



*Tendring*  
District Council



# Publication Draft Colchester and Tendring Local Plans: Statement of Common Ground with University of Essex

DECEMBER 2017

# **Colchester Borough Council and Tendring District Council Section 1 Local Plan**

## **Statement of Common Ground**

### **Between University of Essex, Colchester Borough Council and Tendring District Council**

1. This Statement of Common Ground has been prepared to identify the areas of agreement between the University of Essex (UE) and Colchester Borough Council and Tendring District Council as the Local Planning Authorities (LPAs) on matters relating to the LPAs Local Plans (including both Sections 1 and 2) and the representations submitted by the University of Essex concerning those documents.

This Statement includes a table, which sets out the LPAs agreed response with the University of Essex to the Local Plan and lists the areas of the Local Plan that the University of Essex supports.

#### **2. General Matters**

The LPAs have worked with the University of Essex on a range of planning and development issues and agreed a Memorandum of Understanding (MOU) which also included Essex County Council as a signatory, in April 2014. The MOU set out a framework for collaboration between the university and the local authorities on projects which would further economic interests and prosperity in North Essex. As a recognised stakeholder, the University of Essex has been formally consulted at every stage of consultation.

The University of Essex submitted representations to the Councils' on-line consultation portals for the Local Plan during the Publication Draft Local Plan consultation period ending 11 August 2017.

As shown below in the table, the University of Essex broadly supports Section 1 of the Local Plan, subject to the addition of wording specifically referring to the provision of an A120/A133 link road as part of the Tendring Colchester Borders Garden Community. This change is supported by the Local Authorities. Additionally, it is agreed by the parties that the University's objection to lack of clear support for an allocation for University expansion could best be dealt with through a modification to Section 1 noting support for additional University land allocation within the Tendring Colchester Borders Garden Community.

This Statement addresses all of the issues raised by the University of Essex in the representations listed in the table. There are no unresolved issues.

**COLCHESTER BOROUGH COUNCIL AND TENDRING DISTRICT COUNCIL UNIVERSITY OF ESSEX  
AGREED AMENDMENTS TO LOCAL PLAN SECTION ONE**

<b>CBC Rep number</b>	<b>Local Plan Section or policy</b>	<b>Summary of University OF Essex Representation</b>	<b>LPAs agreed response with University of Essex</b>
6156	Introduction	The University of Essex welcomes the collaborative approach being taken by Colchester, Tendring and Braintree Councils towards the delivery of major infrastructure, housing and employment allocations across the North Essex area.	No change to plan required.
6157	Vision	The University supports the Strategic Objectives and, in particular, the acknowledgement (para 1.31) that there is a current deficit in transport infrastructure and that further investment, and provision, is needed to support new development with proposals being delivered in a phased and timely manner.	No change to plan required.
6158	SP1	The University of Essex fully supports the policy and the Borough Council's commitment to achieving sustainable development and to working with applicants and developers in order to 'find solutions' so that, wherever possible, development proposals, which improve economic, social and environmental conditions in the area, can proceed.	No change to plan required.

6159	SP2	The University of Essex supports the overarching spatial strategy as set out in this Section and in Policy SP2.	No change to plan required.
6160	SP3	Whilst it is for the Borough Council to determine the numbers of houses to be provided in the district in the period up to 2033, the University supports the commitment to meeting, in full, objectively assessed need.	No change to plan required.
	SP4	The University considers that it is for the Borough to determine the exact level of new land, and jobs, needed to achieve these objectives, but it does note, welcomes, and supports, the acknowledgement (para 5.10) that the Tendring Colchester Borders Garden Community, has significant potential to deliver both residential and employment opportunities. The University looks forward to working with Colchester and Tendring Councils to help realise the potential of this strategic commitment, particularly in terms of the opportunities that it opens up for new technology based businesses associated with the University itself.	No change to plan required.
6162	SP5	<p>The University, particularly, supports the planned improvements for the A12 and A120, which are required both to relieve existing traffic congestion and deliver the housing and employment growth objectives of Colchester, Tending and Braintree Councils.</p> <p>Most importantly, the University considers that any proposal for major new development on the east side of Colchester must include a new direct road link (preferably of dual carriageway standard)</p>	Mention of 'strategic highway connections' in 6 bullet point under Transport could be strengthened by prefacing it with 'new to indicate that additional links between roads, i.e. A120 and A133, will need to be provided.

		between the A120 and A133. Without major new infrastructure provision, including highway links, any significant development on this side of the town will exacerbate existing traffic congestion	
6163	SP7	The University supports the 'principles' set out in Policy SP7 and, in particular, the need to ensure that development and infrastructure is 'sequenced', with the latter being provided ahead of, or in tandem with, new development.	No change to plan required.
6164	SP8	<p>The University of Essex notes, and welcomes, the policy and supports the need to integrate the new Garden Community with its own activities and development proposals for the Campus and the Knowledge Gateway.</p> <p>The University is, however, disappointed that there is no explicit acknowledgement of the need to provide a good quality, preferably dual carriageway, link, from the A120 to the A133, as an early part of the development.</p>	<p>Add to end of 09 Transportation -</p> <p>Primary vehicular access to the site will be provided off the A120 and A133. <i>Further road improvements will be implemented in accordance with adopted masterplanning work to appropriately address both local needs and ensure the need for a direct link between the A120 and A133 is provided as an early phase of the development</i></p> <p>Strengthen commitment to University growth by addition of further requirement in bullet point F.</p> <p>Other Requirements-</p> <p><i>25. Allocation of additional land within the Garden Community to accommodate University expansion which is at least equivalent in size to the allocation in the Colchester Local Development Framework Site Allocations document October 2010.</i></p>

## COLCHESTER BOROUGH COUNCIL AND UNIVERSITY OF ESSEX AGREED AMENDMENTS TO LOCAL PLAN SECTION TWO

CBC Rep number	Local Plan Section or	Summary of University OF Essex Representation	LPAs agreed response with University of Essex
6165	Vision	<p>The University of Essex supports the Borough Council's vision for Colchester and the wider borough and welcomes the support offered, in the Vision, for its own strategic growth objectives.</p> <p>The University also offers its commitment, to the Borough Council, to work with both it, and Tendring Council, to continue to develop, and create, strong links between its activities and the Town Centre and, also, the new Tendring Colchester Borders Garden Community.</p>	No change to plan required.
6166	SGI	The University of Essex supports the spatial strategy as set out in Policy SGI and paragraphs 12.1 to 12.14, including the identification of the Essex Knowledge Gateway and University Strategic Economic Area and the Hythe Special Policy Area.	No change to plan required. Boundaries of University Campus and Knowledge Gateway to be redrawn on Proposal Map. Campus to include The Meadows and The Copse developments. Knowledge Gateway to include all land which has been raised out of the floodplain under planning permission 05/2046.
6167	SG3	Whilst it is for the Borough Council to determine the exact level of new employment land that needs to be identified, in order to meet the economic requirements of the Borough throughout the Local Plan period, the University supports the general thrust of the policy and the identification of both the Knowledge Gateway / University	No change to plan required.

		Strategic Economic Area, and the Tendring Colchester Borders Garden Community, as strategic employment locations.	
6168	SG8	<p>The University supports the preparation of Neighbourhood Plans and has commented on the draft document prepared by Wivenhoe Town Council. The University is of the view that all Neighbourhood Plans should be carefully coordinated with the emerging Local Plan and is concerned that the draft Wivenhoe Neighbourhood Plan identifies a location for the medium to long term expansion of the University Campus, but that the Colchester Publication Draft Plan is silent on the matter. The University considers that this matter needs to be resolved before the two plans are formally adopted.</p>	<p>It is agreed that the Neighbourhood Plan needs to align with the Local Plan. The Council considers that University expansion needs would best be met on land laying in Tendring District which is outside the Neighbourhood Plan Area. Further wording to strengthen the principle of support for expansion land is suggested for Section 1, F.25 as noted in the response to 6164 Policy SP8 above. A site for expansion crossing the Colchester / Tendring boundary is shown on the emerging DPD for the Tendring Colchester Borders Garden Community and will be finalised through further work on that DPD. Land is also shown within the emerging DPD for the expansion of the Knowledge Gateway to the north of the A133 in accordance with the Neighbourhood Plan</p>
6169	ENV2	<p>The University of Essex supports the objectives underlying Policy ENV2, but objects to the extension of the Coastal Protection Belt, to include land on the east side of the river; which is allocated, in the current Local Plan, for an extension of the University Campus. This land is needed in order to meet the medium and long term strategic growth needs of the University and thus deliver the related economic and education objectives of the Publication Draft Local Plan.</p>	<p>The extension of the Coastal Protection Belt is considered to be justified by the detailed assessment work supporting the designation, Land crossing the Colchester / Tendring boundary is considered to provide an alternative to meet University expansion needs. It is shown on the emerging DPD for the Tendring Colchester Borders Garden Community and will be finalised through further work on that DPD.</p>

6170	ENV3	<p>The University offers its guarded support to the proposals to establish a 'green' Colchester Orbital, around urban Colchester. With the Campus being located on the edge of the town, the University seeks an early conversation with the Borough Council about this policy and how it could impact upon the Campus and its future development proposals.</p>	<p>Colchester Borough Council agrees that early conversations on the Green Orbital are essential to ensure that the route maximises its potential connectivity, healthy lifestyle, biodiversity and landscape benefits and is compatible with future University development proposals. The proposed route of the Orbital is shown in the map at the end of the Local Plan on page 249. The proposed route includes a number of existing rights of way which are intended to be supplemented over time with further connections to complete the orbital. This will be achieved by the Local Planning Authority seeking contributions or requiring work to be undertaken as part of new development where appropriate and as negotiated with landowners.</p>
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	EC1	<p>The University supports the thrust of policy EC1 and the supporting text but it has a number of concerns which mean that, at this stage it has to make an objection.</p> <p>The University's concerns principally relate to the deletion of the existing land identified for campus expansion; the lack of information about the Orbital route; and the wording of the paragraphs requiring possible contributions to offsite infrastructure.</p>	<p>The Local Authorities consider that the concerns identified can be addressed as follows:</p> <ol style="list-style-type: none"> <li>1) Land crossing the Colchester / Tendring boundary is considered to provide an alternative to meet University expansion needs. It is shown on the emerging DPD for the Tendring Colchester Borders Garden Community and will be finalised through further work on that DPD.</li> <li>2) As noted in the response to ENV3 above, it is agreed that the general principle of a Green Orbital will require further detailed work with landowners to agree new routes to join up and supplement the existing network of rights of way.</li> <li>3) The Local Authorities would agree that the wording on infrastructure could be clarified to highlight that infrastructure funding requests must be directly related to the development:  <i>Development will be expected to contribute to the cost of <b>direct</b> infrastructure improvements as required....</i>  While it is not possible to provide specific costs on infrastructure at this stage, it is considered that adequate safeguards for the applicant are provided in noting that the request must be 'supported by up to date evidence in the Infrastructure Delivery Plan (IDP) or subsequent evidence which will be secured to an appropriate level by way of legal agreement or through CIL as required.'</li> </ol>
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6172	EC2	The University welcomes, and supports, the Council's proposals to regenerate this part of the town, and in particular, the identification of the East Transit Corridor, and the improvement of links between the town centre, East Colchester, the University and the Tendring Colchester Cross Borders Community / University Garden Community. The University also considers that improved links are required from East Colchester to the A12 / A120 and North Station.	No change to plan required.
6173	EC4	The University of Essex acknowledges that existing transport infrastructure on the east side of Colchester needs to be improved and it particularly welcomes the commitment (para 14.93) to the early provision of a link between the A120 and A133.	No change to plan required.
		The University seeks clarification that, although it opens up a number of its facilities for community use, its assets will not be the subject of Policy DM2. If this is not the case (i.e. if its facilities would be subject to Policy DM2), then this would act as a disincentive to allowing continued community use.	The Council agrees that community use of university facilities is largely ancillary to their primary use as university facilities and would exempt them from the provisions of DM2. Open space within the university would however, be subject to the provisions of Polic DM17 which contains criteria governing proposals involving the loss of public or private open space.
6175	DM3	The University welcomes and supports the presumption, as set out in this Policy, in favour of the development of new, and the expansion of existing education provision.	No change to plan required.

6176	DM4	The University looks forward to discussing with the Borough Council, how the existing Campus sports facilities can continue to be improved, both for the benefit of the student and staff cohorts and the local community. The University is shortly to complete a new sports hall but, further provision is limited by the availability of land within the Campus. If the University is to provide additional facilities, both for use of its own students and staff cohorts, and the local community, the Borough Council will need to identify future expansion land for the Campus.	All parties agree the importance of continuing partnership working to deliver improved additional sports facilities. The addition of wording in Section 1 Policy SP8 F25 to allow for expansion land would provide scope for the provision of further University sports facilities within the Garden Community.
6179	DM23	The University of Essex seeks clarification as to why land on the western side of the Knowledge Gateway has been included within Flood Zone 3. This land has, in accordance with a planning permission granted by the Borough Council, been raised out of the flood plain and is not, therefore, at risk of flooding. It includes Meadows 1, which has been completed within the last 5 years and which houses 550 plus students.	All Flood Zone GIS information shown on the Local Plan Proposals Map is provided by the Environment Agency. The GIS layers used are the most up to date available. These would not automatically show changes to land levels arising from individual planning applications, but the University of Essex can liaise further with the Environment Agency regarding having the flood layer altered and included in future planning documents.
	Policies Map	Changes should be made to Colchester Policies map for consistency purposes.	The Local Authorities agree to amend their Policies Maps to correctly illustrate the extent of the Knowledge Gateway and University to align with planning permissions and the emerging Tendring Colchester Borders Garden Community DPD

TDC Rep number	Local Plan Section or Policy	Summary of University OF Essex Representation	LPAs agreed response with University of Essex
LPPD51 and 55	PP12	<p>LPPD 51 -Whilst it is for Tendring District Council to determine the quantum of land required to meet housing and employment needs, the University supports the general strategy as set out in the Vision Statement. Although the University lies outside of Tendring's boundaries, its importance to the District, in terms of both the contribution that it makes to achieving education standards and the contribution that it makes to the local economy, is recognised. The University is pleased that its growth proposals are acknowledged, and supported, but, considers that to be effective, justified and positively prepared, the district council may need to allocate land within its boundaries, onto which the University Campus can expand (during the Local Plan period). The University seeks further discussions with Colchester and Tendring in this respect. The University also generally supports the proposals for the Tendring Colchester Borders Garden Community and also looks forward to working with both authorities to see its realisation.</p> <p>LPPD55 The University of Essex welcomes the support of the District Council (para 6.8.4) for its strategic growth proposals, which would see it expand to 20,000 students by 2025 and 25,000 by the end of Local Plan period, however in order for the plan to be effective, justified and positively prepared it may be necessary for the district council to allocate land onto which the campus can expand within the Local Plan Period. As is set out in Policy PP12, the</p>	<p>Add highlighted text to policy:</p> <p><i>To improve education and employment prospects for Tendring District's residents, the Council will work with its partners including The University of Essex, Colchester Institute, local schools and academies, and Essex County Council as the education authority and other educational establishments, to deliver new and improved facilities for early years, primary, secondary, further and higher education. The Council will support proposals that will result in new, expanded or improved education facilities and facilities for vocational training, particularly in the growing care and assisted living and renewable energy sectors.</i></p> <p><b><i>This will include expansion of the University as part of the garden community development</i></b></p>

		University confirms its commitment to working with the District Council to enhance, and improve, local education and employment prospects.	
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Signed:

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For and on Behalf of The University of Essex