SCG04

TENDRING COLCHESTER BORDERS GARDEN COMMUNITY

REGULATION 19 SUBMISSION DRAFT

Statement of Common Ground between:

Colchester City Council

Tendring District Council

The University of Essex

April 2024

1. INTRODUCTION

1.1 This is a Statement of Common Ground between:

- Colchester City Council (CCC);
- Tendring District Council (TDC); and
- The University of Essex.

1.2 This statement has been prepared for the examination of the Development Plan Document (DPD) for the Tendring Colchester Borders Garden Community (TDCGC). It sets out the areas of agreement between the parties and outstanding areas of disagreement.

1.3 The University made representations to the Regulation 18 draft of the DPD in 2022 and, at the request of the Councils, it provided further clarifications on 2nd August 2022. The University's Regulation 18 representations indicated in-principle support for the Garden Community but raised concern that the emerging DPD, through its land allocations, does not fully reflect the University's ambition for future growth or the requirements of Policy SP9 of the Shared Strategic Section 1 Plan, under which it is being prepared. The representations set out the amount of land the University considered necessary to meet that ambition, and Policy SP9 requirements – relating to academic facilities, student accommodation and access to sports facilities; and associated expansion of the area's knowledge-based employment land provision.

1.4 The Councils commissioned Wisher Consulting to undertake an 'Review of University Essex Land Requirements' following receipt of the University's Regulation 18 representations. Its report [The Wisher Report] is dated 23rd November 2022 and forms part of the Council's evidence-base which has informed decisions on the content of the Regulation 19 version of the DPD.

1.5 The University also made representations to the Regulation 19 Submission draft of the DPD. The University maintains concerns about the DPD and considers that the Regulation 19 draft to be unsound for the following specific reasons:

- it does not make proper provision for the expansion of the University of Essex as required by Policy SP9 of the Section 1 Local Plan (Requirement F25); and

- it does not make appropriate provision for employment land linked to the Knowledge Gateway as required by Policy SP9 of the Section 1 Local Plan (Requirement C5).

1.6 The Councils have submitted the DPD to the Secretary of State in their belief that it is sound, does meet the requirements of the Section 1 Local Plan and responds appropriately to the need for both the expansion of the University and of knowledge-based employment land.

2. SECTION 1 LOCAL PLAN

2.1 The Section 1 Local Plan for North Essex was formally adopted by both CCC and TDC in 2021, following an examination in public and modifications made on the advice of the Planning Inspector. Among other matters, it sets out the strategic policy basis for the Tendring Colchester Borders Garden Community, makes specific references to the University of Essex and knowledge-based employment land in respect of the Garden Community and sets out expectations with regard to the content of the DPD.

2.2 The parties agree that the presence of the University of Essex and the Knowledge Gateway, and the potential for job creation associated both directly, and indirectly, with their future growth, were key factors in the selection of this location for a new Garden Community. This was reflected in a Memorandum of Understanding (MoU) between the University and the

Councils that was submitted into the Local Plan examination and which is appended to this statement.

2.3 The Report on the Examination into the Shared Strategic Section 1 Plan records (paragraph 101) as follows:

> '*In paragraph 263 of IED/022 (attached below), which forms an integral part of this report, I identify access to employment opportunities at the adjacent University of Essex and its associated Knowledge Gateway as one of the factors contributing to the ability of the GC to deliver sustainable development. Moreover, national policy encourages LPAs to plan positively for the expansion of knowledge-based business and employment. But while provision for expansion is made in the adopted Colchester Site Allocations DPD, it is not reflected in the Plan. MM40, based on the Statement of Common Ground between the NEAs and the University, is therefore required to rectify the submission and ensure the Plan makes the necessary provision'.*

2.4 The Inspector, who reported on the Examination into the Shared Strategic Section 1 Plan, found that, in order to be sound, it needed to make the necessary provision for the expansion of the University, which was at least equivalent in size to the allocation made in the previous Site Allocations document. The Inspector did not put any limitation on what the expansion land may be used for.

2.5 Policy SP9 in the Local Plan requires the DPD, and any planning application, to address a number of principles and requirements in the design, development and delivery of the new Garden Community. The most notable of these in respect of the University of Essex and Knowledge Gateway are:

- Part C (Employment and Jobs), item 5 which states: *"The DPD will allocate about 25 hectares of B use employment land within the garden community. This may include provision for office, research & development, light industrial and/or other employment generating uses towards the south of the site in proximity to the existing University of Essex and Knowledge Gateway and provision for office, research & development, industrial, storage and distribution uses towards the north of the site close to the A120."*; and

- Part F (Other requirements), item 25 which requires: "*Allocation of additional land within the garden community, to accommodate University expansion, which is at least equivalent in size to the allocation in the Colchester Development Framework Site Allocations document October 2010."*

2.6 Part F does not put any limitation as to what the University expansion land may be used for. The only stipulation is that it should be 'at least equivalent in size' to the previous allocation.

The Colchester Development Framework Site Allocations Document

2.7 The size of the allocation in the above Colchester Development Framework Site Allocations Document October 2010 (which was subsequently superseded in 2022 by Colchester's Section 2 Local Plan) was 11.5 hectares.

2.8 The superseded 2010 Site Allocations Document stated, at the time:

> *"Land has been allocated for expansion of the University of Essex. Despite being greenfield land, this option makes efficient use of land in that it retains all University buildings together at one location close to the other academic departments, student facilities and services. This can help reduce the need to travel and dependency on the private car as the primary mode of travel. This will prevent the need to allocate other areas of land at alternative locations in the Borough. Allocating the site will help support*

Core Strategy employment targets and improve educational opportunities by increasing the range of courses available at the University. Landscape and biodiversity enhancements will be important considerations in any future planning application for the site and the proposal must demonstrate how the impact of settlement coalescence has been minimised."

2.9 Policy SA EC7 from the superseded 2010 Site Allocations Document stated:

*"**University of Essex Expansion***

Permission will be granted for academic expansion within the area denoted by University Purposes on the Proposals Map provided that it relates satisfactorily to its setting on the edge of the built up area of Colchester. Proposals within the existing campus will be acceptable providing they have full regard to the landscape setting and nature conservation interests. All proposals for development will need to include the following information;

- *A Flood Risk Assessment; it should satisfy the Sequential Test and the Exceptions Test of PPS25 and provide open space to the river frontage;*
- *A comprehensive landscaping scheme;*
- *A biodiversity enhancement plan."*

2.10 Policy SA EC7 specifies that the allocation covering both the existing University Campus and the expanded area was for "academic expansion". No reference is made to student accommodation or residential development as part of this allocation. The 2010 Site Allocations DPD goes on to note in the supporting text relating to the University of Essex that:

"No additional land has been allocated for residential development as this location does not accord with the housing strategy in the adopted Core Strategy and there are sufficient sites elsewhere in the Borough."

3. THE DPD'S RESPONSE TO SECTION 1 LOCAL PLAN REQUIREMENTS

3.1 The Regulation 19 version DPD responds to these Local Plan requirements through GC Policy 1 'Land Uses and Spatial Approach' and the corresponding Policies Map (Fig. 2) as follows:

- Part F: Sports and Leisure Park and University of Essex Expansion states: *"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 a new '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."*

- Part G: Knowledge-Based Employment Land states: "*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 to maximise the benefits arising from close proximity to the University of Essex and the developing Knowledge Gateway."*

3.2 In respect of Part F, the supporting text within the DPD, on page 31, states:

"The Councils support the University of Essex in its future plans to expand services, increase student intake and provide business, research and development space and sports facilities, and will support appropriate proposals that will help to achieve this both within and beyond the plan period. The development of a new 'Sports and Leisure Park' will

enable the wider expansion of the University of Essex to the benefit of the local economy. The Councils and Developers will work with the University of Essex to make maximum use of land and property on the existing campus for the expansion of its academic facilities and to increase the supply of student accommodation both within the Garden Community 'Neighbourhoods' and elsewhere throughout the City of Colchester where there are good connections to the Rapid Transit System."

"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."

3.3 GC Policy 4 'Meeting Housing Needs' further recognises the University's expansion plans with regard to student accommodation as follows:

Part H: Student Accommodation states: "*The University of Essex has long term plans to expand student numbers and to extend its accommodation provision. 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 size and specification of any student accommodation will be determined through the Housing Strategy (see Part B) and will be informed by evidence held by the Councils in partnership with the University of Essex."*

3.4 GC Policy 5 'Economic Activity and Employment' requires proposals to demonstrate how the following will be achieved:

Part A: Achieving a Balance of Homes and Jobs: *"….Expansion of the University of Essex and the Knowledge Gateway through the allocation of land for expansion and ongoing development including an appropriate high quality pedestrian/ cycle connection across the A133;"*

3.5 Connectivity to the University is also recognised in GC Policy 7 'Movement and Connections' which states:

Part B: Active and Healthy Travel: *"Proposals must demonstrate how the development contributes to the ease and prioritisation of active travel through all parts of the site. This will include: ……How the design and layout is accessible, illustrating where safe, direct connections are being made both within the Garden Community, and how they link with the wider network of pedestrian and cycle routes and to key external destinations (such as the University, Colchester City centre, railway stations and existing local communities) and transport interchanges."*

4. UNIVERSITY OF ESSEX (UoE) AND KNOWLEDGE GATEWAY

4.1 The University Campus and Knowledge Gateway Research & Technology Park lie on the east side of Colchester, immediately to the south of the proposed Garden Community. The Knowledge Gateway lies within the defined settlement limits of Colchester.

4.2 The Masterplan Baseline Report September 2021 acknowledges that the University and the Knowledge Gateway can be a major catalyst and key driver of employment growth within and around the new Garden Community. The presence of the University and the Knowledge Gateway was one of the principal reasons why this location was chosen, and subsequently found to be deliverable and sound by the Inspector who examined the Shared Strategic Section 1 Plan (two other garden community proposals were not taken forward, as the Examination Inspector concluded that they were not deliverable).

4.3 The University contributes just under £600m annually (2020/21) to the economy of the East of England and creates 6,451 (direct and indirect) jobs. If it achieves its growth objectives, this is predicted to rise to £1bn, and 9,644 jobs, by 2035.

4.4 The University was conceived and planned as a Campus based institution in the early 1960's. Its main base of operations is at Wivenhoe Park, Colchester, although it has two smaller campuses at Southend and Loughton. Throughout its history, the University has been, and continues to grow, as a campus based institution. All of its main activities at Colchester (academic, admin, support, student residences and student services and leisure facilities) are on, or adjacent to, the Campus. The University does not have any satellite sites or operations in Colchester. The concentration of activities on, and adjacent to, the Campus defines the character of the University and is essential to its communities and the provision of student services.

4.5 Student numbers are targeted to increase to 20,000 within the University's current strategic plan period. The University has aspirations to grow to circa 30,000 by 2035. At that point, the University will employ approximately 1,500 researchers / academics, which is critical to placing it in the Top 30 Universities in the UK for research power.

5. ACADEMIC EXPANSION

5.1 In its Regulation 19 representation the University states that:

> *"Our expansion plans incorporate the creation of three new academic departments or subjects as well as the growth of existing faculties. We wish to retain the campus nature of the University, which does much to foster our ethos and the University community. We believe that with the remaining areas of development potential, together with the rationalisation and better use of the existing estate, we will be able to accommodate the majority of our needs for academic buildings up to 2035" (para 23)*

5.2 The University's requirements, as outlined in its Regulation 18 and 19 representations, in respect of the Garden Community, fall into three categories:

- Student Accommodation and ancillary facilities, on an expanded campus
- Growth in research activity through industry partnerships, linked to accessible Knowledge based employment land within the Garden Community
- Access to Sports & Leisure facilities

5.3 All parties accept that, in order to achieve its growth objectives, the University needs to have access to the required level of academic, teaching and research facilities, student accommodation, and broader student experience facilities. Some of its future growth will require new facilities and additional expansion land.

5.4 The Campus (as it is defined in the Local Plan Proposals Map) covers some 70 hectares, a large proportion of which is subject to various constraints. Said constraints have varying implications for the development potential of different areas of the site. Some of the more substantive constraints include:

- The eastern section of the Campus is a protected park (Wivenhoe Park) and includes five listed buildings. Any new development in this area will need to consider these heritage assets and have due regard to their setting.
- The central and western parts of the Campus lie on the eastern slope of the Colne Valley.

- The western part of the Campus also comprises former parkland of Wivenhoe House, with many veteran trees being present.

- Land to the west of the Campus, which is owned by the University, lies within Flood Zone 2 and/or the Coastal Protection Belt.

5.5 As a result, some of the less constrained areas of the site, potentially offering greater scope for development, include:

DS1[1]. Land to the east of the North Houses.

DS2[1]. The North Campus Car Parks (with parking lost needing to be replaced with multi-deck car parking).

DS3[1]. An area adjacent to the Northern Causeway, between the main library and Rayleigh Tower.

DS4[1]. Land to the rear of Rayleigh Tower and the North Teaching Centre.

DS5[1]. Land on either side of Valley Road between Square One and Boundary Road.

6. COLCHESTER BOROUGH LOCAL PLAN SECTION 2

6.1 Colchester Borough Local Plan Section Two Policy EC1 Knowledge Gateway and the University of Essex Strategic Economic Area, recognises the value of the University of Essex to Colchester's economy and the contribution that it makes to the vitality of the City Centre. It commits the Council to working in partnership with the University to maximise the economic and social benefits associated with the University's presence. It fully supports the expansion of both the University and the Knowledge Gateway and confirms that, '*there will be a need for a comprehensive approach to development in conjunction with the Tendring Colchester Borders Garden Community proposed to the east of Colchester, working in partnership with key stakeholders, including the University'.*

6.2 The supporting text to the policy recognises, and supports, the University's growth to 20,000 students within its current strategic plan period, and 25,000 students (it is the University's aspiration to grow to about 30,000 students) by the end of the Local Plan period (paragraph 6.70). Paragraph 6.75 reads as follows: -

'*The significant growth envisaged by the University and the associated expansion opportunities for the Knowledge Gateway Technology Park will be released over the long term with phases being developed through the Plan period and potentially beyond associated with the new Garden Community. This would provide a framework for the expansion of both the University and the Knowledge Gateway and also provide the opportunity to maximise any benefits associated with the Garden Community. A joined-up approach and mutual opportunities for both are evident, particularly associated with infrastructure improvements with alternative public transport options being a key factor for East Colchester'.*

7. WIVENHOE NEIGHBOURHOOD PLAN

7.1 The Wivenhoe Neighbourhood Plan 2019-2023 recognises the importance of the University to the cultural and economic life of the parish. Paragraph 9.17 reads as follows: -

[1] Constraints & Opportunities Plan attached as Appendix 1 to UoE's Regulation 19 Representations

*'Whilst the development of the Campus is constrained by a number of environmental and heritage issues, the University is of the view that it should be able to accommodate its growth needs, up to 2024/2025, within its existing land ownership. However, beyond that date, it is likely that it will need to expand beyond its current boundaries. Discussions with the University have revealed that it is willing to forego the expansion allocation, as set out in the adopted Colchester Local Plan 2001-2021, provided that an appropriate, replacement, allocation is made. Therefore, in agreement with the University and Colchester Borough Council, the Town Council supports the removal of this designation from the adopted Colchester Borough Local Plan 2001-2021 and the identification of a replacement location in the emerging Local Plan or any Subsequent Strategic Growth DPD relating to the proposed Tendring Colchester Borders Garden Community (*see paragraph 13.12). *The current University expansion designation is referenced in the adopted Core Strategy as a proposed development in the East Colchester Growth Area and specifically in the Site Allocations DPD under Policy EC7. Following the removal of this proposed expansion site, the land should revert to protection from inappropriate development in accordance with Policies WIV3 and WIV4 of the Wivenhoe Neighbourhood Plan relating to settlement separation and landscape impact, respectively'.*

7.2 Section 13 of the Neighbourhood Plan specifically refers to the University of Essex and recognises (paragraph 13.9) that it is a '*valued and very important asset for Wivenhoe. This Plan supports its growth*'.

7.3 Paragraph 13.12 recognises that, in order to continue to grow beyond 2024/2025, the University will need to expand beyond its existing Campus. The paragraph goes on to state that: -

'*A new allocation for University expansion is likely to be identified as part of the new garden community or as a direct land allocation in the emerging Colchester and/or Tendring Local Plans. The Town Council will work with the University and Colchester and Tendring Councils to agree an approach the University's long-term expansion'.*

7.4 The Neighbourhood Plan expresses a preference for the expansion land to be located on the north side of the A133.

8. TENDRING LOCAL PLAN 2013-2033 AND BEYOND SECTION 2.

8.1 The Tendring Local Plan Section 2 makes only limited direct reference to the University. Its vision for the Garden Community does, however, provide that: -

'*The University of Essex will be one of the leading research and development facilities in the country and, as a result, businesses will have moved to the area to benefit from its expertise and improved transport links. The new garden suburb crossing the Colchester Borough and Tendring District Boundary will be a much sought-after place to live'.*

8.2 Paragraph 6.5.10 recognises that the closeness of West Tendring to the University of Essex gives it a competitive advantage and opportunity to deliver medium to long-term employment opportunities.

8.3 Policy PP12 Improving Education Skills commits the Council to working with its partners, including the University of Essex, to deliver new and improved educational facilities, including higher education. The policy commits the Council to supporting the provision of new education facilities, including '*the expansion of the University as part of the Garden Community Development'.*

9. STUDENT ACCOMMODATION

9.1 As is common practice in UK universities, the UoE guarantees to provide accommodation for priority students (first year students, vulnerable and disabled students and international students) on Campus. Returning students (all other students) are largely catered for in the private sector – houses of multiple occupation (HMO's) and private sector Purpose Built Student Accommodation (PBSAs). The development plan needs to make provision for all categories of students; including both those who live on, and off, campus.

Students Prioritised for On-Campus Accommodation

9.2 Students in their first year of study require security, safety, welfare and wellbeing support in order to facilitate their transition away from living at their parental home to living within a university environment. On Campus, they have direct access to the University library, University support services, study spaces, cafes, shops, university health services, the student union, nightlife and a broad range of extra-curricular facilities and activities that are integral to the creation of their peer and friendship groups. If they live on campus, they have no need for a car.

9.3 The University has one of the highest levels of international student intakes in England (the University is internationally recognised and students from circa 140 nationalities are studying at Colchester). International students not only need to transition into student life, but also into the culture of a new country.

Returning Students

9.4 The majority of returning students, as is common throughout the UK, live off-campus in student houses (most commonly HMO's) and, more latterly, in private sector purpose-built student accommodation (PBSA), which have no direct link, or association, with the University.

Overall Student Numbers

9.5 In order to be able to meet its growth objectives, the University has to provide additional Campus student accommodation so that it can offer a place to all students in their first year of study and other priority groups. Alongside this, private sector accommodation for returning students off-campus will also need to increase.

9.6 The Colchester Campus currently offers 6,017 bed spaces for priority students. This is consistent with the long-term average ratio of 2.65:1 students to each University bed space.

9.7 A University student population of 25,000, with the assumption that 23,166 students will be studying at Colchester, would lead to a requirement for the University to provide 8,742 bed spaces (at a ratio of 2.65:1) on the campus for priority student groups. With a stock of 6,017 bed spaces, an additional 2,725 bed spaces will need to be provided on the campus.

9.8 For the University to achieve its growth target of 30,000 students, which would result in approximately 27,800 students in Colchester, it will need to provide 10,491 bedspaces, an additional 4,474 bed spaces.

9.9 In addition to this, there will be a need for additional accommodation for returning students in the wider community (i.e. students not prioritised for on-campus accommodation).

9.10 The University anticipates that it could develop, subject to the constraints identified above and subject to Campus development sites being prioritised for the provision of new academic buildings, up to a maximum of 1,000 bed spaces within the existing Campus boundaries for priority student groups (although this is subject to a number of assumptions regarding the relaxation of the planning constraints identified in Section 5, which are yet to be tested).

9.11 This leaves a residual requirement to develop a minimum of 3,474 bed spaces for priority student groups. Given the densities recently achieved at the Pastures, which represents a very efficient use of land (1,262 student bedrooms developed in five, six-storey, buildings on a 3.17ha site), there is a requirement for approximately 7.8 to 9.1 hectares of additional land to accommodate the University's need to provide additional accommodation for priority students. If future developments cannot be undertaken at the same density, the required land take will be larger.

Wisher Report

9.12 The Wisher Report acknowledges that the points raised in the University (in its Regulation 19 draft representations and the August 2022 clarifications), *"….. are well made ….."*. Paragraphs 4.10 and 4.11 read:

> *"Whilst the growth predictions of the University have not been forensically tested as part of this review, they are demonstrably aligned with the trends of the last 10-12 years and are backed up by strong belief amongst the University of Essex leadership team that continued growth will be achieved.*
>
> *It is suggested that the DPD develops on the assumption that there is a very strong prospect that the University will in fact grow by a further 10,000 students between 2025 and 2035" (Para 2.2)*

The report concludes that circa 8-9 ha of expansion land should be sufficient for the University to continue its trend of providing for up-to 45% of all student growth via its own 'campus-based' accommodation – but on this occasion on land very close to or adjacent to the exiting University campus. The report goes on to note that:

> *"It is not essential that this new accommodation is developed solely in one location – development split across a small number of locations could work." (Para 4.19)*

9.13 The University fundamentally disagrees with this conclusion.

The Regulation 19 Draft

9.14 GC Policy 4 makes no specific allocation for new student accommodation within the Garden Community. It, instead, at Part H of GC Policy 4, provides that new accommodation should be provided in accessible locations within the 'South Neighbourhood' where it would have good sustainable links to the University of Essex and where it would contribute to a mixed and diverse community.

9.15 The policy goes on to note that the size and specification of any student accommodation will be determined through the Housing Strategy and will be informed by evidence held by the Councils in partnership with the University of Essex.

9.16 The University does not support this approach.

10. SPORTS AND LEISURE FACILITIES

10.1 The current Campus sports facilities are operating at capacity at peak times and are already stretched to meet existing demand.

10.3 The University will have a growing need for access to additional sports facilities to support the growth of the University. The University will play its part, in liaison with the Councils and other stakeholders, to attract third party providers and operators to bring forward this development.

The Regulation 19 Draft

10.4 GC Policy 1 allocates 25ha of land for a Sports and Leisure Park and University of Essex Expansion.

11. KNOWLEDGE GATEWAY

11.1 The existing Knowledge Gateway comprises some 12 hectares of developable land and is designated as a strategic employment site in the adopted CCC Section 2 Local Plan. With the completion of Parkside 3A, approximately half of the Knowledge Gateway has been developed to date.

11.2 Whilst the University does not intend to purchase, or directly develop, additional land, it is supportive of the objective of allocating employment land, contiguous with the Knowledge Gateway, in order to create a critical mass of research, development and knowledge based employment activity that becomes the location of choice for this type of business.

11.3 The University recommends an allocation of 12ha of Knowledge Based employment land.

Wisher Report

11.4 The Wisher Report recommends an allocation of 8ha of Knowledge Based employment land.

The Regulation 19 Draft

11.5 GC Policy 1 identifies 8ha, on the north side of the A133, for Knowledge Based employment purposes.

11.6 The University supports an allocation for Knowledge based employment purposes but considers that the proposed land allocation needs to be reviewed to ensure it is of a shape and layout that would support development of a thriving business community, and with strong connectivity to the Knowledge Gateway to support critical mass benefits.

12. AREAS OF AGREEMENT BETWEEN THE PARTIES

12.1 The parties **agree** that the Inspector who examined the Section 1 Plan found that it needed to make necessary provision for the expansion of the University.

12.2 The parties **agree** that GC Policy 1 Part F states that*, "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*".

12.3 The parties also **agree**, however, that the Proposals Map is not entirely consistent with GC Policy 1 Part F, in that it identifies approximately 23 hectares of land, south of the A133, for a Sports and Leisure Park, comprising a Park and Choose development, Sports and University related structures, sports pitches and parkland.

12.4 The parties **agree** that the Proposals Map needs to be modified in order to bring it into line with the requirements of GC Policy 1 Part F, whilst maintaining consistency with the other parts of the Policy (including Part J).

12.5 The parties **agree** that the DPD does make total provision for more than 25 hectares of employment land, which includes approximately 8ha of land on the north side of the A133.

13. AREAS OF DISAGREEMENT BETWEEN THE PARTIES

13.1 The parties **disagree** on whether the allocations described in Part F in GC Policy 1 of the DPD as a new *"Sports and Leisure Park"* to "*facilitate the enhancement of sports facilities required by the University of Essex as part of its plans for long-term expansion",* alongside a Sports and Leisure Park to serve the Garden Community and a Park & Choose development, meets the requirement of Part F in Policy SP9 of the Section 1 Local Plan for *"land within the garden community, to accommodate University expansion"* and is consistent with the recommendations of the Inspector who considered the Section 1 Part Local Plan at Examination.

13.2 The parties **disagree** on whether Policy SP9, Part F of the Section 1 Plan includes any limitations as to how the replacement allocation should be used to provide for University expansion.

13.3 The parties **cannot agree** the strategy for the provision of accommodation for priority students as set out in GC Policy 4 Part H.

13.4 The parties **disagree** on whether the allocation for knowledge-based employment land, in terms of its size at 8 hectares, location and layout is sufficient to deliver the potential growth in jobs that matches the ambition and aspiration of the University and the Councils.

SIGNATURES

The Councils and the University of Essex confirm that this SoCG reflects the areas of agreement and disagreement.

Signed on behalf of the Councils by:
Name: Amy Lester Position: Garden Community Planning Manager Date: 9th April 2024
Signed on behalf of the University of Essex by:
Name: Nick Davey Position: Partner at The JTS Partnership LLP Date: 28th March 2024