POLICY 5: ECONOMIC ACTIVITY AND EMPLOYMENT

RE5

Support

Summary of representations:

The policy mentions that a hotel could be permitted on the A120 business park, but not on the southern employment site, but for various reasons I believe this should be the other way round.

Summary of representation changes to plan:

None

Response:

Support and comments related to hotel use on southern employment land noted. The policy is considered sound and the Councils consider that a further change to the DPD would not be appropriate. The policy wording does not preclude that ancillary uses would be supported where justified, however the location of the Knowledge-Based (southern site) employment land would be within close proximity to the neighbourhoods where such supporting ancillary facilities could also be located. Further detail would be established at planning application stage.

Action:

None

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Respondent: Mr Kieran Franklin [22]

Change suggested by respondent:

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Attachments: None

Support

Summary of representations:

When thinking about local jobs consider local food production. Crockleford, rather than becoming another housing development, instead should be considered for food production, as well as providing public access to an extended country park. The land is top quality agricultural/horticultural land and has historically been a fruit growing area. Locally, there are vegetables, top and soft fruit, salad and vineyards grown commercially. Consider local cooperatives, employing local people that could provide sustainable, local food for the Garden Community.
Crockelford has special characteristics developed over centuries around horticulture and agriculture that should be sustained and not destroyed.

Summary of representation changes to plan:

None

Response:

Support Noted

Action:

None

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Respondent: Mrs Carolyn Mason [64]

Change suggested by respondent:

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Attachments: None

Object

Summary of representations:

An industrial site placed next a village church that has been there since the 18th would completely change the beauty of this church that looks out into the most beautiful countryside of all green.

Summary of representation changes to plan:

None.

Response:

The development will need to take account of the setting of listed buildings through the detailed design stage. This is being progressed via a Statement of Common Ground with Historic England.

Action:

None.

51

Respondent: Ria Lockwood [71]

Change suggested by respondent:

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Attachments: None

Object

Summary of representations:

Without a link to the A120 it is unlikely there would be demand for the northern business park.
It is not clear what the merit is of stringing the employment development along the north side of the A133 rather than focussing on land opposite the current Knowledge Gateway.

Summary of representation changes to plan:

None.

Response:

Comment noted. The Plan is considered to be sound, is in accordance with the NPPF and based on a robust evidence base including transport evidence, employment and economic evidence and infrastructure delivery. The principle of development has been established by way of the adopted Section 1 Local Plan which under Policy SP6 requires planning consent and full funding approval for the Link Road to have been secured before planning approval is granted for any development at the garden community. There is no requirement for the Link Road to be completed in full before development is commenced. Notwithstanding this, the impact of any development must be appropriately mitigated and this will be considered as part of a future planning application along with appropriate triggers for the delivery of the full Link Road, relating to housing and employment delivery. Full details of development phasing will be secured at application stage.

Action:

None.

57

Respondent: Wivenhoe Society (Prof Jane Black, committee member) [48]

Change suggested by respondent:

The Knowledge based employment area should be to the south west of the site.

Attachments: None

Object

Summary of representations:

'The aim of achieving a minimum of one job per household, either close to home or within a sustainable commuting distance'. An aim is not a requirement, it is highly unlikely that one person in every household will be employed within the development. Therefore, referring back to my first point that most people will jump in their cars to get to work rather than use public transport.

Summary of representation changes to plan:

None.

Response:

The Section 1 Local Plan set the requirement for housing and employment land in the Garden Community. This will be supported by physical and social infrastructure.

Action:

None.

73

Respondent: Mrs Sasha Phillips [91]

Change suggested by respondent:

> Again, less housing. Colchester and the surrounding area cannot cope with increased traffic and increased demand for jobs.

Attachments: None

Object

Summary of representations:

> The objective of achieving one job per household in or near the garden community may be ambitious and will be dependent on factors such as the overall economic picture.
> It seems likely that a significant proportion of prospective residents will be employed in London and working remotely from home some of the time.

Summary of representation changes to plan:

> None.

Response:

> The target of creating one job per household as set out in the Section 1 Local Plan is ambitious, however, the Council believe it is important for the plan to seek to generate employment opportunities and wealth within the locality. This will help to create a prosperous, sustainable community. The Councils acknowledge that there will be an element of homeworking which is true of every location within the UK.

Action:

> None.

90

Respondent: Mr David Mead [27]

Change suggested by respondent:

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Attachments: None

Object

Summary of representations:

In light of the economic climate we are facing where people are struggling to pay mortgages, companies are struggling to provide employees with salaries to compensate the increased cost of living, how many firms are realistically able to set up new businesses providing people with competitive salaries to purchase homes on such an enormous scale. Where are the teachers, dentists, doctors, and the already over stretched community care going to miraculously appear from? I believe there is a very real prospect, a serious prospect that thousands of homes are going to be massively under supported in vital areas.

Summary of representation changes to plan:

None.

Response:

The Section 1 Local Plan set a target of approximately 25ha of employment land. The employment land will be delivered as part of the development of the new garden community which will include housing, shops and services, leisure facilities and significant areas of open space.

Action:

None.

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Respondent: Mrs Susan Burns [69]

Change suggested by respondent:

A more realistic smaller approach

Attachments: None

Object

Summary of representations:

- Higher target of jobs per household is required.

Part A

- Concerned phasing of business accommodation is tied to occupation of housing, but education and healthcare are not.

Part C

- Employment land should be available to public services if necessary in short to mid term.

Justification

- Although employment land must be near A120 link road, it does not have to be East of it.

Summary of representation changes to plan:

None.

Response:

The goal of Policy 5, Part A is to create at least one job for each household in the area. This is a shared vision with Elmstead Parish Council and not a maximum target. To achieve this, the land allocated for employment must be used for activities that generate jobs, as recommended by the Quod report. The delivery of social infrastructure will depend on the outcome of the Section 106 negotiations and the pace of housing development. The Part 1 Local Plan specifies the amount of land needed for employment. The masterplan suggests that the land east of the A120 link road is the best site for the northern business park, considering its size. However, the design of the development must respect the heritage of the listed buildings nearby. This issue is being addressed through the Statement of Common Ground between the Authorities and Historic England.

Action:

None.

183

Respondent: Elmstead Parish Council (Mrs Angela Baxter, Parish Clerk) [145]

Change suggested by respondent:

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Attachments:

EPC Representation - https://tcbgardencommunity.oc2.uk/a/t8

Object

Summary of representations:

Policy GC5: Economic Activity and Employment
The business park should be better integrated with the garden community. It is severed from the GC by a road, and is likely to draw in employees using the A120 rather than the GC. Some heavy uses need to be segregated but many of the B1/E uses could be sensibly integrated with the housing.

Summary of representation changes to plan:

None.

Response:

The Independent report produced by Quod stated in paragraphs 7.8 – 7.9:
'E(g)(ii)(iii) / B2 / B8 uses are in demand and are expected to be able to be delivered and let quickly on site. Office use is expected to be integrated with the Business Park with auxiliary function. This range of uses supports the placemaking objectives outlined in Table 4.1: Occupier Needs, but also reflects the need to keep a variety of uses on the table at this masterplanning stage. Our recommendation is therefore that these should be located as a consolidated single site, on a part of the GC with appropriate road access (and other location factors as listed in Table 3.1) that can come forward in the earliest phases. This area is hereafter referred to as the Business Park.' As such, the Councils feel the location is supported by evidence and appropriate.

Action:

None.

192

Respondent: Mr William Sunnucks [113]

Change suggested by respondent:

Words should be added to make it clear that B1/E employment uses are permitted within residential areas.

Attachments: None

Object

Summary of representations:

business park is too close to the church and is a threat to this listed grade 1 building.

Summary of representation changes to plan:

None.

Response:

The principle of the garden community and the approximate amount of employment land has been established via the Section1 Local Plan.

The development will need to take account of the setting of listed buildings through the detailed design stage. This is being progressed via a Statement of Common Ground with Historic England.

Action:

None.

212

Respondent: Ms Martine Ward [137]

Change suggested by respondent:

The business park needs to be built where it is needed in any urban area, but not in a rural community.

Attachments: None

Object

Summary of representations:

Economic and Employment Study concluded that business park with direct access to A120 was a very strong offer whereas the knowledge gateway provision was a more long term opportunity. However, deliverability of link road bring into question as to whether the project can now live up to its one job per household expectation

Summary of representation changes to plan:

None.

Response:

Comment noted. The Plan is considered to be sound, is in accordance with the NPPF and based on a robust evidence base including transport evidence, employment and economic evidence and infrastructure delivery. The principle of development has been established by way of the adopted Section 1 Local Plan which under Policy SP6 requires planning consent and full funding approval for the Link Road to have been secured before planning approval is granted for any development at the garden community. There is no requirement for the Link Road to be completed in full before development is commenced. Notwithstanding this, the impact of any development must be appropriately mitigated and this will be considered as part of a future planning application along with appropriate triggers for the delivery of the full Link Road, relating to housing and employment delivery. Full details of development phasing will be secured at application stage.

Action:

None.

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Respondent: Wivenhoe Town Council (Mrs Joanne Beighton-Emms, Town Clerk) [96]

Change suggested by respondent:

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Attachments:

Wivenhoe Town Council - https://tcbgardencommunity.oc2.uk/a/sg

Object

Summary of representations:

Latimer is supportive of the approach to this policy in general. However, there will be a need for detailed master planning and need based evidence to inform future planning applications, and suggestions are made to ensure there is flexibility to do so.

Summary of representation changes to plan:

GC Policy 5, Part A
Amended text: “How delivery of the first phase of business accommodation 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.”

See SoCG for further details and suggested amendment to justification text.

Response:

Comments noted. The Plan is considered to be sound, is in accordance with the NPPF and based on a robust evidence base. However, upon further assessment the Councils consider that a proposed change to the DPD could be appropriate with regard to GC Policy 5, Part A relating to phasing of employment and residential uses to provide great flexibility in employment delivery.

The Councils do not agree with suggested the removal of 'approximately 25 hectares of' which is a direct requirement from Section 1 of the Council Local Plans.

The policy aims to achieve a minimum of one job per household in the garden community, which is an ambitious target that the Council believes is important for creating a prosperous and sustainable community. The principle and the approximate amount of employment land for the garden community have been established via the Part 1 Local Plan. The policy allocates about 25 hectares of employment land for various types of businesses and industries, such as research and development, office space, manufacturing, and warehousing. As such, this does not include premises where the primary purpose is residential. In order for the Plan to be sound, the amount and location of deliverable employment land is required to be shown.

The Council refers to an independent report produced by Quod, which investigates the opportunities, demand, and time horizons for the employment land in the garden community. The report recommends that the employment land should be located in the following main areas:
- Up to 20ha, north east of the site, east of the new link road, for an industrial business park (E(g)(ii), E(g)(iii), B2, B8, and ancillary uses). The business park should be a consolidated single site.
- Up to 8ha of “Knowledge Gateway 2”, on a parcel in the south west corner of the TCBGC developable area, north of the A133. This should support university-linked commercial space and/or higher density office and lab space and ancillary uses. The report states that it is likely that this will be developed over the medium to long-term.
- Between one and two local centres comprising flexible E class uses that are able to achieve a critical mass of activity and footfall. The shared recommendation of Prior and Partners and Quod is that these should be prioritised for the purposes of sustaining office uses to meet local needs. It is envisaged these centres will only provide limited opportunities for small office space, so the policy provides a degree of flexibility to define this within the master planning exercise.

A SoCG is being progressed between the Authorities and Latimer.

Action:

Statement of Common Ground is being prepared between the Councils and Latimer. Modification suggested to wording of GC Policy 5, Part A.

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Respondent: Latimer (Tendring Colchester Borders Garden Community) Developments Limited [127]

Agent: Lichfields

Change suggested by respondent:

Greater clarity should be provided with regard to Part A along with amendment to wording to provide flexibility.

Clarity over quantum of employment land specified in Part B to allow greater flexibility and clarity.

Attachments:

Latimer Reps - https://tcbgardencommunity.oc2.uk/a/sp