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HS5.1

# Tendring Colchester Borders Garden Community Development Plan Document Examination

# Matters and Issues Statement

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| **Our ref** | 62189/01/PR/CW |
| **Date** | 19 April 2024 |
| **ID** | 127 |
| **Representor** | Latimer (Tendring Colchester Borders Garden Community) Developments Limited |
| **Prepared by** | Lichfields |

## Matter 5 Economic Activity and Employment (GC Policy 5: Economic Activity and Employment)

### 1.0 Question 1: Are the requirements of the Policy justified by appropriate available evidence, having regard to national guidance, and local context?

1.1 Yes, overall, GC Policy 5 is 'justified' with its approach to economic activity and employment (NPPF September 2023, paragraph 35 b). The policy sets out an appropriate strategy and based on proportionate evidence base.

1.2 Some minor changes are proposed to ensure the approach is fully justified and effective, these are set out below, and at Appendix 1 of this Matter 5 statement.

1.3 The DPD makes appropriate provision to contributing towards meeting Tendring and Colchester's economic growth requirements, supported by evidence base, namely the Economic and Employment Study, prepared by Quod December 2022 (EB15). The NEA Section 1 Plan allocates 25 hectares of employment land in total, with 7 hectares of this land to be delivered within the plan period (up to 2033). The DPD, GC Policy 1 indicates to meet this requirement, approximately 8 hectares of land to the north of the A133 is to be allocated for 'knowledge based employment' and approximately 17 hectares of land is allocated immediately south of the A120 and east of the new A120-A133 Link Road for a new 'business park'. GC Policy 5 (Part B) also confirms the three Garden Community Neighbourhoods will, in addition, accommodate 'employment uses' in the Neighbourhood Centres.

1.4 As referred to in Latimer's Matter 2 Statement, Policy GC 5 requires an Economic and Employment strategy(ies) to accompany future development proposals. The strategy(ies) should demonstrate how a number of economic factors can be achieved, including:


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*"How delivery of the first phase of business accommodation in each employment area is tied to occupation of housing to provide an alignment between jobs and housing, and any future review of employment allocations will need to take account of market dynamics and best practice and avoid sterilisation of parcels of land"* (our emphasis).

1.5 Latimer agrees that delivering a sustainable new Garden Community will require an appropriate balance between employment and residential uses; however, consider it may not be feasible for each employment area to come forward in line with each phase of housing growth, as the DPD currently anticipates. A change to this part of the Policy has therefore been agreed via the Latimer/Councils statement of common and uncommon ground (SoCUG) (Appendix 1, 4A) which would delete the reference to 'in each employment area'. The change to GC Policy 5 would provide flexibility when balancing employment and residential uses, it would remain in accordance with the Section 1 plan and the DPD evidence base (EB15) and ensure it is effective. This change would allow evidence and master planning work at the planning application stage to appropriately account for employment land and other employment generating uses, including in the neighbourhood centres.

1.6 Please also refer to Latimer's response to Main Matter 2 (Issue 2, Question 3), on land uses and spatial approach.

## 2.0 Question 2: Does the Policy provide clear direction as to how a decision maker should react to a development proposal?

2.1 Yes, with some focused amendments requested below, and at Appendix 1 of this Statement.

2.2 One economic principle of the DPD is within Part A of GC Policy 5, which details that the Garden Community aims to achieve "*a minimum of one job per household, either within or close to home or within a sustainable commutable distance*". Latimer support this principle. As the master developer for the TCBGC, Latimer's proposed approach to achieving one job per household across the Garden Community recognises that there will be a mixed demographic and varied employment landscape. Employment generating uses can be accommodated within the designated employment areas and within the Neighbourhood Centres. From the work undertaken by Latimer and their appointed consultants for the purpose of the planning application, Latimer considers this principle to be achievable. Latimer's intended approach is to focus on the delivery of a larger and more diverse approach to non-residential development north of the A133 alongside the Knowledge Gateway, and provision of diverse economic and cultural offer within each of the three Neighbourhoods, including the delivery of supplementary jobs within nurseries, care homes and schools (for example).

2.3 Land to the north of the A133 should focus on creating employment opportunities close to residential homes or within a sustainable commutable distance, consistent with the aim of creating one job per household in the DPD. Optimising the use of land to the south of the A133 to deliver student accommodation (see Latimer's Matter 2 statement) would support, rather than undermine, the aim of achieving one job per household associated with residential development, to the north of the A133.

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2.4 Some minor, focused amendments to GC Policy 5 are requested to provide clear direction for a decision maker and ensure the policy is effective. Latimer's Regulation 19 DPD representations (paragraph 6.3) request greater clarity in the Policy to state that student households are excluded from the approach to achieving one job per household as this would not be a relevant or realistic expectation. To be effective, it is also recommended that this specific requirement would not apply to retired occupants and households, which will be important to ensure a balanced Garden Community that caters for a cross section of society, as sought by GC Policy 4. Latimer also requests that an element of home working should be included within this figure, given trends for home working following the Covid-19 pandemic.

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# Appendix 1 Requested Wording Changes to GC Policy 5, Economic Activity and Employment

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The following amendments are requested by Latimer to GC Policy 5, Economic Activity and Employment.

Text proposed to be inserted is ***bold, italic and underlined.*** Text proposed to be removed in ~~strikethrough~~.

A1.1 GC Policy 5, Part A

How delivery of the first phase of business accommodation ~~in each employment area~~ is tied to occupation of housing to provide an alignment between jobs and housing, and any future review of employment allocations will need to take account of market dynamics and best practice and avoid sterilisation of parcels of land.

A1.2 GC Policy 5, Part A (for explanation see Appendix 4, Table 1, ref. 5a of Councils/Latimer SoCUG)

Creation of the Rapid Transit System to enable a ~~rapid~~ **fast** commute for residents to and from all neighbourhoods within the Garden Community to key areas of employment including the new A120 business park and centres as well as those outside of the Garden Community, such as the University of Essex, Colchester City Centre, Colchester General Hospital~~, Colchester Business Park~~ and Colchester Sports Park.

A1.3 GC Policy 5, justification wording (page 74)

the study also recommends the provision of ***appropriate*** flexible ***Commercial, Business and Service uses*** ~~office space~~ concentrated in the North and South Neighbourhood Centres.

A1.4 GC Policy 5, justification wording

Additional sentence:

***Student and retired households are excluded from the ambition to achieve one job per household. Future proposals should consider how home working might contribute to, and support the ambition for, one job per household, given trends for home working following the Covid-19 pandemic.***