

21 September 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 A broad programme of engagement is planned over the coming months. This will include engagement workshops in September and October. Feedback from the engagement will feed into the development of the masterplan and DPD.
- 1.3 The National Model Design Code (NMDC) pilot programme will conclude in September. A bid has been submitted to be part of the stage 2 pilot programme.

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 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 August and this report provides an update on work underway over the last month.
- 5.3 In August, Members were advised that Prior+Partners, who have been appointed to prepare a masterplan for the TCB Garden Community, which will form part of the DPD, were preparing a baseline report. This baseline report has now been finalised and the main focus of the masterplanning work now is the engagement workshops. The views and feedback received as part of the engagement workshops, plus ongoing engagement, will contribute to developing the vision for the Garden Community.

Engagement

- 5.4 The table, below, details the virtual engagement workshops that will be held in September and October. These workshops will be run by Prior+Partners and Officers will attend as observers. The workshops are listed on the engagement website and have been promoted via social media and e-newsletters. Additionally, print advertising promoting the engagement website in general has taken place. Local organisations representing seldom heard groups, have been specifically approached in regard to the 'seldom heard' workshops.

Engagement workshop	Date	Time
CBC & TDC Local Plan Committee Members	22nd September	18:00-19:30
Town / Parish councils	27th September	18:00-19:30
Resident workshop 1	23rd September	14:00-15:30
Resident workshop 2	28th September	18:30-20:00
Seldom heard groups workshop 1	29th September	17:00-18:30
Seldom heard groups workshop 2	5th October	10:30-12:00
Seldom heard groups workshop 3	6th October	17:00-18:30

- 5.5 In addition to the engagement workshops, some 'street interviews' will take place in September. These interviews will use the engagement survey and will take place in local community settings. There are other ongoing forms of engagement on the dedicated Tendring Colchester Borders Garden Community engagement website: [Creating a Place for Life \(tcbgardencommunity.co.uk\)](http://Creating a Place for Life (tcbgardencommunity.co.uk)). The August update report provided Members with a summary of the various tools available. The recently launched engagement survey and 'Postcard from the Future' will close at the end of September. All other tools will close on Friday 8 October to ensure sufficient time for Officers and Prior+Partners to review all comments received and incorporate comments, views and ideas into the draft DPD and masterplan.
- 5.6 'Give us Your Ideas' is an ongoing tool on the engagement website. This welcomes ideas on anything and everything. At the time of writing this report, 93 ideas had been submitted covering a wide range of themes. Some examples of ideas submitted over the

last month include: make walking and cycling the default option, tree cover to reduce temperatures and capture carbon and provision of sewage infrastructure.

- 5.7 Other tools are on the engagement website are 'Send a pic'; 'Pin your thoughts'; 'Send us an e-postcard from the future'; and the engagement survey.
- 5.8 The schools project competition, which asks children to animate, draw or create a 3D model of their ideal home, neighbourhood or a fun place to visit in the future, has now been extended from children in year 6 to children in years 3-6. This project is supported by online lessons and a teachers pack. Children are asked to imagine themselves in the future and think about what they would like to see, and to think about what a future 10 year old may like. Prizes include individual prizes for the winning children and coding workshops for the winning children's classes.
- 5.9 In August, Officers met with the Community Liaison Group to talk about what a DPD is and the purpose of the Regulation 18 Preferred Options Draft consultation. A site walk for the Community Liaison Group, led by Officers, took place on Sunday 12 September.

National Model Design Code

- 5.10 The TCBGC is one of the Ministry of Housing, Communities and Local Government (MHCLG) National Model Design Code (NMDC) programme pilots. The purpose of the NMDC is to provide detailed guidance on production of local design codes and guides. The TCBGC is testing the following aspects of the draft NMDC: Stage 1A: Scoping, Stage 1B: Baseline, Stage 2A: Design Vision and Stage 2B: Coding Plan.
- 5.11 At the end of September, the Councils will submit a report to government and take part in 1:1 sessions with architects and urban designers from the Office for Place and a roundtable learning event with the other programme pilots.
- 5.12 Government has asked for expressions of interest to be part of a stage 2 pilot, which will take place over the next year. A bid has been submitted putting the Garden Community forward to be part of this stage 2 pilot. If successful, the Councils would receive longer term involvement and support from the Office for Place.

Evidence base

- 5.13 The evidence base for the DPD is being developed. Place Services has been appointed to carry out a Habitats Regulations Assessment and wintering bird survey for the DPD. The purpose of the Habitats Regulations Assessment is to consider whether development would adversely affect the integrity of European designated sites (the Colne, Blackwater and Stour and Orwell Estuaries, Hamford Water and Abberton Reservoir). The wintering bird surveys will show whether golden plover and lapwing use part of the Garden Community broad area of search as 'offsite functional habitat'.
- 5.14 Quod have been appointed to carry out an Economic and Employment Study for the DPD. This will advise the Councils on how to maximise economic and employment generation opportunities in the Garden Community and analyse options for the location, format and potential end users of the 25 hectares of employment land to be provided within the Garden Community.

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:

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.

