

13 December 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 (DPD).
- 1.2 The establishment of a joint committee will be discussed at the Full Council meeting on 2 December.
- 1.3 All engagement tools closed in October and two engagement reports will be prepared summarising the feedback from all engagement activities.
- 1.4 The evidence base continues to be developed. LUC are working on the Sustainability Appraisal and a brief for an open space and sports study is out to tender.
- 1.5 Consultation on a Draft Plan is expected to commence early in 2022.
- 1.6 On 1 November, Essex County Council approved the planning application for the A120/A133 Link Road.

2. Recommended Decision

- 2.1 To note the contents of the report. 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 Members are aware that 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. The adopted Section 1 Local Plan states that no planning consent for development forming part of the garden community will be granted until the DPD has been adopted.
- 5.2 The last progress update was provided in September and this report provides an update on work underway since then.

Joint Committee

- 5.3 Because of the joint nature of Section 1 there is a case to be made for a Joint Committee for Colchester and Tendring, which includes members from Essex County Council, formalising the existing partnership working on the project. This format has been adopted elsewhere and links into decisions around infrastructure and possibly other County matters. The establishment of a joint committee will be discussed at the Full Council meeting on 2 December and a verbal update can be provided.

Engagement

- 5.4 Numerous engagement activities have taken place this year and in October all engagement tools closed to give time to review and summarise comments received. Two engagement reports will be prepared. One summarising the engagement workshops, street interviews and survey undertaken by the engagement consultants, and another summarising the engagement tools led by the Councils through the engagement website.
- 5.5 The engagement website includes information about the forthcoming Draft Plan consultation, including a short video to explain the planning process: [What is the 'Regulation 18' Consultation? | Creating a Place for Life \(tcbgardencommunity.co.uk\)](https://tcbgardencommunity.co.uk/What-is-the-Regulation-18-Consultation-creating-a-place-for-life).

Evidence base

- 5.6 The evidence base for the Plan continues to be developed. LUC is carrying out a Sustainability Appraisal of the Draft Plan, which will assess the environmental, economic and social impacts of the Draft Plan and reasonable alternatives. A brief for an Open Space, Sport and Recreation study is out to tender. This will cover the whole of Colchester borough and Tendring district and will include open space and sports and recreation requirements for the Garden Community.

Draft Plan and masterplan

- 5.7 Officers and masterplanning consultants, Prior+Partners, are using the engagement feedback and evidence base to prepare a Draft Plan, which will include an illustrative masterplan, for public consultation. Public consultation is expected to commence early in 2022.
- 5.8 Officers are structuring the Draft Plan around the five themes used in the engagement workshops: Nature, Buildings, Place and Character, Community and Social Infrastructure, Movement and Connections and Sustainable Infrastructure.
- 5.9 The Nature policy is likely to cover green infrastructure, integrating green/blue spaces, biodiversity protection and net gain, tree planting, and sustainable drainage. The Buildings, Places and Character policy is likely to cover distinction of place, density,

housing mix and employment. The Community and Social Infrastructure policy is likely to cover centres, community buildings, education, sports and recreation, health and stewardship. The Movement and Connections policy is likely to cover active/healthy travel, Rapid Transit System, parking, travel demand, connectivity, and modal splits. The Sustainable Infrastructure policy is likely to cover design and construction, renewable energy, water conservation, sustainable waste management, and ultra-fast broadband.

Link Road application

- 5.10 On 1 November, Essex County Council approved the planning application for the A120/A133 Link Road. At the September meeting, this Committee asked for representatives from Essex County Council to be invited to talk to the Local Plan Committee about the link road proposals. Democratic Services Officers are liaising with Essex County Council to arrange a date for a meeting.

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.