



Tendring
District Council



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

Updated November 2019

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 Section 1 Local Plan and the representations submitted by the University of Essex concerning that document.

This Statement includes a table, which sets out the LPAs agreed response with the University of Essex to Section 1 of the Local Plan and lists the areas of the Local Plan that the University of Essex supports. *The table has been updated to include the latest responses following publication of the LPAs' 2019 Proposed Amendments to Section 1 of the Local Plan*

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 between the University of Essex, Colchester Borough Council, Tendring District Council and Essex County Council 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 of 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 Council's on-line consultation portal for Section 1 of the Local Plan during the Publication Draft Local Plan consultation period ending 11 August 2017. *It also responded to the consultation on Additional Evidence Base, Sustainability Appraisal work and Proposed Amendments ending 30 September 2019.*

As shown below in the table, the University of Essex broadly supports Section 1 of the Local Plan:

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

CBC Rep number	Local Plan Section or Policy	Summary of University of Essex Representation	LPAs agreed response with University of Essex	December 2019 update
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.	NA
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.	NA
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,	No change to plan required.	NA

		development proposals, which improve economic, social and environmental conditions in the area, can proceed.		
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.	NA
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.	NA
6161	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, welcome, and support, 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.	NA

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, Tendring 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) 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.</p>	<p>Mention of 'strategic highway connections' in 6th bullet point under Transport could be strengthened by prefacing it with 'new' to indicate that additional links between roads, ie A120 and A133, will need to be provided.</p>	<p>Proposed amendment made by the LPAs and supported by the University include new section A on Garden Communities which provides that 'Infrastructure provision will be secured in a timely manner and programmed to keep pace with growth of new communities. Funding and route commitments for the following strategic transport infrastructure projects will need to be secured in advance of the start of the Garden Communities as follows: Tendring/Colchester Borders -A120-A133 Link Road The University support the proposed amendment and confirm that this addresses their earlier comment.</p>
6163	SP7	<p>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</p>	<p>No change to plan required.</p>	<p>NA</p>

6164	SP8	<p>with, new development</p> <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 D.9 Transportation – 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 movements between the A120 and A133.</i></p> <p>Strengthen commitment to University growth by addition of further requirement in bullet point F, Other Requirements</p> <p><i>Add new section F.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>	<p>The first proposed amendment has been made by the LPAs and is supported by the University. The University noted, however, in its response to the consultation on Proposed Amendments that the second proposed amendment on University expansion land requirements failed to be carried forward in the Proposed Amendments. The latter point will be remedied by inclusion of the proposed wording in SP8 F.25</p> <p>This will be submitted by the LPAs to the Section 1 Local Plan examination January hearings under Matter 9.</p>
------	-----	--	--	---

Signed:

Ian Vipond
For
Colchester Borough Council

Cath Bicknell
for
Tendring District Council

Nick Davey, JTS Partnership
for
University of Essex