

Tendring
District Council



Local Plan
COLCHESTER BOROUGH



Publication Draft Braintree, Colchester and Tendring Local Plans: Section One Shared Strategic Plan

Statement of Common Ground with Mersea Homes

ADDENDUM DECEMBER 2019

Braintree District Council, Colchester Borough Council and Tendring District Council Section 1 Shared Strategic Plan

Statement of Common Ground

Between Mersea Homes and Colchester Borough Council and Tendring District Council

1. This Statement of Common Ground has been prepared to identify the areas of agreement between Mersea Homes who are the promoters of the Tendring Colchester Borders Garden Community (TCBGC) Colchester Borough Council and Tendring District Council as the Local Planning Authorities (LPAs) on matters relating to the LPAs Section 1 Shared Strategic Plan and the representations submitted by Mersea Homes concerning that document.

This Statement addresses the issues raised by Mersea Homes in the representations submitted to the Section 1 Shared Strategic Plan during the Technical Consultation held in August/September 2019 in part (h) below and other matters agreed by the parties.

2. Matters Agreed

There is agreement between the promoter of the TCBGC and the LPA's in respect of the following matters which relate solely to matters and issues to be discussed in Hearing Sessions between 14th and 30th January 2020:

- (a) Matter 1 - Habitat Regulations – the parties agree that the methodology adopted is correct and that appropriate mitigation can be implemented so the TCBGC would not adversely effect the integrity of any European site.
- (b) Matter 3 - Housing Need - Support has previously been extended for the overall objectively assessed housing need figure for Colchester Borough (920 homes per annum, and a total minimum housing supply of 18,400 in the plan period 2013 - 2033) in Policy SP3. It is now agreed that the updated population and household projections do not represent a meaningful change since the Plan is being examined under the 2012 NPPF.
- (c) Matter 4 - Build Out Rates;
 - i. The parties agree that the first completions could be delivered at the TCBGC within 4 to 5 years from adoption of the Section 1 Plan.
 - ii. The parties agree an indicative timescale leading to completions is achievable as follows;
 - Adoption of section 1 – 2020
 - Adoption of TCBGC DPD - 2021
 - Necessary approvals and permissions - 2023

- Start on site 2023
 - First completions 2024/2025
- iii. The parties agree that 4 to 5 outlets would be required to deliver 250 dpa and 5 to 6 outlets to deliver 300 units. Mersea Homes are currently building in Colchester (Chesterwell – Northern Growth Area Urban Extension) alongside 4 other outlets (Countryside, Taylor Wimpey, Bloor and Bellway) which demonstrates that at least 5 outlets can successfully operate on schemes totalling 2350 units. The larger Garden Communities could therefore be expected to support at least 5 – 6 outlets at any one time and a delivery rate of at least 250 – 300 dpa, especially as the affordable housing percentage will be higher (30% vs 15%) when compared to that currently being delivered which ensures increased sales velocity.
- (d) Matter 6 – Transport and Infrastructure;
- i. The parties agree that funding has been announced for the HIF bid relating to the rapid transit system and link road between the A120 and A133 (£99.9m) and that the scheme will be delivered by 2024.
- (e) Matter 7 – Viability;
- i. The parties agree that a Garden Community at Tendring Colchester Borders can be a viable scheme as demonstrated by the interest shown by major investors.
 - ii. The parties agree that the Council's approach to viability is consistent with national policy and practice.
 - iii. The parties agree that the necessary infrastructure can be provided by the TCBGC scheme.
 - iv. The parties agree that it is reasonable to assume a level of grant funding towards key infrastructure will be available to accelerate delivery.
- (f) Matter 8 – Sustainability Appraisal;
- i. The parties agree that the threshold of 2000 dwellings is appropriate
 - ii. The parties agree the methodology used to undertake the Sustainability Appraisal.
- (e) Matter 9 – Suggested Amendments – There are a number of suggested amendments that the parties agree. Where concerns are raised about the soundness of modifications the parties agree minor rewording could be agreed

