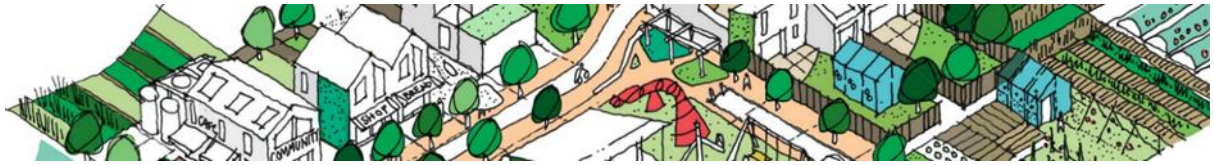
SCG01



Statement of Common Ground with Sport England

Tendring Colchester Borders Garden Community
Development Plan Document – Submission Version

November 2023

1. INTRODUCTION AND PURPOSE

The purpose of this Statement of Common Ground (SoCG) is to identify areas of common ground and any unresolved issues in relation to the representations made by Sport England (SE) to the Tendring Colchester Borders Garden Community (TCBGC) submission version Development Plan Document (DPD).

SE submitted a number of representations to the Regulation 19 Submission Version Consultation (May-June 2023). This SoCG seeks to establish areas of agreement between Tendring District Council (TDC), Colchester City Council (CCC) and Essex County Council (ECC) 'The Councils' and SE, and also proposes resulting minor changes to the Submission Version Plan prior to public examination. The Inspector is asked to consider these changes, which are acceptable to both parties. A track changed version of Policy GC1 – Land Uses and Spatial Approach, Policy GC3 – Place Shaping Principles and GC Policy 6 – Community and Social Infrastructure, and their supporting text has been included at sections 7-9 of this document.

Text proposed to be inserted in *italicised and underlined*
Text proposed to be removed in ~~strikethrough~~

2. LIST OF SIGNATORIES AND ROLES

The Councils
Name: Amy Lester
Position: Garden Community Planning Manager

Sport England (SE)
Name: Roy Warren
Position: Planning Manager – South Team & Active Environments

3. SUMMARY OF AGREED POSITION

SE has been engaged throughout the plan-making process. This Statement identifies where areas of agreement have been reached, including revised wording to policies and/or supporting text. The table in section 6 outlines SE's representations and the agreement reached between the Councils and SE.

4. UNRESOLVED ISSUES

No unresolved issued.

5. SIGNATURES

The Councils and SE confirm that this SoCG reflects the joint working by both organisations to address identified strategic matters.

Signed on behalf of the Councils by:
Name: Amy Lester Position: Garden Community Planning Manager Date: 21.11.2023
Signed on behalf of Sport England by:
Name: Roy Warren Position: Planning Manager – South Team & Active Environments Date: 23.11.2023

6. Table of reps/comments

Reps From SE	Policy and Part	Councils Response	Proposed Change	SE Response	Agreed?
Rep ID. 66 GC Policy 1 – Land Uses and Spatial Approach	Part F				
Scope of Sports Facilities Clarity should be provided on the scope of sports facilities that may be accommodated in the sports and leisure park i.e. will indoor facilities and floodlit facilities be permitted. This would help avoid potential misinterpretations of the scope of what would be considered acceptable in this location especially as many of the facilities required to support the community needs and potentially the University's needs will be indoor or floodlit. This is pertinent if this location is considered to be environmentally sensitive. If the location is not considered to be suitable for indoor or floodlit facilities then the location of the Sports and Leisure Park should be reviewed as a site which is only suitable for outdoor facilities that are not floodlit would not be responsive to the community's needs identified in the evidence base.		Comment Noted. The policy is considered sound, however, to ensure it is clear and upon further assessment, the Councils consider that a proposed change to the DPD could be appropriate.	Amend GC Policy 1, Part F to read: Approximately 25 hectares of land south of the A133 and north of the proposed 'Wivenhoe Strategic Green Gap', is allocated on the 'Policies Map' for new a 'Sports and Leisure Park'. This will facilitate the enhancement of sports facilities required by the University of Essex as part of its plans for long-term expansion and will provide sports and leisure facilities which will be available for use by residents and clubs in the existing community, the proposed Garden Community and the University. *Where appropriate this will include the provision of indoor and outdoor floodlit facilities.*	Agree to proposed policy amendment.	
Rep ID. 66 GC Policy 1 – Land Uses and Spatial Approach	Part K				
Sports and Leisure Park Masterplan The preparation of a masterplan for the Sports and Leisure Park should be an explicit requirement of the policy in order to ensure that a co-ordinated approach is taken to meeting the sports facility needs of the community and the University, the possible		Comment Noted. Policy GC 1, Part K requires the development of a comprehensive site wide Masterplan and detailed Area Specific Masterplans. This requirement is not exclusive, nor limited to area designations and would thus include		Confirm satisfaction with Councils explanation and would not wish to pursue the comments further to the examination.	

accommodation of a 'Park and Choose' facility and meeting the policy's environmental objectives. A scenario where the Sports and Leisure Park is developed on an incremental basis (e.g. the Park and Choose facility first) in the absence of a masterplan framework should be avoided as this may compromise the delivery of the policy objectives. A masterplan is also required to demonstrate that the site has the capacity to meet all of the needs that is proposed to accommodate. While part K of the policy requires Area Specific Masterplans to be prepared, the policy should make it explicit that a masterplan is specifically required for the Sports and Leisure Park given the importance of a co-ordinated approach and to avoid disputes over the scope of the detailed Area Specific Masterplans.		comprehensively Sports and Leisure delivery across the Garden Community site in accordance with the requirements of GC Policy 6, Part D. Policy GC 6, Part G requires the phased delivery of community and social infrastructure and the development of a Phasing and Implementation Strategy. This approach is considered sufficiently robust to ensure the delivery of policy objectives to meet the future needs of the Garden Community in a timely and phased manner. The Councils consider the policy to be sound in its current form.			
Rep ID. 68 GC Policy 3 – Place Shaping Principles	Part I				
Active Design The reference to the development achieving Active Design in part A of the policy is welcomed as this will contribute to delivering the wider vision for the Garden Community and would accord with Government policy in the NPPF. However, for accuracy it should refer to and 'accord with Active Design principles'. To support the delivery of this requirement, it is requested that Part I of the policy (or the policy justification) is amended to explain how this should be considered by developers in practice. For example, Active Design criteria have been incorporated into the new Health Impact Assessment guidance prepared by the EPOA so therefore Active Design could be assessed as part of a HIA. Alternatively, a Design and Access Statement or a specific Active Design assessment could assess how Active Design		Comment Noted. The policy is considered sound, however, to ensure it is clear and upon further assessment, the Councils consider that a proposed change to the DPD could be appropriate.	Amend GC Policy 3, Part J to read: 4. Design & Access Statement *(incorporating an Active Design Assessment).*	Agree to proposed policy amendment.	

opportunities have been considered through completing the checklist in the Active Design guidance.					
Rep ID. 69 GC Policy 6 – Community and Social Infrastructure	Part C				
Schools and Education The vehicle free 'school zones' approach combined with schools being connected by safe and direct walking/cycling routes is welcomed as it would be consistent with Active Design principles. It is requested that the policy goes further by expecting schools to be designed to encourage health and wellbeing, especially physical activity, by the design and layout of the schools (e.g. storage facilities to support cycling and designing the school grounds to promote informal physical activity as well as providing the conventional sport and play facilities);		Comment Noted. The policy is considered sound, however, to ensure it is clear and upon further assessment, the Councils consider that a proposed change to the DPD could be appropriate.	Amend GC Policy 6, Part C to read: Vehicle free 'school zones' must be provided around schools, with the area around the main pupil entrance entirely traffic free and away from streets and car parks, connected by safe and direct walking and cycling routes to the Neighbourhood the school serves. All schools should be well connected to the natural environment to provide the option of providing forest school sessions, *and through their design and layout encourage health and wellbeing, especially physical activity (e.g. storage facilities to support cycling, and the promotion of informal physical activity as well as providing conventional sport and play facilities).*	Agree to proposed policy amendment.	
Rep ID. 69 GC Policy 6 – Community and Social Infrastructure	Part C or D				
Community Use Facilities Opportunities to provide community facilities in new schools through the shared use of sports, arts etc facilities should be fully explored as part of the masterplanning of the development as this would avoid the potential duplication of facilities within the development and provide facilities in close proximity to where people live. This is pertinent as the KKP 'Open Space, Playing Pitch, Outdoor Sports and Built Facility – Overarching Strategy' identifies that the		Comment Noted. The policy is considered sound, however, to ensure it is clear and upon further assessment, the Councils consider that a proposed change to the DPD could be appropriate. See LPA response to Rep ID. 69 with regard to securing 'Community Use Statement/Plan'.	Amend GC Policy 6, Part D to read: The sports and recreation requirements of the Garden Community, as set out in the Colchester and Tendring Sports, Recreation and Open Space Strategy (2022) or any updates to this Strategy, must be met in full in terms of the typology, quantity, quality, and location of facilities provided. Opportunities should be taken to deliver multipurpose facilities well integrated into the built environment and well designed in terms of their	Agree to proposed policy amendment.	

potential that a secondary school in particular offers for meeting the needs for facilities such as 3G artificial grass pitches, tennis/netball courts and indoor sports facilities. The potential land take implications of providing shared use sports facilities on school sites should be accounted for in the masterplanning process as well as the need for developers to fund the uplift required to deliver dual use facilities that are suitable for meeting community needs. This should be referenced in part C or D of the policy together with a requirement for the community use of school facilities to be secured through formal community use agreements.			landscape settings. The Councils will only consider offsite provision where it is well connected to the Garden Community and/or where it will deliver multiple benefits, including benefits to existing communities. *The land take implications of providing shared use sports facilities on school sites must be accounted for in the masterplanning process and developer contributions will be required to fund the uplift required to deliver dual use facilities that are suitable for meeting community needs and secured through formal community use agreements.*		
Rep ID. 69 GC Policy 6 – Community and Social Infrastructure	Part D				
Sport, recreation and open space provision The broad approach to sport, recreation and open space provision in part D of the policy is welcomed. However, as the Colchester and Tendring Sports Recreation and Open Space Strategy is now at an advanced stage and the abovementioned Overarching Strategy has been completed the policy should provide details of the expected minimum facility requirements to be provided within the Garden Community to provide clarity to developers and the community about what is expected based on the evidence base although this could be caveated to address potential changes in facility needs in the interim of the development being delivered given the expected long lead in time. This would be consistent with the approach taken in the policy to education facilities for instance where minimum school facility requirements are outlined.		Comment Noted. The request to detail minimum facility requirement specifications are considered unnecessary within the DPD. Such an approach is considered to be overly restrictive and would not allow sufficient flexibility to adapt where required. Policy GC 6, Part D requires that the requirements of the most up-to-date evidence base must be met in full which is considered the most appropriate mechanism to secure the requirements of the development in the long term. The Councils consider the policy to be sound in its current form.		Confirm satisfaction with Councils explanation and would not wish to pursue the comments further to the examination.	

Rep ID. 69 GC Policy 6 – Community and Social Infrastructure	Part D				
University Sports Facilities Part D should acknowledge the potential role of the University's existing or future sports facilities in meeting the needs of the development in view of the close proximity of the University site and the strategic shared use facilities that are or could be provided to help meet the needs of residents of the development.		Comment Noted. The policy is considered sound, however, to ensure it is clear and upon further assessment, the Councils consider that a proposed change to the DPD could be appropriate.	Amend GC Policy 6, Part D to read: The sports and recreation requirements of the Garden Community, as set out in the Colchester and Tendring Sports, Recreation and Open Space Strategy (2022) or any updates to this Strategy, must be met in full in terms of the typology, quantity, quality, and location of facilities provided. *Proposals will have regard to the potential role of the University's existing or future sports facilities in meeting the needs of the development in view of the close proximity of the University site and the strategic shared use facilities that are or could be provided to help meet the needs of residents of both the development and the University.* Opportunities should be taken to deliver multipurpose facilities well integrated into the built environment and well designed in terms of their landscape settings. The Councils will only consider offsite provision where it is well connected to the Garden Community and/or where it will deliver multiple benefits, including benefits to existing communities.	Agree to proposed policy amendment.	
Rep ID. 69 GC Policy 6 – Community and Social Infrastructure	Part G				
Healthy Living and Play Strategy The requirement in part G of the policy for development to be supported by a Healthy Living and Play Strategy is welcomed as this would provide a strategic framework for informing and justifying the approach to		Comment Noted. The policy is considered sound, however, to ensure it is clear and upon further assessment, the Councils consider that a proposed change to the DPD could be appropriate.	Amend GC Policy 6, Part G to read: 6. Proposals must be supported by a Healthy Living and Play Strategy, *which will be informed by the Colchester and Tendring Sports, Recreation and Open Space Strategy (2022) or any updates to*	Agree to proposed policy amendment.	

sport and physical activity provision. Part G of the policy should clarify that this strategy should be informed by the recommendations of the 2022 Colchester and Tendring Open Space Strategy. This strategy should also be co-ordinated with other relevant strategies for the development such as the Green Infrastructure Strategy and the Active Travel Strategy given the inter-relationship between them. As well as through the provision of sites and facilities the strategy should demonstrate how the broader design of the development has encouraged active lifestyles (e.g. through the use of the Active Design principles).			*this Strategy.* This Strategy should demonstrate how the development will be designed to encourage active lifestyles, independence, and wellbeing, through the provision of sites, facilities, and informal opportunities for people to play, socialise, play sport, keep fit and have fun. *It must be co-ordinated with other relevant strategies for the development such as the Green Infrastructure Strategy, the Active Travel Strategy and the Active Design Assessment.*		
Rep ID. 69 GC Policy 6 – Community and Social Infrastructure	Part G				
Community Use Statement/Plan While the requirement in part G of the policy for educational proposals to be accompanied by a Community Use Statement/Plan is supported, the policy or its justification should make it clear that the proposed community use would be secured in practice through the completion of formal community use agreements secured as part of any planning permission. A formal community use agreement is required to secure the community use of educational facilities in practice over a long term period and is the conventional approach to securing proposals for community use in practice as an agreement has legal status and can be monitored and enforced if required outside of planning enforcement. Without such a requirement it is unclear how the proposals in a Community Use Statement/Plan would be secured if planning permission was granted.		Comment Noted. The policy is considered sound, however, to ensure it is clear and upon further assessment, the Councils consider that a proposed change to the DPD could be appropriate.	Amend GC Policy 6, Part G to read: 9. Proposals for educational use/buildings should be accompanied by a 'Community Use Statement/*Plan' to be agreed by the authorities and which must be approved as part of any planning permission granted and secured by way of a Community Use Agreement through an appropriate legal agreement.*	Agree to proposed policy amendment.	

7. POLICY GC1 – TRACK CHANGED TEXT

GC POLICY 1: LAND USES AND SPATIAL APPROACH

Taking forward the requirements of the Section 1 Local Plan and taking into account the views of local people and other stakeholders, GC Policy 1 sets out the key land uses and spatial parameters within which the Garden Community is expected to be built. It also sets out the Councils' expectations for the information that will need to be submitted and approved ahead of the determination of any outline or detailed planning applications for development of the Garden Community. This will enable the Councils to ensure that development will achieve a comprehensive approach that delivers garden community principles and the Councils' high expectations for design and quality as set out in this **Plan**.

Proposals will be designed to ensure that the new Garden Community will develop as an inclusive, safe, and healthy community. They will represent sustainable developments that manage natural and heritage assets wisely for future generations and existing communities. The new Garden Community will make the fullest possible contribution to minimising greenhouse gas emissions by ensuring resource efficiency, minimisation of waste, reduction in embodied carbon, the prioritisation of renewable energy and through maximizing sustainable and active modes of travel. Proposals will mitigate against and improve resilience to the effects of climate change and contribute positively to the health, wellbeing and resilience of communities and the natural environment.

Part A: Land Use Parameters and Policies Map

Development will be confined to land within the Garden Community location as identified in the Section 1 Local Plan and will adhere to the 'Land Use Parameters', as shown on the 'Policies Map'. Land within the identified Garden Community location is specifically allocated or protected for the following uses:

- Delivery of circa 7,500 new homes with a range of shops, jobs, services and community facilities, including education (see Part B below).
- A new 'Salary Brook Country Park' incorporating land and woodland at and around the Salary Brook Local Nature Reserve (see Part C below).
- A 'Wivenhoe Strategic Green Gap' incorporating land north of Brightlingsea Road and west of Elmstead Road (see Part D below).
- An 'Elmstead Strategic Green Gap' east of the new A120-A133 Link Road (see Part E below).
- A Sports and Leisure Park to serve the local community and for the expansion of sports facilities for the University of Essex (see Part F below).
- Approximately 25 hectares of employment land in form of a new Business Park and a 'Knowledge-Based Employment' site (see Parts G and H below).

- Provision for the Rapid Transit System.
- A Gypsy and Traveller Site (see Part I below).
- A 'Park and Choose' facility (see Part J below).

Proposals for development must comply with the 'Policies Map' and meet the specific requirements of policies elsewhere in this Plan and in the adopted Section 1 Local Plan.

Any proposal for land within or nearby the Garden Community location that would prejudice the comprehensive development of the Garden Community, as envisaged by the 'Policies Map', the Councils 'Strategic Masterplan', the policies in this Plan or any subsequently approved Masterplans and Design Codes, will not be supported by the Councils.

Part B: The Garden Community Neighbourhoods

The Garden Community Neighbourhoods, extending from the A133 to the A120, will be the principal focus of new development and will deliver three distinct, but interconnected 'Neighbourhoods' containing circa 7,500 new homes of varying size, type, tenure and densities.

'South and North Neighbourhoods'
Broad locations for two distinct but interlinked Neighbourhoods, referred to as the 'South and North Neighbourhoods' are shown on the Policies Map. The 'North and South Neighbourhoods' between them will accommodate around 6,000-6,500 new homes. Development within and across the two 'Neighbourhoods' will be phased to ensure housing development is aligned with infrastructure delivery, with an expectation that the early phases of development will begin in the 'South Neighbourhood'.

Each 'Neighbourhood' will adopt appropriate approaches to architecture, design, character, density and public open space to achieve a distinctive sense of place that will appeal to a variety of needs and lifestyles. The approaches to development will also reflect the varying levels of physical and environmental opportunities and constraints across the site, as well as proximity to existing communities, key features and assets – such as green spaces, woodland, heritage assets, the University of Essex, new and existing roads, lanes and walking and cycling connections.

Residents within the 'South and North Neighbourhoods' will have high accessibility to local services and facilities. To facilitate the use of walking, cycling and public transport as the preferred alternatives to the private car, each neighbourhood will develop around a 'Neighbourhood Centre' containing shops, services, and community facilities, and where appropriate employment land and job opportunities. The centres will be connected to the neighbourhoods by coherent, direct, safe, and attractive walking and cycling routes designed around the 20-minute neighbourhood principles. Land and property will be provided in the form of 'hubs' within, around and along a corridor of activity between both 'Neighbourhood

Centres' to provide for a flexible range of local business needs alongside service sector jobs provided by new schools, nurseries, shops and community facilities.

The provision of student accommodation will be encouraged in accessible locations within the 'South Neighbourhood' where it would have good sustainable links to the University of Essex and where it will contribute to a mixed and diverse community.

The new Rapid Transit System will connect the 'South and North Neighbourhoods' as part of a wider network, providing fast and reliable connectivity between them and key areas of employment both within the site and in surrounding areas, such as the University of Essex, the City of Colchester, Colchester General Hospital, and Colchester Sports Park.

The 'South and North Neighbourhoods' will each be accessed independently from separate vehicular junctions on the new A120-A133 Link Road (as opposed to the A133 and A120 themselves) in order to give priority to the Rapid Transit System and active travel modes. The Councils will work with the University of Essex and other partners, as appropriate, to deliver the key infrastructure (health, education, and other community uses) necessary to serve the early phases of development. Such infrastructure will be delivered either on a permanent basis, or on an interim basis if it is required ahead of the establishment of the first of the 'Neighbourhood Centres'.

'Crockleford Neighbourhood'

The 'Crockleford Neighbourhood' will be developed as an individual community that is physically separated from, but connected by walking, cycling and other sustainable transport modes to the 'South and North Neighbourhoods' and the City of Colchester. The 'Crockleford Neighbourhood' will grow to accommodate around 1,000-1,500 new homes, with its phasing linked to the provision of its own proportionate 'Neighbourhood Centre', associated infrastructure, and sustainable connections to the 'South and North Neighbourhoods'. Accessibility to services and facilities, utilities infrastructure and the Rapid Transit System will be key to determining the phasing of development in the 'Crockleford Neighbourhood'.

The 'Crockleford Neighbourhood' will develop its own character in an incremental and sequenced manner over the longer-term in line with its own specific Masterplan and Design Code. This will protect and respect the character formed by its heritage assets and their settings, its distinctive network of green lanes, small fields and land parcels. The 'Crockleford Heath Area of Special Character' is shown on the 'Polices Map and reflects the core concentration of buildings, spaces and other features requiring specific consideration as part of any wider proposals for development. Within the 'Crockleford Heath Area of Special Character' development must preserve or enhance the intrinsic character of the area, whilst within the wider setting/environs of Crockleford Heath, development should respect/respond positively to the existing landscape structure.

The approach to residential development will need to involve the sequenced servicing and release of individual parcels of land which could include plots for self-build and custom-built homes, with a mechanism to be agreed for the Councils to secure financial contributions from each home towards the delivery of infrastructure and affordable housing.

Part C: Salary Brook Country Park

Land and woodland around and including the Salary Brook Local Nature Reserve is designated as a new Country Park that will be promoted and managed for that purpose. The 'Salary Brook Country Park' will be protected and enhanced as an important corridor for wildlife conservation, informal recreation, and education, and will connect to the wider network of green and blue infrastructure and walking/cycling routes serving the Garden Community and its 'Neighbourhoods'. This designation will provide protection to this area of countryside and will maintain the long-term physical and visual separation to the adjacent City of Colchester.

The section of the new 'Salary Brook Country Park' between the A133 and Bromley Road shown on the 'Policies Map' will be brought forward alongside the earliest phases of development within the Garden Community with further northward extension being secured longerterm alongside development of the 'Crockleford Neighbourhood'.

Part D: Wivenhoe Strategic Green Gap

Land north of Brightlingsea Road and west of Elmstead Road, connecting Wivenhoe Park and the University of Essex, is designated as a Strategic Green Gap. This designation will provide protection to the open countryside to the south of the Garden Community; maintain the long-term physical and visual separation to Wivenhoe and continue the coalescent break established within the Wivenhoe Neighbourhood Plan. The 'Wivenhoe Strategic Green Gap' will comprise of a strong landscaped edge, protecting the character of the surrounding landscape and creating new enhanced habitats for a range of biodiversity. It will connect to the wider network of multifunctional green and blue infrastructure and walking/cycling routes serving the Garden Community and its 'Neighbourhoods'.

Development will only be supported where its role and function would not be materially harmed; it represents the provision of appropriate development for a countryside location; or is for facilities (in connection with the existing use of land or a change of use) for outdoor sport or recreation, renewable energy, cemeteries and burial grounds or allotments.

Part E: Elmstead Strategic Green Gap

Land east of the new A120-A133 Link Road and the new 'Business Park' south of the A120, is designated as a Strategic Green Gap. This designation will provide protection to the open countryside to the east of the Garden Community; maintain the long-term physical and visual separation to Elmstead Market, and to assist in protecting the setting of the heritage assets of the Church of St. Anne and St. Lawrence, Elmstead Hall, Allens Farmhouse and the Round Burrow.

Development will only be supported where its role and function would not be materially harmed; it represents the provision of appropriate development for a countryside location; or is for facilities (in connection with the existing use of land or a change of use) for outdoor sport or recreation, local low carbon energy generation, cemeteries and burial grounds or allotments.

Part F: Sports and Leisure Park and University of Essex Expansion

Approximately 25 hectares of land south of the A133 and north of the proposed 'Wivenhoe Strategic Green Gap', is allocated on the 'Policies Map' for new a 'Sports and Leisure Park'. This will facilitate the enhancement of sports facilities required by the University of Essex as part of its plans for long-term expansion and will provide sports and leisure facilities which will be available for use by residents and clubs in the existing community, the proposed Garden Community and the University. *Where appropriate this will include the provision of indoor and outdoor floodlit facilities.*

The 'Sports and Leisure Park' will comprise of a strong landscaped edge to the south, adjacent to the 'Wivenhoe Strategic Green Gap', protecting the character of the surrounding landscape and to creating new habitats for a range of biodiversity. It will connect to the wider network of multifunctional green and blue infrastructure and will provide walking/cycling routes serving the Garden Community and its 'Neighbourhoods'.

Part G: Knowledge-Based Employment Land

Approximately 8 hectares of land north of the A133, opposite Wivenhoe Park and the University of Essex, is allocated on the 'Policies Map' for knowledge-based employment purposes to maximise the benefits arising from close proximity to the University of Essex and the developing Knowledge Gateway. This would be attractive to securing business investment whilst encouraging the provision of sustainable travel trips via walking and cycling routes either directly across the A133, or via the 'Salary Brook Country Park'. Development will be designed and landscaped to make an efficient use of the land available and to ensure an appropriate transition between built development and the open countryside – particularly towards the 'Salary Brook Country Park'.

Part H: A120 Business Park

Approximately 17 hectares of land immediately south of the A120 and east of the new A120-A133 Link Road, is allocated on the 'Policies Map' for a new 'Business Park'. This would be principally used for general employment, business and industrial purposes providing a range of unit types and sizes for different occupiers. The business park will be accessed via the new A120-A133 Link Road and will be connected to the Rapid Transit System.

The 'Business Park' will be designed and landscaped in a manner that ensures an appropriate transition between built development and the open countryside forming part of the 'Elmstead Strategic Green Gap'. Development will be required to respect the setting of the heritage assets of the Church of St. Anne and St. Lawrence, Elmstead Hall and Allens Farmhouse.

Part I: Provision for Gypsies and Travellers

A new site for the accommodation of Gypsies and Travellers will be delivered within the 'North Neighbourhood' to the south of the A120 and west of the new A120-A133 Link Road. A broad location is identified on the 'Policies Map'. The site will accommodate 18 pitches which will count equally (nine pitches respectively) towards Tendring and Colchester Councils' projected need for such accommodation and will form an integral part of the wider Garden Community. The location and size of the site will be informed by the 'Strategic Masterplan' and subsequent Masterplans prepared by the developer, and shall be detailed as part of a relevant planning application.

The Gypsy and Traveller site will come forward in response to need.

Part J: A133 Park and Choose Facility

One new 'Park and Choose Facility' will be developed on land adjacent to the A133 in one of the two the broad locations shown on the 'Policies Map'. This facility will provide the opportunity for visitors by car to access the walking, cycling and Rapid Transit System networks that connect to the Garden Community, the City of Colchester, and the wider area. It will be located where the Rapid Transport System route intersects with the A133 and within close proximity to the new 'Knowledge-Based Employment Land'. The location and size of the facility will be informed by the 'Strategic Masterplan' and subsequent Masterplans prepared by the developer, and shall be detailed as part of a relevant planning application.

The 'Park and Choose Facility' will be delivered and brought forward alongside early phases of development to coincide with the first operation of the Rapid Transport System. It will have the ability to be expanded over time in response to future demand.

Part K: Planning Application Requirements

A comprehensive approach to development must be developed that meets with the Councils' high expectations for design and quality, and the key principles that underpin the development of Garden Communities.

A comprehensive site wide Garden Community Masterplan, detailed Area Specific Masterplans and Design Codes for relevant phases of development should be prepared by the developers through a collaborative process with the Councils and key stakeholders and which should have regard to the Councils 'Strategic Masterplan'.

These will be informed by use of design review and assessment frameworks such as the National Design Guide, National Model Design Code, Building for a Healthy Life and Building with Nature, or similar. These should be approved alongside and/or prior to the determination of relevant planning applications, as appropriate.

Planning applications will be determined considering the policies and proposals within this **Plan**. For planning applications to be considered valid, a range of information must be submitted including plans and/or supporting documents. The Councils local validation lists are available on their websites and clarifies what information is required. This will vary for different types and scales of application being made and will be reviewed as necessary to take account of statutory changes or Government guidance.

Each individual policy of this **Plan** specifies required supporting documents that must be submitted either prior to or in support of planning applications. A full list of these documents can be found at Appendix 4.

8. POLICY GC3 – TRACK CHANGED TEXT

GC POLICY 3: PLACE SHAPING PRINCIPLES

Taking forward the requirements of the Section 1 Local Plan and taking into account the views of local people and other stakeholders, GC Policy 3 sets out the Councils' expectation for the Garden Community to be unique and distinctive in its character and appearance, and for the new homes to meet high standards that will meet a variety of different needs and demands for people and families over the courses of their lives. It includes the Councils' expectations around housing mix, density, and space standards.

Part A: Creation of a Unique and Distinctive Place

The Garden Community will be a unique place with a distinctive character that takes a positive and innovative approach to architecture, urban design, landmarks, and public realm provision. It will adopt a landscape led approach to design and build, follow healthy new towns principles, and achieve Active Design, and secured by design certification.

The 'Neighbourhoods' within the Garden Community will themselves adopt different approaches to distinctiveness to provide a rich variety of homes, spaces and other structures to appeal to different needs and lifestyles.

To achieve a unique place with a distinctive character, the Garden Community will be developed in accordance with a comprehensive site wide Garden Community Masterplan, detailed Area Specific Masterplans and Design Codes for relevant phases of development. These will be prepared

by the developers through a collaborative process with the Councils and key stakeholders and should have regard to the Councils 'Strategic Masterplan'.

Part B: Design of Places

Alongside the requirements of other policies within this Plan and Section 1 Local Plan, the submitted Masterplans and Design Codes should adopt progressive and innovative approaches to placemaking, that seek to future proof the development and have a positive impact on societal behaviour, promoting culture change, and must:

- Provide for high quality, beautiful and sustainable buildings and places.
- Ensure that character areas within the Garden Community contribute to a distinct and legible sense of place for each of the Neighbourhoods.
- Provide for a network of integrated green and blue infrastructure features.
- Establish a clear and legible hierarchy of streets, that promotes active and sustainable transport modes, alongside filtered permeability, and prioritises the needs of users in accordance with the Highway Code 'Hierarchy of Road Users'.
- Ensure that the built form within each Neighbourhood establishes a distinct, positive and coherent identity.
- Establish a parking strategy that adopts innovative approaches to parking that de-prioritise parking as a land use, contribute towards modal shift and minimise its impact on placemaking.
- Provide for places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Part C: Design Quality

All new development (including changes of use) must achieve an exemplary standard of design, should maximise health and wellbeing, achieve high standards of amenity, make a positive contribution to the quality of the local environment, and protect or enhance local character. To achieve this, detailed design proposals must:

- Ensure that the layout of the development and positioning of elements of landscape and built environment create a series of diverse and distinct spaces, and take the opportunity to create character areas within the development.
- Ensure areas of public open space are fronted by units to ensure good levels of activity and natural surveillance.
- Ensure new buildings, alterations and structures are well designed, reflect relevant Masterplans and Design Codes and, where appropriate, respect or enhance local character and distinctiveness.

- Ensure the development relates well to its site and surroundings, particularly in relation to its siting, height, scale, massing, form, design and materials;
- Ensure the development respects and/or enhances local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features.
- Ensure the design and layout of the development maintains and/ or enhances existing features of landscape, ecology, heritage, or amenity value; and
- Ensure boundary treatments, and hard and soft landscaping, are designed as an integral part of the development reflecting the function and character of the development and its surroundings. The Councils will expect the use of locally distinctive materials and/ or locally occurring and characteristic hedge species.
- Ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere within the development.
- Ensure high levels of mitigation for the visual impact of parking on public amenity.
- Protect and promote public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance, pollution (including light and odour pollution), daylight and sunlight.
- Create well-connected places that prioritise the needs of pedestrians, cyclists and public transport services above use of the private car.
- Provide quality living environments that are responsive and adaptable to changing lifestyles and societal requirements.
- Provide sufficient space and appropriate sustainable design solutions for waste minimisation, collection, storage and recycling.

Part D: Designing Out Crime

All development must be designed with:

- Windows that overlook places such as parks and streets, courtyards, parking areas and civic spaces to provide natural surveillance.
- Streets, pedestrian routes, footpaths and cycle paths that are easy to navigate with permeable, direct routes that provide good visibility and avoid sharp or blind corners, tunnels, and hidden alcoves.
- Clear and uniform signage that helps people move around, making the public realm and public transport safer and more attractive for people to use.
- Effective street lighting that illuminates the public realm, enabling natural surveillance and avoiding the creation of dark, shadowed areas.
- Clearly defined boundaries between public and private spaces that reduce the likelihood of anti-social behaviour by establishing ownership and responsibility.
- Security measures for buildings and places are proportionate to their use and function, considering the need to avoid creating places that are hostile or unwelcoming.
- Achieve relevant Secured by Design (SBD) principles.

Part E: Residential Design

Development must achieve an exemplary standard of residential design. All new residential development must take into consideration the site context, the impact on the amenity of adjoining occupiers, and the quality of accommodation as follows:

- Provide a high standard of quality of accommodation for living conditions.
- Be arranged to safeguard the amenity and privacy of occupiers and neighbours.
- Avoid having more than eight dwellings accessed from a single core per floor.
- Provide acceptable levels of natural daylight by providing a window in every habitable room, except in loft space where a roof light may be acceptable.
- Achieve a floor to ceiling height of at least 2.5 metres for at least 75 per cent of the Gross Internal Area of each dwelling to maximise natural ventilation and natural daylight in the dwelling.
- Be predominantly dual aspect and allow for natural cross ventilation. In circumstances where due to site constraints it is impossible or impractical to provide dual aspect dwellings it must be demonstrated how overheating and ventilation will be mitigated. Single aspect dwellings will not be acceptable if they have three or more bedrooms, or are north facing.

Part F: Internal Space Standards, Home-working and Adaptability in New Homes

To ensure homes provide a high standard of living conditions for the residents of the Garden Community, all new dwellings will, as a minimum, be expected to comply with the government's latest 'Technical housing standards – nationally prescribed standard'. Wherever possible, dwellings should exceed these standards to ensure a variety of dwelling sizes across the Garden Community and within each neighbourhood to enable scope for homes and space within them to be adapted in the future to meet residents' and families' changing needs – including the potential for multiple generations of a family to live together.

To provide maximum scope for new residents to be able to work or operate a business from home, all new dwellings should include innovative approaches to home working.

Part G: Private Amenity Space Standards

All new residential development must provide an adequate amount of useable outdoor amenity space to meet the needs of residents. The nature and scale of amenity space should be appropriate to the location of the development, its function and the character of the area within which it is situated. As a minimum:

- All new houses must provide an area of private amenity space. The majority of space should be located at the rear of the property and should not be overlooked from public areas.
- All flat developments must provide an area of communal amenity space and where possible private amenity space in the form of gardens, terraces or useable balconies. For units containing three or more bedrooms an area of private space must be provided.

All amenity space must be intrinsic to the design of the development and communal amenity areas should be accessible to all residents in the development. In determining the provision of private amenity space, proposals should consider the opportunity to provide space both for growing food and the scope for adapting and extending properties to meet residents and families' future needs, whilst still maintaining an appropriate level of garden provision.

The approach to private amenity space will be determined through detailed Design Codes.

Part H: Historic Environment

Development that will lead to substantial harm to or total loss of significance of a listed building, conservation area, historic park or garden or important archaeological remains (including the setting of heritage assets) will only be permitted in exceptional circumstances where the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss. Where development will lead to less than substantial harm this harm should be weighed against the public benefits of the proposal.

Development affecting the historic environment should seek to conserve and enhance the significance of the heritage asset and any features of specific historic, archaeological, architectural or artistic interest. In all cases there will be an expectation that any new development will enhance the historic environment or better reveal the significance of the heritage asset unless there are no identifiable opportunities available.

Part I: Planning Application Requirements

1. To ensure proposals minimise impact on the existing landscape character and sensitive receptors, both on the site itself and in the surrounding settlements or countryside, a comprehensive Landscape and Visual Impact Assessment (LVIA) of detailed proposals is required. The LVIA must demonstrate how the layout and design of proposals has evolved to avoid or minimise harmful impacts.
2. A Heritage Impact Assessment and Mitigation Strategy is required to demonstrate the measures that can minimise harm and maximise the potential to enhance the heritage significance of Elmstead Hall, the Church of St Anne and St Laurence, Allen's Farmhouse the Round Barrows (Scheduled Monument) on Annan Road.
3. The following Archaeological Evaluation is required:

- An archaeological desk-based assessment incorporating an up-to-date aerial/cropmark assessment.
- A report on a geophysical survey of the proposed development site.
- A report on an archaeological trial-trenched evaluation of the proposed development site.

4. Design & Access Statement *(incorporating an Active Design Assessment).*
5. Comprehensive site wide Garden Community Masterplan, detailed Area Specific Masterplans and Design Codes.

9. POLICY GC6 – TRACK CHANGED TEXT

GC POLICY 6: COMMUNITY AND SOCIAL INFRASTRUCTURE

The Garden Community will deliver local community services and facilities, including opportunities for joint provision and co-location to provide services which best meet people's needs, are accessible to all and which are multi-purpose and innovative. The community and social infrastructure needs of the Garden Community will be determined in accordance with detailed assessments and strategies, prepared by the developer in partnership with the Councils, key stakeholders and infrastructure providers having regard to up to date evidenced need, informed by bespoke demographic studies. These should be approved alongside and/or prior to the determination of relevant planning applications, as appropriate.

Phasing of the delivery of community and social infrastructure will be aligned with other aspects of the development to ensure that the needs of the community are met from the outset and that the development meets the principle of 'infrastructure first'.

The Garden Community will promote wellbeing and a happy, healthy community that is engaged, empowered and socially inclusive. Stewardship will be important to ensure that the new community has a stake in the long-term development, maintenance and management of the Garden Community.

Part A: Neighbourhood Centres

Each of the 'Garden Community Neighbourhoods' must include at least one 'Neighbourhood Centre' which will complement one another. All centres must be accessible by a comprehensive sustainable travel network (walking and cycling) designed around the 20-minute neighbourhood principles and have good access to one or more of the Rapid Transit System halts. All centres must include a diverse range of uses, including, but not limited to, education, retail, community space and a dedicated or flexible space to enable activities to support the wider determinants of health. All centres must include community meeting places, which can provide for a range of community uses and needs. Buildings should be designed flexibly to ensure they are resilient to respond to changing needs over time. The upper floors of buildings in centres may be used for residential uses where it

can be demonstrated that there will be no harm to residential amenity arising from noise, pollution or other impacts of the ground floor uses. The public realm must be inclusive and create a sense of place, safety, and interaction with nature.

Part B: Community Buildings and Spaces

Multifunctional community buildings and spaces must be provided throughout the Garden Community, including within each of the 'Neighbourhood Centres'. Community buildings and spaces must be convertible and flexible to accommodate a variety of users, including faith groups, social prescribing activities, community fitness, play and cultural activities. Community buildings and spaces must be inclusive and accessible to all, including those with mobility and sensory issues and must meet Part M1, 2 and 3 of the Building Regulations. Schools may be an appropriate location for such uses and relevant planning applications should be accompanied by a 'Community Use Statement/Plan'.

Part C: Education, Early Years and Childcare

The Garden Community will provide for early years and childcare facilities, and schools, that are located centrally to the Neighbourhoods they serve and away from primary traffic routes. Land and commensurate financial contributions are required for:

- One secondary school on at least 12.4ha of suitable land, or two secondary schools each on 7.9ha of suitable land allocated for education use.
- Up to five new primary schools, each with a co-located early years and childcare facility and each on at least 2.1ha of suitable land allocated for education and childcare use.
- At least five new 56 place stand-alone early years and childcare facilities, each on 0.13ha of suitable land allocated for education and childcare use.
- One new 30 place stand-alone early years and childcare facility on 0.065ha of suitable land allocated for education and childcare use.
- One new 26 place stand-alone early years and childcare facility on 0.058ha of suitable land allocated for education and childcare use.

Each of the Neighbourhoods must include at least one co-located primary school with early years and childcare facility and provision for stand-alone early years and childcare facility.

A secondary school site should be co-located with a primary school and early years and childcare facility to provide for the option of an all through school.

Additional space must also be provided for co-located Special Educational Needs (SEN) provision and any community uses being delivered by the school.

Proposals should have regard to the Essex County Council 'Developers' Guide to Infrastructure Contributions' and 'Garden Communities and Planning School Places' guide.

Vehicle free 'school zones' must be provided around schools, with the area around the main pupil entrance entirely traffic free and away from streets and car parks, connected by safe and direct walking and cycling routes to the Neighbourhood the school serves. All schools should be well connected to the natural environment to provide the option of providing forest school sessions, *and through their design and layout encourage health and wellbeing, especially physical activity (e.g. storage facilities to support cycling, and the promotion of informal physical activity as well as providing conventional sport and play facilities).*

Part D: Sports, Recreation and Open Space

The sports and recreation requirements of the Garden Community, as set out in the Colchester and Tendring Sports, Recreation and Open Space Strategy (2022) or any updates to this Strategy, must be met in full in terms of the typology, quantity, quality, and location of facilities provided. *Proposals will have regard to the potential role of the University's existing or future sports facilities in meeting the needs of the development in view of the close proximity of the University site and the strategic shared use facilities that are or could be provided to help meet the needs of residents of both the development and the University.*

Opportunities should be taken to deliver multipurpose facilities well integrated into the built environment and well designed in terms of their landscape settings. The Councils will only consider offsite provision where it is well connected to the Garden Community and/or where it will deliver multiple benefits, including benefits to existing communities.

The land take implications of providing shared use sports facilities on school sites must be accounted for in the masterplanning process and developer contributions will be required to fund the uplift required to deliver dual use facilities that are suitable for meeting community needs and secured through formal community use agreements.

Part E: Health

The Garden Community will create an active environment that promotes health and wellbeing and builds a strong community. The conditions for a healthy community will be provided through the pattern of development, good urban and public realm design, access to local services and facilities, opportunities for local employment, high quality open space and landscape design and safe places for active play, biodiversity and food growing, and which are all accessible by walking, cycling and public transport. Proposals must take account of the healthy new towns principles, the developing integrated neighbourhood model of working, as well as Sport England's Active Design principles.

Appropriate health and wellbeing services must be provided to new residents and occupiers of the Garden Community from first occupation. Proposals for the development of the Garden Community must include:

- A new Health and Wellbeing Hub to be provided in the early phases of development (potentially via a phased approach to delivery). The facility shall be designed to deliver an integrated service for patients – including a cluster of general practitioners, a wide range of diagnostic services and primary care treatment – to minimise the requirement for secondary care treatment at hospital. It should be located on an accessible site close to other community facilities.
- Flexible space for health provision, located within the Neighbourhood Centres and community buildings.

Developers should enter into early conversations with the local NHS Integrated Care Board, the North East Essex Health and Wellbeing Alliance, and other relevant partners to ensure that proposals reflect current health and social care models.

The phasing of health facilities and services must be set out as part of the Phasing & Implementation Strategy to explain how health provision will meet the needs of the community as it grows. Proposals must be accompanied by a 'Health Strategy' that sets out what health and wellbeing services will be provided, prepared in collaboration with key health stakeholders. This will include detail on the size of the Health and Wellbeing Hub, the provision of and relationship to other flexible community space and any off-site mitigation to address the needs of the population.

Each Planning Application must be supported by a Health Impact Assessment (HIA) prepared in accordance with the advice and best practice as published by Public Health England and locally through the Essex Planning Officers' Association HIA Guidance Note, using the most up to date guidance. Any mitigation measures identified in the HIA should be incorporated into the proposed development.

Part F: Stewardship

To help establish a strong community, arrangements for the sustainable long-term governance and stewardship of local assets, and community development activities appropriate to the creation of a new community, must be agreed as part of the planning permissions and planning obligation agreement(s) relating to the site (except for those applications related to the provision of the A120-A133 Link Road or RTS). Provision will need to be made and agreed to ensure the appropriate financial, physical, and human resources are secured to deliver stewardship aspirations. This will include the transfer of suitable income-generating assets, or equivalent endowment, that can provide a long-term source of revenue for the stewardship body.

The preferred solution for stewardship arrangements will need to be determined as part of future planning permissions for the site. This will be achieved through collaboration between the developers, the Councils (including Essex County Council), and other relevant stakeholders, and will be secured through planning conditions or planning obligations attached to planning permissions.

Developer contributions will be required to fund the initial set up and running costs, including staff, premises, and equipment costs. This support will need to be provided for a minimum of 10 years, or until such time as stewardship activities are financially self-sustaining, before the occupation of the first home.

Part G: Planning Application Requirements

1. Proposals for the development of the Garden Community must include planning obligations enabling the phased delivery of community and social infrastructure.
2. Proposals must include a Phasing and Implementation Strategy, which explains how the rate of development will be linked to the provision of the necessary social, physical, and environmental infrastructure. This must be based on the latest evidence from infrastructure providers, statutory bodies and governing bodies and will include the employment of community development workers.
3. Proposals must be supported by bespoke demographic studies commissioned by the developer to provide a consistent evidence base for the planning of all social and community infrastructure, particularly schools.
4. Proposals must be supported by a Health Strategy, prepared in consultation with Integrated Care Board and NEE Health and Wellbeing Alliance.
5. Proposals must be supported by a Health Impact Assessment, prepared in accordance with the latest advice and best practice.
6. Proposals must be supported by a Healthy Living and Play Strategy, *which will be informed by the Colchester and Tendring Sports, Recreation and Open Space Strategy (2022) or any updates to this Strategy.* This Strategy should demonstrate how the development will be designed to encourage active lifestyles, independence, and wellbeing, through the provision of sites, facilities, and informal opportunities for people to play, socialise, play sport, keep fit and have fun. *It must be co-ordinated with other relevant strategies for the development such as the Green Infrastructure Strategy, the Active Travel Strategy and the Active Design Assessment.*
7. A detailed Stewardship Strategy, supported by a (independently reviewed) business case, will need to be prepared and agreed in writing with the Councils which will need to establish the scope of the stewardship and community governance arrangements, how it will evolve and develop over time, and the long-term financial sustainability of the model. This strategy will need to show how the arrangements proposed will successfully interact with and work alongside existing local governance arrangements including town/ parish councils.
8. Proposals should explain how information on a range of issues will be passed on to future residents, this could be by digital means such as a dedicated app developed for the Garden Community.

9. Proposals for educational use/buildings should be accompanied by a 'Community Use Statement/*Plan' to be agreed by the authorities and which must be approved as part of any planning permission granted and secured by way of a Community Use Agreement through an appropriate legal agreement.*

END