

10 June 2021

Report of	Assistant Director of Place and Client Services	Author	Shelley Blackaby ☎ 508635
Title	Tendring Colchester Borders Garden Community Development Plan Document Update		
Wards affected	All		

1. Executive Summary

- 1.1 This report is for Members' information and provides an update on the Tendring Colchester Borders Garden Community Development Plan Document.
- 1.2 The strategic Section 1 of the emerging Local Plan was adopted by Full Council on 1 February 2021. This includes policies and principles for the Tendring Colchester Borders Garden Community. Policy SP 8 says:

"A Development Plan Document (DPD) will be prepared for the garden community, containing policies setting out how the new community will be designed, developed and delivered in phases, in accordance with the principles in paragraphs i-xiv below. No planning consent for development forming part of the garden community will be granted until the DPD has been adopted."

- 1.3 A Garden Community Planner for Colchester Borough Council has been appointed. The Garden Community Planner will work with Colchester's Planning Policy Team and Officers from Tendring District Council and Essex County Council on the Development Plan Document for the Tendring Colchester Borders Garden Community.

2. Recommended Decision

- 2.1 No decision is required since the report is for information only.

3. Reason for Recommended Decision

- 3.1 The report provides an update on the ongoing project and no decision is required.

4. Alternative Options

- 4.1 The option of not updating Members was rejected given the importance of Members needing to understand the latest position on Local Plan issues.

5. Background Information

- 5.1 Section 1 of the Colchester Local Plan sets out the overarching strategy for future growth across Braintree, Colchester and Tendring, as well as including policies setting the overall housing and employment requirements for North Essex up to 2033. Section 1 includes policies and principles for the Tendring Colchester Borders Garden Community and states that no planning consent for development forming part of the garden community will be granted until the Development Plan Document has been adopted.
- 5.2 The Planning Policy Team are working with Officers from Tendring District Council and Essex County Council on a Development Plan Document (DPD) to guide development for the Tendring Colchester Borders (TCB) Garden Community. A Garden Community Planner, for Colchester Borough Council, has been appointed to work on the DPD and took up this post on 17 May.
- 5.3 The DPD will determine the boundary of the Garden Community and provide details further to the principles in Section 1 of the Local Plan. The DPD for the TCB Garden Community will be prepared jointly with Tendring and will become part of the Colchester Local Plan when adopted. It will go through the same formal consultation processes that Sections 1 and 2 of the Local Plan have done and must meet the same high standards of soundness. As set out in the Updated LDS, consultation on the Preferred Options is expected to take place in winter 2021/22, consultation on the submission DPD in autumn 2022, submission in winter 2022 followed by examination and adoption in summer/autumn 2023.
- 5.4 Prior + Partners have been appointed to prepare a masterplan for the TCB Garden Community. The masterplanning work will include an evaluation of the site context and review of the baseline, defining the vision and consideration of different options for the Garden Community, in conjunction with a programme of community and stakeholder engagement activity. The masterplanning work and associated community and stakeholder engagement activity will inform the DPD. Officers will ensure the DPD is supported by a comprehensive evidence base, including both existing work completed for Section 1 of the Local Plan and more detailed new work. A Heritage Impact Assessment is nearing completion, and Economic Study and Sustainability Appraisal work is being tendered.
- 5.5 Members were advised in February 2021 that as the Council's first step in the DPD process, a Consultation and Engagement Strategy (December 2020) was published and a dedicated website had been established to provide a central source of information on the Garden Community. [HOME - Tendring/Colchester Borders Garden Community \(tcbgardencommunity.co.uk\)](http://tcbgardencommunity.co.uk).
- 5.6 The Consultation and Engagement Strategy outlines the Councils' commitment to involve a wide range of people in the development of planning policies by engaging in a new way – a way that expands on formal consultation requirements and embraces modern, efficient and accessible activities. A community engagement website was launched in February 2021 to enable this activity. A Community Liaison Group has also been established, in which local individuals come together to discuss the Garden Community and contribute to emerging proposals. The intention had been to have a separate Youth Liaison Group, but the members of both groups expressed a preference to have a single combined group, with five seats available exclusively for young people. The group are currently agreeing their Terms of Reference and Code of Conduct.
- 5.7 The Council, along with Tendring and Essex Councils, applied to be a pilot in the Ministry of Housing, Communities and Local Government (MHCLG) National Model Design Code

(NMDC) programme. The purpose of the NMDC is to provide detailed guidance on production of local design codes and guides. On 20 May, MHCLG announced that Colchester, Tendring and Essex are one of the 14 pilots that have been chosen to work with MHCLG and receive funding of £50,000. The programme includes milestones, which reflect the milestones for the masterplanning process. Engagement is an important part of the NMDC.

- 5.8 Essex County Council has submitted and is considering a planning application for the link road, which will connect the A133 and A120. Members will recall that Essex County Council were awarded £99.9 million from MHCLG to deliver a link road to facilitate growth of the TCB Garden Community. The Council will submit a representation on the application to meet the 31 May deadline for responses. The successful Housing Infrastructure Fund bid also saw funding provided for the first elements of a new Rapid Transit System (RTS). This will include the development of a route running from the TCB Garden Community to the town centre and onwards to the existing Park and Ride. The proposed RTS and the A120/A133 link road are essential components of the up-front infrastructure required to support the delivery of the Garden Community. Further information about the link road application and RTS is available on [Essex County Council's website](#).

6. Equality, Diversity and Human Rights implications

- 6.1 An Equality Impact Assessment has been prepared for the Local Plan, and is available to view by clicking on this link:

<https://cbccrmdata.blob.core.windows.net/noteattachment/Equality%20Impact%20Assessment%20June%202017.pdf>

7. Strategic Plan References

- 7.1 All themes in the Strategic Plan are relevant, in particular: Delivering homes for people who need them. 'Create new communities and adopt a new Local Plan that delivers jobs, homes and the infrastructure to meet the borough's future needs' is a priority under this theme and the Garden Community DPD is referred to.

8. Consultation

- 8.1 Consultation on the Local Plan is governed by a comprehensive consultation programme as set out in the Council's Statement of Community Involvement (SCI) and reflecting national regulations. Consultation and engagement for the TCB Garden Community is included in the Consultation and Engagement Strategy (December 2020).

9. Publicity Considerations

- 9.1 The Council ensures a coordinated and proactive approach to press releases on Local Plan issues given their high level of importance for guiding the future of the Borough and consequential high level of press attention. The Programme Team for the TCB Garden Community includes a cross council project Communications Manager.

10. Financial implications

- 10.1 Staffing, consultation/engagement and evidence base consultant resources for Local Plan work are provided in the Council's budget. Costs for the preparation of the Tendring

Colchester Borders Development Plan Document are being shared with Tendring District Council.

11. Health, Wellbeing and Community Safety Implications

- 11.1 Local Plan policies provide a basis for future development that is intended to support the health, wellbeing and community safety of Borough residents.

12. Health and Safety Implications

- 12.1 No direct implications.

13. Risk Management Implications

- 13.1 Development of policies to guide future development in the Borough is intended to reduce the risk of inappropriate development. It will provide consistent advice to landowners, developers, officers, Councillors and members of the public.

14. Environmental and Sustainability Implications

- 14.1 The Council has declared a Climate Emergency and has committed to being carbon neutral by 2030. The purpose of the planning system is to contribute to the achievement of sustainable development as defined in the National Planning Policy Framework. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental objectives.
- 14.2 The Council's Climate Emergency Action Plan recognises that the Garden Community provides opportunities to become an exemplar of sustainable building and carbon neutrality.