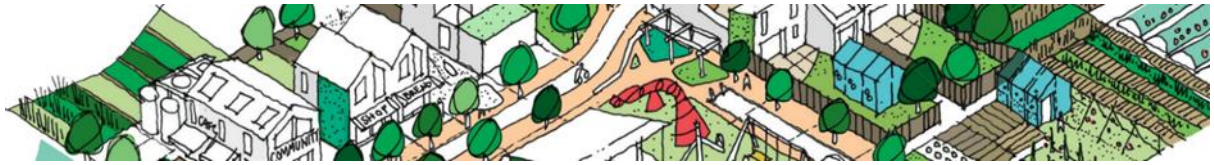
SCG02



Statement of Common Ground with Anglian Water

Tendring Colchester Borders Garden Community
Development Plan Document – Submission Version

February 2024

Tendring District Council | Colchester City Council | Essex County Council

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 Anglian Water Services Ltd (AW) to the Tendring Colchester Borders Garden Community (TCBGC) submission version Development Plan Document (DPD).

AW 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 AW, 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 GC8 – Sustainable Infrastructure and its supporting text has been included at section 7 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

Anglian Water Services Ltd (AW)
Name: Phil Jones
Position: Growth Strategy Manager – Sustainable Growth

3. SUMMARY OF AGREED POSITION

AW 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 AW's representations and the agreement reached between the Councils and AW.

4. UNRESOLVED ISSUES

No unresolved issues.

5. SIGNATURES

The Councils and AW 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: 13.02.2024
Signed on behalf of Anglian Water by:
Name: Phil Jones Position: Growth Strategy Manager – Sustainable Growth Date: 13/02/2024

6. Table of reps/comments

Reps From AW	Policy and Part	Councils Response	Proposed Change	AW Response	Agreed?
Rep ID. 123 GC Policy 8 – Sustainable Infrastructure	Part D				
Water Efficiency Anglian Water suggests that the government's Environment Improvement Plan (Water Efficiency Roadmap) intention to require 100 l/p/d in water stressed areas should be used as a minimum water efficiency standard with developers required to meet this and encouraged to demonstrate how they can go further utilising integrated water management and a fittings-based approach to minimise potable water use. We propose that the policy clearly directs a criteria-based approach that is proportionate to new non-household developments and requires applicants to demonstrate water efficiency measures and water reuse have been incorporated in proposals. Where significant non-domestic water use is required, developers should be required to submit a Water Resources Assessment with the planning application following consultation with the relevant water company to ascertain water availability and feasibility of the proposed scheme.		Comment Noted. The policy is considered sound, however, upon further assessment the Councils consider that a proposed change to the DPD could be appropriate.	Amend GC Policy 8, Part D to read: All buildings must include water efficiency measures and seek to achieve water neutrality. All homes must include water saving measures and, as a minimum, meet the ~~Building Regulations optional tighter water standard of 110 litres per person per day.~~ *the Government's Environment Improvement Plan (Water Efficiency Roadmap) standard of 100 litres per person per day.* Proposals should submit a water efficiency calculator report to demonstrate compliance*, and developers are encouraged to demonstrate how they can go further utilising integrated water management and a fittings-based approach to minimise potable water use.* *Non-residential development proposals must demonstrate that water efficiency measures and water reuse have been incorporated in proposals. Where significant non-domestic water use is required, a Water Resources Assessment should be submitted with the planning application following consultation with the relevant water company to ascertain water availability and feasibility of the proposed scheme.* Proposals must include clear evidence on the approach to water conservation, including the potential for the re-use of greywater and rainwater capture and re-use and should also provide the	Agree to proposed policy amendment.	

			infrastructure to support options for rainwater re-use in the building design, e.g. rainwater harvesting systems, water saving devices, greywater recycling or other agreed solutions. The Councils will require safe systems and measures to be implemented for all new development within the Garden Community.		

7. POLICY GC8 – TRACK CHANGED TEXT

GC POLICY 8: SUSTAINABLE INFRASTRUCTURE

The Garden Community will be an exemplar development that addresses the climate emergency. The Garden Community will create energy efficient, sustainable buildings and places where communities can lead resilient and low carbon lifestyles, reducing the need to travel and a biodiverse landscape which incorporates carbon sequestration and natural flood management. This policy includes examples, but the focus is on achieving the end goals of a net zero carbon development and maximised water efficiency through the best solutions, which are likely to change over time. Proposals must comply with approved Design Codes that set standards in terms of climate change mitigation and adaptation and sustainable design.

Part A: Net Zero Carbon

All buildings must be net zero carbon in operation and achieve net zero operational energy balance onsite. The Councils will encourage carbon and energy positive buildings. A holistic area wide approach to energy and associated infrastructure will need to be implemented. Proposals must follow the principles of the energy hierarchy by reducing energy demand for both regulated and unregulated energy use (including heating, lighting, and cooling), ensuring efficient systems and renewable energy technology are in place, and that carbon dioxide emissions are minimised.

Proposals must demonstrate how new homes will achieve:

- Space heating demand less than 30kWh/m2/per annum.
- Total energy consumption (energy use intensity) of less than 40kWh/m2/annum.
- Onsite renewable generation to match or exceed the total energy consumption (energy use intensity).

Where the use of onsite renewables to match total energy consumption (energy use intensity) is demonstrated to be not technical feasible or economically viable onsite, renewable energy generation should be maximised as far as possible and/or connection to a district heating network. Where this is not possible, the residual energy should be offset by a contribution to an offset fund.

Compliance should be demonstrated by using an energy assessment tool proportional to the scale of the development.

The Councils will expect the integration of smart technology and integrated data services for controlling energy using activities and appliances.

Part B: Design and Construction

All buildings must be designed to reduce energy demand and maximise fabric energy efficiency including such measures as: building orientation; high levels of insulation of roofs, floors, and walls; maximising airtightness; and using solar gain through window/ door orientation whilst avoiding overheating. The Councils expect all applicable buildings to meet BREEAM 'Excellent' or 'Outstanding' and encourage Passivhaus or similar certification for residential buildings.

Part C: Renewable Energy

To achieve a net zero carbon development, that will not use fossil fuels, the Garden Community will generate energy from renewable sources and proposals will need to show how this has been maximized. Solar photovoltaic (PV) and either, air or ground source heat pumps should be installed on every building where feasible. The Councils will encourage the development of a district heating network(s) and/or smart local energy systems that are viable, maintained and managed in the long term.

Part D: Water Conservation and Wastewater

All buildings must include water efficiency measures and seek to achieve water neutrality. All homes must include water saving measures and, as a minimum, meet the ~~Building Regulations optional tighter water standard of 110 litres per person per day.~~ *the Government's Environment Improvement Plan (Water Efficiency Roadmap) standard of 100 litres per person per day.* Proposals should submit a water efficiency calculator report to demonstrate compliance*, and developers are encouraged to demonstrate how they can go further utilising integrated water management and a fittings-based approach to minimise potable water use.*

Non-residential development proposals must demonstrate that water efficiency measures and water reuse have been incorporated in proposals. Where significant non-domestic water use is required, a Water Resources Assessment should be submitted with the planning application following consultation with the relevant water company to ascertain water availability and feasibility of the proposed scheme.

Proposals must include clear evidence on the approach to water conservation, including the potential for the re-use of greywater and rainwater capture and re-use and should also provide the infrastructure to support options for rainwater re-use in the building design, e.g. rainwater harvesting systems, water saving devices, greywater recycling or other agreed solutions. The Councils will require safe systems and measures to be implemented for all new development within the Garden Community.

Part E: Green-Blue Infrastructure

In accordance with GC Policy 2, multifunctional green-blue infrastructure will be delivered across the Garden Community for biodiversity, flood and drought control, soil health, air quality, and reduced urban heat island effect. Proposals must demonstrate how the planting palette features a diverse range of plant species that are adaptable/ resilient to climate change. Details should be submitted of appropriate biosecurity standards for sourcing, quarantining, and inspecting plant material supplied to the development.

Part F: Digital and Fast Technology

Proposals must provide the new community with:

- For non-residential development: Ultra-fast Gigabit capable, future proofed broadband including a requirement for "open access" broadband infrastructure provided by at least two suppliers or a neutral host. This definition is likely to evolve over the plan period and consideration of an up-to-date definition of ultra-fast will be made at the time of the planning application submission based on government/ industry guidance.
- Unless an equivalent technology/approach delivers a better outcome, demonstrate early engagement with infrastructure providers and ensure the provision of fibre to the premises (FTTP) infrastructure.
- For all applicable development: Mobile phone network capacity and improvements, to ensure that the likely impact of developments on the existing mobile networks in the area is assessed, and appropriate action taken, at an early stage. At present this will require 4G / 5G level technology. This is likely to evolve over the plan period and consideration of up-todate requirements will be made at the time of the planning application submission based on government/ industry guidance.
- Smart multifunctionality for all public realm street furniture, such as lampposts and signage.

Part G: Materials

All proposals must take into consideration the embodied carbon associated with materials using the RICS Whole Life Carbon approach or successor documents and incorporate measures into the development design, materials, construction and transportation methods etc. to reduce those

emissions. Development must be designed to maximise resource efficiency and identify, source, and use environmentally and socially responsible materials, giving consideration to circular economy principles and design for deconstruction.

Part H: Minerals – Prior extraction

Proposals must be informed by a Minerals Resource Assessment (MRA), with evidence supplied in support of the scheme demonstrating how the scheme reflects and takes advantage of the opportunities afforded by prior extraction, as required by the Minerals Planning Authority. Given the scale of the Garden Community and duration of construction, the MRA can be undertaken in phases, but must be done ahead of any detailed masterplanning for that phase, such that the conclusions of the MRA can demonstrably influence the masterplan to ensure that minerals are not unnecessarily sterilised by non-mineral development.

Part I: Planning Application Requirements

1. All proposals must be accompanied by an 'Energy and Carbon Reduction Strategy' which considers all the measures set out in this policy and puts forward detailed solutions for the Councils approval, which will then be implemented as part of the development.
2. Proposals should include an assessment or measured confirmation of actual performance to address the performance gap between 'as designed' performance and 'as built' performance.
3. All proposals must be accompanied by a 'Digital Connectivity Report' demonstrating how the development will provide digital connectivity (including appropriate standards, timescales etc.) having regard to approved connectivity strategies applicable to the local planning authority areas.
4. All proposals must be accompanied by a 'Water Efficiency Calculator Report' to demonstrate compliance with the water efficiency target.
5. An Embodied Carbon Assessment using a recognised RICS tool should be submitted with all proposals.

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