LICHFIELDS

HS6.1

Tendring Colchester Borders Garden Community Development Plan Document Examination

Matters and Issues Statement

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

Matter 6 Community and Social Infrastructure (GC Policy 6: Community and Social Infrastructure)

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. Latimer support GC Policy 6, which sets out the requirements for community and social infrastructure for the Garden Community, including within the neighbourhood centres, community buildings and spaces, education, sports, health and stewardship. It is justified by appropriate and available evidence base (NPPF September 2023, paragraph 35 b) and accords with the requirements of the strategic policies for the Garden Community in the North Essex Authorities' (NEA) Section 1 Plan (2021).

1.2 The Policy is pragmatic and provides the necessary flexibility required to develop sustainable communities. GC Policy 6 sets the broad requirements for social infrastructure; and, in addition, to ensure the appropriate phased delivery of community and social infrastructure, Part G requires all proposals for the development of the Garden Community must be accompanied by a 'Phasing and Implementation Strategy'. The Strategy must explain 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 at the time of the planning application. Latimer fully support this approach, which will enable planning applications to respond to local context at the appropriate time to ensure up to date needs are met. Latimer is committed to ensuring the Garden Community is a fully sustainable place to live, work and visit, with all phases supported by required infrastructure.

1.3 The approach to Estate Management and Stewardship is an important aspect of achieving Garden Community principles but also establishing how community and social infrastructure will be delivered and managed for the benefit of the community for the long term. The principles of stewardship align with Clarion Housing Group's long term view on investment in places and communities, as well as their focus on building homes for people that need them the most.

Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116
Registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG

1.4 Through Latimer, the Group's development arm, the focus in on building those homes and communities with all profits recirculated back into the Group to provide more homes and continue investment in communities across the country. Likewise Clarion Futures, the Group's charitable arm, who are very active in local communities managing and activating physical assets, delivering community initiatives to help those most in need, working with established organisations, creating social value and fostering social cohesion in our communities. Clarion Housing Association are the Group's registered provider of affordable homes and managing and maintain all the existing 125,000 affordable homes across the country and will be the registered provider of all affordable homes at TCBGC. These complimenting roles means Clarion Housing Group are very well placed to deliver and secure the long term success of all community and social infrastructure at TCBGC.

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. Policy GC 6 provides a clear direction as to how a decision maker should react to a development proposal, this includes in relation to health and wellbeing. Some focused minor amendments are suggested by Latimer, for clarity in relation to education and 'school zones'. These are set out below, and also at Appendix 1 of this Matter 6 statement.

2.2 As above, the DPD requirements for education provision (Part C of GC Policy 6) align with and are justified by the NEAs Shared Strategic Section 1 Plan (Policy SP9) which states that "*a secondary school, primary schools and early-years facilities will be provided to serve the new development*".

2.3 The Statement of Common Uncommon Ground (SoCUG) between the Councils and Latimer demonstrates agreement that planning for schools, including how many and their size, should be based on evidenced need and demographic studies at the time of a planning application submission (paragraph 3.14). It is agreed that education provision should be delivered on a phased basis, commensurate with the delivery of housing. This approach provides the necessary flexibility required to develop sustainable communities and meet needs as per paragraph 95 of the NPPF, and to ensure the approach is effective. Latimer therefore request an agreed modification to GC Policy 6 Part C as per part 5A of the schedule at Appendix 1 of the SoCUG, to state: *"The capacity and quantum of schools and early years provision will be subject to an appropriate assessment of the need at the time of submission of future planning application(s)".* This extra sentence would provide additional clarity for the decision maker.

2.4 GC Policy 6 Part E and Part G are clear on what the Garden Community must include in terms of health and wellbeing. This includes a new health and wellbeing hub alongside flexible space for health provision located within the neighbourhood centres and community buildings. The phasing of these facilities must be set out as part of the Phasing & Implementation strategy (a practical approach which Latimer supports, as above), and proposals must be accompanied by a 'Health Strategy' and a 'Health Impact Assessment'.

2.5 Part E also importantly states that "*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". Latimer is progressing a hybrid planning application for the Garden Community which is currently at pre-application stage with submission of the application anticipated in 2025. From an early stage, Latimer has engaged with relevant stakeholders from the NHS and Integrated Care Board ('ICB') and will continue to do so to ensure the Garden Community fully plans for the health needs arising, in accordance with the NHS requirements. Latimer are seeking a further pre-application meeting with the NHS and the Councils to discuss a draft of the Health Impact Assessment, prepared for the planning application, to ensure it is robust and meets expectations. The planning application will be robust in respect of health, and the DPD provides the appropriate framework through which to do, and for decision makers to assess this part of the proposal.

LICHFIELDS

Appendix 1 Requested Wording Changes to GC Policy 6, Community and Social Infrastructure

LICHFIELDS

The following amendments are requested by Latimer to Policy 6, Community and Social Infrastructure.

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

A1.1 GC Policy 6, Part C

Include after bullet point list as discrete paragraph:

The capacity and quantum of schools and early years provision will be subject to an appropriate assessment of the need at the time of submission of future planning application(s).

A1.2 GC Policy 6, Part C (for explanation see Appendix 4, Table 1, ref. 6a of Councils/Latimer SoCUG)

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.