income.
- The Body could have the ability to raise revenue from residents through a local levy. Such a levy would be controlled by the residents to further in interests of the community, for example by managing grounds maintenance and the provision of community facilities within TCBGC.

A bespoke site-specific management and stewardship strategy will be developed for TCBGC in parallel with future design and master planning stages as well as throughout its implementation and delivery. Given the scale of the development, the strategy will need to be flexible to adapt to changes in the procurement and delivery of assets and facilities over time, in the interests of the new community and its population.

### ISSUES

*Garden Communities are most commonly associated with delivering high levels of 'hard' infrastructure such as new means of transportation, health and educational facilities, and generous amounts of open space; but ensuring the 'soft' infrastructure of active local stewardship is given adequate support and resources is just as essential. Your view on how arrangements can be made from the outset to help the Garden Community's social infrastructure flourish are welcomed.*

### Q10 - Do you support the emerging approach to active local stewardship?

In preparing your response, you may like to consider:

- The best way to manage and maintain “community assets” - parks, sports pitches, allotments, community buildings and schools, and community transport, for example
- Ownership of assets – the developer, a management company, a community trust, the Council or any other

## THEME 3. DELIVERY

# CHARTER PRINCIPLE 9: STRONG CORPORATE & POLITICAL PUBLIC LEADERSHIP

*“The Councils of North Essex will collaborate to provide clear vision for the Garden Communities and commitment to their long-term success. Central to this will be a commitment to high quality place-making, timely infrastructure provision, and achieving a steady pace of housing and employment delivery.”*



### EMERGING STRATEGY

A successful Garden Community relies on strong corporate and political leadership and a clearly defined shared Vision. The Garden Communities project will be led by the partnership of four local councils. Strong, cross-party, political support will drive the project forward over several Local Plan periods and political cycles.

The delivery of the Garden Communities will require a positive and active approach by both the public and private sectors. The Councils will explore all opportunities to take a direct stake in the delivery process relating to good place-making, infrastructure delivery, funding and governance. The councils will need to take a long term strategic view of development to ensure that the vision and ambitions for the Garden Communities are delivered. This will require forward thinking and planning that is not limited to the current plan-making time horizon of 15 years, but looks well beyond that.

The Garden Communities will place the Councils' commitment to high quality place-making and infrastructure delivery at the heart of the development, and a central tenet of all governance and delivery mechanisms created to bring forward the new Garden Communities.

A key outcome of this consultation process is to begin to frame a shared Vision for Tendring Colchester Borders Garden Community, that secures a high level of ambition that will set a benchmark for the standard of design and development that will be demanded from the development in order to deliver against the Vision.

### ISSUES

*Strong corporate and political leadership is a key principle of the Garden Community, particularly given the significant challenges of delivering a new settlement of scale, which crosses local authority boundaries and will cover future Local Plan periods.*

### Q11 - Do you support the emerging approach to corporate and political leadership?

In preparing your response, you may like to consider:

- The best way to secure design and quality by all involved in delivery
- Future governance

# THEME 3. DELIVERY

## CHARTER PRINCIPLE 10: INNOVATIVE DELIVERY STRUCTURE

*“The Garden Communities will be delivered through a genuine and pro-active partnership approach between the public and private sectors, where risk and reward is shared and community empowerment enabled.”*



### EMERGING STRATEGY

The delivery of new Garden Communities on this scale requires delivery arrangements that are more complex and wide-reaching than those that would apply to conventional smaller -scale development. Most notable is a desire of the public sector, represented by the partnership of four local Councils and representing the interests of the wider North Essex communities, to play a full and active role in the development of the three Garden Communities, and to participate in both the risks and the rewards of development, securing benefits for the wider communities.

This involvement will go beyond the role of the three Local Planning Authorities in making local planning policy and determining planning applications.

The partnership of four Councils has created a jointly owned company, North Essex Garden Communities Ltd (NEGC Ltd) which intends to oversee the evolution and delivery of the Garden Communities. NEGC Ltd has an ambition coordinate public funds to ensure that infrastructure is delivered at the right time to support the new Garden Communities and to minimise the impacts on existing communities.

Each Garden Community could be delivered by a special Local Delivery Vehicle (LDV), an agreement between the Councils, landowners and developers that will manage the planning design and construction process in each location. This will be overseen by NEGC Ltd.

The Councils are exploring the formation of one or more local Development Corporations with the powers to acquire and to hold land, to prepare master plans and other guidance, and to determine planning applications in each Garden Community area, thereby ensuring high standards and capturing land values to pay for infrastructure and community assets. Such a Development Corporation would be locally accountable.

A site-specific delivery strategy will be prepared for TCBGC, this will need to consider the delivery and implementation of the three new Garden Communities' in parallel and have regard to national guidance and emerging legislation relating to the delivery of 'New Towns' to include the consideration of devolved powers.

### ISSUES

*The Councils have a collective commitment to ensuring that the delivery of the Garden Community raises the expectations and the reputation of new, large scale development. This step-change in housing delivery is reliant on an innovative delivery structure which puts the Councils aspirations at the heart of future governance. Your thoughts on the form an innovative delivery structure take are sought.*

### Q12 - Do you support the emerging approach to innovative delivery structure?

In preparing your response, you may like to consider:

- The level of involvement of the Local Authorities and NEGC Ltd in promotion and delivery of TCBGC
- The need for public funds to secure infrastructure in advance of development
- Funding the investments

# SECTION 5.

## CURRENT DEVELOPMENT CONCEPT

### ESTABLISHING A BOUNDARY FOR DEVELOPMENT

The area of land that could accommodate a new Garden Community at Tendring Colchester Borders has been refined from options presented in the “Options and Evaluation” work undertaken by AECOM in July 2016 and influenced by stakeholder consultation with local community representatives in November 2016 and April 2017, as well as our understanding of the issues and the interrelationship between them which include:

- identification of clear and defensible boundaries (water courses, roads, woodland belts);
- appreciation of distance and separation of communities – (physical, visual, perceived);
- relationship to existing settlements;
- nature of land that will perform the role of a “green buffer” which will define an envelope within which a new community can be accommodated that remains distinct from other existing settlements;
- planning policy protection (how might this land be protected “in perpetuity” from built development whilst allowing complementary activities that support both the new community and existing communities?).

The boundaries of development will be further refined in the Development Plan Document that follows this exploration of Issues and Options.

### WHAT IS A CONCEPT FRAMEWORK?

As part of the development, the development potential for a Garden Community on the Tendring Colchester Borders (TCBGC) has been explored in a Concept Framework, presented at **Figure 5.1**.

A Concept Framework is a diagram of structure. It interprets key criteria from the Town and Country Planning Association’s Garden City Principles and the North Essex Garden Communities Charter and responds positively site constraints and opportunities and has been subject to critical review following local consultation.

Whilst it is a robust basis for development that has been tested, it is not yet a master plan for the new Garden Community. It presents a layout option for consideration, evaluation and to prompt wider responses or generate alternative approaches to structuring development at TCBGC. The development quantity, form and disposition of land uses presented for TCBGC will be further explored and refined through later policy making and master planning stages. The Sustainability Appraisal process is a critical part of exploration and refinement of options and is carried out at each stage of plan development.

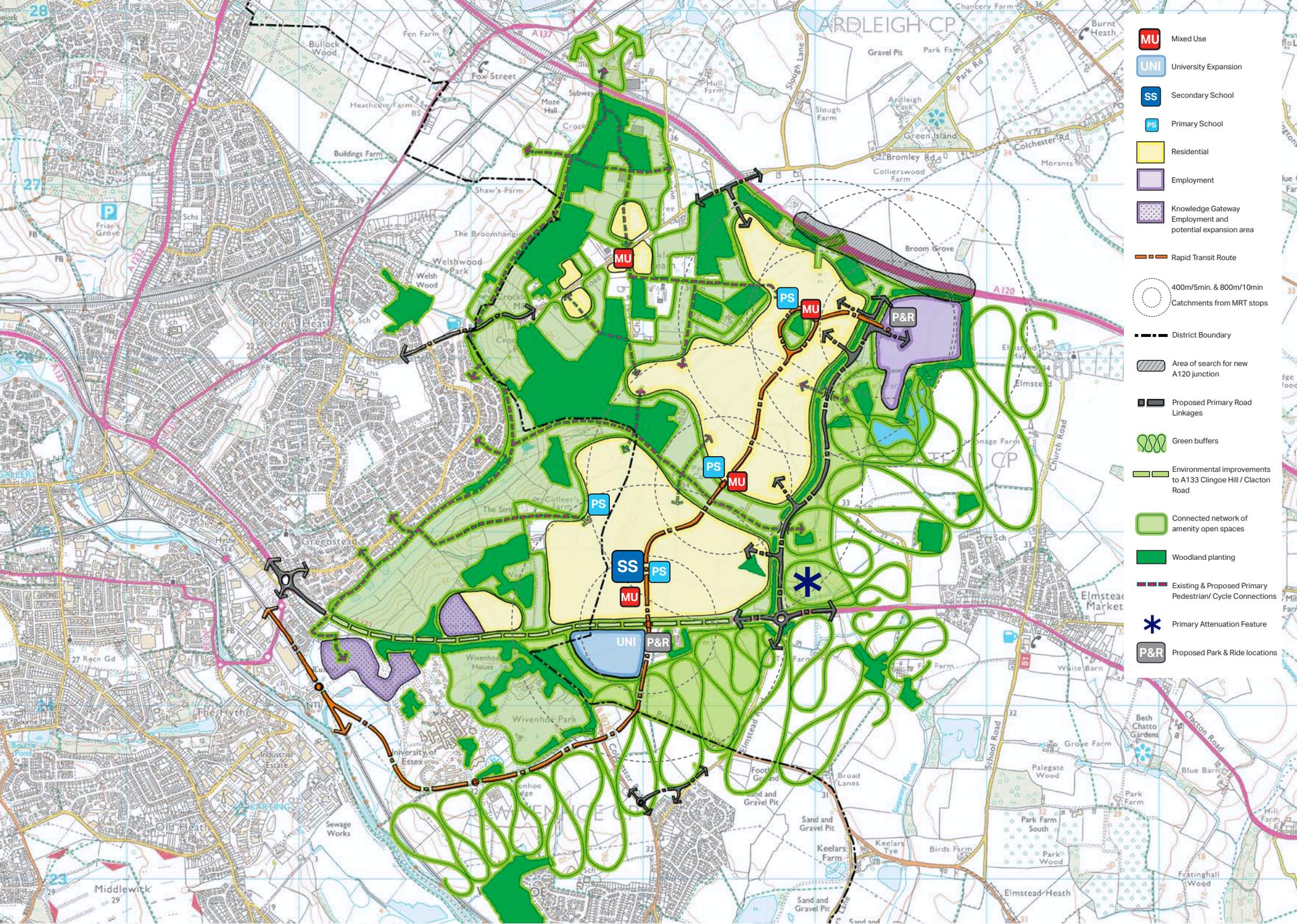
The full report on the Concept Framework is available as part of the evidence base for this Issues and Options consultation.

### DEVELOPMENT POTENTIAL AT TCBGC

The capacity range of TCBGC identified in the draft joint Strategic Section 1 Local Plan policy SP8 is 7,000 - 9,000 homes. There are, of course, factors that could limit the number of homes that can be built and the locations where they can be built. Some development constraints are flexible and can be accommodated through appropriate design and some are fixed. But all options will include choices, choices that lead to compromises, often between important but competing objectives.

The working option presented, identifies seven development parcels each with its own characteristics and each with a particular role to play in the new community as a whole.

The fundamental rationale for three new Garden Communities across North Essex is that all the infrastructure, services and facilities required by these new communities can be planned and coordinated from the outset, and the long-term commitment means that the mechanisms, resources and funding can be put in place to deliver them in a timely way. Roads, public transport, walking and cycling, schools, health and welfare, jobs, open spaces, local shopping, sports and recreation, community development, etc. are all planned in advance, comprehensively.



- MU Mixed Use
- UNI University Expansion
- SS Secondary School
- PS Primary School
- Residential
- Employment
- Knowledge Gateway  
Employment and potential expansion area
- Rapid Transit Route
- 400m/5min. & 800m/10min  
Catchments from MRT stops
- District Boundary
- Area of search for new  
A120 junction
- Proposed Primary Road  
Linkages
- Green buffers
- Environmental improvements  
to A133 Clingee Hill / Clacton  
Road
- Connected network of  
amenity open spaces
- Woodland planting
- Existing & Proposed Primary  
Pedestrian/ Cycle Connections
- \* Primary Attenuation Feature
- P&R Proposed Park & Ride locations

Table 1 Summary Land Use

Land Use	Area
	Hectares (Ha) approx.
<b>Residential</b>	
	c.198 Ha c.7529 dwellings (a density average of @ 38.3 dph)
<b>Mixed Use</b>	
Mixes Use Centres (4)	c.8 ha Might include higher residential density and other land uses associated with mixed use centres such as retail, commercial and community spaces.
<b>Employment</b>	
Employment area	c.25 ha Employment land includes an extension to the University's Knowledge Gateway; a Business Park adjacent to the A120 with a mix of employment uses supported by Park and Ride, and potential to be served by a Rapid Transit network; and employment floorspace within the mixed-use centres
<b>Education</b>	
Primary School (including early years)	c.8 ha 3/4 primary schools (schools including early years provision) (2 ha site) Final number of homes and housing mix will determine the number of schools
Secondary School	c.8 ha 1 Secondary school (8 ha site) Final number of homes and housing mix will determine the size of a Secondary School
Open Space	Some 40-60 % open space land dependent on approach to functional open space as part of the development together with open space retained in its current use to protect against coalescence.
Park-and-Ride (s)	c.7 ha
University Expansion	c.10.7 ha Potential land for expansion of North Essex University, for academic purposes, or student housing, or a combination.
Core Garden Community Development Footprint	c. 258 ha

This Concept Framework presents a spatial option which identifies potential for 198 hectares of residential land. Table 1 presents a summary of the land uses and key elements that are contained within the Concept Framework. At an assumed average density of some 38 dwelling per hectare (consistent with Garden City principles) this could deliver approximately 7,500 homes, a community of some 17,000 people.

People in these new communities (and in nearby existing communities) will have real choices about where to live and to work, where to send the kids to school, and where to walk and shop, all aspects of an active and fulfilling life. And the range of infrastructure and choice can be delivered because of the proposed scale of development.

This is in sharp contrast to incremental growth and development spread across many existing communities when the scale of development in any one place is seldom able to cover the investment in infrastructure, facilities and services required.

The Concept Framework for TCBGC has shown capacity for development in the middle of the target range for the eventual number of households and population. It is considered that the site could deliver up to 9,000 homes (as referenced in the draft policy). This would involve amendments to the spatial option as presented that would consider enlargements to and/or additional development parcels and review of approaches to density across parts of the site. The upper target would require residential development south of the A133 which has been resisted by local stakeholders. Commitment to delivery at that scale will provide the justification for the level of investment required over the long-term.

Figure 5.2 Early phases

### DEVELOPMENT PHASING AT TCBGC

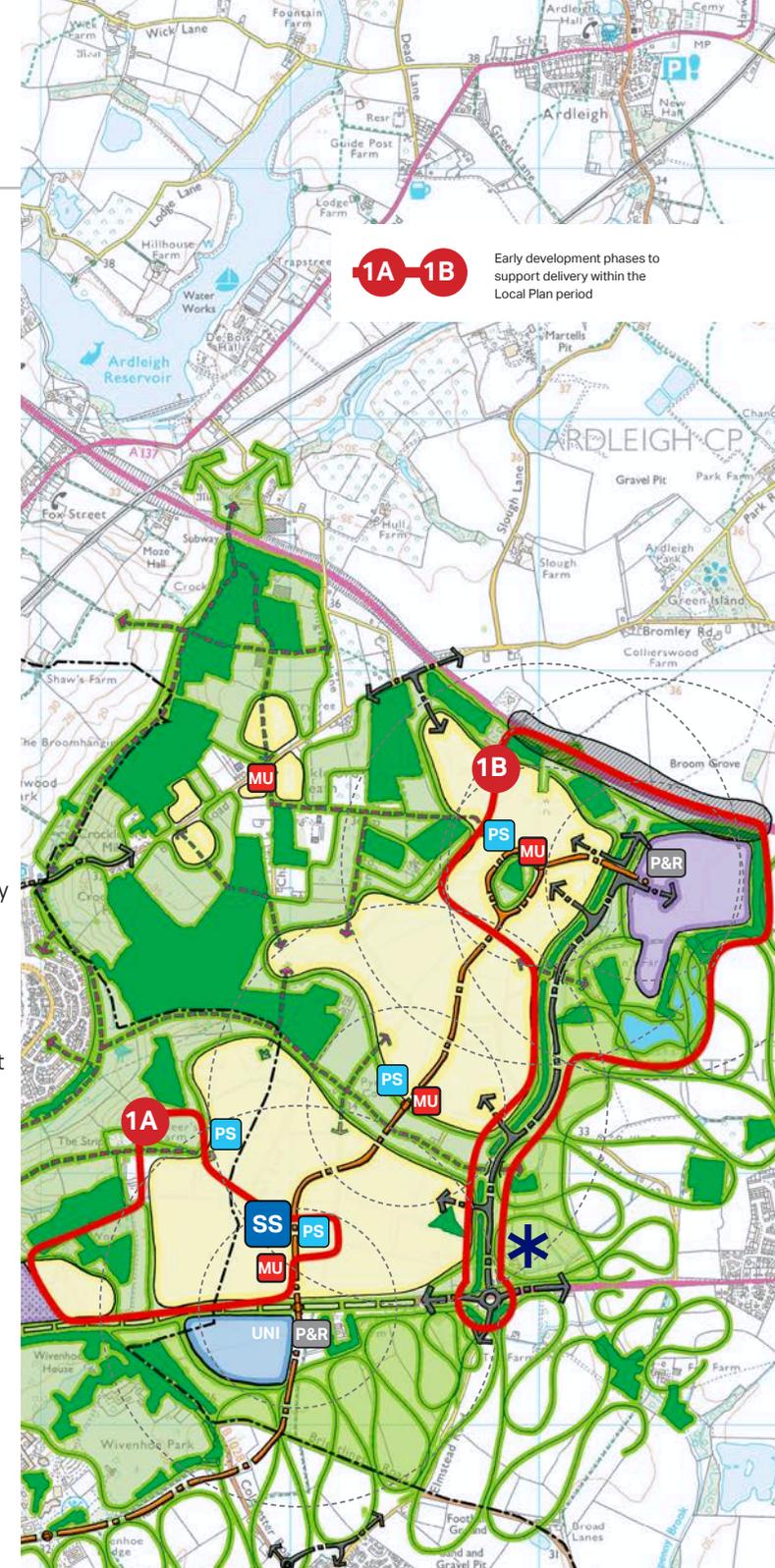
A clear strategy for phasing and delivery will be established. Developers should be able to develop individual parcels, whilst being consciously connected to the wider development and its community. **Figure 5.2** presents an option for early phases of development.

Development is likely to commence at the southern part of the site, initially, on land adjacent and north of the A133, which provides a point of access onto the strategic highway network.

Early commitment to the delivery of the A120-A133 link road will open up further opportunities for development fronts along its length, offering flexibility for the extent of the first phase of development. A second opportunity for early development phases could be at the northern extent of the site, to deliver homes with a local centre and school. Unlocking development to the north of the site through early delivery of the A120 junction and link road would also make strategic employment land available to market.

Developing at scale and over time requires a flexible approach that is capable of responding to changes in market and/or priorities over the lifetime of the development. However delivery of timely infrastructure alongside homes will still be a driving principle in the creation of the new community.

Identifying distinct parcels of development that are 'village' in scale, would provide a clear strategy for phasing and delivery and would help support a responsive construction and implementation programme.



### Layout of development

The Concept Framework presents a layout that establishes a series of identifiable neighbourhoods or 'villages' proportionate to the walking distances that people might experience day-to-day – to school, local shops, transport services, recreation, consistent with the Charter and TCPA principles.

The Concept Framework includes:

- Green buffers that separate the new development from existing communities, create an attractive landscape setting for the new development, provide space for functions such as storm water management and create opportunities for formal and informal recreation
- A new link road from the A133 to a new junction on the A120
- An employment area close to the A120 to the east of the new link road
- Land for the expansion of the University's Knowledge Gateway to the north of Clingoe Hill
- Land for the expansion of the University Campus to the east of Brightlingsea Road south of the A133
- Two large new residential neighbourhoods north of the A133 separated by a broad green corridor connecting the Salary Brook to open countryside
- Smaller-scale, lower density areas of housing development close to Crockleford Heath
- Mixed use centres close to the A133 and the proposed expansion of the University and to each proposed new neighbourhood.

- Sites for up to four new primary schools and a new secondary school – education provision will be informed by number of houses to be delivered.
- A Rapid Transit public transport spine through the centre of the Garden Community connecting Park-and-Ride sites near the A120 and A133, employment areas, the mixed-use centres and the University with Colchester Town Centre and the wider North Essex area.
- A variety of accessible green spaces including a Country Park

### Landscape and Open Space Framework

The green spaces in the landscape framework can accommodate the following functions:

- Some 40-60 % open space land dependent on approach to functional open space as part of the development together with open space retained in its current use to protect against coalescence;
- A central 'east-west' corridor between Greenstead, Salary Brook and new Country Park towards the rural eastern edge of the Suburb and on to Elmstead Market to the east
- Formal open space, sports pitches, recreation and play areas;
- Stormwater storage, drainage and watercourses;
- An opportunity for a new Country Park along the Salary Brook incorporating Churn Wood;
- Woodland, trees and hedgerows and areas of informal amenity and recreation;
- Productive landscapes such as allotments, orchards, agriculture;
- Active green space which could include income generating uses supported by some built elements that could be related to recreational activities;
- New and enhanced pedestrian and cycle connections;
- An informal resource for recreation and free play allowing direct intimate contact with the natural environment permeating residential areas;
- Expansion of Wivenhoe Park;
- Noise mitigation of the A120; and
- Development buffers between existing settlements.

### **Mobility and Access Framework**

The mobility and access principles as presented by the framework include:

- integration of a mass rapid transit system as a principal route through TCBGC, providing a service connecting the employment areas in the north (co-located with Park-and-Ride provision) and the mixed-use centres. Outside the site it could connect Colchester Town and its stations with the University and Knowledge Gateway providing opportunities for rail-based services to deliver frequent and reliable journeys to rail stations, which, over time, could be expanded as part of a wider Rapid Transit network that extends across the urban area of Colchester;
- A new junction on the A120 will provide a highway link to the A133 and access to TCBGC. The link road would form a development edge.
- Junctions at either end of the new link road would allow traffic travelling into Colchester access to new Park-and-Ride facilities at the northern and southern ends of the link road;
- An opportunity to change the form and character of the A133 from Clingoe Hill, to better incorporate dedicated walking and cycling routes on both sides, with appropriate crossing points encouraging lower vehicle speeds and prioritising travel by sustainable transport modes.
- High quality public transport corridors to include enhanced bus connections beyond the development site; to the University, and to Colchester and its railway stations.
- Key Rapid Transit nodes complemented by a series of local transport interchanges supporting the integration of public transport with cycling / walking. This network would promote the principles of walkable community catchments, and serve key community facilities such as schools.
- Well-connected network of walking and cycling routes to include opportunities to enhance connections to ensure active travel is prioritised for shorter journeys
  - to the university campus via Wivenhoe Park
  - to Elmstead Market following Tye Lane
  - routes through to Hythe Quay via 'zig zag' bridge

### **Employment Framework**

The employment principles as presented by the framework include:

- A120 junction related employment which could generate general industrial, warehouse distribution opportunities, capitalising on proximity to a strategic transport corridor and the route to Harwich port and Stansted;
- opportunities for office, R&D and high skill employment uses, that might be associated with the Knowledge Gateway, supported by Park-and-Ride facilities, Rapid Transit services and proximity to A120, with links to Colchester Town Centre and the wider area; and
- employment opportunities within the mixed-use district centre and local centres, associated with provision of retail, community uses and schools.
- Expansion of the University

## Density Strategy / Typologies

The density principles as presented by the framework include a mix of densities that will be informed by a masterplanning approach to development and will be accommodate detached family homes, terraced houses, apartment blocks and mix-used areas (such as apartments over shops) :

### Higher Density (60-100 dph)

Higher densities support mixed use areas and offer significant design benefits, creating attractive urban places for convenience, shopping and leisure, incorporating space for businesses.



Hammarby Sjostad, Stockholm

- Providing areas that use more dense development to increase the catchment population within easy walking distance of mixed use centres and public transport routes, improves their viability.
- Higher density development could be achieved through a combination of two- three- and four-storey buildings with continuous frontages along a regular grid of streets. House types could include apartments and/or town houses with commercial uses on the ground floors and some buildings for employment uses.

It also helps to provide sufficient population to support development of a mass rapid transit network to secure sustainable transport alternatives to the private car;

### Average Density (30-40 dph)

- Likely to be appropriate for core residential areas;
- Allows for a reasonably compact layout, mix of housing types and integration of green spaces.



Bishop's Walk, Ely

### Lower Density (up to 30 dph)

lower density development might be appropriate to ensure sensitive integration of development within the landscape and the existing scattered development forms – such as around Crockleford Heath



Ravenswood Ipswich

### **Community Infrastructure**

The community infrastructure principles as presented by the framework include a range of mixed use areas. These should respond to a clear hierarchy of centres:

- Higher Order Mixed Use Centre (District Centre) which could incorporate a number of complementary uses associated with the University, to include student/ visitor accommodation and opportunities for business start-up initiatives; complemented by MRT interchange and primary and secondary schools.
  - These core mixed use centres are best located where they are accessible to the greatest number of regular passers-by, generally the “centre of gravity” of the new community – the point passed most regularly by the greatest number of people using all modes of transport, private and public transport. NB - this is not always the centre of the development but is more likely to relate to the main point of access and connection for traffic and for public transport
  - a location close to the A133 would provide accessible and convenient, higher-level retail and related facilities and services including to other nearby villages without the need to travel further into Colchester, and provides an excellent context for co-location of complementary University activities.
- smaller local centres that to help cater for day-to-day needs close to each home and help reinforce the concept of self-contained neighbourhoods, located to maximise the proportion of residential properties within 400m or 5 minutes walk; served by public transport.

### **Q13 - Do you support the emerging Concept Framework for the site?**

In preparing your response, you may like to consider:

- The proposed size of the new Garden Community
- Where to start and what to do first
- Delivery of the Garden Communities Charter Principles, and where it could do better
- Parts of the Concept Framework that work well and parts that could do better
- Particular aspects that ought to be changed

### **Q14 - Are there any other considerations relevant to the delivery of Garden Communities, in general or in relation to this site in particular, that have not been identified or discussed in this document?**

## SECTION 6.

# Next steps

This document has provided information on the proposed Vision, Principles, Issues and a working option for Tendring Colchester Borders Garden Community.

We welcome your views on all those elements, and anything you feel should be added or emphasised. Please do complete the accompanying questionnaire.

Your responses will be reviewed and analysed and will help decide which spatial options are progressed, informing the content of the final Document, its supporting policies and shape the accompanying Plan for TCBGC.

Where your comments are considered to merit further consideration of issues or indeed require additional evidence to be gathered, we will progress this as part of the continued evolution of this document.

Many thanks for your contribution, this is an exciting long-term project and we are keen that you continue to engage with us as we prepare a shared Plan for Tendring Colchester Borders Garden Community.

# GLOSSARY

**Affordable Housing** - 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 Assessment** - A detailed study of the effects of a development on air quality.

**Allocation** - The specific identification of an area of land for a particular use or to protect an area from unsuitable development.

**Ancient Woodland** - An area that has been wooded continuously since at least 1600 AD.

**Archaeological interest**- There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them.

**Biodiversity** - The wealth of wildlife or variety of life on earth. It includes all living organisms (plants and animals) and collections of species that form different natural habitats.

**Bridleway** - A bridle path or bridleway is a path, trail or a thoroughfare that is used by people riding on horses.

**Broadband (Ultrafast)**- Ultrafast is defined, depending on the supplier, as delivering between 300Mbps and 1,000Mbps. Achieving these speeds would require FTTP.

**Car Clubs/ Car Sharing** - Sharing cars for regular travelling, especially for commuting.

**Climate Change** - Climate Change is a large-scale, long-term shift in the planet's weather patterns or average temperatures.

**Community Assets**- Community assets are land and buildings owned or managed by community organisations. These assets cover a wide spectrum and include town halls, community centres, sports facilities, affordable housing and libraries.

**Community Facilities** – The wide range of facilities and services required by any community. It includes education, health and community care, meeting halls, libraries, places of worship, burial grounds and emergency services.

**Concept Feasibility Study**- Conducted by Aecom in 2015 to investigate a range of scenarios covering the scope and scale of development that may be feasible, together with an evaluation of how development at scale could meet strategic objectives, deliverability and anticipated infrastructure requirements.

**Conservation (for heritage policy)** - The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Conservation Area** - An area designated for special protection under the Planning (Listed Buildings and Conservation Areas) Act 1990, for which it is considered desirable to preserve and/or enhance an historic interest and/or a special architectural character. Such areas have restrictions over works which can be done to buildings or trees.

**Convenience Shops**- Shops selling day-to-day goods which are purchased regularly such as food.

**Countryside** - The area outside defined development boundaries.

**Custom build / Self Build** - Custom build homes are where an individual or a group works with a developer to help deliver their own homes. Self-build is where an individual directly organises the design and construction of their own home

**Cycleway** - Either a mandatory or an advisory route along which bicycles may travel, either segregated from pedestrians or as shared users.

**Development** - '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.' (Section 55, Town & Country Planning Act 1990)

**District Centre** - A centre which serves a wider area than a local centre.

**District Heat Networks** - a system for distributing heat generated in a centralised location for residential and commercial heating requirements such as space heating and water heating

**DPD - Development Plan Document** - The planning policy documents that make up the Local Plan and help to guide development within a local planning authority.

**Driverless Vehicles** – An autonomous vehicle that is designed to travel between destinations without a human operator.

**Environment Agency** – The public body responsible for the protection and enhancement of the environment in England.

**Essex County Council** – The public body which governs the county of Essex and has responsibilities covering transport, highways, education, adult social care, minerals, waste, surface water management and Public Health.

**Educational Infrastructure** - Pre-school education and childcare, primary and secondary schools and post-sixteen and adult life-long learning facilities.

**Flood Protection** - The measures taken to reduce or prevent the detrimental effects of flooding.

**Flora and Fauna** - Flora is plant life and fauna animals.

**Formal Recreation** - Recreational activities which use or require dedicated or purpose-built facilities, either in public or private ownership, for example, sports pitches, swimming pools, playing fields, tennis courts, bowling greens.

**FTTP** - Fibre to the Premises (broadband)

**Garden City Principles (TCPA)** – Principles developed to shape the sustainable development of new communities, using the opportunity and economies of scale to innovate and create high-quality places that put people at the heart of developing new settlements.

**Garden Community** – A community that is holistically and comprehensively developed with a distinct identity that responds directly to its context, and is of a sufficient scale to incorporate a range of homes, employment, green space and other uses to enable residents to meet the majority of their day to day needs, reducing the need for out commuting.

**Garden Communities Charter** – The key themes and placemaking principles that will inform the approach to the development of Garden Communities.

**Grade II\* and Grade II Listed Buildings** – Particularly important buildings of more than special interest and buildings that are of special interest warranting every effort to preserve them.

**Green Infrastructure** - A strategically planned and delivered network of high quality green spaces which may include parks and gardens, village greens, woodlands, cycling routes, allotments, churchyards and other environmental features.

**Green Network**- The linking together of natural, semi- natural and man-made open spaces to create an interconnected network that provides opportunities for physical activity, increases accessibility within settlements and to the surrounding countryside, whilst enhancing biodiversity and the quality of the external environment.

**Greenspaces** - an area of grass, trees, or other vegetation set apart for recreational or aesthetic purposes in an otherwise urban environment.

**Heritage Asset** - Heritage Assets include Listed Buildings, Scheduled Ancient Monuments and Historic Parks and Gardens.

**Heritage Impact Assessment**- The process of establishing the impact of a specific proposal on the significance of a place and identifying ways of mitigating any adverse impacts.

**Historic Parks and Gardens** - Sites included in the Register of Parks and Gardens of Special Historic Interest compiled and maintained by English Heritage, that make a significant contribution to the diversity of the local and/or national landscape and/or which are of particular historical importance.

**Housing Density** - The number of dwellings proposed to be accommodated on a set unit of land. Urban areas tend to have higher densities than rural areas.

**Important Hedgerow** - A hedgerow meeting the criteria set out in the Hedgerow Regulations 1997.

**Independent Living Schemes** - a living arrangement that maximizes the independence of vulnerable people.

**Informal Recreation** - Recreational activities which do not make use of or require dedicated or purpose-built facilities, either in public or private ownership. Informal recreation land would include trails and walks.

**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.

**Landscape Buffers** - the on-site use of landscaping elements, screening devices, open space, drainageways and landforms for reduction of the potentially adverse impacts of adjoining, dissimilar land uses.

**Local Centres** - typically contain a small supermarket, shops, sub-post office etc. Other facilities could include takeaways and launderettes and community uses.

**Local Delivery Vehicle (LDV)** – The body that could be responsible for delivering the new community. It will be locally accountable, with both public and private sector representation. The LDVs will be responsible for delivering development and infrastructure required for the new communities in accordance with the approved masterplan and also for meaningful participation of the existing and emerging communities in the process.

**Local Development Schemes (LDS)** - Public project plans that identify which local development documents will be produced, in what order and when.

**Local Infrastructure** – The infrastructure needed to-support large scale housing developments

**Local Plan** – The development plan for the future of the local area, drawn up by the local planning authority in consultation with the community.

**Mitigation** - Action taken to reduce the severity of adverse impacts. Mitigation can include minimising impacts by limiting the degree of magnitude of an action, or rectifying impacts by restoring, rehabilitating, or repairing the affected environment or reducing or eliminating impacts over time.

**'Mixed use' sites** - Land developed to consist of a combination and integration of uses including residential, employment and community.

**National Cycle Network** – A series of traffic-free paths and quiet, on-road cycling and walking routes, that connect to every major town and city.

**New Town Development Corporations (NTDCs)** - (originally established under the New Towns Act 1946, now the New Towns Act 1981) are answerable through the Secretary of State to Parliament. They give a project a 'blue chip covenant' to the private sector, in the sense that explicit Cabinet-level commitment is taken to mean that it will not be allowed to fail.

**NPPF - National Planning Policy Framework** - Government guidance on Planning Issues, Local Plans are expected to conform to the guidelines set down in it. Noise Preferential Routes (NPR's) - These direct aircraft where possible over less densely populated areas to reduce potential for disturbance by aircraft noise.

**North Essex Garden Communities (NEGC)** – a strategic partnership between Braintree District Council, Colchester Borough Council, Tendring Borough Council and Essex County Council to manage and co-ordinate the Councils' resources towards the delivery of Garden Communities.

**Permeable Surface** - Permeable surfaces consist of a variety of types of pavement, pavers and other devices that provide stormwater infiltration while serving as a structural surface.

**Placemaking** - Placemaking is a multi-faceted approach to the planning, design and management of public spaces. Placemaking capitalizes on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being.

**Public Rights of Way**- A category of right of way created under the Countryside and Rights of Way Act 2000. A restricted byway allows a right of way on foot, on horseback, or leading a horse, cycling and for any vehicles other than mechanically propelled vehicles.

**Rapid Transit** – An urban public transport system providing regular and fast services on protected routes.

**Settlement Boundary** - The designated boundary surrounding a built-up area within which there is a presumption in favour of development subject to the detailed policies in the plan.

**Small and Medium Enterprises (SMEs)** - made up of enterprises which employ fewer than 250 persons and which have an annual turnover not exceeding £40 million and/or an annual balance sheet total not exceeding £34 million.

**Smart Living** - Incorporating the best of technology to support sustainable living.

**Sociocultural**- Combining social and cultural factors.

**Starter Homes** – Help to meet the housing needs of young first-time buyers, many of whom increasingly cannot afford to buy their own home, by allowing Starter Homes to be offered to them at below their open market value.

**Stewardship** – The direct involvement of residents and businesses in the long-term management of their communities.

**Supplementary Planning Documents (SPD)** - These documents are supplementary to the Development Plan and are used to provide additional detail as deemed necessary. Surface Runoff – water, from rain, snowmelt, or other sources, that flows over the land surface, and is a major component of the water cycle.

**Sustainability Appraisal (SA)**- Assessment required by European and national law into how the plan will impact on the District's environment in the long term and contribute towards sustainable development.

**Strategic Environmental Assessment (SEA)** – Assessment required by European and national law to ensure environmental consequences of Plans are identified and assessed during their preparation and before their adoption.

**Sustainable Transport** – A focus on walking, cycling and public transit systems.

**Sustainable Development** - Development that is in accord with economic, social and environmental objectives. Development that meets today's needs without comprising the ability of future generations to meet their own needs.

**Sustainable Urban 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.

**Swale** - A swale is a low tract of land, especially one that is moist or marshy. The term can refer to a natural landscape feature or a human-created one.

**Town and Country Planning Association (TCPA)** – An independent charity that works to improve planning practice in the UK by making planning more responsive to people's needs and to promote sustainable development.

**Transport Hub** – A place where passengers exchange between vehicles or between transport modes, such as train stations, bus stops, airports and ferry slips.

**Water Course** - A brook, stream, or artificially constructed water channel.

**Water Framework Directive** - The Water Framework Directive is a European Union directive which commits European Union member states to achieve good qualitative and quantitative status of all water bodies.



# APPENDICES

# APPENDIX A

## **New Garden Communities in North Essex**

*"The following three new garden communities are proposed in North Essex.*

*Tendring/Colchester Borders, a new garden community will deliver 2,500 homes within the Plan period (as part of an overall total of between 7,000-9,000 homes to be delivered beyond 2033)*

*Colchester/Braintree Borders, a new garden community will deliver 2,500 within the Plan period (as part of an overall total of between 15,000 – 24,000 homes to be delivered beyond 2033)*

*West of Braintree in Braintree DC, a new garden community will deliver 2,500 homes within the Plan period (as part of an overall total of between 7,000- 10,000 homes to be delivered beyond 2033)*

*Each of these will be an holistically and comprehensively planned new community with a distinct identity that responds directly to its context and is of sufficient scale to incorporate a range of homes, employment, education & community facilities, green space and other uses to enable residents to meet the majority of their day-to-day needs, reducing the need for outward commuting. Delivery of each new community will be phased and underpinned by a comprehensive package of infrastructure.*

*The Councils will need to be confident, before any consent is granted, that the following requirements have been secured either in the form of appropriate public ownership, planning agreements and obligations and, if necessary a local infrastructure tariff.*

*The design, development and phased delivery of each new garden community will conform with the following principles:*

*(i) Community and stakeholder empowerment in the design and delivery of each garden community from the outset and a long-term community engagement and activation strategy.*

*(ii) The public sector working pro-actively and collaboratively with the private sector to design, and bring forward these garden communities, deploying new models of delivery, sharing risk*

*and reward and ensuring that the cost of achieving the following is borne by landowners and those promoting the developments: (a) securing a high-quality of place-making, (b) ensuring the timely delivery of both on-site and off-site infrastructure required to address the impact of these new communities, and (c) providing and funding a mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets. Given the scale of and time period for development of these new garden communities, the appropriate model of delivery will secure a comprehensive approach to the delivery of each new community in order to achieve the outcomes outlined above, avoid a piecemeal approach to development, provide the funding and phasing of both development and infrastructure, and be sustainable and accountable in the long term.*

*(iii) Promotion and execution of the highest quality of planning, design and management of the built and public realm so that the Garden Communities are characterised as distinctive places that capitalise on local assets and establish environments that promote health, happiness and well-being. This will involve developing a cascade of design guidance including concept frameworks, detailed masterplans and design codes and other guidance in place to inform and guide development proposals and planning applications. Planning applications and any local development orders or other consenting mechanisms for the garden communities will be expected to be consistent with approved design guidance.*

*(iv) Sequencing of development and infrastructure provision (both on-site and off-site) to ensure that the latter is provided ahead of or in tandem with the development it supports to address the impacts of the new garden communities, meet the needs of residents and establish sustainable travel patterns.*

*(v) Development that provides for a truly balanced and inclusive community and meets the housing needs of local people including a mix of dwelling sizes, tenures and types including provision for self- and custom-built homes and provision for the aging population; to meet the requirements of those most in need including 30% affordable housing in each garden community.*

*(vi) Provide and promote opportunities for employment within each new community and within sustainable commuting distance of it.*

*(vii) Plan the new communities around a step change in integrated and sustainable transport systems for the North Essex area that put walking, cycling and rapid public transit networks and connections at the heart of growth in the area, encouraging and incentivising more sustainable active travel patterns.*

*(viii) Structure the new communities to create sociable, vibrant and walkable neighbourhoods with equality of access for all to a range of community services and facilities including health, education, retail, culture, community meeting spaces, multi-functional open space, sports and leisure facilities.*

*(ix) Develop specific garden community parking approaches and standards that help promote the use of sustainable transport and make efficient use of land.*

*(x) Create distinctive environments which relate to 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 new country parks at each garden community, provide a high degree of connectivity to existing corridors and networks and enhance biodiversity.*

*(xi) Secure a smart and sustainable approach that fosters climate resilience and a 21st century environment in the design and construction of each garden community to secure net gains in local biodiversity, highest standards of energy efficiency and innovation in 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 and mineral management.*

*(xii) Ensure that the costs and benefits of developing a garden community are shared by all landowners, with appropriate measures being put in place to equalise the costs and land contributions.*

*(xiii) Consideration of potential on-site mineral resources through a Minerals Resource Assessment as required by the Minerals Planning Authority.*

(xiv) Establishment at an early stage in the development of the garden communities, 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 developments and include community representation to ensure residents have a stake in the long term development, stewardship and management of their community.

These principles are elaborated upon in the North Essex Garden Community Charter.

Development Plan Documents will be developed for each of the garden communities to set out the principles of their design, development and phasing as well as a mechanism to appropriately distribute housing completions to the three Councils and this will be agreed through a Memorandum of Understanding”.

## **Draft Local Plan Policy SP8 - Tendring/ Colchester Borders Garden Community**

“The adopted policies map identifies the broad location for the development of a new garden community of which the details and final number of homes will be set out in a Strategic Growth Development Plan Document to be prepared jointly between Colchester BC and Tendring DC and which will incorporate around 2,500 dwellings within the Plan period (as part of an overall total of between 7,000-9,000 homes) and provision for Gypsy and Travellers.

The Strategic Growth DPD will set out the nature, form and boundary of the new community. The document will be produced in consultation with stakeholders and will include a concept plan showing the disposition and quantity of future land-uses, and give a three dimensional indication of the urban design and landscape parameters which will be incorporated into any future planning applications; together with a phasing and implementation strategy which sets out how the rate of development will be linked to the provision of the necessary social, physical and environmental infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has been secured. The DPD will provide the framework for the subsequent development of more detailed masterplans and other design and planning guidance for the Tendring / Colchester Borders Garden Community.

The DPD and any planning application will address the following principles and requirements in the design, development and delivery of the new garden community:

### **A Place-making and design quality**

1. The development of a new garden community to high standards of design and layout drawing on its context and the considerable assets within its boundaries such as woodland, streams and changes in topography, as well as the opportunities afforded by the proximity of the University of Essex campus to create a new garden community that is innovative, contemporary and technologically enabled, set within a strong green framework with new neighbourhood centres at its heart. It will be designed and developed to have its own identity and be as self-sustaining as

possible recognising its location close to the edge of Colchester. It will secure appropriate integration with Colchester and the nearby University of Essex campus by the provision of suitable walking and cycling links and rapid public transport systems and connections to enable residents of the new community to have convenient access to town centre services and facilities in Colchester as well as Elmstead Market. Clear separation will be maintained between the new garden community and the nearby villages of Elmstead Market and Wivenhoe. Safeguarding the important green edge to Colchester will be essential with a new country park provided along the Salary Brook corridor and incorporating Churn Wood.

2. Detailed masterplans and design guidance will be put in place to inform and guide development proposals and planning applications. Planning applications for this garden community will be expected to be consistent with approved DPDs and subsequent masterplans and design and planning guidance.

### **B. Housing**

3. A mix of housing types and tenures including self- and custom-build and starter homes will be provided on the site, including a minimum of 30% affordable housing. The affordable housing will be phased through the development;

4. New residential development will seek to achieve appropriate densities which reflect both context, place-making aspirations and opportunities for increased levels of development around neighbourhood centres and transport hubs.

### **C. Employment and Jobs**

5. Provision for a wide range of job, skills and training opportunities will be created in the garden community. This may include B1 and/or non B class employment generating uses towards the south of the site in proximity to the existing University of Essex and Knowledge Gateway and provision for B1, B2 and B8 businesses to the north of the site close to the A120;

6. High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home.



The Draft Policy for the creation of new Garden Community at the Tendring Colchester Borders (Draft Local Plan Policy SP8) contains a significant number of criteria by which development proposals can be assessed.

The principles that were set in the Garden Communities Charter address these criteria, some are relevant to more than one criterion. The connections between policy criteria and the Charter Principles are shown.

<b>Draft Policy SP8 Criteria</b>	<b>Charter Principle</b>
<i>A1 - High standard of design and layout</i>	Principle 1 - Green Infrastructure Principle 4 - Living Environment Principle 6 - Good Design
<i>A2 - Detailed master plan and design guidance</i>	Principle 1 - Green Infrastructure Principle 6 - Good Design
<i>B3 - Housing mix and tenure B4 - Housing density</i>	Principle 4 - Living Environment
<i>B4 - Residential development at appropriate densities</i>	Principle 4 - Living Environment Principle 6 - Good Design
<i>C5 - B1 and non-B class uses near University close to A120</i>	Principle 3 - Employment Opportunity
<i>C6 - Provision of high speed broadband</i>	Principle 5 - Smart and Sustainable Living
<i>D7 - Smarter transport choices - footpaths, cycleways, rapid transit system, minimum impact on the strategic road system</i>	Principle 2 - Integrated and Sustainable Transport
<i>D8 - Foot and cycle ways</i>	Principle 2 - Integrated and Sustainable Transport
<i>D9 - main vehicular access from A120 and A133</i>	Principle 2 - Integrated and Sustainable Transport
<i>D10 - Improvements to local road infrastructure</i>	Principle 2 - Integrated and Sustainable Transport
<i>D11 - Other transport infrastructure necessary</i>	Principle 2 - Integrated and Sustainable Transport
<i>E12 - District/Neighbourhood centres</i>	Principle 4 - Living Environment
<i>E13 - Primary Healthcare facilities</i>	Principle 4 - Living Environment
<i>E14 - Schools</i>	Principle 4 - Living Environment
<i>E15 - A network of green infrastructure</i>	Principle 1 - Green Infrastructure
<i>E16 - Indoor leisure</i>	Principle 4 - Living Environment
<i>E17 - Improvements to waste water treatment</i>	Principle 5 - Smart and Sustainable Living
<i>F18 - Surface water drainage</i>	Principle 1 - Green Infrastructure
<i>F19 - Landscape Buffers</i>	Principle 1 - Green Infrastructure
<i>F20 - protection of heritage and biodiversity</i>	Principle 1 - Green Infrastructure
<i>F21 - Buffers to major roads and railways</i>	Principle 1 - Green Infrastructure
<i>F22 - Design and infrastructure with the highest standards of innovation in technology.</i>	Principle 5 - Smart and Sustainable Living
<i>F23 - Development of a new community including community workers</i>	Principle 7 - Community Engagement
<i>F24 - Appropriate long-term governance and stewardship</i>	Principle 8 - Active Local Stewardship Principle 9 - Strong Corporate and Political Leadership

# APPENDIX B

## Evidence Documents

### ***Concept Framework Plan for Tendring Colchester Borders Garden Community (2017) DLA***

David Lock Associates (DLA) was commissioned to prepare a Concept Framework Plan to explore the development potential of land at TCBGC through the preparation of conceptual spatial development options. The DLA-led consultant team has engaged with the option-holder for the land and wider stakeholders at a series of meetings and workshops that informed production of a Concept Framework for the site. This work is used to “test” development options through this Issues and Options Stage (see section 5), informing the preparation of the Plan Document for TCBGC alongside other evidence and constraints information.

### ***Garden Communities Concept Feasibility Study (June 2016) by AECOM***

In preliminary work, the North Essex Authorities identified four broad search areas for new Garden Communities and commissioned AECOM to undertake a ‘Garden Communities Concept Feasibility Study’ (June 2016) to explore the potential of these four locations to support a new garden community.

This Concept Feasibility Study work informed the Councils’ selection of the TCBGC as one of three sites for Garden Communities to be taken forward through consultation on the Preferred Options Local Plans (2016).

### ***North Essex Garden Communities Employment & Demographic Studies (2017) SQW and Cambridge Econometrics.***

SQW and Cambridge Econometrics were jointly commissioned to determine the likely demographic profile of each Garden Community to inform planning for future service provision, and to develop scenarios for future employment growth and job creation targets.

### ***North Essex Local Plans (Strategic) Section 1 Viability Assessment (2017) Hyas Associates Limited***

Hyas was commissioned to test the viability of policies set out in the joint Strategic Section 1 of the Local Plans, focusing on the viability of the three proposed new Garden Communities. The report acknowledges that the Garden Communities are at an early stage in their evolution and, as such, it presents a high-level, strategic assessment. Costs and values are likely to change over time so the viability of the sites will need to be actively monitored in parallel with the evolution of development and design proposals.

### ***NEGC Movement and Access Study (2017) Jacobs and Ringway Jacobs***

Jacobs and Ringway Jacobs prepared a report which explored opportunities for the Garden Communities to internalise their journeys as well as opportunities to maximise their integration and connectivity with the rest of North Essex via high quality public transport. The report includes a review of the existing transport network as well as emerging issues as reported in the current Local Plan work. It also provides some initial high-level findings and recommendations, based on previous work carried out by AECOM and DLA, that can help shape more detailed transport strategies and infrastructure requirements for each of the Garden Communities.



