

LOCAL PLAN SUB-COMMITTEE AGENDA

Monday, 06 November 2017 at 06:00 PM

**Council Chamber, Braintree District Council, Causeway House, Bocking
End, Braintree, CM7 9HB**

THIS MEETING IS OPEN TO THE PUBLIC
(Please note this meeting will be webcast and audio recorded)
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**Members of the Local Plan Sub-Committee are requested to attend this meeting to
transact the business set out in the Agenda.**

Membership:-

Councillor D Bebb	Councillor Mrs J Money
Councillor Mrs L Bowers-Flint (Chairman)	Councillor Lady Newton
Councillor G Butland	Councillor Mrs W Scattergood
Councillor T Cunningham	Councillor Mrs G Spray
Councillor D Hume	Councillor Miss M Thorogood

Members unable to attend the meeting are requested to forward their apologies for absence to the Governance and Members Team on 01376 552525 or email governance@braintree.gov.uk by 3pm on the day of the meeting.

A WRIGHT
Acting Chief Executive

INFORMATION FOR MEMBERS - DECLARATIONS OF INTERESTS

Declarations of Disclosable Pecuniary Interest, Other Pecuniary Interest or Non-Pecuniary Interest

Any member with a Disclosable Pecuniary Interest, other Pecuniary Interest or Non-Pecuniary Interest must declare the nature of their interest in accordance with the Code of Conduct. Members must not participate in any discussion of the matter in which they have declared a Disclosable Pecuniary Interest or other Pecuniary Interest or participate in any vote, or further vote, taken on the matter at the meeting. In addition, the Member must withdraw from the chamber where the meeting considering the business is being held unless the Member has received a dispensation from the Monitoring Officer.

Question Time

The Agenda allows for a period of up to 30 minutes when members of the public can speak. Members of the public wishing to speak are requested to register by contacting the Governance and Members Team on 01376 552525 or email governance@braintree.gov.uk no later than 2 working days prior to the meeting. The Council reserves the right to decline any requests to register to speak if they are received after this time. Members of the public can remain to observe the public session of the meeting.

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Documents

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PUBLIC SESSION

Page

- 1 Apologies for Absence**
- 2 Declarations of Interest**
To declare the existence and nature of any Disclosable Pecuniary Interest, other Pecuniary Interest, or Non-Pecuniary Interest relating to Items on the Agenda having regard to the Code of Conduct for Members and having taken appropriate advice where necessary before the meeting.
- 3 Minutes of the Previous Meeting**
To approve as a correct record the Minutes of the meeting of the Local Plan Sub-Committee held on 2nd October 2017 (copy previously circulated).
- 4 Public Question Time**
(See paragraph above)
- 5 Colchester and Braintree Borders Garden Community Issues and Options Development Plan Document** **4 - 64**
- 6 West of Braintree Garden Community Issues and Options Development Plan Document** **65 - 151**
- 7 Urgent Business - Public Session**
To consider any matter which, in the opinion of the Chairman, should be considered in public by reason of special circumstances (to be specified) as a matter of urgency.
- 8 Exclusion of the Public and Press**
To agree the exclusion of the public and press for the consideration of any Items for the reasons set out in Part 1 of Schedule 12(A) of the Local Government Act 1972.

At the time of compiling this Agenda there were none.

PRIVATE SESSION

Page

- 9 Urgent Business - Private Session**
To consider any matter which, in the opinion of the Chairman, should be considered in private by reason of special circumstances (to be specified) as a matter of urgency.

Colchester/Braintree Borders Garden Community Issues and Options Development Plan Document		Agenda No: 5
Portfolio Planning and Housing Corporate Outcome: A well connected and growing district with high quality homes and infrastructure Report presented by: Emma Goodings Report prepared by: Emma Goodings		
Background Papers: <ul style="list-style-type: none"> National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) Submission Draft Local Plan (2017) 		Public Report Key Decision: No
Executive Summary: <p>This report introduces the Issues and Options Development Plan Document (DPD) to Members following the inclusion of the garden community within the shared strategic section of the Local Plan. The Issues and Options DPD (Appendix 1) and its accompanying Sustainability Appraisal (Appendix 2 available electronically) have been produced for a public consultation which is due to take place between the 13th November 2017 and the 8th January 2018. They provide the first step in more detailed documents on each of the individual garden communities and are based around the garden community principles set out in the Charter and reflected in the policies in the submitted Local Plans. This consultation period is an opportunity to begin the detailed input into the planning of the garden community.</p>		
Recommended Decision: <ol style="list-style-type: none"> To approve the Colchester/Braintree borders Garden Community Issues and Options Development Plan Document for public consultation. To approve the Sustainability Appraisal to accompany the Colchester/Braintree borders Garden Community Issues and Options Development Plan Document for public consultation To delegate any final minor changes to the documents to the Head of Planning Policy and Economic Development in consultation with the Portfolio holder for Planning and Housing 		
Purpose of Decision: To approve public consultation on emerging proposals for the garden communities.		

Corporate Implications	
Financial:	The cost of the production of the DPD and its evidence base has been met from the Local Plan and NEGC budgets.
Legal:	The DPD should meet the requirements for soundness set out in the NPPF
Safeguarding:	N/A
Equalities/Diversity:	N/A
Customer Impact:	The DPD will impact all those living, working and travelling in the District.
Environment and Climate Change:	The DPD includes reference to policies and plans which will impact on the environment and climate change.
Consultation/Community Engagement:	The Issues and Options DPD is subject to a period of public consultation.
Risks:	That the Local Plan will be found unsound at examination. That the DPD will be found unsound at examination
Officer Contact:	Emma Goodings
Designation:	Head of Planning Policy and Economic Development
Ext. No:	2511
E-mail:	emma.goodings@braintree.gov.uk

1 Background

- 1.1 Development at the Colchester Braintree Borders Garden Community (CBBGC) is identified in the joint Strategic Section 1 of the Tendring District, Colchester Borough and Braintree District Councils' Draft Local Plans. Draft Local Plan Policy SP9 specifically refers to development of a Garden Community at Colchester Braintree Borders and requires the preparation of a Strategic Growth Development Plan Document (DPD) that will provide a framework for the subsequent preparation of more detailed masterplans and other design and planning guidance for the site.
- 1.2 The new Local Plans for Braintree and Colchester are now at submission stage and will be examined by an independent Inspector appointed by the Government. Development of more detailed master planning work for Garden Communities has been programmed for initial consultation at this stage of Local Plan development to provide clarification for the Inspector how and where the general policies would be delivered.
- 1.3 The final Plan, once prepared, will include the required strategies, policies and proposals to guide the delivery of the Garden Community. It will set out a shared Vision for the new community at Colchester Braintree Borders and a strategy for its delivery. It will also set out a range of development objectives that will help deliver this Vision, and more detailed policies that will guide land-use proposals and secure timely delivery of development and infrastructure in

the short, medium and long term, in accordance with relevant Local Plan policies.

2 The Issues and Options DPD for Colchester/Braintree Borders

- 2.1 A joint Issues and Options DPD for the Colchester/Braintree Borders has been prepared by Braintree District Council and Colchester Borough Council, continuing the partnership developed in the Local Plan. Whilst Tendring District Council and Essex County Council are of course part of that north Essex partnership which is working together to deliver the garden communities, as a statutory planning document this is being led by the two relevant local planning authorities. The full document can be found in **Appendix 1** of this report.
- 2.2 The North Essex Authorities have adopted a North Essex Garden Communities Charter which sets out 10 place-making principles that underpin the North Essex Authorities' ambition for the Garden Communities, and in accordance with which the development will be designed and delivered. These principles are shared across the Authorities and have been informed by the TCPA's Garden City Principles. Together they cover a broad range of issues that drive the requirements set out in the draft, site-specific policy for CBBGC (SP9), having regard to the scope of issues that a Development Plan for the site might be expected to include. The Charter, alongside the Section 1 Local Plan Policies, has guided the Issues and Options Document.
- 2.3 To support the preparation of masterplans for the Garden Communities, as well as part of the preparation of the joint strategic Section 1 draft Local Plan, a wide range of existing and new evidence and information has been drawn upon to further refine and qualify policy requirements, Councils' aspirations and development assumptions that will together shape a future for CBBGC. As covered in further detail in the consultation document, key evidence base documents include the following:
- Concept Feasibility Study (June 2016 AECOM)
 - Concept Framework Plan (2017 DLA)
 - North Essex Garden Communities Employment & Demographic Studies (April 2017 SQW and Cambridge Econometrics)
 - North Essex Local Plans Section 1 Viability Assessment (April 2017 Hyas Associates)
- Evidence gathering has also included meetings of technical groups and workshops. Two community stakeholder workshops were led by David Lock Associates as part of the evolution of the Concept Framework for CBBGC.
- 2.4 The Issues and Options Report seeks views on a Vision for the Colchester Braintree Borders Garden Community which will provide a mandate for its future development. The Vision needs to be a shared view that governs all processes from design through to delivery of the development and management of community assets, and wording is intended to express this outcome. As with all elements of the consultation document, several questions are then posed in the document for response.

- 2.5 The next section of the consultation document uses the 10 North Essex Garden Communities Charter Principles, to shape the consideration and questions on site specific strategies for CBBGC:

Principle 1 - Green Infrastructure
Principle 2 - Integrated and Sustainable Transport
Principle 3 – Employment Opportunity
Principle 4 – Living Environment
Principle 5 - Smart and Sustainable Living
Principle 6 – Good Design
Principle 7 – Community Engagement
Principle 8 – Active Local Stewardship
Principle 9 – Strong Corporate and Political Public Leadership
Principle 10 – Innovative Delivery Structure

- 2.6 The area of land that could accommodate a new Garden Community at Colchester Braintree Borders presented in the document and accompanying diagrams has been refined from options presented in the “Options and Evaluation” work undertaken by AECOM in July 2016 and influenced by stakeholder consultation with local community representatives in November 2016 and April 2017, as well as DLA’s understanding of the issues and the interrelationship between them which include:

- identification of clear and defensible boundaries (water courses, roads, woodland belts);
- appreciation of distance and separation of communities – (physical, visual, perceived);
- relationship to existing settlements;
- nature of land that will perform the role of a “green buffer” which will define an envelope within which a new community can be accommodated that remains distinct from other existing settlements;
- planning policy protection (how might this land be protected “in perpetuity” from built development whilst allowing complementary activities that support both the new community and existing communities?).

- 2.7 The boundaries of development will be further refined as the Development Plan Document is progressed and will reflect comments made during the Issues and Options consultation.

- 2.8 The development potential for a Garden Community on the Colchester Braintree Borders has been explored and a working option presented. This concept could deliver 24,000 homes, a community of an estimated 55,000 people over the very long term.

- 2.9 The size of the proposed new Garden Community means that it is a long-term project that will take 30 years or more to be completed. It is also dependent on major infrastructure investments – roads, railways and public transport – that will be implemented over an extended timescale as well. The Concept

Framework has been devised with these stages of development in mind, and two possible interim stages are illustrated.

- 2.10 The working development option presents a layout that establishes a series of identifiable neighbourhoods proportionate to the walking distances that people might experience day-to-day – to school, local shops, transport services, recreation. It includes:
- Green buffers that separate the new development from existing communities, create an attractive landscape setting for the new development, provide space for functions such as storm water management and create opportunities for formal and informal recreation
 - Removal of all strategic through traffic from the existing and proposed new communities
 - Rerouting of the A12 between Feering and east of Junction 25 to a new alignment to the south
 - Rerouting of the A120 to a new alignment between Braintree and Marks Tey, removing through traffic from Coggeshall Road/Stane Street and downgrading Junction 25
 - Potential to relocate the railway station to increase capacity and frequency of services
 - Employment areas between the railway and the old A12
 - Employment areas close to new junctions on the A12 and A120
 - Five large new residential neighbourhoods around a new Town Centre, separated by broad green corridors connecting to open countryside
 - A new Town Centre to the west of Marks Tey incorporating potential for a relocated railway station as part of a new station area.
 - Local Centres that serve the other neighbourhoods
 - Sites for up to nine new primary schools and three new secondary schools
 - A Rapid Transit public transport spine through the centre of the Garden Community connecting a Park-and-Ride site near the A12, employment areas, the Town Centre and most local centres with Colchester, Sudbury, Braintree and the wider North Essex area.
 - A variety of accessible green spaces

3 Consultation

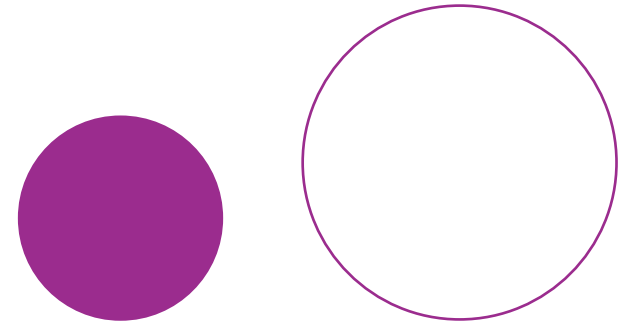
- 3.1 The Issues and Options document will be subject to an eight week period of consultation and engagement with stakeholders and the wider community. The aim of this consultation is to gain a clear understanding of the issues involved in the development of CBBGC, and to develop consensus around a set of options that can be explored and developed to refine a framework for development of the site that will underpin a Plan for CBBGC. To guide this understanding, the consultation document poses a number of key issues arising from Garden Communities for response.
- 3.2 This document should be read in conjunction with the Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) which provide a high-level evaluation of options that consider potential social, economic and

environmental impacts. The SA/SEA is attached as **Appendix 2** to this report as an electronic appendix only. Comments are also sought on the SEA/SA during the consultation period.

- 3.3 The responses received will be reviewed and analysed and will help decide which spatial options are progressed, informing the content of the final Document, its supporting policies and shape the accompanying Plan for CBBGC. Where comments indicate a need for further consideration of issues or indeed require additional evidence to be gathered, this will be progressed as part of the continued evolution of this document.
- 3.4 Consultation on the garden communities will be an ongoing process. Whilst this is a more formal 'fixed' stage of public consultation there will be ongoing work with the communities throughout the planning and implementation of the garden communities. To this end Community Enablers have been appointed to help the community engage in this process over the long term.

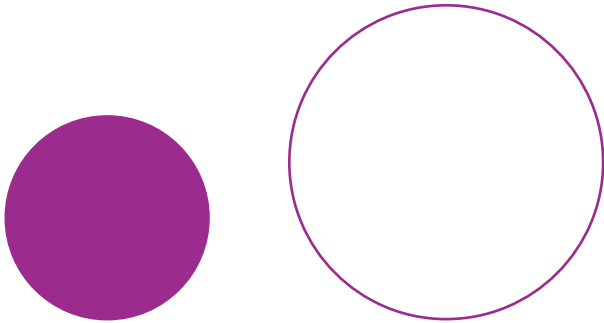
Recommendations

- 1 To approve the Colchester/Braintree borders Garden Community Issues and Options Development Plan Document for public consultation.**
- 2 To approve the Sustainability Appraisal to accompany the Colchester/Braintree borders Garden Community Issues and Options Development Plan Document for public consultation.**
- 3 To delegate any final minor changes to the documents to the Head of Planning Policy and Economic Development in consultation with the Portfolio holder for Planning and Housing.**



A PLAN FOR COLCHESTER BRAINTREE BORDERS GARDEN COMMUNITY **Issues and Options Report**





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Have your say



This consultation represents the first stage in the planning process of preparing a Development Plan Document (DPD 'The Plan') for the Colchester Braintree Borders Garden Community.

The Plan, once prepared, will include the required strategies, policies and proposals to guide the delivery of the Garden Community. Public consultation is a fundamental part of preparing the Plan and the Councils recognise the importance of early and meaningful engagement with stakeholders to not only ensure that the Garden Community is a successful place to live, work and visit, but that it is also locally-led, accountable and transparent in its planning.

As a stakeholder in this process we welcome your views on the Issues and Options related to the planning of the new Garden Community and ask you to respond to the questions set out at the end of each section within the document.

There is no requirement for you to comment on every issue or to answer every question; we would like you to submit comments on any areas that you wish to. Additionally, if you believe some issues have been missed out or not accorded the weight they deserve, please raise this in your response.

Your feedback to this consultation will directly influence the strategies, policies and proposals in the final Development Plan for the Colchester Braintree Borders Garden Community.

HERE'S HOW YOU CAN GET INVOLVED

The Councils have set up a dedicated online portal in order to make responding to the consultation as simple as possible. Following a simple registration process you will be able to respond to the questions posed in this document and comment on other areas you think are relevant to the planning of the Garden Community. The online portal also has a facility for respondents to upload documents relevant to their submissions and you are particularly encouraged to submit documents which may assist the understanding of issues raised in your responses, including for example, maps, plans and photographs which help illustrate points that cannot be explained as well through a written response.

PERIOD OF CONSULTATION

The Issues and Options consultation will be held between 13th November 2017 and 8th January 2018. Unfortunately, submissions received after 5pm on 8th January will not be able to be considered by the Councils so early submission of your responses is encouraged.

After the consultation ends all of the responses received will be validated and published on the online portal for public viewing to ensure the process is transparent. All responses will then be read and analysed by the Councils and collated into a consultation report. This report will collate responses into themes if common issues are raised and be accompanied by a formal response from the Councils on all issues raised.

For more information of what happens next in the planning process, please see Section 1.

SECTION 1.

Introduction

THE PURPOSE OF THIS CONSULTATION

The purpose of this **Issues and Options** consultation is to gather your views on the development of the **Colchester Braintree Borders Garden Community (CBBGC)**. The responses to this consultation will directly feed into the emerging planning strategies, policies and proposals which will guide future phases of the Garden Community's development.

As the planning process progresses these emerging policies will be refined through further public consultation and stakeholder engagement to ensure that as many views as possible are taken account of in the preparation of the Plan for the CBBGC. Eventually the Plan will be adopted by both Colchester Borough Council and Braintree District Council and will sit alongside their respective Local Plans.

WHY IS A DEVELOPMENT PLAN NEEDED?

The delivery of a Garden Community represents a step-change in the traditional approach to delivery of large-scale development and is a collective response by three local Authorities to the need to plan, long-term, for the economic and housing development needs across North Essex in a comprehensive, coordinated and sustainable way. Tendring District Council, Colchester Borough Council and Braintree District Council together with Essex County Council (collectively known as the North Essex Authorities), are committed to delivery of development at scale, of high quality, and with all necessary infrastructure (roads and transport choices, jobs, schools, open spaces, and community facilities).

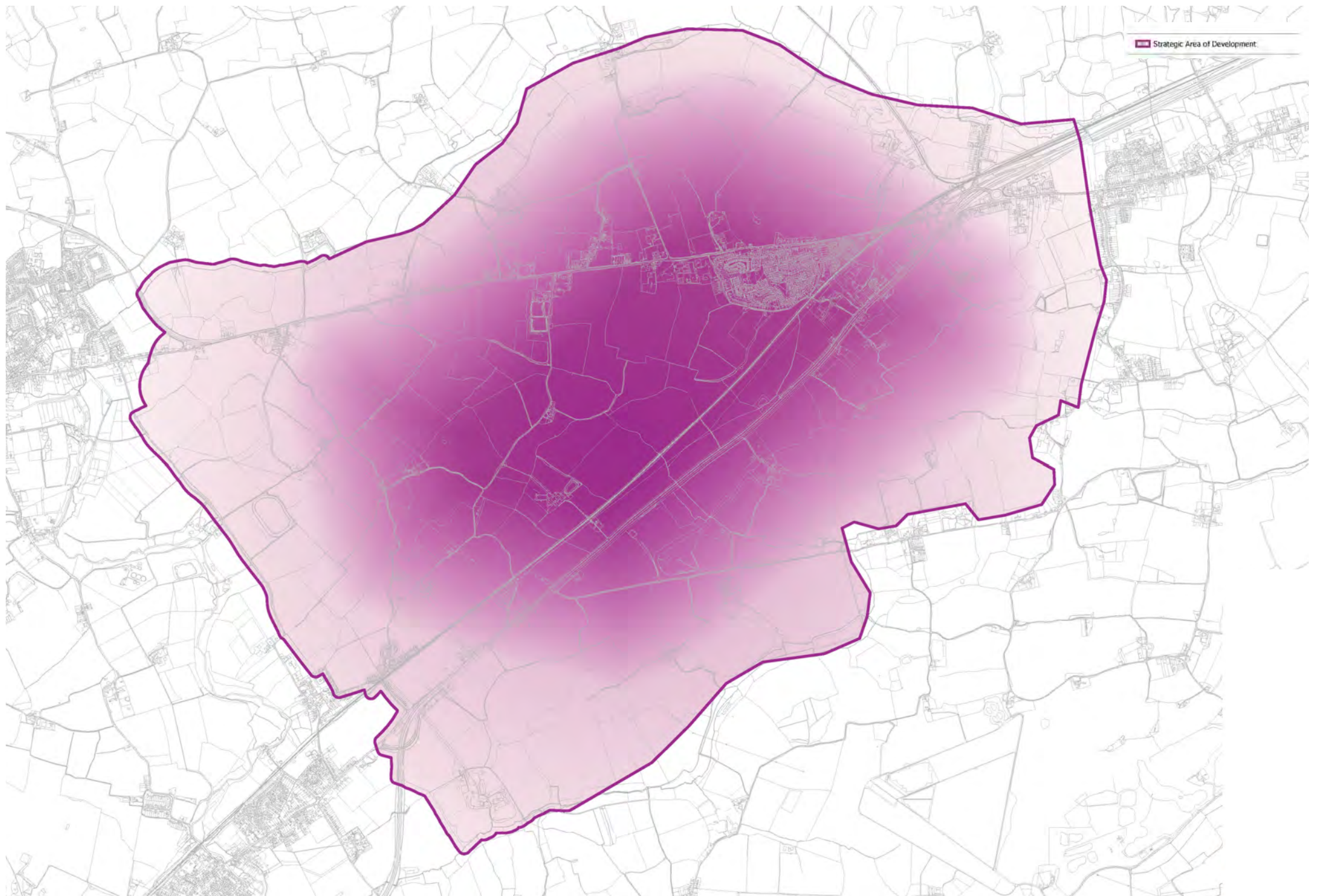
Development at CBBGC is identified in the joint Strategic Section 1 of the Tendring District, Colchester Borough and Braintree District Councils' Draft Local Plans. **Draft Local Plan Policy SP9** specifically refers to development of a Garden Community at Colchester Braintree Borders and requires the preparation of a **Strategic Growth Development Plan Document (the Plan)** that will provide a framework for the subsequent preparation of more detailed masterplans and other design and planning guidance for the site. The Proposed Strategic Development Area is shown in **Figure 1.1**.

Due to the new Garden Community covering land in both authorities the Plan will be adopted by both Braintree District Council and Colchester Borough Council. The Councils, have included the principle of development of a new Garden Community in the location proposed in this consultation within their respective draft Local Plans.

The Plan will have to take the principle of development further and include specific proposals, strategies and detailed policies to inform the delivery of the Garden Community. The Plan will provide certainty for stakeholders on the type, scale and location of specific land uses including the infrastructure required to accommodate them.

This Plan will build on Local Plan policy, including cross boundary issues identified and addressed through joint Strategic Section 1 of the draft Local Plans.

This Issues and Options consultation is the first stage in the preparation of the Plan.



WHY ARE YOUR VIEWS IMPORTANT?

In addition to strong local authority involvement and leadership, the delivery of Garden Communities will also rely on active and sustained engagement with local communities and stakeholders and with the residents and businesses of the new community once development starts, including, for example, opportunities for direct local stewardship of community assets and facilities.

It is important that future residents and businesses, existing surrounding communities, and local and public bodies and key stakeholders should be confident about:

- **what is being delivered;**
- **when it will be delivered; and**
- **how it will be delivered.**

The main purpose of the DPD is to set out a shared Vision for the new community at Colchester Braintree Borders and a strategy for its delivery. A strategy that includes both the requirement for **2,500 homes and related infrastructure to be delivered within the Plan period**, 2017 to 2033, with the majority of the development to be delivered over a longer-term beyond 2033.

It will also set out a range of development objectives that will help deliver this Vision, and more detailed policies that will guide land-use proposals and secure timely delivery of development and infrastructure in the short, medium and long term, in accordance with relevant Local Plan policies.

The Plan will need to have flexibility in the way that development might be delivered taking into account the long-term nature of a development of this scale, but must also be true to the development and design ambitions that are agreed for the new community.

WHAT STATUS WILL THE DEVELOPMENT PLAN DOCUMENT (THE PLAN) HAVE?

The Plan is required to guide the development of the Garden Community, rather than a lesser Supplementary Planning document (SPD), because of the scale of the development proposed; its cross-boundary nature; the associated land assembly required to accommodate the proposal; and the use of a local delivery vehicle which will put proposals into practice. All of these qualities depart from traditional forms of development and consequently require a higher-level document, subject to a greater degree of scrutiny and, as a result, afforded statutory weight.

The Plan's statutory weight will result in all subsequent planning proposals within the boundaries of the Garden Community being determined in accordance with it. Due to its importance, the DPD will have to be prepared in a diligent and transparent manner and provide all stakeholders with an opportunity not only to inform the planning of the Garden Community but also to scrutinise its preparation. Essentially the **preparation of the Plan will follow a similar planning process to that used in the adoption of each Councils' Local Plan.**

ABOUT THIS ISSUES AND OPTIONS REPORT

This Issues and Options report provides information to stakeholders and local communities, and it invites comments and views on initial issues and options for the development of a Garden Community at Colchester Braintree Borders (CBBGC) and represents the first stage of the production of the Plan to provide a framework for development will guide master planning stages that will follow.

This report is structured around five main sections.

Section 2 introduces North Essex Garden Communities Ltd and provides an overview of the site, the emerging evidence base and a summary of community engagement to date.

Section 3 introduces the North Essex Garden Community Charter which identifies a set of overarching principles that help inform potential development options. It also sets out an analysis of land use and environmental constraints as well as opportunities that will shape the design and delivery of CBBGC.

Section 4 further explores the Charter Principles and provides the LPA's emerging strategy for each. It presents a series of 'Issues' that are considered relevant to the design and delivery of a new Garden Community and seeks your views on these issues, how important they are and how they might be resolved through the Plan.

Section 5 presents a current development concept option for comment and invites alternative approaches based on a review and analysis of issues identified in this report.

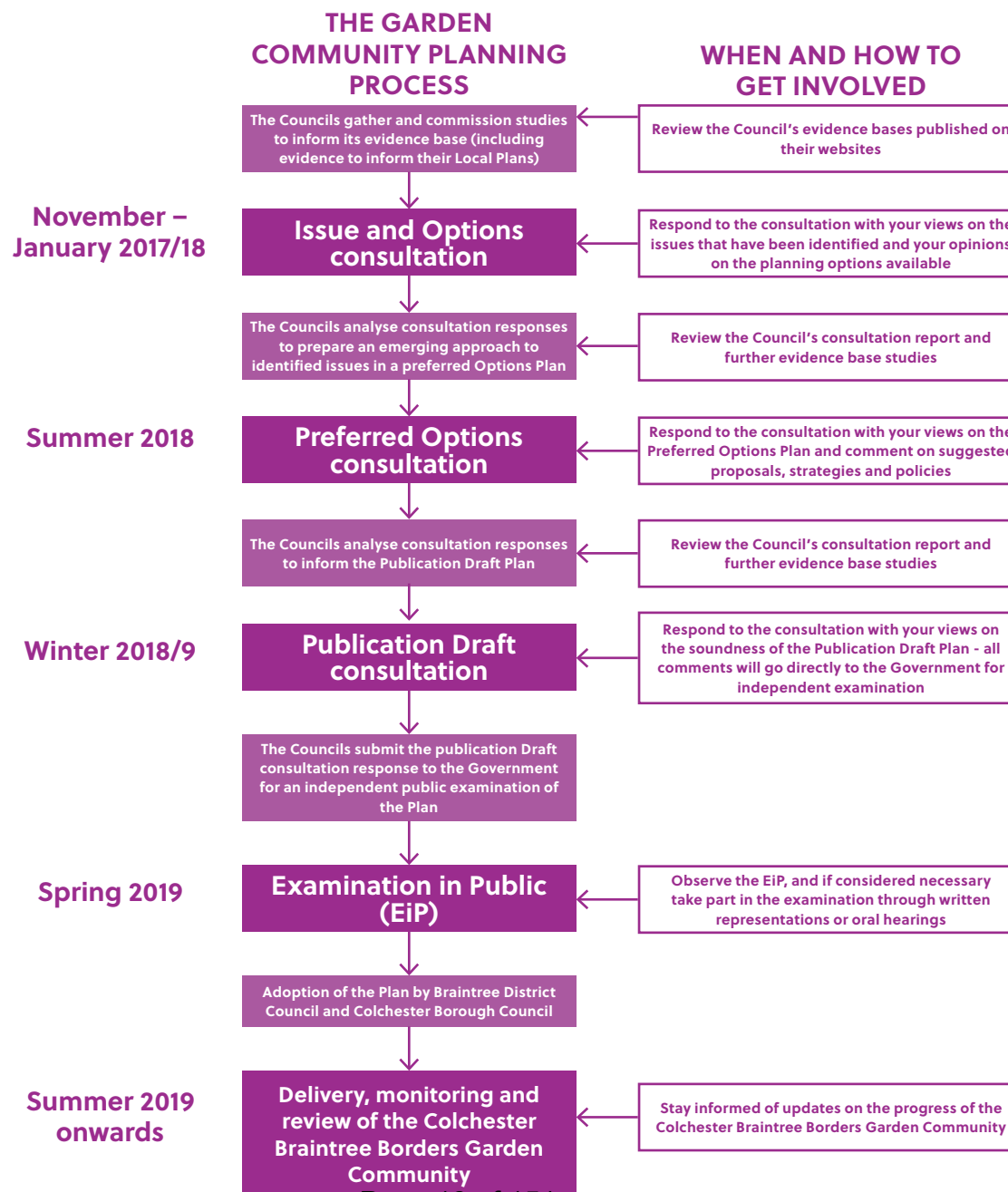
Section 6 sets out the next steps towards preparation of the Plan.

This document should be read in conjunction with the **Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA)** which provide a high-level evaluation of options that consider potential social, economic and environmental impacts. These documents can be downloaded at https://www.braintree.gov.uk/downloads/200592/new_local_plan

The Issues and Options report will be subject to an eight week period of consultation and engagement with stakeholders and the wider community. The aim of this consultation is to gain a clear understanding of the issues involved in the development of CBBGC, and to develop consensus around a set of options that can be explored and developed to refine a framework for development of the site that will underpin a Plan for CBBGC.

Steps to preparing the Plan (DPD)

The preparation of the Plan document will be an extensive process reflecting the importance of the final document to the area it covers. The following flowchart illustrates the individual stages in the planning process.



POLICY CONTEXT

National Planning Policy

The National Planning Policy Framework (NPPF) articulates the Government's objectives for growth in the context of sustainable development. It identifies the elements of sustainable development:

- an economic role – contributing to building a strong, responsive and competitive economy;
- a social role – supporting strong, vibrant and healthy communities; and
- an environmental role – contributing to protecting and enhancing It is committed to a presumption in favour of development.

The NPPF advocates the use of large-scale developments which incorporate **Garden City principles** as one way of achieving development at scale (paragraph 52).

Development of new large-scale communities must be established by working with existing local communities, and significant weight is attributed to good design of the built environment and creating a high quality and inclusive design.

The NPPF also seeks to ensure an integrated approach to the planning of housing, and provision of commercial and employment uses alongside the delivery of community services and facilities, to include education and open space uses as part of the creation of healthy and inclusive communities (paragraph 69).

The NPPF also recognises the significance of financial viability in both plan making and decision taking.

A National Agenda for Garden Communities

In 2015 the Government invited proposals for new 'Garden Communities' across the UK as a way of tackling the housing crisis. The North Essex Authorities have responded positively to this significant opportunity for long-term comprehensively planned growth and put forward draft proposals within a joint Strategic Section 1 of their Local Plan's for three new settlements to be designed and delivered to Garden City Principles. Colchester Braintree Borders is one of the proposed new communities.

The Government continues to recognise the contribution that well-planned, well-designed new communities can make to meeting long-term housing needs and has confirmed its intention to legislate to allow locally accountable New Town Development Corporations to be set up which could further support public sector delivery of new communities.

The North Essex Authorities are working jointly to prepare a common strategic chapter for their new Local Plans. The Authorities are now also partners in **North Essex Garden Communities Ltd (NEGC)**, an overarching governance body that will provide strategic direction and oversight of the creation and delivery of the three new Garden Communities and secure investment in the infrastructure across the wider area.

Each of the three Garden Communities although part of a comprehensive strategy for growth, will be taken forward as separate 'schemes' to be planned and implemented independently of each other.

NEGC Ltd is jointly owned by Braintree and Tendring District, Colchester Borough and Essex County Councils. Through

NEGC Ltd, the Councils will act as the "lead developer", and so would not only have control over the type of housing, the design and the speed of delivery but also the ability to commit to timely delivery of infrastructure – ensuring that transportation, schools, health and leisure facilities etc, are all built ahead of or alongside the homes, to adequately serve the needs of the new community and to minimise any adverse impacts on existing communities. The authorities would also play a key role in attracting businesses to assist in the **creation of vibrant, thriving self-sufficient communities where people can choose to live, work and spend leisure time.**

The current strategy for CBBGC would see Colchester and Braintree Councils playing a key role in its delivery, giving the Councils the ability to control the design, type of housing, rate of construction and, importantly, the associated infrastructure requirements that will come alongside, or in advance of the development.

The Councils are working jointly to explore the most effective way to deliver the Garden Community that would maximise benefits of the development for all. One delivery option is through NEGC Ltd and Local Delivery Vehicles for each site; another may involve emerging Government proposals for locally led New Town Development Corporations which may offer an alternative means of delivery that is devolved and accountable locally.

Regardless of which delivery model is applied, **capturing the uplift in development land value will be critical** to ensuring that the long-term aspirations of community stewardship of public assets and infrastructure are delivered.

Local Planning Policy

Within their Local Plans, Tendring District, Colchester Borough and Braintree District Councils must identify where housing and jobs will be delivered up to 2033. For the plan period to 2033, The North Essex authorities have to provide land for a minimum of 43,720 new homes and plan for some 1,900 new jobs per annum. The rates of both housing and employment growth are expected to continue beyond 2033.

The Local Plans will shape the future of North Essex and set the policy framework over the next 15 years. The Councils have committed to working collaboratively on a strategic approach to the allocation and distribution of large-scale, housing-led, mixed use development, including employment opportunities, community services and facilities and local and strategic infrastructure. This commitment is embedded in a joint Strategic Section 1 for the Tendring District, Colchester Borough and Braintree District draft Local Plans which gives primacy to the role of Garden Communities as part of each Council's sustainable strategy for growth and development.

Draft Policy SP2 - Spatial Strategy for North Essex, sets out a spatial strategy over the long-term that focuses growth at three new Garden Communities distributed across North Essex, in cross-boundary locations, well related to but distinct from existing population centres, and well served by a strategic transport network.

Draft Policy SP7- Development and Delivery of New Garden Communities in North Essex, identifies three new Garden Communities to accommodate at least 7,500 new homes) and employment growth planned for North Essex up to 2033, with a significant capacity beyond the plan period in a sustainable way that meets the Local Plan vision and strategic objectives. The joint Strategic Section 1 Local Plan recognises the substantial investment in infrastructure necessary to make growth at scale sustainable.

Draft Local Plan Policy SP9 identifies Colchester Braintree Borders as being capable of accommodating a range of **15,000- 24,000 homes** alongside associated transport, employment, education, open space and community infrastructure, in the long term. It also refers to the preparation of a Strategic Growth DPD that will provide a framework for the subsequent development of more detailed masterplans and other design and planning guidance for the Colchester Braintree Borders Garden Community. The policy goes on to identify a number of design, development and delivery requirements that a DPD should address. This has helped to inform the scope of this Issues and Options Report.

Notwithstanding that development of the proposed Garden Communities would be delivered largely beyond the Plan period (beyond 2033), the Councils have a duty to demonstrate a robust growth strategy that is forward-looking and responds to future planning need, without which the Local Plan risks being found unsound when it goes before the Independent Planning Inspector.

The Section 1 Plan will be submitted for examination by the Planning Inspectorate in the autumn 2017.

SECTION 2.

Background and Evidence

THE NORTH ESSEX GARDEN COMMUNITIES CHARTER

The North Essex Garden Communities Charter has been jointly developed by the North Essex Authorities. The Charter sets out **10 place-making principles** that underpin the North Essex Authorities' ambition for the Garden Communities, and in accordance with which the development will be designed and delivered. The Charter sets out for consultation the Councils' ambitions for the new Garden Communities so that they **deliver more than large housing estates**.

These principles are shared across the Authorities and have been informed by the **Town and County Planning Association's (TCPA) Garden City Principles**. Together they cover a broad range of issues that drive the requirements set out in the draft, site-specific policy for CBBGC (SP9), having regard to the scope of issues that The Plan for the site might be expected to include.

The Charter, alongside the draft joint Strategic Section 1 Local Plan Policies, has guided this Issues and Options Document (see Section 3).

EVIDENCE DOCUMENTS

To support the preparation of the Plan, and indeed as part of the preparation of the draft joint Strategic Section 1 Local Plan, a wide range of existing and new evidence and information has been drawn upon to further refine and qualify policy requirements, Councils' aspirations and development assumptions that will together shape a future for CBBGC. The evidence base to the draft local Plan is hosted by Braintree District Council: <https://www.braintree.gov.uk/>

Garden Communities were amongst a range of options which were considered by the local authorities to deliver their long-term housing and employment needs. A number of sites of sufficient scale to accommodate a Garden Community were identified through the Call for Sites, the Strategic Land Availability Assessment (SHLAA) and wider evidence gathering processes by each of the local authorities. All these options were evaluated and the assessments can be seen in the Sustainability Appraisal, a key part of the Local Plan preparation. **See Appendix B for a list of the relevant evidence documents.**

Technical Groups and Workshops

Technical groups and workshops have formed an important part of the evidence gathering process.

A number of NEGC technical meetings, attended by professionals and stakeholders as part of the Infrastructure and Masterplanning and Transport Working Groups, have helped to explore topics relevant to the evolution of proposals for CBBGC, and have included housing, design, transport, education, community provision, and health and wellbeing.

Two community stakeholder workshops were also held as part of the evolution of the Concept Framework for CBBGC and to begin to explore the joint work required to deliver on the objectives set out in Local Plan policy. These were attended by representatives of the local communities that relate to the site as well as Council officers and Councillors.

The aim of the first workshop was to ask participants to identify principles that they felt were important elements for the development at CBBGC that they would like to see embedded in any future concept framework.

Key design principles identified at the CBBGC concept framework workshop (November 2017)

- Infrastructure first i.e. facilities before houses.
- Need to deal with current A12/A120 capacity issues prior to additional development.
- Early delivery of schools and healthcare facilities.
- Get the key service providers on-board.
- Real jobs are needed and not just additional employment land.
- Respect the identity and character of existing communities.
- Repairing the severance of existing communities, especially Marks Tey.
- Realising the true Garden City Principles i.e. strong Green Infrastructure, strong Design Philosophy and a wide range of housing.
- A clear transport strategy (which maximises public transport, sorts out road and rail capacity issues and helps to minimise commuting).
- The need for a Special Purpose Vehicle/Local Development Vehicle to ensure legally binding agreements.

The second consultation took the form of a Briefing. A presentation was given which explored a potential growth scenario that illustrated how a new Garden Community of scale could be developed over time. It explored the stages of growth from its inception; to the creation of place that is self-sustaining and is supported by a commitment to high quality placemaking coupled with infrastructure investment.

Following the presentation was an active debate centred on a number of key topics, which included infrastructure, scale of development, community and benefits, economy and jobs and community engagement. Further details relating to the workshop and its outcomes can be found in the **CBBGC Concept Framework Report**.

SECTION 3.

Vision and Principles

A VISION FOR COLCHESTER BRAINTREE BORDERS

A Vision for Colchester Braintree Borders Garden Community will provide a mandate for its future development. It should be a shared Vision that governs all processes from design through to delivery of the development and indeed management of community assets.

It should create an identity for the new community where residents and business feel like they “belong”. It should foster a collective sense of ownership and pride in the place where people will live, work and spend their leisure time.

The Concept Framework presents a draft Vision for CBBGC, relating to different characteristics felt to be important to the creation of CBBGC.

The Vision combines and reflects the evidence, community workshops, the Garden Communities Charter and design principles set out above. It is a good starting point from which to develop a more succinct, and shared Vision with which people can fully identify.

It is still a draft vision and your views are important to the creation of a shared Vision that provides direction for the growth of CBBGC which is distinctive, inspiring and endures over the long-term.

COLCHESTER BRAINTREE BORDERS GARDEN COMMUNITY DRAFT VISION:

Colchester Braintree Borders Garden Community (CBBGC) represents a visionary approach to plan a new town for North Essex.

Beauty, Sense of Place, Health and Wellbeing

CBBGC will be a beautiful place with a strong sense of community and belonging. It is planned to be big enough to become a flourishing new town in its own right, complementary to Colchester and to Braintree, but with all the facilities, services and amenities needed by a new community that is town-sized, to deliver healthy and diverse new communities. It will have low-energy, high performance homes in a rich landscape setting with natural green space directly accessible to every home.

Transforming Economic Prospects

A new Garden Community will be big enough to create a new focus for economic growth that will be a catalyst to transform the economic prospects and prosperity for the whole of North Essex. It will be the main location in North Essex for housing development for the next thirty years and more. It will be planned for a population of 55,000 people with jobs, schools, shops and services to meet the new residents' needs. Support will be given to local small and medium sized businesses to help promote entrepreneurship and embed local firms within the wider Colchester and Braintree economy. This might include an element of homeworking.

A Comprehensive Vision

A new place that requires a different sort of “Vision”, one that considers all aspects of creating a new town in a new place. It is so much more than building houses in the countryside.

Making a Town

Standard large developments connected to existing towns are generally delivered in a single rolling programme of development by one or two developers. Creating a new Garden Community of up to 24,000 homes requires a structure of main roads and green spaces and utility services, and must be planned as defined and distinctive neighbourhoods within this framework. There is opportunity for co-ordinated development to achieve encouraging rates of delivery of homes, jobs and infrastructure.

Bespoke Infrastructure fit for a Town

CBBGC will not be reliant on the capacity of existing infrastructure – schools, primary healthcare, roads, utility services, parks and open spaces, etc. The plan will include new provision under each of these headings. Most will be built in parallel with the completion of new homes to ensure that new residents have their needs met in a timely and coordinated way. But systems of roads and public transport and strategic open space, will have to be created at timely intervals to ensure that the new Garden Community has the best possible start and has the minimum adverse impacts on existing communities.

Dealing with Existing Traffic Problems

Essex County Council has committed to leading on a feasibility study to upgrade the A120 between Braintree and the A12. It has been agreed by Essex County Council, the Department for Transport (DfT) and Highways England that the County Council will lead on the review of options through to Preferred Route status with the objective being for the scheme to be included in Highways England's Roads Investment Strategy: for the 2020/21 – 2024/25 Road Period (RIS2).

The A12 widening scheme between junctions 19 and 25 is committed within the Roads Investment Strategy for the 2015/16 to 2019/20. A preferred route announcement regarding whether there will be on line or off line widening has yet to be taken but it is expected in the Winter of 2017.

Optimum Benefits and Minimum Impacts

There are opportunities for existing residents, they will have ready access to a much greater array of facilities and services than they have at present; the volume of strategic-through traffic on local roads will decrease; yet careful planning and implementation will mean that their immediate surroundings may not change radically or quickly.

Future-Proofing Transport and Mobility

The timescales over which the Garden Community will grow and develop will need flexibility to incorporate exciting new technologies for future mobility, allowing the emerging neighbourhoods to respond to changes in patterns of travel behaviour which are constantly evolving in parallel with advances in new transport technology.

Respect for the Landscape and Existing Communities

There will be a positive relationship between new built form, existing communities and the landscape of the surrounding countryside. A network of extensive, new and accessible green spaces will preserve views and maintain the identity of existing communities - Marks Tey, Great Tey, Little Tey, Copford, Easthorpe, Surrex.

A Whole Bigger than the Sum of its Parts

This network will also create identity for distinctive new neighbourhoods, each self-sustaining and designed as a complete community, and each neighbourhood complementing and adding to range of services and facilities available to the whole.

A Comprehensive Green Network

A green network of connected walkways and cycleways that will provide attractive and safe non-vehicular access to core destinations such as the town centre, local centres, places of employment, schools and the railway station.

Phasing with Respect for Existing Residents

The first phase of development will be planned to minimise impacts on existing communities, address pressing accessibility and environmental issues and will deliver real benefits for existing residents.

Garden City Principles

Above all, there will be close adherence to Garden City Principles as promoted by the Town and Country Planning Association – the key to the creation of a distinctive, high-quality Garden Community.

A New, Exceptional Place

The Colchester Braintree Borders Garden Community will be an exceptional place to be born, to grow up, to make a career, to raise a family, to retire; to enjoy a rich and fulfilling life.



Q1 - Do you agree with the content of the Vision? Is anything missing? What are the priorities?

TAKING FORWARD THE NORTH ESSEX GARDEN COMMUNITIES CHARTER PRINCIPLES?

The Charter Principles form the bedrock of the Vision; they should be **cross cutting**, and should create a **robust and accountable framework** upon which to progress design and development of CBBGC.

The joint Strategic Section 1 of the draft Local Plans refers to the North Essex Garden Communities Charter, both within the site-specific policy for CBBGC (SP9) and in the general policy that relates to the development of cross-boundary Garden Communities (paragraph 8.11 and SP7). The draft Local Plan acknowledges that the Charter provides a good starting point for a framework through which to explore place-making, governance and delivery structures.

Building on the draft Local Plan, the North Essex Charter has helped to frame the Issues that are subject of this consultation. The Charter has three themes:

Place and Integration – which relates to issues such as making good places, high quality design, planning for a healthy economy, mobility and access within and around the development, and landscape and biodiversity objectives.

Community – which relates to issues such as creating identity in a new community, engaging with future residents and businesses, existing and surrounding communities and local and public bodies and ownership and maintenance of community assets.

Delivery – which relates to issues such as leadership, partnership and phasing and delivery of homes together with jobs; education, leisure and community facilities; and transport and utilities infrastructure. Under these three themes are a set of 10 guiding principles:

The 10 principles set out in the Charter have informed emerging strategies for CBBGC (see Section 4). Options identified by this document together with those identified through this consultation process will be 'tested' against the Charter Principles, the emerging strategies and the wider evidence base, to create a preferred option that will underpin the Development Plan for CBBGC.

Options considered must be realistic, feasible and must deliver against the Vision for CBBGC.



North Essex Garden Communities Charter Principles

Place and Integration

- **Principle 1 - Green Infrastructure**
- **Principle 2 - Integrated and Sustainable Transport**
- **Principle 3 - Employment Opportunity**
- **Principle 4 - Living Environment**
- **Principle 5 - Smart and Sustainable Living**
- **Principle 6 - Good Design**

Community

- **Principle 7 - Community Engagement**
- **Principle 8 - Active Local Stewardship**

Delivery

- **Principle 9 - Strong Corporate and Political Public Leadership**
- **Principle 10 - Innovative Delivery Structure**

Q2 - Is there anything missing from the NEGC Charter Principles?

SECTION 4.

Issues

WHAT ARE ISSUES?

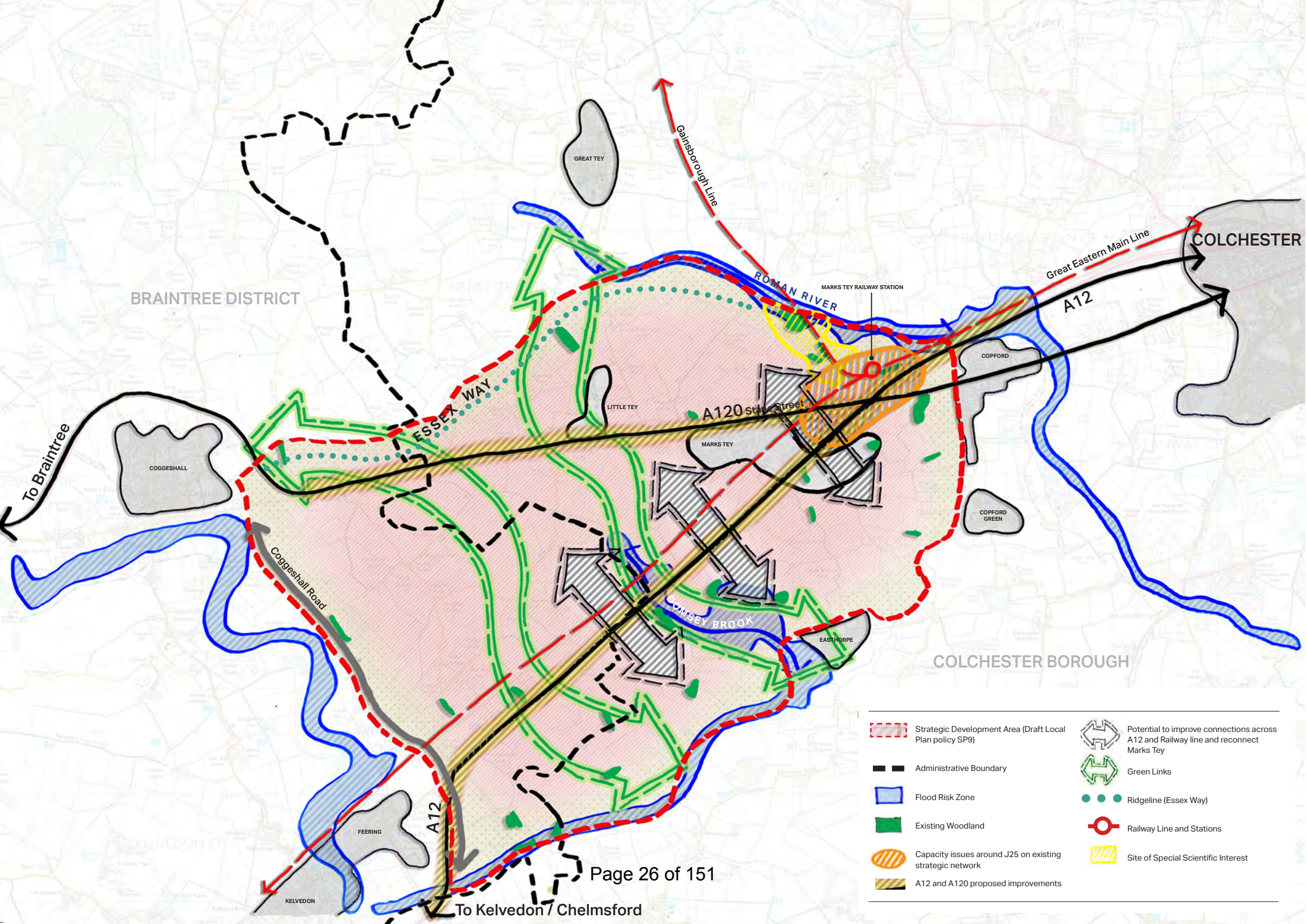
Issues are a set of considerations that are relevant to the design and delivery of development at CBBGC. The issues are understandably interrelated, they include and relate to elements of the Vision and the Charter guiding principles, but are also informed by constraints to the development that might limit the ability of some options to fulfil the Vision and Charter Principles as well as opportunities to maximise its potential.

This consultation seeks your views on these issues, how important they are, how they might be resolved but also whether there are any issues that have not been covered in this report. It also sets out the land-use, environmental and development constraints and potential opportunities related to the site.

Figure 4.1 shows some of the key constraints and opportunities for the site at CBBGC. When considered comprehensively, they start to reveal potential areas for development as well as factors to take into consideration as part of a detailed design and development strategy.

HOW WILL THE ISSUES HELP IDENTIFY THE RIGHT OPTION?

Understanding of the evidence base, emerging policy and guidance and engagement with stakeholders, specialist Council officers and Councillors has helped the Councils to compile a list of issues that needs to be addressed within a Plan for CBBGC.



THEME 1. PLACE AND INTEGRATION

CHARTER PRINCIPLE 1: GREEN INFRASTRUCTURE

"The Garden Communities will provide a generous amount of green space. They will be set within a multi-functional and integrated natural environment; providing space for nature, making the communities more resilient to climate change; promoting healthy lifestyles, and creating beautiful places to live and work."



EMERGING STRATEGY

The concept of Garden Communities places great emphasis on the landscape framework and the availability of high-quality, accessible green space near to homes and community facilities. The strategy for these new Garden Communities is to draw upon natural assets and features within the site to generate high standards of design. It requires an approach that sets development within a strong framework of internal green space and surrounding buffer areas that separate the new development from existing communities.

- Habitats in and around the Domsey Brook and Roman River corridors and around Seven Star Green should be retained and enhanced. Subject to more detailed survey work, the area has the potential to support a number of protected species and other species of conservation importance.
- It is necessary to maintain the identity of distinct settlements to the west of Colchester, including Great Tey, Marks Tey, Coggeshall, Easthorpe, Kelvedon, Feering. Green settings should be safeguarded from inappropriate development. Care will be needed in new development to mitigate potential adverse impacts on adjacent settlements and on the wider landscape – in particular, woodlands and mature hedgerows and field boundaries should be retained where they form screens.
- The existing landscape structure within the site should be retained and strengthened.
- The landscape framework should recognise the value of existing landscape and historic features and their ability to absorb and shape the development of a new community, it should:
 - provide an attractive setting to built development;
 - create a valuable and usable landscape in environmental terms,(biodiversity habitats, drainage) ; and
 - protect the amenity of existing and nearby settlements.

- A strategic green infrastructure framework will underpin the development of a more detailed green infrastructure framework that would accommodate the following functions:
 - Green links that will comprise formal open space, sports pitches, recreation and play areas and informal space for free play and recreation for all ages (such as pocket parks / outdoor gyms) that are accessible to communities and could help define and shape distinct new neighbourhoods
 - o Sustainable drainage and watercourses;
 - o Woodland, trees and hedgerows and areas of informal amenity;
 - o Productive landscapes such as allotments, community orchards, agriculture;
 - o Active green space which could include income generating uses supported by some built elements related to recreational activities, including access to footways, bridleways and cycle routes (eg commercial sports uses, cafes and restaurants, etc);
 - o Noise protection from strategic roads and the railways; and
 - o Green buffers to existing settlements, such as the creation of long Green park at Marks Tey.
- The provision of recreation facilities within the new Garden Community, including generous amounts of open space will help reduce the potential impact that additional residential uses will have on protected habitats in the area.

ISSUES

The Green Infrastructure Strategy for the new Garden Community will be the basis for achieving the different objectives outlined above. The Strategy should be comprehensive and balance the needs of the whole community with the natural environment. Your views are sought on the emerging approach to green infrastructure to help shape this future Strategy.

Q3 - Do you support the emerging approach to green infrastructure?

In preparing your response, you may like to consider:

- Parts of the site to be protected
- The sorts of public open space that are needed – parks, sports, play areas, natural places
- The importance of gardens and other private outside spaces
- How these spaces can be made available and accessible to everyone
- How they should be owned and maintained
- What are the open space priorities?

THEME 1. PLACE AND INTEGRATION

CHARTER PRINCIPLE 2: INTEGRATED AND SUSTAINABLE TRANSPORT

"The Garden Communities will be planned around a step change in integrated and sustainable transport systems for the North Essex area which will put walking, cycling and public transit systems at the heart of the development, and be delivered in a timely way to support the communities as they grow."



EMERGING STRATEGY

The Partner Councils for North Essex have agreed a set of objectives for Integrated and Sustainable Transport across the area providing a strategic mobility backdrop for the creation of three new Garden Communities. These objectives are para-phrased below:

- Each new Garden Community should make full provision for active travel (walking and cycling) and sustainable travel (public transport) so that together they account for 70% of all trips.
- Timely delivery of sustainable transport alongside homes and employment development.
- Using technology and information to make best use of changing travel technologies in the future.
- Organise new Garden Communities so that homes, jobs and facilities support sustainable travel and make public transport viable.
- Inclusive, affordable and sustainable access to education, skills, jobs, shopping, healthcare, community facilities and transport hubs in each new Garden Community.
- Walking and cycling that makes best use of current and future green infrastructure.
- Minimise carbon emissions and pollutants associated with transport - such as supporting installation of electric charging points; cycle parking; and bike share schemes.
- Modern, frequent and reliable public transport access to surrounding major towns and cities from the Garden Communities as an attractive and sustainable alternative to travel by car.

- Support the function and effective operation of local and strategic transport networks – roads, public transport, rail.

In the CBBGC area there are existing issues of poor connectivity and traffic congestion, transport corridors that divide existing communities and create environmental problems, particularly at peak times, and poor access to key locations such as schools, local shops and the railway station. These require a strategic approach to mobility and transport planning. The aim at CBBGC is to increase capacity for journeys by providing attractive alternatives to travel by car, and to redistribute through traffic to realigned routes. To these ends there are some specific proposals:

- Ensuring the most appropriate alignment of the A120 is designed and delivered in advance of longer term development.
- Connectivity by active travel modes – walking and cycling –to key destinations from the outset.,
- Reducing severance caused by the A12 and the mainline railway.
- Better accessibility for Marks Tey Station
- In conjunction with the scheme to widen the A12 from Junction 19 to Junction 25, there is potential to downgrade the existing Junction 25 on the A12 to reduce through traffic in Marks Tey if an off line A12 option is pursued
- Potential for downgrading of the A120 within the new Garden Community to become a 'community road' and unattractive to through traffic once a new A120 route has been confirmed.

- Optimising the development potential made possible by realignment of the A12 and A120.
- Potential for high quality rapid transit along Stane Street/ London Road corridor in the longer term and dependant on the A120 and A12 preferred options ;
- In the Medium- to Long-term, a Rapid Transit service to Colchester allied to dedicated routes and park & ride with phased construction through the new Garden Community.
- The potential for a new Town Centre railway station area in the longer term.
- Travel Plan development from the outset with exemplar levels of funding for travel plan measures to make the best use of infrastructure for active and sustainable modes of transport.

ISSUES

The approach to Transport and Infrastructure will have a direct relationship with the overall sustainability of the Garden Community and how it functions as a place. The availability of different transport choices will influence residents' behaviour strongly. Ensuring sustainable and active transport modes are given priority will be an underlying principle of the Strategy. Your views are sought on the emerging approach to help shape the future Transport Strategy.

Q4 - Do you support the emerging approach to integrated and sustainable transport?

In preparing your response, you may like to consider:

- Reducing the need to travel
- Encouraging people to walk, cycle and use public transport
- The importance of having public transport available in a timely manner to maximise its use in the community
- The best ways to accommodate cars so they don't dominate the environment
- Improving the environment of and access to Marks Tey Station and the need for a new station area for the Garden Community

THEME 1. PLACE AND INTEGRATION

CHARTER PRINCIPLE 3: EMPLOYMENT OPPORTUNITY

"The Garden Communities will seek to provide access to one job per household within the new community or within a short distance by public transport. The employment function will be a key component of creating character and identity and sustainable communities."



EMERGING STRATEGY

This location, along with the proposed transport improvements, provides great access across North Essex to Colchester – the primary regional centre - Chelmsford and Braintree. Ipswich, Harwich, Basildon, Romford, Southend, London Stansted Airport are all within 30-60 minutes. The railway station opens destinations along the Great Eastern Main Line, including London.

Existing sectors of the economy have potential for growth:

- Logistics
- Financial services
- Digital and creative
- Construction and links to advanced manufacturing.

The new location could provide for:

- Grade A offices linked to a new station and attractive to financial services
- The creative and digital economy related to Colchester's emerging role in this sector and the presence of the University, but requiring investment in ultra-fast broadband.
- Construction innovation
- Logistics
- The energy sector, in particular opportunities in renewables and waste.

The evidence to date suggests that new jobs across North Essex as a whole will be created by:

- Internal growth within each Garden Community – new homes and a bigger population generate more demand for public and consumer service, and jobs related directly to the construction of the new Garden Community.
- External growth created by organisations that serve wider regional, national and international markets, organisations that grow locally or are attracted in from outside. Unlocking the potential of the A120 corridor connecting across North Essex will deliver a further 20% of the new jobs required.

The special nature of the new Garden Communities will be at the core of targeted and pro-active efforts to attract new employment organisations into North Essex as part of inward investment strategies.

Wider North Essex has the potential to become a site for every stage of business growth (R&D, warehouse, logistics, office – small, medium and large), with a clear focus on key growing sectors such as knowledge and creative industries. It can develop to be a cohesive economic corridor in the South East of England which will offer business workspace, access to labour and clusters of expertise in:

- Good access to international markets via London Stansted airport and Haven ports
- Logistics hub
- High quality office space for support services/back office functions

- Development of trade deals to capitalise on markets in the USA and Asia
- Enterprise Zones / LDOs / financial incentives for companies to locate
- Investment in smart technology and high quality commercial space

The employment evidence to date identifies a need across Essex for an additional 100 large firms in its economy, and many of these could be in North Essex. The Garden Communities offer particular advantages of good locations and access; modern business premises; available, good quality housing and services; and a supportive business environment. Such large companies would be the drivers to deepen and broaden the economic base of North Essex, creating high quality jobs in the new Garden Communities providing a broad range of employment opportunities to the citizens of North Essex.

ISSUES

An Employment Strategy will underpin the economic growth potential of the Garden Community and will also be an important factor in sustainable development. Planning for economic growth is very different from planning for new housing because so many more factors are outside the control of the Councils; but the Garden Community can provide the right conditions to attract employers and employment and job growth. Your views on how the right conditions can be created are welcome.

Q5 - Do you support the emerging approach to employment opportunity?

In preparing your response, you may like to consider:

- Making best use of nearby economic drivers – the University, the Ports, town centres, existing employment centres
- Businesses that can grow with the new Garden Community
- Attracting employment that complements existing employment
- Jobs for a wide range of different people
- Changing technology and business needs
- Sustainable journeys to work

THEME 1. PLACE AND INTEGRATION

CHARTER PRINCIPLE 4: **LIVING ENVIRONMENT**

“Community inclusiveness and walkable, sociable and vibrant neighbourhoods will be a defining characteristic of the Garden Communities. A diverse mix of homes responding to existing and future local needs will be provided alongside a range of community services, including health, education, leisure and recreation, culture and shopping.”



EMERGING STRATEGY

Living Environment is a key Garden Communities principle that aims to set these new communities apart from run of the mill development. The North Essex Garden Communities Charter seeks the creation of social, vibrant, mixed and inclusive communities.

Neighbourhoods where everything is within easy walking distance, planned around connected centres, which provide a mix of homes, jobs and services set within attractive and green environments, and busy streets; places where residents can socialise, enjoy cultural facilities and lead healthy lifestyles.

The Charter also seeks innovative approaches to delivering local community services and facilities.

New ways to provide and deliver the education, health and other social and community facilities and services needed to support the new community will be explored to make sure these services are inclusive and available to all.

Options might include:

- Services gathered together in ‘hubs’ in the most accessible places to encourage cooperation and collaboration without duplication so that they make the best use of the land available.
- Flexible and adaptable, multi-purpose spaces (outdoor and indoor) that provide for specific but changing needs of a wide range of the individuals, groups, organisations, workers and visitors who together form the community.
- The new Garden Community as a responsible neighbour – planning social Infrastructure to ensure that facilities are of benefit to both existing and new communities without compromising services which already exist.

Provision of a variety of housing tenures with levels of affordability reflected in different ownership models is an essential part of the creation of a balanced Garden Community.

Colchester Braintree Borders Garden Community will have a Town Centre that will be the heart of the Garden Community. It will likely contain the highest development density with a mix of employment, shopping, education needs, cultural and amenity and health facilities, together with the main public transport interchange.

Neighbourhood centres will contain a smaller range of local services including primary schools, nurseries, health services, day-to-day convenience shopping and cafés. They will be located in within 10 minutes’ walk of homes. They may be grouped around public space to encourage cooperation

and collaboration between community facilities and opportunities to share management costs.

CBBGC will provide for a mix of dwelling sizes, tenures and types including provision for self-build and custom-built homes, lifetime homes and affordable and starter homes, independent living and housing for older people, driven by local needs, including how this may change over time. This strategy will help to achieve lively, sociable and diverse neighbourhoods, giving single people, couples, families, retirees and elderly people the chance play a full part in the life of CBBGC.

ISSUES

Part of creating an attractive living environment is the delivery of a good mix of land uses that promote social interaction and integration, fostering a sense of place and community. Your views on this subject will help shape a future strategy that will make the Garden Community a celebrated place to live, work and spend time, with a strong sense of identity.

Q6 - Do you support the emerging approach to the living environment?

In preparing your response, you may like to consider:

- Providing homes for all – singles, couples, families, older people, to rent, to buy or to build themselves
- Good examples of public places that are safe, sociable and busy
- What services should a new Town Centre include (social, cultural, education and leisure activities)
- What services should new local centres include (social, cultural, education and leisure activities)
- Making places and spaces flexible for future users

THEME 1. PLACE AND INTEGRATION

CHARTER PRINCIPLE 5: SMART AND SUSTAINABLE LIVING STRATEGY

“Planned for the 21st century, the Garden Communities will secure a smart and sustainable approach that fosters resilient environments and communities; able to respond positively to changing circumstances. Innovation and technology will be embraced to achieve resource efficiency, higher quality of life and healthier lifestyles; creating the conditions for sustainable living.”



EMERGING STRATEGY

The Partner Councils for North Essex are preparing a strategy for Smart and Sustainable Living based on five Key Principles:

- Smart Places – places that incorporate the best of technology to support sustainable living
- Smart Mobility – technology that facilitate sustainable travel choices
- Smart Lives – technology that enable independent living throughout life
- Smart Infrastructure – technology that delivers sustainable energy and waste solutions
- Smart Public Services – enabling access to public services as effectively and efficiently as possible

The aim of the strategy is to support Sustainable Living, focused on the new Garden Communities but with the potential to transform existing communities too.

In the context of a new Garden Community on the Colchester Braintree Borders, it is possible to elaborate on what Smart and Sustainable Living might mean.

Smart Mobility would see the application of Active by Design principles using the planning and design of the new Garden Community to encourage active and healthy lifestyles. The Partnership subscribes to the Government's Cycling and Walking Investment Strategy and will design in opportunities for a step change in Active Travel including Smart Hubs that make interchange with public transport simple and secure.

Beyond active travel, use of Smart Vehicles would make full provision for electric vehicles charging infrastructure linked to renewable generation while Smart Car-Sharing would use technology to make cars available for occasional use and would help manage Smart Parking. Planning for autonomous and internet connected service vehicles would enable consolidated deliveries – either to neighbourhood hubs or individual residences.

Smart Lives would support Independent Living by using technology and apps to enable and support independence for longer, reducing the burden on social and health services.

Smart Infrastructure could include:

- cutting edge digital communications, designed for ultrafast broadband and 5G from the outset and future-proofed for simple upgrades.
- Smart Energy systems that use collective contracts to deliver sustainable energy at lower prices through a community owned network tailored to the community's needs
- capacity and adaptability for technological change through the design of flexible cable ducts etc
- considering space for Hubs/Centres for energy – heat and power - generation within each new Garden Community.
- maximising efficiency at the household level, with on-site generation and use of battery storage, with technology to monitor individual energy
- a mixed portfolio of energy technologies to avoid dependence on any one energy solution.
- Smart Waste to aim at zero carbon and maximum waste recycling with a Waste Hub linked to generation

Smart Public Services could involve greater collaboration and coordination to deliver comprehensive services effectively through “one-stop” arrangements in terms of joint offices and on-line operations through a common portal.

ISSUES

The creation of a new Garden Community provides an exciting opportunity to embrace the latest innovations and technologies available to make buildings, infrastructure and lifestyles more efficient, more enjoyable and more sustainable than what could be achieved through smaller, disjointed development proposals.

Q7 - Do you support the emerging approach to smart and sustainable living?

In preparing your response, you may like to consider:

- Making new technology available to everyone
- Encouraging energy efficiency and renewable energy
- Adapting to new technologies

THEME 1. PLACE AND INTEGRATION

CHARTER PRINCIPLE 6: GOOD DESIGN

"Through all stages of the planning, design and development of the Garden Communities the highest quality of design and management of the built and public realm will be promoted. Existing local assets will be capitalised to help create distinctive places."



EMERGING STRATEGY

Garden Communities must achieve attractive and locally distinctive, high quality and sustainable design. Development should be well-laid out to help people find their way easily, and should have generous open spaces, public, private and communal to help create distinctiveness and interest. Masterplans and design guidance will be developed as important tools to secure good design throughout the development.

Greener and more efficient development blocks, be designed so they are outward facing onto the streets for good surveillance of public places, but should accommodate substantial areas of integrated green space within, to provide for good sized gardens, landscaping, recreation, wildlife and food growing and other private space.

How a new community interacts with its existing landscape is an important design consideration. The design and layout should respond positively to the historic environment which creates opportunities for developing distinctiveness and interesting places. It is considered desirable to retain a 'green gap' between the new Garden Communities and the settlement limits of existing villages and towns, to avoid coalescence and maintain identity. The design of the edges of the new community must reflect that ambition.

The layout of this new Garden Community will be strongly influenced by the re-routing/re-alignment of the two strategic roads – the A12 and the A120 – and a decision on the potential relocation and/or expansion of the railway station. The new and re-aligned road routes will take all through traffic out of the new Garden Community, creating an environment much better suited to the creation of a good residential environment for future and existing residents. The possible future relocation and enhancement of the railway station will determine the optimum location for a proposed town centre.

The layout should also accommodate future innovations in travel, especially potential Rapid Transit networks.

The landscape framework will inform and define development parcels for residential, employment and mixed use development. Employment development will be closely related to the railway and to new junctions on the new strategic road network as well as the town centre. The Town Centre will be at the point most accessible to the greatest number of possible users, and well related to the railway station which will be the key public transport hub. Neighbourhood centres will be at the heart of neighbourhood, of between 4000 and 6000 homes each. These locations will support a higher density of development that can make best use of the higher level of accessibility by non-car means.

The Green Infrastructure that makes up the landscape framework will retain the identity existing communities, both around the new Garden Community – Coggeshall, Feering, Great Tey, etc – and within it – the parts of Marks Tey, Little Tey, etc. But they will also be a shared recreational resource available to both existing and future residents. These will create a positive edge to open countryside

ISSUES

The approach to design and management of the built environment and public realm will help shape an identity for the new Garden Community and will be the most prominent factor for many people in their perception of the Garden Community. To get this right your responses will influence the design approach adopted.

Q8 - Do you support the emerging approach to good design?

In preparing your response, you may like to consider:

- How to ensure high quality, sustainable design through all stages of the development and delivery of CBBGC so that it a successful place to live and work
- The relationship between new development with the open countryside – defining edges
- Protecting identity of existing communities

THEME 2. COMMUNITY

CHARTER PRINCIPLE 7: COMMUNITY ENGAGEMENT

"The Garden Communities are a locally-led initiative, and their development will be shaped through engaging existing communities and emerging new communities; residents will be empowered to contribute to shaping the future of North Essex."



EMERGING STRATEGY

Continued, meaningful engagement from inception to implementation is necessary. Each Garden Community will be developed from a locally-led vision, and ongoing and meaningful public and stakeholder participation through the Local Plan process and beyond. Community engagement will form a key part of developing a masterplan for each Garden Community and subsequent planning applications, both utilising the extensive knowledge and views of the existing and new communities to help shape and refine proposals. Exhibitions and other forms of community engagement events will be held locally as the plans for the Garden Communities are progressed.

Existing communities will be given the opportunity to define how they want to engage with the new communities being created. Community enablers are engaged to help communities participate effectively.

A bespoke site-specific engagement strategy will be developed for CBBGC in parallel with future design and master planning stages as well as throughout its implementation and delivery.

ISSUES

The Councils are committed to ensuring the Garden Community is planned to incorporate a grass-roots approach that gives the local community the opportunity to take part in the evolution of the development as it progresses. The Councils are seeking your views on how they best engage with the local community over the longer-term.

Q9 - Do you support the emerging approach to community engagement?

In preparing your response, you may like to consider:

- The best way to involve local people and other stakeholders in planning for CBBGC
- The value of a shared vision for CBBGC
- The best way to involve new residents and businesses as they arrive in the new community

THEME 2. COMMUNITY

CHARTER PRINCIPLE 8: ACTIVE LOCAL STEWARDSHIP

"The Garden Communities will be developed, owned and managed in perpetuity with the direct involvement of their residents and businesses; residents will be directly engaged in the long-term management and stewardship, fostering a shared sense of ownership and identity."



EMERGING STRATEGY

One of the defining principles of Garden Communities is that assets that are important to the local community should be owned and managed by them directly, helping to build a sense of community and collective responsibility.

At this stage, the emerging strategy consists of a number of proposals:

- There should be one Local Stewardship Body for each proposed garden community. The Bodies should be encouraged to collaborate actively with each other, and other bodies to achieve economies through shared services and to use best practice.
- The agreement with the landowners needs to make provision for the cost of endowing the Body with rental assets that cover their stewardship costs, to be reflected in the land value. Such endowment should be as generous as possible and include flexibility to obtain ownership of commercial property created as part of the garden communities to generate rental income.
- The Body could have the ability to raise revenue from residents through a local levy. Such a levy would be controlled by the residents to further in interests of the community, for example by managing grounds maintenance and the provision of community facilities within CBBGC.

A bespoke site-specific management and stewardship strategy will be developed for CBBGC in parallel with future design and master planning stages as well as throughout its implementation and delivery. Given the scale of the development, the strategy will need to be flexible to adapt to changes in the procurement and delivery of assets and facilities over time, in the interests of the new community and its population.

ISSUES

Garden Communities are most commonly associated with delivering high levels of 'hard' infrastructure such as new means of transportation, health and educational facilities, and generous amounts of open space; but ensuring the 'soft' infrastructure of active local stewardship is given adequate support and resources is just as essential. Your view on how arrangements can be made from the outset to help the Garden Community's social infrastructure flourish are welcomed.

Q10 - Do you support the emerging approach to active local stewardship?

In preparing your response, you may like to consider:

- The best way to manage and maintain "community assets" - parks, sports pitches, allotments, community buildings and schools and community transport, for example
- Ownership of assets – the developer, a management company, a community trust, the Council or any other

THEME 3. DELIVERY

CHARTER PRINCIPLE 9: STRONG CORPORATE & POLITICAL PUBLIC LEADERSHIP

"The Councils of North Essex will collaborate to provide clear vision for the Garden Communities and commitment to their long-term success. Central to this will be a commitment to high quality place-making, timely infrastructure provision, and achieving a steady pace of housing and employment delivery."



EMERGING STRATEGY

A successful Garden Community relies on strong corporate and political leadership and a clearly defined shared Vision. The Garden Communities project will be led by the partnership of four local councils. Strong, cross-party, political support will drive the project forward over several Local Plan periods and political cycles.

The delivery of the Garden Communities will require a positive and active approach by both the public and private sectors. The Councils will explore all opportunities to take a direct stake in the delivery process relating to good place-making, infrastructure delivery, funding and governance. The councils will need to take a long term strategic view of development to ensure that the vision and ambitions for the Garden Communities are delivered. This will require forward thinking and planning that is not limited to the current plan-making time horizon of 15 years, but looks well beyond that. The Garden Communities will place the Councils' commitment to high quality place-making and infrastructure delivery at the heart of the development, and a central tenet of all governance and delivery mechanisms created to bring forward the new Garden Communities.

A key outcome of this consultation process is to frame a shared Vision for Colchester Braintree Borders Garden Community that secures a high level of ambition and will set a benchmark for the standard of design and development to deliver against the Vision.

ISSUES

Strong corporate and political leadership is a key principle of the Garden Community, particularly given the significant challenges of delivering a new settlement of scale which crosses local authority boundaries and will cover future Local Plan periods.

Q11 - Do you support the emerging approach to corporate and political leadership?

In preparing your response, you may like to consider:

- The best way to secure design and quality by all involved in delivery
- Future governance

THEME 3. DELIVERY

CHARTER PRINCIPLE 10: INNOVATIVE DELIVERY STRUCTURE

“The Garden Communities will be delivered through a genuine and pro-active partnership approach between the public and private sectors, where risk and reward is shared and community empowerment enabled.”

EMERGING STRATEGY

The delivery of new Garden Communities on this scale requires delivery arrangements that are more complex and wide-reaching than those that would apply to conventional smaller -scale development. Most notable is a desire of the public sector, represented by the partnership of four local Councils and representing the interests of the wider North Essex communities, to play a full and active role in the development of the three Garden Communities, and to participate in both the risks and the rewards of development, securing benefits for the wider communities.

This involvement will go beyond the role of the three Local Planning Authorities in making local planning policy and determining planning applications.

The partnership of four Councils has created a jointly owned company, North Essex Garden Communities Ltd (NEGC Ltd) which intends to oversee the evolution and delivery of the Garden Communities. NEGC Ltd has an ambition to coordinate public funds to ensure that infrastructure is delivered at the right time to support the new Garden Communities and to minimise the impacts on existing communities.

Each Garden Community could be delivered by a special Local Delivery Vehicle (LDV), an agreement between the Councils, landowners and developers that will manage the planning design and construction process in each location. This will be overseen by NEGC Ltd.

The Councils are also exploring the formation of one or more local Development Corporations with the powers to acquire and to hold land, to prepare master plans and other guidance, and to determine planning applications in each Garden Community area, thereby ensuring high standards and capturing land values to pay for infrastructure and community assets. Such a Development Corporation would be locally accountable.

A site-specific delivery strategy will be prepared for CBBGC. This will need to consider the delivery and implementation of the three new Garden Communities in parallel and have regard to national guidance and emerging legislation relating to the delivery of ‘New Towns’ to include the consideration of delivery organisations that are locally accountable.

ISSUES

The Councils have a collective commitment to ensuring that the delivery of the Garden Community raises the expectations and the reputation of new, large scale development. This step-change in housing delivery is reliant on an innovative delivery structure which puts the Councils aspirations at the heart of future governance. Your thoughts on the form an innovative delivery structure take are sought.

Q12 - Do you support the emerging approach to innovative delivery structure?

In preparing your response, you may like to consider:

- The level of involvement of the Local Authorities and NEGC Ltd in promotion and delivery of CBBGC
- Funding the investments
- The need for public funds to secure infrastructure in advance of development

SECTION 5.

CURRENT DEVELOPMENT CONCEPT OPTION

ESTABLISHING A BOUNDARY FOR DEVELOPMENT

The area of land that could accommodate a new Garden Community at Colchester Braintree Borders has been refined from options presented in the “Options and Evaluation” work undertaken by AECOM in July 2016 and influenced by stakeholder consultation with local community representatives in November 2016 and April 2017, as well as an understanding of the issues and the interrelationship between them which include:

- identification of clear and defensible boundaries (water courses, roads, woodland belts);
- appreciation of distance and separation of communities – (physical, visual, perceived);
- relationship to existing settlements;
- nature of land that will perform the role of a “green buffer” which will define an envelope within which a new community can be accommodated that remains distinct from other existing settlements;
- planning policy protection (how might this land be protected “in perpetuity” from built development whilst allowing complementary activities that support both the new community and existing communities?).

At this stage the range in development scale (15,000-24,000 homes) as referred to in the draft Strategic Section 1 Local Plan Policy SP9, limits the extent to which boundaries can be fixed. The boundaries of development will be further refined in the Development Plan Document that follows this exploration of Issues and Options.

WHAT IS A CONCEPT FRAMEWORK?

As part of the development, the development potential for a Garden Community on the Colchester Braintree Borders (CBBGC) has been explored in a **Concept Framework**, presented at Figure 5.1.

A Concept Framework is a diagram of structure. It interprets key criteria from the Town and Country Planning Association’s Garden City Principles and the North Essex Garden Communities Charter and responds positively to site constraints and opportunities and has been subject to critical review following local consultation.

Whilst it is a robust basis for development that has been tested, it is not yet a master plan for the new Garden Community. It presents a layout option for consideration, evaluation and to prompt wider responses or generate alternative approaches to structuring development at CBBGC. The development quantity, form and disposition of land uses presented for CBBGC will be further explored and refined through later policy making and master planning stages. The Sustainability Appraisal process is a critical part of exploration and refinement of options and is carried out at each stage of plan development.

The full report on the Concept Framework is available as part of the evidence base for this Issues and Options consultation.

DEVELOPMENT POTENTIAL AT CBBGC

The capacity range of CBBGC identified in the draft joint Strategic Section 1 Local Plan policy SP9 is 15,000 - 24,000 homes. There are, of course, factors that could limit the number of homes that can be built and the locations where they can be built. Some development constraints are flexible and can be accommodated through appropriate design and some are fixed. But all options will require choices, choices that lead to compromises, often between important but competing objectives.

Essex County Council has committed to leading on a feasibility study to upgrade the A120 between Braintree and the A12. It has been agreed by Essex County Council, the Department for Transport (DfT) and Highways England that the County Council will lead on the review of options through to Preferred Route status with the objective being for the scheme to be included in Highways England’s Roads Investment Strategy: for the 2020/21 – 2024/25 Road Period (RIS2).

The A12 widening scheme between junctions 19 and 25 is committed within the Roads Investment Strategy for the 2015/16 to 2019/20. A preferred route announcement regarding whether there will be on line or off line widening has yet to be taken but it is expected in the Winter.

This Concept Framework presents a spatial option which identifies potential for 727 hectares of residential land. Table 1 presents a summary of the land uses and key elements that are contained within the Concept Framework.

The working option presented, identifies seven development parcels each with its own characteristics and each with a particular role to play in the new community as a whole.

Figure 5.1 Concept Framework

- TC Town Centre
- NC Neighbourhood Centre
- SS Secondary School
- PS Primary School
- Residential
- Employment
- Connected network of open space
- Rapid Transit / public transport route
- Park and Ride

***Please refer to page 34 in Section 5 for further information concerning the proposals for the A12 a A120**

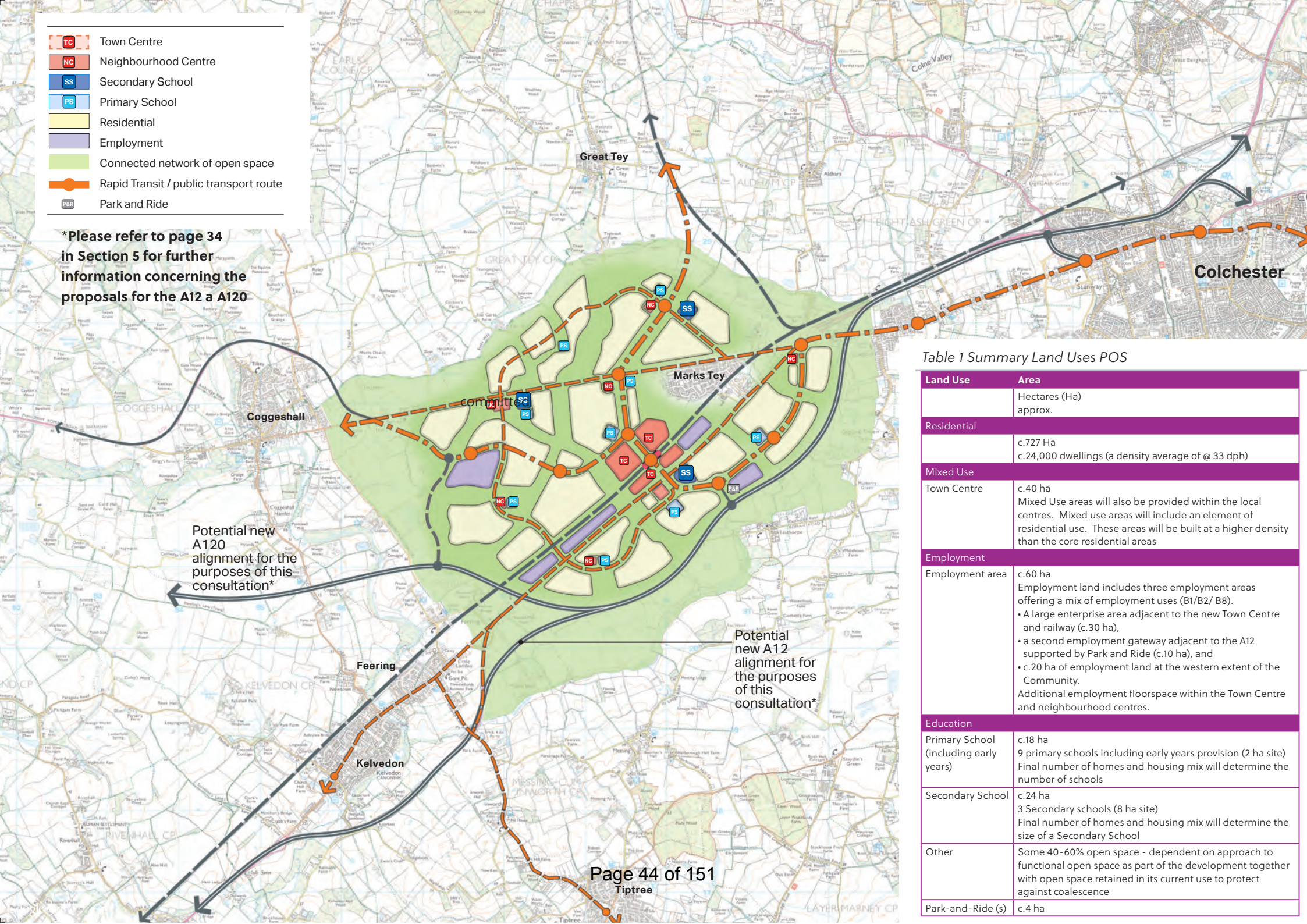


Table 1 Summary Land Uses POS

Land Use	Area
	Hectares (Ha) approx.
Residential	c.727 Ha c.24,000 dwellings (a density average of @ 33 dph)
Mixed Use	
Town Centre	c.40 ha Mixed Use areas will also be provided within the local centres. Mixed use areas will include an element of residential use. These areas will be built at a higher density than the core residential areas
Employment	
Employment area	c.60 ha Employment land includes three employment areas offering a mix of employment uses (B1/B2/ B8). • A large enterprise area adjacent to the new Town Centre and railway (c.30 ha), • a second employment gateway adjacent to the A12 supported by Park and Ride (c.10 ha), and • c.20 ha of employment land at the western extent of the Community. Additional employment floorspace within the Town Centre and neighbourhood centres.
Education	
Primary School (including early years)	c.18 ha 9 primary schools including early years provision (2 ha site) Final number of homes and housing mix will determine the number of schools
Secondary School	c.24 ha 3 Secondary schools (8 ha site) Final number of homes and housing mix will determine the size of a Secondary School
Other	Some 40-60% open space - dependent on approach to functional open space as part of the development together with open space retained in its current use to protect against coalescence
Park-and-Ride (s)	c.4 ha

At an assumed average density of some 33 dwelling per hectare (consistent with Garden City principles) this could deliver some 24,000 homes, a community of some 55,000 people. Even at the upper range of development, the Concept Framework meets the aspirations of a new Garden Community, to include sufficient provision of high quality and accessible open space and self-contained neighbourhoods at appropriate densities that contain a good mix of facilities and services to sustain a new population, but also could cater for nearby rural communities.

The fundamental rationale for three new Garden Communities across North Essex is that all the infrastructure, services and facilities required by these new communities can be planned and coordinated from the outset, and the long-term commitment means that the mechanisms, resources and funding can be put in place to deliver them in a timely way. Roads, public transport, walking and cycling, schools, health and welfare, jobs, open spaces, local shopping, sports and recreation, community development, etc. are all planned in advance, comprehensively. People in these new communities (and in nearby existing communities) will have real choices about where to live and to work, and where to walk and shop, all aspects of an active and fulfilling life. And the range of infrastructure and choice can be delivered because of the proposed scale of development. In simple terms, the bigger the development, the greater the investment in infrastructure, services and facilities and the greater the certainty that it will all be delivered when it is required.

This is in sharp contrast to incremental growth and development spread across many existing communities when the scale of development in any one place is seldom able to cover the investment in infrastructure, facilities and services required.

The Concept Framework for CBBGC has shown capacity for development at the upper end of the target range for the eventual number of households and population. Commitment to delivery at that scale will provide the justification for the level of investment required over the long-term.

Table 1 presents a summary of the land uses and key elements shown in the Concept Framework “working development option” (Figure 1).

DEVELOPMENT PHASING AT CBBGC

The size of the proposed new Garden Community means that it is a long-term project that will take time to be completed. It is also dependent on major infrastructure investments – transport infrastructure – that will be implemented over an extended timescale as well.

The Concept Framework has been devised with these stages of development in mind, and two possible interim stages are illustrated.

INITIAL STAGE

Figure 5.2 presents an initial stage of development.

The initial stage of development illustrates how some limited development can commence in the absence of planned strategic highway interventions. This approach will rely on alternative ‘interim’ infrastructure that provide sufficient alleviation from traffic along the A120 through Marks Tey.

It has been made clear through previous consultation with local community groups, that no development of any significance should be started without diversion of traffic on the existing A120 away from Marks Tey and Junction 25. As part of a first stage of works, the Concept Framework illustrates how a new by-pass link between the A120 from the existing Cogeshall by-pass, across the railway to a new junction on the existing A12 or indeed a new alignment of the A12, if that is constructed early, could be provided in advance of any improvement to the A120, to ease traffic flows on the existing A120 route through Marks Tey.

Land will be safeguarded for new alignments for both the A12 and A120, once they are known.

New residential development could start to the west of Marks Tey south of the A120 and south of the railway/existing A12, supported by social and community infrastructure including schools, health facilities, shops and potentially some employment space.

- Commencing development at this location will
- unlock the site across a number of development fronts, connecting proposed development land north and south of the existing A12;
- create opportunities the downgrade of the existing A120 through Marks Tey; and
- create a focus of activity, which, by careful land reservation, can be secured to support future town centre uses, together with a new railway station and public transport interchange.



INTERMEDIATE STAGE

Figure 5.3 presents a second stage of development.

This stage presents an opportunity to embed a new community supported by a new Town Centre. As presented in the Concept Framework, it illustrates the A12 and A120 diverted to new alignment options (please refer to page 34 for more details) and the potential relocation of the existing Marks Tey railway station as part of a new station area adjacent to the new Town Centre. The Town Centre will expand onto the safeguarded land and new residential development can expand around the Town centre and north, west and south of Marks Tey. The majority of strategic through traffic will be diverted from the existing A12 and A120 allowing the road space to give priority to pedestrians, cyclists and public transport. The new Rapid Transit route could connect to Colchester via Stanway.

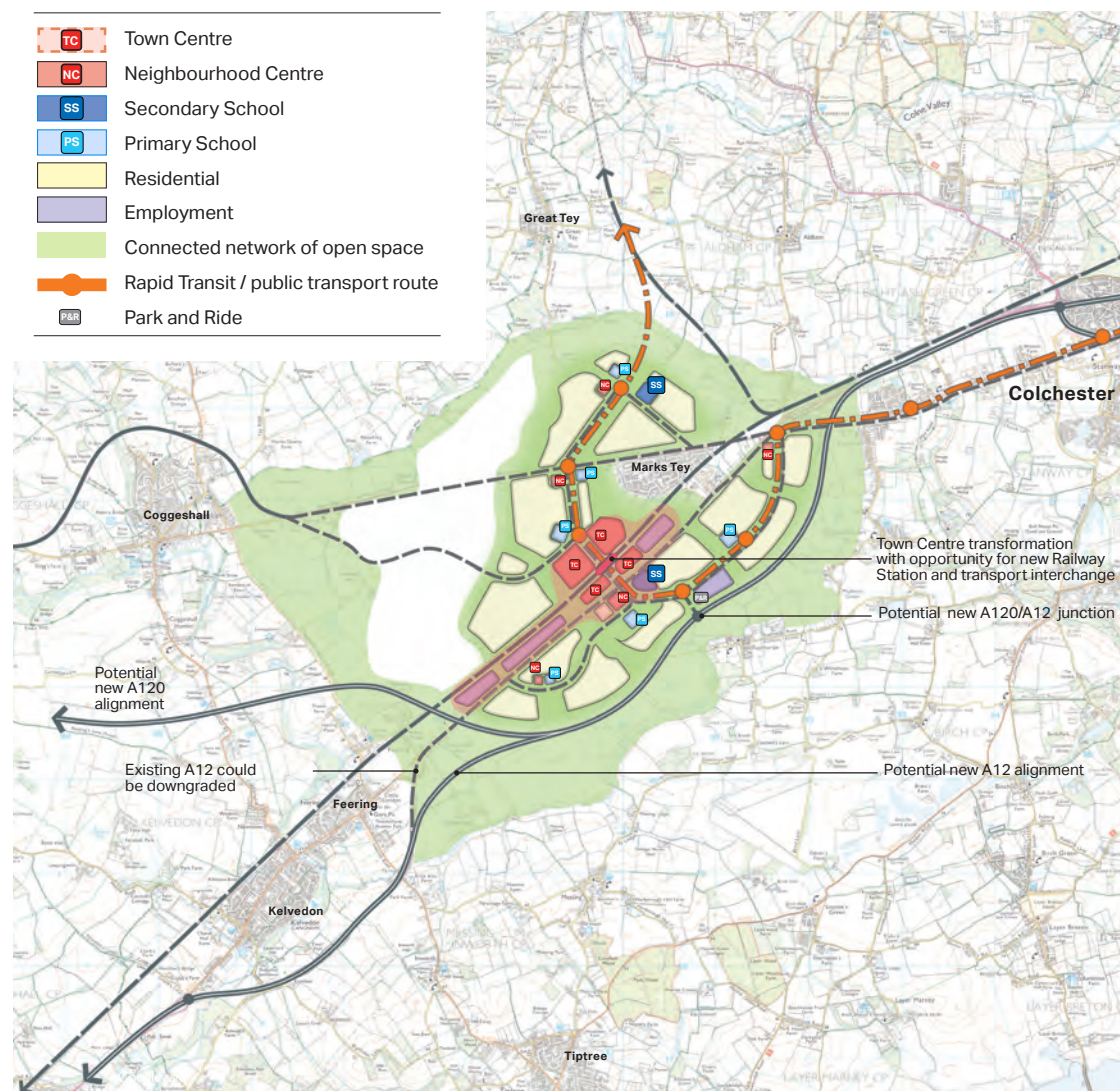


Figure 5.3: Growing a Garden Community

STRATEGIC ROAD PROPOSALS

The A12 widening scheme between junction 19 and 25 is within a committed government programme to begin building by 2020. A preferred route announcement regarding whether there will be on-line or off-line widening has yet to be taken but is expected in Winter 2017/18.

The Concept Framework embraces an A12 'offline solution' but is purposefully, more 'offline' than the options presented by the HE. It could take heavy traffic out of the heart of Marks Tey community and define a defensible southern and eastern edge to the new community, whilst providing the opportunity to convert the existing A12 alignment to a boulevard function through CBBGC with one carriageway repurposed for rapid transit and active modes.

In March 2017, ECC completed an Options Consultation on potential routes for the A120 for the section between Braintree and the A12. ECC will recommend a preference to Government / Highways England in Autumn 2017 and will lobby for the project to be included in the Road Investment Strategy 2020-2025.



A120 Braintree to A12 options

There are currently five potential A120 routing options that have been subject to public consultation by Essex County Council.

Options A, B and C route would run nearest to its current alignment. Option A proposes a continuation of the Coggeshall bypass, running south east to meet the A12. This option would result in the new A120 section running through the Garden Community – in an alignment similar to that presented as the initial strategic Marks Tey relief link in the Concept Framework. This could be designed to be the long-term solution, but with some impacts on the layout and integration of the Garden Community.

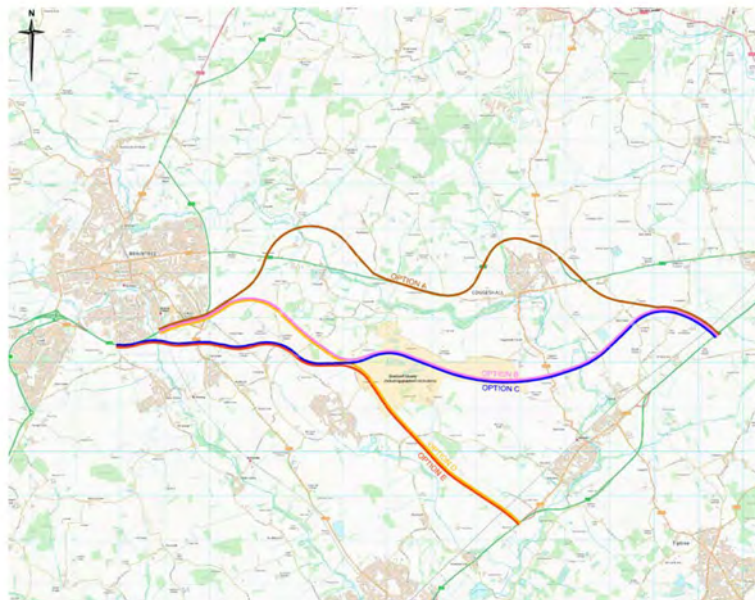
'Option D/E' would meet the A12 south of Kelvedon, some distance from CBBGC. If either one of these options were to be pursued, local highways access solutions for the CBBGC could be developed independent of the strategic A120 and A12 junction improvements, however appropriate access should be provided to the strategic network.

Whilst A120 alignments A, B and C could influence the form and layout of development at CBBGC, it is unlikely that these routes would have a direct effect on the scale of development that would be achieved, to the same degree as choices to be made on the A12 improvements.

The A120 alignment as presented by the Concept Framework could help form a defensible south-western edge to the new community. A new junction with the A12 that is designed to provide network efficiencies in the form of free-flowing slips, could be created north of Kelvedon.

The Concept Framework supports the realignment of the A12 and A120 to remove strategic through traffic from existing communities and the proposed new Garden Community.

The County Council will maintain close working relationships with the Department for Transport, Highways England and the Local Planning Authorities' to facilitate the delivery of these important strategic projects.



Layout of development

The Concept Framework (Figure 5.1) is a working' option. It presents a layout that establishes a series of identifiable neighbourhoods proportionate to the walking distances that people might experience day-to-day – to school, local shops, transport services, recreation, consistent with the charter and T CPA principles.

The Concept Framework includes:

- Green buffers that separate the new development from existing communities, create an attractive landscape setting for the new development, provide space for functions such as storm water management and create opportunities for formal and informal recreation
- Removal of strategic through traffic from the existing and proposed new communities
- Potential re-routing of the A12 between Feering and east of Junction 25 to a new alignment to the south
- Potential re-routing of the A120 to a new alignment between Braintree and Marks Tey, removing through traffic from Coggeshall Road/Stane Street and downgrading Junction 25
- Potential to relocate the railway station to increase capacity and frequency of services
- Employment areas between the railway and the A12
- Employment areas accessible to new junctions on the A12 and A120
- Five large new residential neighbourhoods around a new Town Centre, separated by broad green corridors connecting to open countryside
- A new Town Centre to the west of Marks Tey incorporating potential for a relocated railway station as part of a new station area.
- Local Centres that serve the other neighbourhoods
- Sites for up to nine new primary schools and three new secondary schools - education provision will be informed by number of houses to be delivered.
- Rapid Transit services to be incorporated through the centre of the Garden Community connecting a potential Park-and-Ride site near the A12, employment areas, the Town Centre and most local centres with Colchester, Braintree and the wider North Essex area.
- A variety of accessible green spaces that accommodate a network of prioritised walking and cycling routes

Landscape and Open Space Framework

The green spaces in the landscape framework can accommodate the following functions:

- Some 40-60% open space - dependent on approach to functional open space as part of the development together with open space retained in its current use to protect against coalescence
- Formal open space, sports pitches, recreation and play areas;
- SUDS/ drainage and watercourses;
- Woodland, trees and hedgerows and areas of informal amenity;
- Productive landscapes such as allotments, community orchards, agriculture;
- Active green space which could include income generating uses supported by some built elements that could be related to recreational activities and accommodate footpath and cycle routes;
- Informal resource for recreation and free play allowing direct intimate contact with the natural environment permeating residential areas;
- Noise mitigation of the A120; and
- Development buffers between existing settlements.

Mobility and Access Framework

The mobility and access principles as presented by the framework include:

- integration of a Rapid Transit system as a principal route through CBBGC, as a step change in public transport provision for Colchester Town and the wider urban area. The route includes a principal route serving the Garden Community and its Town Centre, as part of a string of Rapid Transit nodes that extend eastwards along London Road (B1408) towards Stanway and onto Colchester Town, and, potentially, north along the Gainsborough Line to connect with Sudbury.
- Removal of strategic through traffic from the existing and proposed new communities;
- Marks Tey relief link to be delivered as part of a first phase of development and serve as a development route in the long term.
- Potential re-routing of the A12 between Feering and east of Junction 25 to a new alignment to the south
- Potential re-routing of the A120 to a new alignment between Braintree and Marks Tey, removing through traffic from Coggeshall Road/Stane Street and downgrading Junction 25.
- Potential for relocation of the existing Marks Tey station to create a new station area at the heart of CBBGC.

- High quality public transport corridors to include enhanced bus connections beyond the development site: west towards Coggeshall and Braintree; south towards Feering and Kelvedon and Chelmsford; and east towards Stanway and on to Colchester Town, supported by a package of measures that encourage travel by sustainable modes of transport.
- Key Rapid Transit nodes complemented by a series of local transport interchanges supporting the integration of public transport with cycling / walking. This network would promote the principles of walkable community catchments, and serve key community facilities such as schools.

Employment Framework

The employment principles as presented by the framework include:

- Maximising economic advantages provided by the co-location of a new Town Centre, a new central Railway Station Area, Rapid Transit interchange, and direct and convenient access to the A12 – defined as an A12 Enterprise Corridor, with a mix of employment uses such as office, R&D and high skill employment uses associated with a Town Centre location, as well as B2 and B8 opportunities.
- Opportunities for two business park sites, adjacent to the A12 (Eastern Gateway); and at the western extent of the new Garden Community (Western Gateway Business Park), with convenient access to the A120.
- employment opportunities within the neighbourhood centres, complementary to the provision of retail, community uses and schools.
- Promoting opportunities for homeworking and accommodating new working practices.

Density Framework / Typical Typologies

The density principles as presented by the framework include a mix of densities that will be informed by a masterplanning approach to development and will accommodate detached family homes, terraced houses, apartment blocks and mix-used areas (such as apartments over shops) :

Areas of Higher Density

Town Centre (60-100 dwellings per hectare (dph))

- Higher densities support mixed uses and offer significant design benefits, creating attractive urban places for shopping and leisure, incorporating space for businesses
- Provides sufficient population to support development of a rapid transit network to secure sustainable transport alternatives to the private car;

Higher density up to 60 dph

- around the Rapid Transit interchanges and neighbourhood centres to maximise the adjacent catchment population. Denser residential forms will also complement and help frame mixed use areas associated with centres, providing legibility and character to the built form distinct from wider residential areas and improving

their viability.

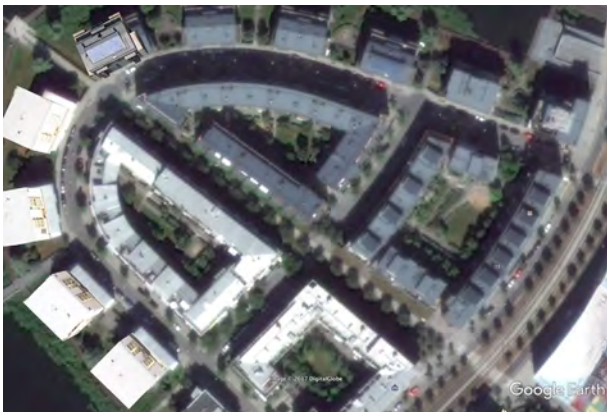
Average Density (30-40 dph)

- residential neighbourhoods close to the town centre could accommodate densities of some 40 dwellings per hectare (dph)
- range of 35-40 dph, likely to be appropriate for core

residential areas.

Areas of Lower Density up to 30 dph

lower density development might be appropriate to ensure sensitive integration of development around the western and southern edges of the site.



Hammarby Sjöstad, Stockholm



Bishop's Walk, Ely



Ravenswood Ipswich

SECTION 6.

Next steps

Community Infrastructure Framework

The community infrastructure principles as presented by the framework include a range of mixed use areas. These should respond to a clear hierarchy of centres:

- Town Centre – proposed as the heart of the new community. It will provide a wide range of retail, leisure, employment, education community and health uses that support a town in its economic, social and cultural life. Colchester Town Centre will however, remain the principal focus for retail and town centre uses in the Borough.
- Mixed use neighbourhood centres within will cater for day-to-day needs close to each home and help reinforce the concept of self-contained neighbourhoods, located to maximise the proportion of residential properties within 400m or 5 minutes walk; served by public transport and likely to be co-located with schools.

Q13 - Do you support the emerging Concept Framework for the site?

In preparing your response, you may like to consider:

- The proposed size of the new Garden Community
- Where to start and what to do first
- Delivery of the Garden Communities Charter Principles, and where it could do better
- Parts of the Concept Framework that work well and parts that could do better
- Particular aspects that ought to be changed

Q14 - Are there any other considerations relevant to the delivery of Garden Communities, in general or in relation to this site in particular, that have not been identified or discussed in this document?

This document has provided information on the proposed Vision, Principles, Issues and a working option for Colchester Braintree Borders Garden Community.

We welcome your views on all those elements, and anything you feel should be added or emphasised. Please do complete the accompanying questionnaire.

Your responses will be reviewed and analysed and will help decide which spatial options are progressed, informing the content of the final Document, its supporting policies and shape the accompanying Plan for CBBGC.

Where your comments are considered to merit further consideration of issues or indeed require additional evidence to be gathered, we will progress this as part of the continued evolution of this document.

Many thanks for your contribution, this is an exciting long-term project and we are keen that you continue to engage with us as we prepare a shared Plan for Colchester Braintree Borders Garden Community.

GLOSSARY

Affordable Housing - Includes social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.

Air Quality Assessment - A detailed study of the effects of a development on air quality.

Allocation - The specific identification of an area of land for a particular use or to protect an area from unsuitable development.

Ancient Woodland - An area that has been wooded continuously since at least 1600 AD.

Archaeological interest- There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them.

Biodiversity - The wealth of wildlife or variety of life on earth. It includes all living organisms (plants and animals) and collections of species that form different natural habitats.

Bridleway - A bridle path or bridleway is a path, trail or a thoroughfare that is used by people riding on horses.

Broadband (Ultrafast)- Ultrafast is defined, depending on the supplier, as delivering between 300Mbps and 1,000Mbps. Achieving these speeds would require FTTP.

Car Clubs/ Car Sharing - Sharing cars for regular travelling, especially for commuting.

Climate Change - Climate Change is a large-scale, long-term shift in the planet's weather patterns or average temperatures.

Community Assets- Community assets are land and buildings owned or managed by community organisations. These assets cover a wide spectrum and include town halls, community centres, sports facilities, affordable housing and libraries.

Community Facilities – The wide range of facilities and services required by any community. It includes education, health and community care, meeting halls, libraries, places of worship, burial grounds and emergency services.

Concept Feasibility Study- Conducted by Aecom in 2015 to investigate a range of scenarios covering the scope and scale of development that may be feasible, together with an evaluation of how development at scale could meet strategic objectives, deliverability and anticipated infrastructure requirements.

Conservation (for heritage policy) - The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area - An area designated for special protection under the Planning (Listed Buildings and Conservation Areas) Act 1990, for which it is considered desirable to preserve and/or enhance an historic interest and/or a special architectural character. Such areas have restrictions over works which can be done to buildings or trees.

Convenience Shops- Shops selling day-to-day goods which are purchased regularly such as food.

Countryside - The area outside defined development boundaries.

Custom build / Self Build - Custom build homes are where an individual or a group works with a developer to help deliver their own homes. Self-build is where an individual directly organises the design and construction of their own home

Cycleway - Either a mandatory or an advisory route along which bicycles may travel, either segregated from pedestrians or as shared users.

Development - 'Means the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.' (Section 55, Town & Country Planning Act 1990)

District Heat Networks - a system for distributing heat generated in a centralised location for residential and commercial heating requirements such as space heating and water heating

DPD - Development Plan Document - The planning policy documents that make up the Local Plan and help to guide development within a local planning authority.

Driverless Vehicles – An autonomous vehicle that is designed to travel between destinations without a human operator.

Environment Agency – The public body responsible for the protection and enhancement of the environment in England.

Essex County Council – The public body which governs the county of Essex and has responsibilities covering transport, highways, education, adult social care, minerals, waste, surface water management and Public Health.

Educational Infrastructure - Pre-school education and childcare, primary and secondary schools and post-sixteen and adult life-long learning facilities.

Flood Protection - The measures taken to reduce or prevent the detrimental effects of flooding.

Flora and Fauna - Flora is plant life and fauna refers to animals.

Formal Recreation - Recreational activities which use or require dedicated or purpose-built facilities, either in public or private ownership, for example, sports pitches, swimming pools, playing fields, tennis courts, bowling greens.

FTTP - Fibre to the Premises (broadband)
Garden City Principles (TCPA) – Principles developed to shape the sustainable development of new communities, using the opportunity and economies of scale to innovate and create high-quality places that put people at the heart of developing new settlements.

Garden Community – A community that is holistically and comprehensively developed with a distinct identity that responds directly to its context, and is of a sufficient scale to incorporate a range of homes, employment, green space and other uses to enable residents to meet the majority of their day to day needs, reducing the need for out commuting.

Garden Communities Charter – The key themes and placemaking principles that will inform the approach to the development of Garden Communities.

Grade II* and Grade II Listed Buildings – Particularly important buildings of more than special interest and buildings that are of special interest warranting every effort to preserve them.

Green Infrastructure - A strategically planned and delivered network of high quality green spaces which may include parks and gardens, village greens, woodlands, cycling routes, allotments, churchyards and other environmental features.

Green Network- The linking together of natural, semi- natural and man-made open spaces to create an interconnected network that provides opportunities for physical activity, increases accessibility within settlements and to the surrounding countryside, whilst enhancing biodiversity and the quality of the external environment.

Greenspaces - an area of grass, trees, or other vegetation set apart for recreational or aesthetic purposes in an otherwise urban environment.

Heritage Asset - Heritage Assets include Listed Buildings, Scheduled Ancient Monuments and Historic Parks and Gardens.

Heritage Impact Assessment- The process of establishing the impact of a specific proposal on the significance of a place and identifying ways of mitigating any adverse impacts.

Historic Parks and Gardens - Sites included in the Register of Parks and Gardens of Special Historic Interest compiled and maintained by English Heritage, that make a significant contribution to the diversity of the local and/or national landscape and/or which are of particular historical importance.

Housing Density - The number of dwellings proposed to be accommodated on a set unit of land. Urban areas tend to have higher densities than rural areas.

Important Hedgerow - A hedgerow meeting the criteria set out in the Hedgerow Regulations 1997.

Independent Living Schemes - a living arrangement that maximizes the independence of vulnerable people.

Informal Recreation - Recreational activities which do not make use of or require dedicated or purpose-built facilities, either in public or private ownership. Informal recreation land would include trails and walks.

Infrastructure - Infrastructure means any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or well-being including.

Landscape Buffers - the on-site use of landscaping elements, screening devices, open space, drainageways and landforms for reduction of the potentially adverse impacts of adjoining, dissimilar land uses.

Local Delivery Vehicle (LDV) – The body that could be responsible for delivering the new community. It will be locally accountable, with both public and private sector representation. The LDVs will be responsible for delivering development and infrastructure required for the new communities in accordance with the approved masterplan and also for meaningful participation of the existing and emerging communities in the process.

Local Development Schemes (LDS) - Public project plans that identify which local development documents will be produced, in what order and when.

Local Infrastructure – The infrastructure needed to-support large scale housing developments

Local Plan – The development plan for the future of the local area, drawn up by the local planning authority in consultation with the community.

Mitigation - Action taken to reduce the severity of adverse impacts. Mitigation can include minimising impacts by limiting the degree of magnitude of an action, or rectifying impacts by restoring, rehabilitating, or repairing the affected environment or reducing or eliminating impacts over time.

‘Mixed use’ sites - Land developed to consist of a combination and integration of uses including residential, employment and community.

National Cycle Network – A series of traffic-free paths and quiet, on-road cycling and walking routes, that connect to every major town and city.

Neighbourhood Centres - typically contain a small supermarket, shops, sub-post office etc. Other facilities could include takeaways and launderettes and community uses.

New Town Development Corporations (NTDCs) - (originally established under the New Towns Act 1946, now the New Towns Act 1981) are answerable through the Secretary of State to Parliament. They give a project a 'blue chip covenant' to the private sector, in the sense that explicit Cabinet-level commitment is taken to mean that it will not be allowed to fail.

NPPF - National Planning Policy Framework - Government guidance on Planning Issues, Local Plans are expected to conform to the guidelines set down in it. Noise Preferential Routes (NPR's) - These direct aircraft where possible over less densely populated areas to reduce potential for disturbance by aircraft noise.

North Essex Garden Communities (NEGC) – a strategic partnership between Braintree District Council, Colchester Borough Council, Tendring Borough Council and Essex County Council to manage and co-ordinate the Councils' resources towards the delivery of Garden Communities. Permeable Surface - Permeable surfaces consist of a variety of types of pavement, pavers and other devices that provide stormwater infiltration while serving as a structural surface.

Placemaking - Placemaking is a multi-faceted approach to the planning, design and management of public spaces. Placemaking capitalizes on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being.

Public Rights of Way- A category of right of way created under the Countryside and Rights of Way Act 2000. A restricted byway allows a right of way on foot, on horseback, or leading a horse, cycling and for any vehicles other than mechanically propelled vehicles.

Rapid Transit – An urban public transport system providing regular and fast services on protected routes.

Settlement Boundary - The designated boundary surrounding a built-up area within which there is a presumption in favour of development subject to the detailed policies in the plan.

Small and Medium Enterprises (SMEs) - made up of enterprises which employ fewer than 250 persons and which have an annual turnover not exceeding £40 million and/or an annual balance sheet total not exceeding £34 million.

Smart Living - Incorporating the best of technology to support sustainable living

Sociocultural- Combining social and cultural factors.

Starter Homes – Help to meet the housing needs of young first-time buyers, many of whom increasingly cannot afford to buy their own home, by allowing Starter Homes to be offered to them at below their open market value.

Stewardship – The direct involvement of residents and businesses in the long-term management of their communities.

Supplementary Planning Documents (SPD) - These documents are supplementary to the Development Plan and are used to provide additional detail as deemed necessary.

Surface Runoff – water, from rain, snowmelt, or other sources, that flows over the land surface, and is a major component of the water cycle.

Sustainability Appraisal (SA)- Assessment required by European and national law into how the plan will impact on the District's environment in the long term and contribute towards sustainable development.

Strategic Environmental Assessment (SEA) – Assessment required by European and national law to ensure environmental consequences of Plans are identified and assessed during their preparation and before their adoption.

Sustainable Transport – A focus on walking, cycling and public transit systems.

Sustainable Development - Development that is in accord with economic, social and environmental objectives. Development that meets today's needs without comprising the ability of future generations to meet their own needs. Sustainable Urban Drainage Systems (SUDS) - A sustainable drainage system is designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.

Swale - A swale is a low tract of land, especially one that is moist or marshy. The term can refer to a natural landscape feature or a human-created one.

Town and Country Planning Association (TCPA) – An independent charity that works to improve planning practice in the UK by making planning more responsive to people's needs and to promote sustainable development.

Town Centre - provides a wide range of retail, leisure, employment and community uses to support a town. The town centre areas as defined on the proposals map will be used as the basis for applying the sequential test for comparison goods.

Transport Hub – A place where passengers exchange between vehicles or between transport modes, such as train stations, bus stops, airports and ferry slips. Water Course - A brook, stream, or artificially constructed water channel.

Water Framework Directive - The Water Framework Directive is a European Union directive which commits European Union member states to achieve good qualitative and quantitative status of all water bodies.

APPENDIX A

Draft Local Plan Policy SP7- Development and Delivery of New Garden Communities in North Essex

"The following three new garden communities are proposed in North Essex.

Tendring/Colchester Borders, a new garden community will deliver 2,500 homes within the Plan period (as part of an overall total of between 7,000-9,000 homes to be delivered beyond 2033)

Colchester/Braintree Borders, a new garden community will deliver 2,500 within the Plan period (as part of an overall total of between 15,000 – 24,000 homes to be delivered beyond 2033)

West of Braintree in Braintree DC, a new garden community will deliver 2,500 homes within the Plan period (as part of an overall total of between 7,000- 10,000 homes to be delivered beyond 2033)

Each of these will be an holistically and comprehensively planned new community with a distinct identity that responds directly to its context and is of sufficient scale to incorporate a range of homes, employment, education & community facilities, green space and other uses to enable residents to meet the majority of their day-to-day needs, reducing the need for outward commuting. Delivery of each new community will be phased and underpinned by a comprehensive package of infrastructure.

The Councils will need to be confident, before any consent is granted, that the following requirements have been secured either in the form of appropriate public ownership, planning agreements and obligations and, if necessary a local infrastructure tariff.

The design, development and phased delivery of each new garden community will conform with the following principles:

(i) Community and stakeholder empowerment in the design and delivery of each garden community from the outset and a long-term community engagement and activation strategy.

(ii) The public sector working pro-actively and collaboratively with the private sector to design, and bring forward these garden communities, deploying new models of delivery, sharing risk and reward and ensuring that the cost of achieving the following is

borne by landowners and those promoting the developments: (a) securing a high-quality of place-making, (b) ensuring the timely delivery of both on-site and off-site infrastructure required to address the impact of these new communities, and (c) providing and funding a mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets. Given the scale of and time period for development of these new garden communities, the appropriate model of delivery will secure a comprehensive approach to the delivery of each new community in order to achieve the outcomes outlined above, avoid a piecemeal approach to development, provide the funding and phasing of both development and infrastructure, and be sustainable and accountable in the long term.

(iii) Promotion and execution of the highest quality of planning, design and management of the built and public realm so that the Garden Communities are characterised as distinctive places that capitalise on local assets and establish environments that promote health, happiness and well-being. This will involve developing a cascade of design guidance including concept frameworks, detailed masterplans and design codes and other guidance in place to inform and guide development proposals and planning applications. Planning applications and any local development orders or other consenting mechanisms for the garden communities will be expected to be consistent with approved design guidance.

(iv) Sequencing of development and infrastructure provision (both on-site and off-site) to ensure that the latter is provided ahead of or in tandem with the development it supports to address the impacts of the new garden communities, meet the needs of residents and establish sustainable travel patterns.

(v) Development that provides for a truly balanced and inclusive community and meets the housing needs of local people including a mix of dwelling sizes, tenures and types including provision for self- and custom-built homes and provision for the aging population; to meet the requirements of those most in need including 30% affordable housing in each garden community.

(vi) Provide and promote opportunities for employment within each new community and within sustainable commuting distance of it.

(vii) Plan the new communities around a step change in integrated and sustainable transport systems for the North Essex area that put walking, cycling and rapid public transit networks and connections at the heart of growth in the area, encouraging and incentivising more sustainable active travel patterns.

(viii) Structure the new communities to create sociable, vibrant and walkable neighbourhoods with equality of access for all to a range of community services and facilities including health, education, retail, culture, community meeting spaces, multi-functional open space, sports and leisure facilities.

(ix) Develop specific garden community parking approaches and standards that help promote the use of sustainable transport and make efficient use of land.

(x) Create distinctive environments which relate to the surrounding environment and that celebrate natural and historic environments and systems, utilise a multi-functional green-grid to create significant networks of new green infrastructure including new country parks at each garden community, provide a high degree of connectivity to existing corridors and networks and enhance biodiversity.

(xi) Secure a smart and sustainable approach that fosters climate resilience and a 21st century environment in the design and construction of each garden community to secure net gains in local biodiversity, highest standards of energy efficiency and innovation in technology to reduce impact of climate change, water efficiency (with the aim of being water neutral in areas of serious water stress), and sustainable waste and mineral management.

(xii) Ensure that the costs and benefits of developing a garden community are shared by all landowners, with appropriate measures being put in place to equalise the costs and land contributions.

(xiii) Consideration of potential on-site mineral resources through a Minerals Resource Assessment as required by the Minerals Planning Authority.

(xiv) Establishment at an early stage in the development of the garden communities, of appropriate and sustainable long-term governance and stewardship arrangements for community assets including green space, public realm areas and community and other relevant facilities; such arrangements to be funded by the developments and include community representation to ensure residents have a stake in the long term development, stewardship and management of their community.

These principles are elaborated upon in the North Essex Garden Community Charter.

Development Plan Documents will be developed for each of the garden communities to set out the principles of their design, development and phasing as well as a mechanism to appropriately distribute housing completions to the three Councils and this will be agreed through a Memorandum of Understanding”.

Draft Local Plan Policy SP9 – Colchester/Braintree Borders Garden Community

“The adopted policies map identifies a strategic area for development of a new garden community of which the details and final number of homes will be set out in a Strategic Growth Development Plan Document to be prepared jointly between Colchester BC and Braintree DC and which will incorporate provision of around 2,500 dwellings within the Plan period (as part of an overall total of between 15,000 to 24,000 homes) and provision for Gypsy and Travellers.

The Strategic Growth DPD will set out the nature, form and boundary of the new community. The document will be produced in consultation with stakeholders and will include a concept plan showing the disposition and quantity of future land-uses, and give a three dimensional indication of the urban design and landscape parameters which will be incorporated into any future planning applications; together with a phasing and implementation strategy which sets out how the rate of development will be linked to the provision of the necessary social, environmental and physical infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has been secured. The DPD will provide the framework for the subsequent development of more detailed masterplans and other design and planning guidance for the Colchester/Braintree Borders Garden Community.

The DPD and any planning application will address the following principles and requirements in the design, development and delivery of the new garden community:

A Place-making and design quality

1. The development of a new garden community to high standards of design and layout drawing on its context and the assets within its boundaries including streams, land drains and ditches, mature hedgerows and field boundaries, woodland, existing and re-established habitats, and historic buildings. A mixed use district centre will provide a vibrant heart to this new community

supplemented by neighbourhood centres to form foci for new neighbourhoods. The design of the community will also address the challenges offered by other features in particular the severance created by the A12 and A120 and maximise the opportunities afforded through integration with the existing community of Marks Tey, and the presence of the railway station, all underpinned by a strong green-grid of connected green space that provides great recreational opportunities for residents and connection to the wider countryside. The garden community will be designed and developed to have its own identity and be as self-sustaining as possible. Clear separation will be maintained between the new garden community and the nearby settlements of Coggeshall, Stanway, Easthorpe and Feering.

2. Detailed masterplans and design guidance will be put in place to inform and guide development proposals and planning applications. Planning applications for this garden community will be expected to be consistent with approved DPDs and subsequent masterplans and design and planning guidance.

B. Housing

3. A mix of housing types and tenures including self- and custom-build and starter homes will be provided on the site, including a minimum of 30% affordable housing. The affordable housing will be phased through the development;

4. New residential development will seek to achieve appropriate densities which reflect both context, place-making aspirations and opportunities for increased levels of development around neighbourhood centres and transport hubs.

C. Employment and Jobs

5. Provision for a wide range of job, skills and training opportunities will be created in the garden community. This may include B1 and/or non B class employment generating uses around the rail station as part of mixed use urban development to provide for a wide range of local employment opportunities where appropriate;

6. High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home.

D. Transportation

7. A package of measures will be introduced to encourage smarter transport choices to meet the needs of the new community and maximise the opportunities for sustainable travel including the provision of a network of footpaths, cycleways and bridleways to enhance permeability within the site and to access and to access the adjoining areas; development of a public rapid transit system connecting this new garden community to the wider Colchester context; development of opportunities to improve accessibility to Marks Tey rail station (or provide for its relocation to a more central location within the garden community); and effective measures to mitigate the transport impacts of the proposed development on the strategic and local road network. Longer term transport interventions will need to be carefully designed to minimise the impacts on the strategic road network and fully mitigate any environmental or traffic impacts. Other specific transport-related infrastructure requirements identified through the subsequent Strategic Growth Development Plan Document and masterplans for this garden community will be delivered in a phased manner;

8. Primary vehicular access to the site will be provided via the strategic road network;

9. Improvements to the local road infrastructure will be necessary to mitigate adverse traffic impacts and serve the new development. These shall include bus/rapid transit priority measures between the site, Colchester and Braintree town centres, employment areas and rail stations;

10. Foot and cycle ways shall be provided throughout the development and existing communities and surrounding countryside, including seamlessly linking key development areas to the wider network;

11. Opportunities will be explored to establish how Marks Tey rail station can be made more accessible to residents of the new community including relocation of the station to a more central location and improvement of walking, cycling and public transport links to the station.

E. Community Infrastructure

12. District and local centres of an appropriate scale will be provided to serve the proposed development. The centres will be located where they will be easily accessible by walking, cycling and public transit to the majority of residents in the garden community including residents of the existing Marks Tey village;

13. Community meeting places will be provided within the district and local centres;

14. Primary healthcare facilities will be provided to serve the new development;

15. At least one secondary school, primary schools and early-years facilities will be provided to serve the new development;

16. A network of multi-functional green infrastructure will be provided within the garden community incorporating key elements of the existing green assets within the site. It will include community parks, allotments, a new country park and the provision of sports areas with associated facilities and play facilities;

17. Indoor leisure and sports facilities will be provided with the new community, or contributions made to the improvement of off-site leisure facilities to serve the new development.

F Other Requirements

18. Provision of improvements to waste water treatment including an upgrade to the Colchester Waste Water Treatment Plant and off-site drainage improvements;

19. Provision, management and on-going maintenance of sustainable surface water drainage measures to manage and mitigate the risk of flooding on site and which will reduce the risk of flooding to areas downstream or upstream of the development;

20. Landscape buffers between the site and Landscape buffers between the site and Coggeshall, Feering, Stanway and Easthorpe;

21. Protection and/or enhancement of heritage and biodiversity assets within and surrounding the site; including the SSSI at Marks

Tey brick pit, Marks Tey Hall, Easthorpe Hall Farm, Easthorpe Hall and the habitats along and adjoining the Domsey Brook and Roman River corridors;

22. Provision of appropriate buffers along strategic road and rail infrastructure to protect new development;

23. Provision of appropriate design and infrastructure that incorporates the highest standards of innovation in energy efficiency and technology to reduce impact of climate change, water efficiency (with the aim of being water neutral in areas of serious water stress), and sustainable waste / recycling management facilities;

24. Measures to support the development of the new community including provision of community development support workers (or other provision) for a minimum of ten years from initial occupation of the first homes and appropriate community governance structures;

25. Establishment at an early stage in the development of the garden community, of appropriate and sustainable long-term governance and stewardship arrangements for community assets including green space, public realm areas and community and other relevant facilities; such arrangements to be funded by the development and include community representation to ensure residents have a stake in the long term development, stewardship and management of their community.

APPENDIX A: DRAFT LOCAL PLAN POLICY SP9

The Draft Policy for the creation of new Garden Community at the Colchester Braintree Borders (Draft Local Plan Policy SP9) contains a significant number of criteria by which development proposals can be assessed.

The principles that were set in the Garden Communities Charter address these criteria, some are relevant to more than one criterion. The connections between policy criteria and the Charter Principles are shown.

Draft Policy SP9 Criteria	Charter Principle
<i>A1 - high standard of design and layout</i>	Principle 1 - Green Infrastructure Principle 4 - Living Environment Principle 6 - Good Design
<i>A2 - detailed master plan and design guidance</i>	Principle 1 - Green Infrastructure Principle 6 - Good Design
<i>B3 - housing mix and tenure</i>	Principle 4 - Living Environment
<i>B4 - Residential development at appropriate densities</i>	Principle 4 - Living Environment Principle 6 - Good Design
<i>C5 - B1 and non-B class uses near the railway station as part of mixed use urban development.</i>	Principle 3 - Employment Opportunity
<i>C6 - provision of high speed broadband</i>	Principle 5 - Smart and Sustainable Living
<i>D7 - smarter transport choices - footpaths, cycleways, rapid transit system, railway station accessibility, minimum impact on the strategic road system</i>	Principle 2 - Integrated and Sustainable Transport
<i>D8 - Primary vehicular access from the strategic road network</i>	Principle 2 - Integrated and Sustainable Transport
<i>D9- Improvements to local road infrastructure</i>	Principle 2 - Integrated and Sustainable Transport
<i>D10 - Foot and cycle ways</i>	Principle 2 - Integrated and Sustainable Transport
<i>D11 - Accessibility of the Marks Tey railway station</i>	Principle 2 - Integrated and Sustainable Transport
<i>E12 - District/Neighbourhood centres</i>	Principle 4 - Living Environment
<i>E13 - Community meeting places</i>	Principle 4 - Living Environment
<i>E14 - Primary healthcare</i>	Principle 4 - Living Environment
<i>E15 - Schools</i>	Principle 4 - Living Environment
<i>E16 - A network of green infrastructure</i>	Principle 1 - Green Infrastructure
<i>E17- Indoor leisure</i>	Principle 4 - Living Environment
<i>F18 - Improvements to waste water treatment</i>	Principle 5 - Smart and Sustainable Living
<i>F19 - Surface water drainage</i>	Principle 1 - Green Infrastructure
<i>F20 - Landscape Buffers</i>	Principle 1 - Green Infrastructure
<i>F21 - Protection of heritage and biodiversity</i>	Principle 1 - Green Infrastructure
<i>F22 - Buffers to major roads and railways</i>	Principle 1 - Green Infrastructure
<i>F23 - Design and infrastructure with the highest standards of innovation in technology.</i>	Principle 5 - Smart and Sustainable Living
<i>F24 - Development of a new community including community workers</i>	Principle 7 - Community Engagement
<i>F25- Appropriate long-term governance and stewardship</i>	Principle 8 - Active Local Stewardship Principle 9 - Strong Corporate and Political Leadership

APPENDIX B

Evidence Documents

Garden Communities Concept Feasibility Study (June 2016) by AECOM

In preliminary work, the North Essex Authorities identified four broad search areas for new Garden Communities and commissioned AECOM to undertake a 'Garden Communities Concept Feasibility Study' (June 2016) to explore the potential of these four locations to support a new garden community.

This Concept Feasibility Study work informed the Councils' selection of the CBBGC as one of three sites for Garden Communities to be taken forward through consultation on the Preferred Options Local Plans (2016).

Concept Framework Plan for Colchester Braintree Borders Garden Community (2017) DLA, see Appendix B

David Lock Associates (DLA) was commissioned to prepare a Concept Framework Plan to explore the development potential of land at CBBGC through the preparation of conceptual spatial development options. The DLA-led consultant team has engaged with the landowner consortia and wider stakeholders at a series of meetings and workshops that informed production of a Concept Framework for the site.

This work is used to "test" development options through this Issues and Options Stage (see section 5), informing the preparation of the Plan Document for CBBGC alongside other evidence and constraints information.

As part of this work, the consultant team has engaged with Marks Tey Parish Council, to better understand the aspirations of the local community in the context of its emerging Neighbourhood Plan.

North Essex Garden Communities Employment & Demographic Studies (2017) SQW and Cambridge Econometrics.

SQW and Cambridge Econometrics were jointly commissioned to determine the likely demographic profile of each Garden Community to inform planning for future service provision, and to develop scenarios for future employment growth and job creation targets..

North Essex Local Plans (Strategic) Section 1 Viability Assessment (2017) Hyas Associates Limited

Hyas was commissioned to test the viability of policies set out in the joint Strategic Section 1 of the Local Plans, focusing on the viability of the three proposed new Garden Communities. The report acknowledges that the Garden Communities are at an early stage in their evolution and, as such, it presents a high-level, strategic assessment. Costs and values are likely to change over time so the viability of the sites will need to be actively monitored in parallel with the evolution of development and design proposals.

NEGC Movement and Access Study (2017) Jacobs and Ringway Jacobs

Jacobs and Ringway Jacobs prepared a report which explored opportunities for the Garden Communities to internalise their journeys as well as opportunities to maximise their integration and connectivity with the rest of North Essex via high quality public transport. The report includes a review of the existing transport network as well as emerging issues as reported in the current Local Plan work. It also provides some initial high level findings and recommendations, based on previous work carried out by AECOM and DLA, that can help shape more detailed transport strategies and infrastructure requirements for each of the Garden Communities.



West of Braintree Garden Community Issues and Options Development Plan Document		Agenda No: 6
Portfolio Planning and Housing Corporate Outcome: A well connected and growing district with high quality homes and infrastructure Report presented by: Emma Goodings Report prepared by: Emma Goodings		
Background Papers: <ul style="list-style-type: none"> National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) Submission Draft Local Plan (2017) 		Public Report Key Decision: No
Executive Summary: <p>This report introduces the Issues and Options Development Plan Document (DPD) to Members following the inclusion of the garden community within the shared strategic section of the Local Plan. The Issues and Options DPD (Appendix 1) and its accompanying Sustainability Appraisal (Appendix 2 available electronically) have been produced for a public consultation which is due to take place between the 13th November 2017 and the 8th January 2018. They provide the first step in more detailed document on each of the individual garden communities and are based around the garden community principles set out in the Charter and reflected in the policies in the submitted Local Plans. This consultation period is an opportunity to begin the detailed input into the planning of the garden community.</p>		
Recommended Decision: <ol style="list-style-type: none"> To approve the West Braintree Garden Community Issues and Options Development Plan Document for public consultation. To approve the Sustainability Appraisal to accompany the West Braintree Garden Community Issues and Options Development Plan Document for public consultation. To delegate any final minor changes to the documents to the Head of Planning Policy and Economic Development in consultation with the Portfolio holder for Planning and Housing. 		
Purpose of Decision: To approve public consultation on emerging proposals for the garden communities.		

Corporate Implications	
Financial:	The cost of the production of the DPD and its evidence base has been met from the Local Plan and NEGC budgets.
Legal:	The DPD should meet the requirements for soundness set out in the NPPF
Safeguarding:	N/A
Equalities/Diversity:	N/A
Customer Impact:	The DPD will impact all those living, working and travelling in the District.
Environment and Climate Change:	The DPD includes reference to policies and plans which will impact on the environment and climate change.
Consultation/Community Engagement:	The Issues and Options DPD is subject to a period of public consultation.
Risks:	That the Local Plan will be found unsound at examination. That the DPD will be found unsound at examination
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1 Background

- 1.1 Development at the West of Braintree Garden Community (WoB) is identified in the joint Strategic Section 1 of the Tendring District, Colchester Borough and Braintree District Councils' Draft Local Plans. Draft Local Plan Policy SP10 specifically refers to development of a Garden Community at West of Braintree and requires the preparation of a Strategic Growth Development Plan Document (DPD) that will provide a framework for the subsequent preparation of more detailed masterplans and other design and planning guidance for the site.
- 1.2 Development of a garden community to the West of Braintree is also included within the Uttlesford Preferred Options Local Plan which was published for consultation earlier in 2017. Policy SP8 proposes a garden community which will include 3,500 homes within Uttlesford over the long term, with 970 delivered within the Plan period.
- 1.3 The new Local Plan for Braintree is now at submission stage and will be examined by an independent Inspector appointed by the Government.
- 1.4 Development of the more detailed master planning work for Garden Communities has been programmed for initial consultation, at this stage of Local Plan development, to provide clarification for the Inspector how and where the general policies would be delivered. Uttlesford District Council are at an earlier stage in the plan process but are expecting to consult on their

Submission Local Plan in early 2018. Due to the time required for the split examination on the Braintree Local Plan it is expected that both Local Plans will be adopted around the same time in late 2018.

- 1.5 The final Development Plan, once prepared, will include the required strategies, policies and proposals to guide the delivery of the Garden Community. It will set out a shared Vision for the new community at West of Braintree and a strategy for its delivery. It will also set out a range of development objectives that will help deliver this Vision, and more detailed policies that will guide land-use proposals and secure timely delivery of development and infrastructure in the short, medium and long term, in accordance with relevant Local Plan policies.

2 The Issues and Options DPD for West Braintree

- 2.1 A joint Issues and Options DPD for the West of Braintree Garden Community is being prepared by Braintree District Council and Uttlesford District Council. This is the first time the two statutory local planning authorities have come together formally to produce documents on the garden community. The garden community at West Braintree is within the North Essex Garden Communities project which is working together to deliver the garden communities, but as a statutory planning document this is being led by the two relevant local planning authorities. The full document can be found in **Appendix 1** of this report.
- 2.2 The North Essex Authorities have adopted a North Essex Garden Communities Charter which sets out 10 place-making principles that underpin the North Essex Authorities' ambition for the Garden Communities, and in accordance with which the development will be designed and delivered. These principles are shared across the Authorities and have been informed by the TCPA's Garden City Principles. Together they cover a broad range of issues that a Development Plan for the site might be expected to include. The Charter, alongside the Section 1 Local Plan Policies and the Uttlesford Draft Local Plan, has guided the Issues and Options Document.
- 2.3 To support the preparation of masterplans for the Garden Communities a wide range of existing and new evidence and information has been drawn upon to further refine and qualify policy requirements, Councils' aspirations and development assumptions that will together shape a future for West of Braintree. As covered in further detail in the consultation document, key evidence base documents include the following:
- Concept Feasibility Study (June 2016 AECOM)
 - Concept Framework Plan (2017 AECOM)
 - North Essex Garden Communities Employment & Demographic Studies (April 2017 SQW and Cambridge Econometrics)
 - North Essex Local Plans Section 1 Viability Assessment (April 2017 Hyas Associates).

Evidence gathering has also included meetings of technical groups and workshops. Two community stakeholder workshops have also been held with local Councillors and Parish Councils.

- 2.4 The Issues and Options Report seeks views on a Vision for the West of Braintree Garden Community which will provide a mandate for its future development. The Vision needs to be a shared view that governs all processes from design through to delivery of the development and management of community assets, and wording is suggested intended to express this outcome. As with all elements of the consultation document, several questions are posed in the document for response.
- 2.5 The next section of the consultation document uses the 10 North Essex Garden Communities Charter Principles to shape the considerations and questions on site specific strategies for West of Braintree:

Principle 1 - Green Infrastructure
Principle 2 - Integrated and Sustainable Transport
Principle 3 – Employment Opportunity
Principle 4 – Living Environment
Principle 5 - Smart and Sustainable Living
Principle 6 – Good Design
Principle 7 – Community Engagement
Principle 8 – Active Local Stewardship
Principle 9 – Strong Corporate and Political Public Leadership
Principle 10 – Innovative Delivery Structure

- 2.6 The area of land that could accommodate a new Garden Community at West of Braintree is presented with the Issues and Options document as the same land which is featured within the strategic area of search identified within the two Local Plans. The boundaries of development will be further refined as the Development Plan Document is progressed and will reflect comments made during the Issues and Options consultation. It should be noted that the land in the area of search could include developed land and the green buffer which will be used to ensure the new community is visually separate from existing communities. Where this is within the ownership of the delivery body for the new community this can be protected in perpetuity for the benefit of the local community.
- 2.7 As the Issues and Options document does not include a more detailed layout for the garden community, the estimated housing numbers of 10,000 – 13,500 new homes that are set out in the Local Plans, still stand. Over the long term 30 plus year development of the garden community this could result in a population of around 31,000 people.

3 Consultation

- 3.1 The Issues and Options document will be subject to an eight week period of consultation and engagement with stakeholders and the wider community. The aim of this consultation is to gain a clear understanding of the issues

involved in the development of West of Braintree, and to develop consensus around a set of options that can be explored and developed to refine a framework for development of the site that will underpin a Plan for West of Braintree. To guide this understanding, the consultation document poses a number of key issues arising from Garden Communities for response.

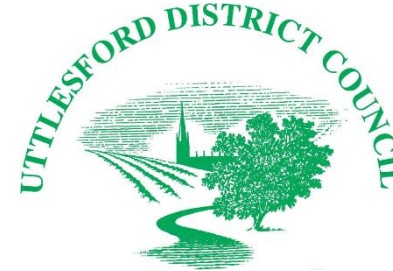
- 3.2 This document should be read in conjunction with the Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) which provide a high-level evaluation of options that consider potential social, economic and environmental impacts. The SA/SEA is attached as **Appendix 2** to this report as an electronic appendix only. Comments are also sought on the SEA/SA during the consultation period.
- 3.3 The responses received will be reviewed and analysed and will help decide which spatial options are progressed, informing the content of the final Document, its supporting policies and shape the accompanying Plan for West of Braintree. Where comments indicate a need for further consideration of issues or indeed require additional evidence to be gathered, this will be progressed as part of the continued evolution of this document.
- 3.4 Consultation on the garden communities will be an ongoing process. Whilst this is a more formal 'fixed' stage of public consultation there will be ongoing work with the communities throughout the planning and implementation of the garden communities. To this end Community Enablers have been appointed to help the community engage in this process over the long term.

Recommendations

- 1 To approve the West of Braintree Garden Community Issues and Options Development Plan Document for public consultation.**
- 2 To approve the Sustainability Appraisal to accompany the West of Braintree Garden Community Issues and Options Development Plan Document for public consultation.**
- 3 To delegate any final minor changes to the documents to the Head of Planning Policy and Economic Development in consultation with the Portfolio holder for Planning and Housing.**

The West of Braintree Garden Community Plan

Issues and Options Consultation



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HAVE YOUR SAY

Braintree District Council and Uttlesford District Council are working collaboratively on the planning of a new Garden Community on land to the west of Braintree as the most effective and sustainable way to plan for long term growth and to ensure future housing needs are supported by the right level of job opportunities, community facilities and other accompanying local and strategic infrastructure.

The principle of development for this new Garden Community is contained in the Councils' emerging Local Plans which set out the approximate location, scale and approach of the West of Braintree Garden Community. In the case of Uttlesford District Council a decision has not yet been made if the Garden Community should extend into their district and that decision will be made by the Council before the Uttlesford Local Plan is submitted for independent examination, after the Council has considered all of the representations which have been made in relation to its Draft Local Plan (Regulation 18).

The next stage is to progress the principle of development into detailed strategies, policies and proposals, including a defined settlement boundary for the new Garden Community (which may or may not extend into Uttlesford District as explained above). This consultation forms part of this stage and is a fundamental aspect of planning; the Councils recognise the importance of early and meaningful engagement with stakeholders to not only ensure that the Garden Community is a successful place to live, work and visit, but that it is also locally-led, accountable and transparent in its planning.

As a stakeholder in this process we welcome your views on the Issues and Options related to the planning of the new Garden Community and ask you to respond to the questions set out in this document. There is no requirement for you to comment on every issue or to answer every question; we would like you to submit comments on any areas that you wish to. Additionally, if you believe some issues have been missed out or not afforded the weight they deserve, please raise this in your response. Your feedback to this consultation will directly influence the strategies, policies and proposals in the final West of Braintree Garden Community Plan.

The Councils have set up a dedicated online portal in order to make responding to the consultation as simple as possible. Following a simple registration process you will be able to respond to the questions posed in this document and comment on other areas you think are relevant to the planning of the Garden Community. The online portal also has a facility for respondents to upload documents relevant to their submissions and you are particularly encouraged to submit documents which may assist the understanding of issues raised in your responses, including for example, maps, plans and photographs which help illustrate points that cannot be explained as well through a written response.

CONSULTATION PERIOD

The Issues and Options consultation will be held between **13th November 2017 and 8th January 2018**. Unfortunately submissions received after 5pm on 8th January will not be able to be considered by the Councils so an early submission of your responses is encouraged.

HERE'S HOW YOU CAN GET INVOLVED



To respond online visit the Councils' dedicated online consultation portal [web link to be inserted]



To respond via email send your comments to [email address to be inserted]



If you would prefer to respond by letter, post your comments to [postal address to be inserted]

SECTION 1: INTRODUCTION

THE PURPOSE OF THIS CONSULTATION

The purpose of this Issues and Options consultation is to gather your views on the development of the West of Braintree Garden Community. The responses to this consultation will directly feed into the emerging West of Braintree Garden Community Plan (the 'Plan'). The Plan, once adopted, will contain all of the strategies, policies and proposals needed to guide the development of the new Garden Community. As the planning process progresses the emerging Plan will be refined through further public consultation and stakeholder engagement to ensure that as many views as possible are taken into consideration. Eventually the West of Braintree Garden Community Plan will be adopted by both Braintree District Council and Uttlesford District Council (if an option is pursued which extends into Uttlesford District) and will form part of the suite of documents that together form their respective Local Plans. The West of Braintree Garden Community Plan will need to be in conformity with the higher order, district-wide Local Plans for Braintree and Uttlesford.

CONFUSED BY THE TERMINOLOGY?

See the Glossary at the end of the document for an explanation of terms used.

WHY IS A PLAN NEEDED?

The West of Braintree Garden Community Plan is being jointly prepared by Braintree District Council and Uttlesford District Council because the Garden Community could cover land in each authorities' district. This joint working has been brought about as a result of the Councils' inclusion of the principle of development of a new Garden Community (in the location proposed in this consultation) in their emerging Local Plans. The West of Braintree Garden Community Plan will take the principle of development further than the Councils' Local Plans and include specific proposals, strategies and detailed policies to inform the delivery of the Garden Community. The final Plan will provide certainty for stakeholders on the type, scale and location of specific land uses including the infrastructure required to accommodate them.

The West of Braintree Garden Community Plan will technically be known as a Development Plan Document (DPD). A DPD is a planning document, similar to the Councils' Local Plans, which is reserved for planning proposals significant and far-reaching in their nature. A DPD is used for such planning proposals because it is subject to multiple stages of consultation as well as independent examination by the Planning Inspectorate (a Government agency responsible

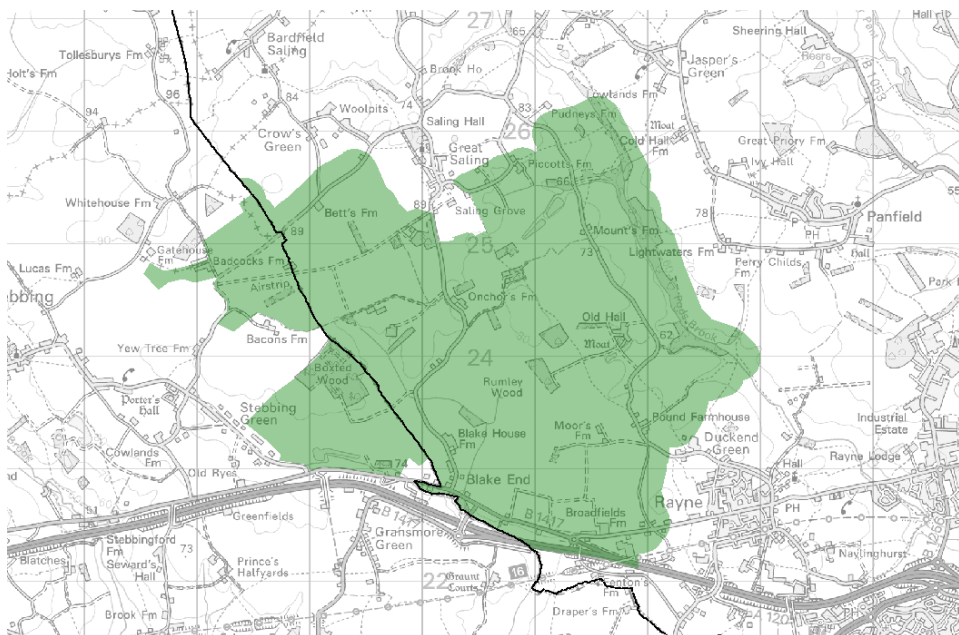


FIGURE 1 THE COMBINED AREA OF SEARCH FOR THE WEST OF BRAINTREE GARDEN COMMUNITY CONTAINED IN BOTH COUNCILS' EMERGING LOCAL PLANS.

for overseeing the operation of the planning system). A DPD is required to guide the development of the Garden Community rather than a Supplementary Planning document (SPD), which is not subject to the same degree of consultation and independent examination, because of the scale of the development proposed; its cross-boundary nature; the associated land assembly required to accommodate the proposal; and the potential use of a Local Delivery Vehicle (LDV) which will put proposals into practice. All of these attributes depart from traditional forms of development and consequently necessitate a higher level document, subject to a greater degree of scrutiny and consultation. Due to its importance, the West of Braintree Garden Community Plan will be prepared in a comprehensive and transparent manner and provide all stakeholders with an opportunity to not only inform the planning of the Garden Community but also to scrutinise its preparation.

Importantly the final Plan will be afforded statutory weight; all planning proposals within the Garden Community boundary will have to be carried out in accordance with the Plan. This is necessary to ensure the Plan's policies and proposals are properly applied and developed as intended. Essentially the preparation of the West of Braintree Garden Community

Plan will follow a similar planning process to that followed in the preparation of each Councils' emerging Local Plans.

THE PLAN'S PREPARATION STEPS

The preparation of the West of Braintree Garden Community Plan will be an extensive process reflecting the importance of the final document to the delivery of the Garden Community. For up to date timescales on each stage please consult the Councils' Local Development Schemes (LDS) on their respective websites. The following diagram illustrates the stages in the planning process.

THE GARDEN COMMUNITY PLANNING PROCESS

WHEN AND HOW TO GET INVOLVED



FIGURE 2 THE PLANNING PROCESS OF THE WEST OF BRAintree GARDEN COMMUNITY PLAN.

BACKGROUND

NATIONAL PLANNING POLICY

The National Planning Policy Framework (NPPF) articulates the Government's objectives for growth in the context of sustainable development. It identifies three elements of sustainable development:

- an economic role – contributing to building a strong, responsive and competitive economy;
- a social role – supporting strong, vibrant and healthy communities; and
- an environmental role – contributing to protecting and enhancing It is committed to a presumption in favour of development.

The NPPF advocates the use of large-scale developments which incorporate the Town and Country Planning Association's (TCPA's) Garden City Principles as one way of achieving development at scale (paragraph 52). Development of new large-scale communities must be established by working with existing local communities, and significant weight is attributed to good design of the built environment and creating a high quality and inclusive design.

The NPPF also seeks to ensure an integrated approach to the planning of housing, and provision of commercial and employment uses alongside the delivery of community services and facilities, to include education and open space uses as part of the creation of healthy and inclusive communities (paragraph 69). The NPPF also recognises the significance of financial viability in both planning and decision making.

A NATIONAL AGENDA FOR GARDEN COMMUNITIES

In 2015 the Government invited proposals for new 'Garden Communities' across the UK as a way of tackling the housing crisis. The North Essex Garden Communities (NEGC) responded positively to this significant opportunity for long-term comprehensively planned growth and put forward draft proposals for three new settlements to be designed and delivered to Garden City Principles. West of Braintree Garden Community is one of those new communities proposed.

The Government continues to recognise the contribution that well-planned, well-designed new communities can make to meeting long-term housing needs and has confirmed its intention to legislate to allow locally-accountable New Town Development Corporations to be set up which could further support public sector delivery of new communities. The Councils will continue to explore such innovative mechanisms to deliver the Garden Community.

The current strategy for the West of Braintree Garden Community could see Braintree District Council and Uttlesford District Council playing a key role in the Garden Community's delivery, giving the Councils more ability to control the design, type of housing, rate of construction and, importantly, the associated infrastructure requirements that will come alongside, or in advance of the development. The extent of the involvement by Uttlesford District

Council would depend on the outcome of its Local Plan process and whether or not development extends into its District; the Uttlesford District Council will make this decision before its Local Plan is submitted for independent examination, and after the Council has considered all of the representations which have been made in relation to its Draft Local Plan.

The Councils are working jointly to explore the most effective way to deliver the Garden Community that would maximise benefits of the development for all. One delivery option is through NEGC Ltd (working closely with Uttlesford District Council) and Local Delivery Vehicles for each Garden Community; another may involve emerging Government proposals for locally-led New Town Development Corporations which may offer an alternative means of delivery that is devolved and locally accountable.

Regardless of which delivery model is applied, capturing the uplift in development land value will be critical to ensuring that the long-term aspirations of community stewardship of public assets and infrastructure are delivered.

THE LOCAL CONTEXT

Braintree and Uttlesford Districts are facing an unprecedented level of population growth over the coming decades. However, the influences of population and economic growth do not stop at administrative boundaries; migration flows, commuting and strategic infrastructure needs all have significant influences within and between local authority areas. Like the drivers of growth themselves, the planning system should not begin and end at district boundaries but should instead respond positively to the opportunity such growth provides in improving our districts for existing and future residents. How to accommodate future growth whilst at the same time promoting the best interests of the districts has meant that the Councils have had to face difficult questions regarding what the best planning response should be. What has become clear is that if the planning response is to be positive and if it is to ensure the sustainability of future growth, the authorities will have to move beyond traditional approaches to development.

Responding to future growth by allocating additional land for housing in our towns and villages may seem like a logical solution to accommodating housing and employment needs but to do so indefinitely would not be tolerable, especially if we are to protect our villages and our countryside. Incremental growth of existing towns and villages only serves to add to the burden on existing services and facilities without providing the threshold of development needed to fund and deliver new strategic infrastructure. Furthermore, incremental growth inevitably pushes new development to the outer reaches of those settlements, adding to journey times, promoting the use of the private car, and ultimately increasing 'sprawl' into the countryside.

Braintree District Council and Uttlesford District Council are committed to planning in a more sustainable way. Rather than approach the growth needs of their districts in isolation, the authorities have agreed to work collaboratively on the allocation and distribution of large-scale development, including employment opportunities, community services and facilities, and strategic infrastructure provision on land that straddles their administrative boundaries. In response to the anticipated growth of their districts, the authorities have taken a pioneering approach to strategic development by proposing the establishment of a Garden Community on land to the west of Braintree.

Braintree and Uttlesford District Councils, together with Essex County Council, propose the delivery of this Garden Community which will be developed alongside all necessary infrastructure. The West of Braintree Garden Community has been identified as providing a strategic long term opportunity to not only contribute towards growth in this plan period, up to 2033, but also to contribute towards longer term growth and development opportunities in the future.

Both Councils are also proposing other Garden Communities in their districts. Uttlesford District Council is planning new Garden Communities at Easton Park and North Uttlesford whilst Braintree District Council is also proposing another Garden Community on land spanning its administrative boundary with Colchester Borough Council (as part of the North Essex Garden Communities consortium). This consultation, however, concentrates solely on the West of Braintree Garden Community.

LOCAL PLANS

This overarching commitment to Garden Communities is embedded in both of the authorities' emerging Local Plans. These documents set out the planning policy framework for the West of Braintree Garden Community, including the principles which will inform decisions about its future development. This can be found in Policy SP10 of Braintree District Council's Publication Draft Local Plan (Regulation 19) and in Policy SP8 of Uttlesford District Council's Draft Local Plan (Regulation 18). The authorities' emerging Local Plans also include an area of search for the Garden Community, providing an indication of the location and amount of land available to accommodate the new settlement.

In the case of Uttlesford District Council a decision has not yet been made if the Garden Community should extend into the District and that decision will be made by the Council before the Uttlesford Local Plan is submitted for independent examination, after the Council has considered all of the representations which have been made in relation to its Draft Local Plan (Regulation 18). It is for this reason that this consultation considers two options, one with development only in Braintree and one across the district boundary (see Section 5). When Uttlesford District Council has made a decision on the Draft Local Plan, the next stage will be to progress the principle of development into detailed strategies, policies and proposals, including a defined settlement boundary for the new Community.

ALTERNATIVE OPTIONS

Alternative locations for the Garden Community have been considered and the criteria for assessing the sustainability and other merits of alternative locations are contained in the Sustainability Appraisals which accompany the authorities' emerging Local Plans. A Sustainability Appraisal has also been prepared specifically for this Issues and Options consultation which can be viewed on the Councils' websites.

SECTION 2: BACKGROUND, EVIDENCE AND SITE ANALYSIS

BACKGROUND

THE NORTH ESSEX GARDEN COMMUNITIES AND UTTLESFORD DISTRICT COUNCIL

Braintree District Council has formed a strategic partnership with Colchester Borough Council and Tendring District Council to plan for future housing, employment and infrastructure delivery across north Essex. This partnership was initiated to manage and co-ordinate the Councils' resources towards the delivery of Garden Communities as the preferred strategy to accommodate their growth needs and aspirations not just over the current planning period but over future plan periods too. North Essex Garden Communities (NEGC) was subsequently established by the three District and Borough Councils, and Essex County Council in 2015 to deliver this innovative planning approach.

The North Essex authorities have committed to this partnership through a shared Section 1 of their emerging Local Plans which covers cross-boundary issues and includes the principle of development of three Garden Communities across north Essex, including the West of Braintree Garden Community which is the subject of this consultation.

Uttlesford District Council supports in principle the proposal for a new Garden Community at West of Braintree and has identified land in its Draft Local Plan (Regulation 18) contiguous to the land allocated for the Garden Community in the Braintree Local Plan and this is one of the options included in this consultation. Due to this cross-boundary nature of the West of Braintree Garden Community, Uttlesford District Council is working collaboratively with Braintree District Council (which is acting as part of NEGC), in the joint planning of the new settlement.

THE NORTH ESSEX GARDEN COMMUNITIES CHARTER

In planning for a new generation of Garden Communities, NEGC has developed a charter of principles to express its ambitions. The North Essex Garden Community Charter is based on the Town and Country Planning Association's (TCPA) Garden City Principles¹, but adapted for the specific north Essex context. The TCPA Garden City Principles provide a good starting point because they were developed to shape the sustainable development of new communities, using the opportunity and economies of scale to innovate and create high-quality places that put people at the heart of developing new settlements. This contributes to a community that is holistically and comprehensively developed with a distinct identity that



¹ Town and Country Planning Association, *Reimagining the Garden City for the 21st Century* (2011) (<https://www.tcpa.org.uk/Handlers/Download.ashx?IDMF=b0204e3f-7546-413e-bda9-108e4b3ae7fe>).

responds directly to its context, and is of a sufficient scale to incorporate a range of homes, employment, green space and other uses to enable residents to meet the majority of their day to day needs, reducing the need for out commuting.

The Garden Communities Charter is based around three key themes which comprise the ten placemaking principles developed to articulate the Councils' ambition for the Garden Communities, and to drive forward their development. The Charter has informed and will continue to inform the approach to the development of the West of Braintree Garden Community. More information about the principles which form the Charter can be found in Section 3.

THE EMERGING EVIDENCE BASE

To inform the planning approach, an evidence base is being prepared to improve the understanding of the issues which exist in the area and the sorts of opportunities which could arise through the development of a Garden Community.

To support the preparation of the West of Braintree Garden Community Plan and as part of both Councils' Local Plan preparations, a wide range of new and existing evidence has been gathered to inform the Councils' planning approach. This evidence base includes a Concept Feasibility Study² which provided an overview of these issues as well as the constraints and opportunities in the broader area. In relation to the proposed West of Braintree Garden Community, the study investigated a range of scenarios covering the scope and scale of development that may be feasible, together with an evaluation of how development at scale could meet strategic objectives, deliverability and anticipated infrastructure requirements.

The evidence base has contributed to the emerging approaches to the issues that need to be addressed in the planning of the Garden Community. The emerging approaches form a starting point for discussion, and through ongoing engagement, including through this Issues and Options consultation, the views and opinions of all stakeholders will be taken into consideration in shaping the strategies, policies and proposals that will make up the West of Braintree Garden Community Plan. You can view summaries of some of the evidence base documents in Appendix 2.

² Aecom, *Concept Feasibility Study* (2015).

SITE ANALYSIS

It is vital the Garden Community is responsive to existing issues as well as issues which may arise as a result of large-scale development on land to the west of Braintree. Therefore local characteristics, existing infrastructure and utility provision will have to be carefully considered to ensure future development is receptive and where possible embraces the opportunities presented by the Garden Community to address existing issues. The following map illustrates some of the site's constraints.

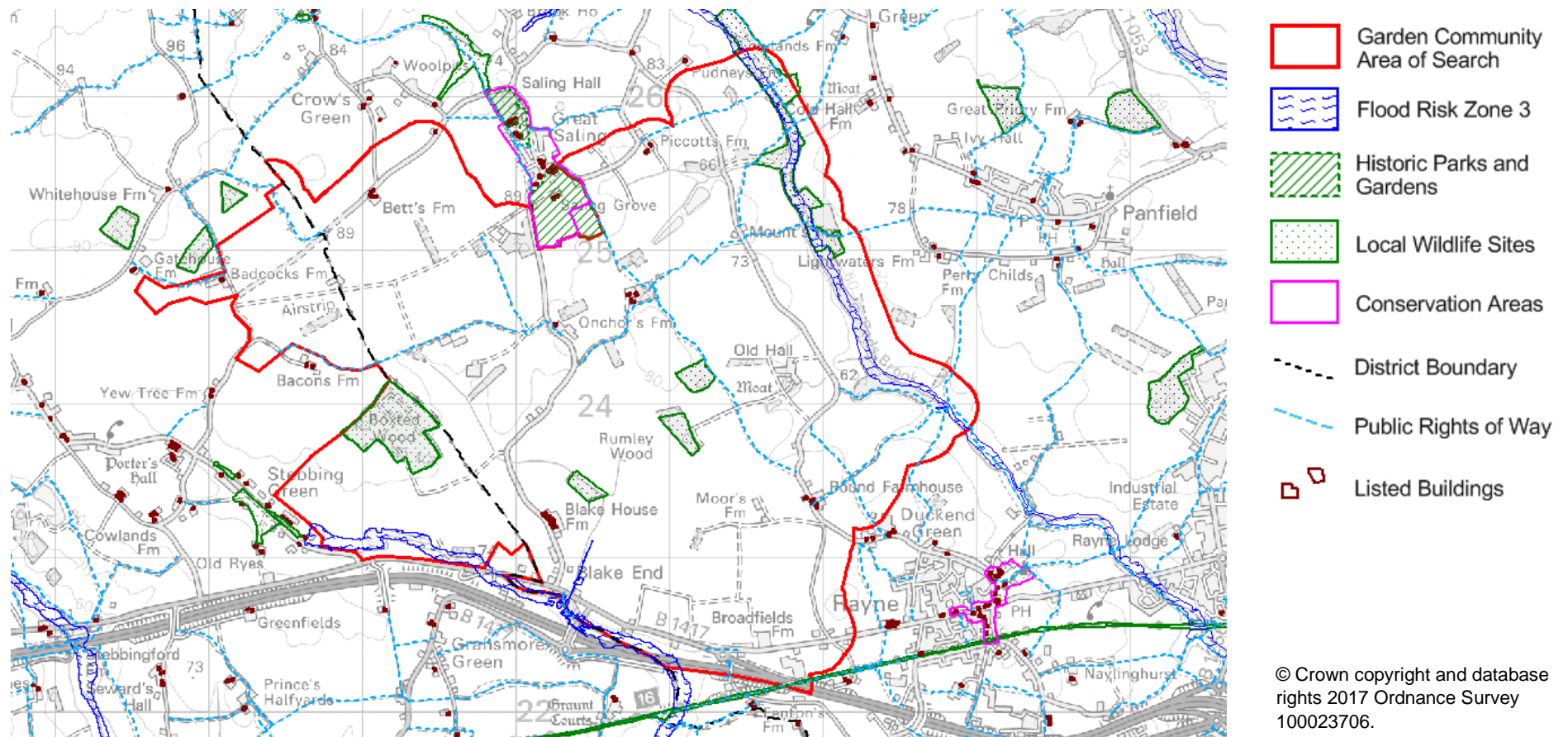


FIGURE 3 SITE CONSTRAINTS

Landscape

Constraints

The vast majority of the land is in agricultural use (mostly Grade 2 Agricultural Land³) with a small number of detached residential and commercial properties (including at Andrewsfield), mostly associated with farming. The landscape is typically flat and open in character with medium to large fields divided by hedgerows and some areas of woodland copse. There are a number of mature woodlands, including Boxted Wood.

The land within the site forms an open farmland plateau with a gently sloping topography to the south. This topography means that there are long distance views into the site from the surrounding rural areas. There are a number of sensitive receptors associated with the surrounding settlement and large scale development has the potential to impact on the rural character of the small settlements surrounding the site.

Opportunities

The development of a Garden Community at the site will inevitably significantly change the character of the existing landscape. The level of potential change necessitates a comprehensive landscape and green infrastructure strategy to ensure that the changes brought about by development are positive and the boundaries of the settlement are treated in such a way that they integrate into the existing rural landscape. The development of the Garden Community provides an unprecedented opportunity to create an abundance of publicly accessible landscapes, including but not limited to formal and informal parks, allotments, country parks and nature reserves. Where valued landscape features exist within the site, such as mature hedgerow and trees, there are opportunities to integrate them into new green infrastructure, enhancing both their aesthetic and ecological benefits.

The proximity of existing villages to the Garden Community opens up opportunities to improve areas between these existing settlements and new development. Existing private farmland, for example, could be opened up as publicly accessible parkland with new green links formed to improve walking and cycling connectivity in the area for both existing and future residents.

Ecology

There are a number of important areas of deciduous woodland, which is a priority habitat, scattered across the site. Of particular importance are the significant areas of ancient woodland, including the 19ha of Boxted Wood as well as that found at Golden Grove and Rumley Wood. These areas support potentially sensitive ecology which could be impacted upon by new development. There are two local wildlife sites

The site's existing ecological assets, such the woodlands and local wildlife sites identified, will be obvious areas to protect and integrate into the Garden Community's green infrastructure. As well as protecting existing ecologically valuable sites there will be opportunities to enhance them through green corridors which in turn can be linked to new habitats within the development.

³ Natural England Agricultural Land Classification (<http://publications.naturalengland.org.uk/category/5954148537204736>).

Heritage

With the majority of the land in productive agricultural use; intensively farmed for arable crops, field size typically medium to large, and the majority of the water courses classified by the Environment Agency as ecologically poor, overall the site is unlikely to have high levels of existing biodiversity. There is however an area of good quality semi-improved grassland and priority mixed habitat around Stebbing Green.

There are a number of Grade II listed buildings and two Grade II* listed buildings within the site, predominately associated with historic farmsteads. The value of these farmsteads is not only in their built structures but also in their rural settings.

The area around Great Saling Hall is designated as a Conservation Area and includes an Historic Parks and Gardens designation associated with the Hall's grounds and Church cemetery. These areas are particularly sensitive and will require an appropriate planning and design response.

Stebbing also has a designated Conservation Area and several listed buildings that would be sensitive to development. In addition, there are a number of isolated farmhouses and farm buildings both within the site and in the surrounding area that are listed which would be sensitive. There is also known to be a Roman Villa in the area of Bosted Wood and potential earthworks within the Ancient Woodland.

New development will significantly increase the recreational use of existing natural spaces therefore recreational areas available to new residents will have to be carefully managed through a Recreational Avoidance and Mitigation Strategy to ensure they do not negatively impact upon habitats.

Due to the site's predominant use as intensively-farmed agricultural land there are considerable opportunities to enhance its overall ecological value.

Whilst the growth of the Garden Community will result in substantial new built development in the area, new built form will have to respond positively to its location and this includes respecting, and where possible, enhancing the presence of heritage assets and their settings. There are therefore opportunities to accommodate listed buildings into Garden Community in a manner which responds to the special characteristics and features of their listing. This could include using complementary designs in their vicinity or suitable amounts of buffer space to provide an organic and seamless townscape.

Great Saling Hall's Conservation Area and its Historic Parks and Gardens status warrants special attention and the planning of the areas around this important heritage asset could provide an opportunity to enhance its significance and raise its profile as a local attraction.

Connectivity – Active Modes

The site contains many rural lanes and roads which currently lack footpaths however there are a number of Public Rights of Way across the site.

The National Cycle Network (NCN16) currently connects to Flitch Way via a bridge over the A120. A further elevated foot and cycle bridge crosses the A120 connecting Fentons Road with the roundabout with Dunmow Road.

The lack of pedestrian and cycling infrastructure through the site itself means that there are considerable opportunities to improve active mode connectivity to support the transport choices of new and existing residents and reduce the existing reliance on car use. Opportunities are therefore apparent to create a comprehensive network of footways and cycleways which could incorporate links to and from existing attractors such as Braintree town centre, Braintree Freeport, Skyline A120 as well as new employment and local centres within the Garden Community. A comprehensive transport strategy should be developed alongside a green infrastructure strategy which would ensure that such active mode connections are not only efficient but also pleasant to use.

Connectivity – Public Transport

Braintree railway station lies to the east, approximately 5km from the centre of the site, providing access to the Braintree-Witham branch line which provides limited connectivity (one train per hour) to the Great Eastern Mainline. Parking at Braintree railway station is limited to approximately 160 spaces, whilst at Braintree Freeport, parking is limited to a duration of 6hrs which limits its use for commuters.

A limited existing bus network exists in close proximity to the site, currently setting down south of the site on the B1256 and providing an infrequent service to Chelmsford. A greater volume of buses currently serve Braintree town centre, however due to their current route pattern and the distance between the site and the town, accessibility by bus is poor. There is presently low bus use and bus services in Uttlesford with most services centred on London Stansted Airport, Saffron Walden and Great Dunmow.

Improvements to the Braintree-Witham branch line are anticipated independently of the Garden Community, through the provision of a loop at Cressing, mid-way between Braintree and Witham. This would increase the capacity of the line to some degree, albeit limited by its single track alignment.

The development of the Garden Community presents an opportunity to heavily invest in public transport infrastructure in the area, providing high quality and high frequency services within the site and to and from existing destinations, including transport hubs within Braintree, Saffron Walden, Great Dunmow and through the proposed Easton Park Garden Community to London Stansted Airport. Improvements in public transport will provide benefits to existing residents in surrounding settlements, which may help to make services more viable at an earlier stage in the development.

Connectivity – Road Network

Currently it is forecast that numerous junctions in and around Braintree will be overcapacity by 2032 if no improvements to the A120 between Braintree and Marks Tey take place. This is particularly important because the lack of existing road infrastructure to the north of the site results in dependency on access from the south, putting pressure on A120, its junctions and the town centre route via the B1256.

Furthermore there are potential capacity issues to the west of the site along the B1256 towards Great Dunmow and its connection to the A120 as well as the A120 westwards and further afield to Junction 8 of the M11. Without intervention there may also be issues with traffic impacts on Felsted to the south of the site, possibly as a result of a lack of an all-movements junction with the A120 in the vicinity of the site.

There are opportunities for new vehicular access via the existing local and strategic road network in the form of the A120, A131 and the B1256 which could provide connectivity east towards Braintree, south towards Chelmsford and west towards London Stansted Airport.

Opportunities have been (and will continue to be) sought to addressing the lack of connectivity with the A120 in the vicinity of the site. In order to resolve this issue early in the development process a bid for the funding of a new all-movements junction with the A120 was submitted to Government in September 2017.

Whilst there is likely to be a requirement for substantial internal road infrastructure improvements to enable development on the site, a new road link may also need to be considered from the north and west to reduce reliance on access via the south and the A120 however public transport and active transport should be considered first and this should only be considered as a last resort due to the perceived impact.

In all instances it will be important to consider the right mix and location of uses within the Garden Community to promote sustainable modes of transport and short journey trips within the site itself to limit any potential dependency on the car.

Water Cycle

Both the Pods Brook and River Ter are already failing to meet the Water Framework Directive target of good ecological status and are considered to be at risk of further deterioration in water quality. Diffuse urban pollution from surface run off associated with future development could exacerbate this risk. The

The existing issues with the water cycle present a challenge to new development proposals and substantial investment in this essential area of infrastructure will be required to facilitate the improvements needed and ensure adequate ongoing maintenance. It is clear that the delivery of the Garden Community will provide an opportunity to provide this level of investment and also provide an

	<p>underlying London Clay and clay soils that can impede the rate of infiltration may limit the use of infiltration sustainable urban drainage systems on the site. This is coupled with the site being situated within a Drinking Water Safeguarding Zone and surface and groundwater nitrate vulnerability zones. Parts of the site are at risk of fluvial (river) and surface water flooding.</p>	<p>unprecedented opportunity to integrate innovative sustainable urban drainage systems into the design of new development.</p>
Economy - Retail	<p>Due to its rural nature the site does not currently accommodate any notable retail uses. It is however located approximately 5km to the west of Braintree Town Centre, 6km to the west of the regional shopping and leisure attraction of Braintree Freeport and 13km from Great Dunmow Town Centre.</p>	<p>A development on the scale of the Garden Community could have the potential, if not appropriately planned and managed, to develop as a competitor location, especially with respect to Braintree Town Centre, impacting on its resilience. It will be important for the Garden Community to therefore develop an economic and retail strategy that compliments Braintree Town Centre, Braintree Freeport and Great Dunmow Town Centre but also avoids the Garden Community itself becoming a dormitory residential suburb. The ability to plan appropriate centres at locations and scales suitable for the Garden Community they will serve provides an opportunity to strike this balance.</p>
Economy - Employment	<p>The site currently contains a number of small scale employment uses, mostly related to agricultural and industrial uses.</p> <p>The site is close to the established employment centre of Braintree which has seen steady growth in recent years and unemployment in the area is low with a high rate of economic activity. Jobs are growing at a faster rate than the working age population demonstrating a demand for labour. However, levels of out-commuting are high, qualification levels are</p>	<p>The Garden Community presents an opportunity to contribute to local economic growth both in the short and medium term during the construction phase and the longer term by providing high-quality employment space for future employers. Importantly the Garden Community will not be a dormitory settlement because employment sites will be developed within the new community and combined with an area specific economic strategy in order to attract potential employers, both start-ups and companies looking to relocate into new premises.</p> <p>The economic strategy will have to utilise existing strengths including a strong focus on the local sectoral base and collaboration</p>

Utilities

relatively low and productivity is behind the national average.

The area benefits from a diverse sectoral employment base. This includes a relatively high proportion of manufacturing activity which, despite the long-term loss of industrial employment and a general absence of large employers, offers evidence of innovation and growth potential. While there are significant economic 'anchors' in the wider vicinity (some of which are significant employers of local residents), the area has not yet been able to realise the full benefit from them.

Within South Uttlesford growth is linked to potential employment opportunities at a future expanded London Stansted Airport. The continued growth in the airport's operations means that the airport itself increasingly acts as a hub which attracts a range of high level economic activities, particularly in knowledge-based sectors.

All the electrical networks west of Braintree are 11kV rural supplies, consisting mainly of overhead lines. These would have limited capacity to supply new development and overhead lines are inherently less reliable than underground cables, as they are more susceptible to storm damage.

There is capacity in the medium pressure gas network in the region, but local low pressure upgrades will be required.

with potential local employers and industry bodies to understand their needs and how they could be accommodated in the new settlement. The growth of London Stansted Airport will also provide an opportunity for the Garden Community to capture future associated employment growth. An understanding of the economic consequences of an expanded international airport in close proximity to the site will be key to achieving this.

Overall, employment sites will have to be well-integrated with the rest of the community, have excellent connectivity, be serviced with innovative telecommunications infrastructure and wherever possible be located close to complementary uses, such as cafes and early years care services. The planning of the Garden Community provides an opportunity which would not be realised through alternative development approaches.

The development of a new Garden Community provides significant opportunities to not only provide new infrastructure but also the opportunity to deliver innovative forms of infrastructure and ensure their integration from the outset, reducing and avoiding the need for disruptive retrofitting.

A new primary substation will have to be established early in the development phase and preliminary discussion with UK Power Networks suggests that this would be connected into the 33kv network from existing overhead lines to the south of the A120. Similarly improvements to the local gas network and local water network will need to be factored into the development.

Anglian Water has stated that the site is forecast to be in a deficit state by 2040. One of the main measures to mitigate the forecasted deficit will be to increase the transfer from neighbouring areas that benefit from a supply surplus. Unfortunately however, there is little spare capacity at either the Rayne or the Braintree waste water treatment plants, and waste water will need to be pumped to Bocking waste water treatment plant. This would only provide a short term solution, and in the medium term a new waste water treatment plant would have to be provided within the new settlement area. This could be challenging because existing water courses are too small and ecologically sensitive to accept the final discharge of treated sewage effluent, so any effluent which is not used locally would still have to be pumped to Bocking.

Current broadband provision in the settlement area is poor, largely due to the distance from the site to the closest BT exchanges which are located at Stebbing and Braintree. Consequently, internet performance within the site is far lower than surrounding settlements.

Minerals Extraction

The Broadfield Farm site to the west of Rayne is allocated for mineral extraction in the Essex Minerals Plan and is subject to a planning application. It is acknowledged that the planning context for the mineral extraction site is changing with the allocation of the Garden Community in the submitted Braintree Local Plan and Uttlesford Draft Local Plan (Regulation 18).

The planning of the Garden Community provides a unique opportunity to deliver truly innovative forms of emerging utility-related technologies, including but not limited to state of the art telecommunications infrastructure which could provide an ultra-fast broadband service for existing and future residents. Additionally, utility provision in the Garden Community has the potential to embrace sustainable forms of energy production and distribution such as wind and solar power technologies and district heat networks.

The creation of a new settlement offers an opportunity to design these improvements in such a way as to make them as efficient (in terms of operation and maintenance) and as complementary to surrounding land uses as possible. To ensure the success of this integration, strong collaboration with service providers will be required.

The Garden Community provides previously unforeseen opportunities for the Broadfield Farm mineral allocation post-extraction. The changed planning context of a new Garden Community widens its potential use to residential and other development, offering the potential to better connect the site to the new and existing communities. Any future green infrastructure networks on site could be linked in to the wider environment improving the ecological and recreational value over an isolated scheme.

The site lies within a Mineral Safeguarding Area and will require a Mineral Resource Assessment to be undertaken to assess whether the mineral resource requires extraction prior to development. Any extracted mineral could be used on site to provide a sustainability benefit to the development of any new community.

Any mineral extraction operations would require a noise and environmental buffer zone between the potential Garden Community and neighbouring villages, ensuring any disruption is kept to a minimum for both new and existing residents whilst the site is active.

SECTION 3: VISION AND PRINCIPLES

VISION

A Vision for the West of Braintree Garden Community will provide a mandate for its future development and will be the golden thread running through the West of Braintree Garden Community Plan. It should be a shared Vision that governs all processes from design through to delivery of the development and future management of community assets.

It should create an identity for the new community where residents and business feel like they 'belong'. It should foster a collective sense of ownership and pride in the place where people will live, work and spend their leisure time.

A VISION FOR THE GARDEN COMMUNITY

The West of Braintree Garden Community will be an exceptional place to live, to grow up, to work, to raise a family, to retire; to enjoy a rich and fulfilling life. It will be a beautiful Community with a strong sense of identity and belonging. It will be a Community which is a safe and secure place where residents, workers and visitors have a strong sense of wellbeing.

The Garden Community will combine the best of traditional Essex residential environments with the expectations of a 21st century lifestyle. It will have low-energy, high performance homes in a rich landscape setting with natural green space directly accessible to every home. It will be well served by sustainable transport modes within a network of streets, greenspaces, and Public Rights of Way that will connect its distinctive neighbourhoods to each other as well as with surrounding communities. The new development will be designed in a way which respects and enhances existing landscape and heritage assets.

The Garden Community will provide the educational and health infrastructure required to support its residents. It will be a healthy, safe place, where walking and cycling to local destinations such as schools, convenience shops, play spaces and places of work, will be attractive and more convenient than driving. To support this, every new home will be within walking distance of local shops and other services that support daily life.

Good value, frequent, high-quality and reliable public transport will connect the new Community to existing settlements in Braintree and Uttlesford Districts including Braintree, Rayne and Stebbing, and further afield to other transport hubs including London Stansted Airport. Neighbourhoods will benefit from good links to the strategic road network, aligned to keep more through-traffic away from where people live but accessible to make journeys over a wide area as convenient as possible.

The timescale over which the Garden Community will grow and develop will offer the unique prospect of incorporating exciting new technological innovations within new developments, allowing it to respond to sociocultural changes and changing patterns of travel behaviour, thus ensuring its longevity and resilience.

The West of Braintree Garden Community will support the economic growth of the surrounding area and improve local opportunities to access a wide range of employment prospects. There will be a wide variety of jobs available to residents in businesses accommodated in modern buildings in its centre and outlying areas located close to strategic transport routes and benefit from proximity to London Stansted Airport. Support will be given to local small and medium enterprises to help promote entrepreneurship and embed local firms within the wider regional economy. A proportion of new housing should include homeworking facilities and all new homes should have a choice of travel modes, including high quality public transport to provide residents with the opportunity to seek employment in locations across the sub-region and beyond.

HAVE YOUR SAY



The proposed Vision is a starting point from which a more succinct and shared Vision can be developed which will capture the aspirations of stakeholders and will ensure new residents fully identify with it. Your views are important to the creation of a collective Vision that provides direction for the growth of the West of Braintree Garden Community which is distinctive, inspiring and enduring.

Q1. Do you agree with the content of the Vision? Is there anything missing?

PLANNING PRINCIPLES OF THE GARDEN COMMUNITY

As mentioned in Section 2, the North Essex Garden Communities Charter has been prepared to articulate the Councils' ambition for the Garden Communities. The Charter Principles are outlined below (and explained in more detail in Appendix 1).



FIGURE 4 THE NORTH ESSEX GARDEN COMMUNITIES CHARTER

THEME 1: PLACE AND INTEGRATION

Created from a comprehensive and integrated approach to placemaking the Garden Communities will be amazing places to live, work and spend leisure and recreation time.

PRINCIPLE 1: GREEN INFRASTRUCTURE

The Garden Communities will provide a generous amount of green space. They will be set within a multi-functional and integrated natural environment; providing space for nature, making the communities more resilient to climate change; promoting healthy lifestyles, and creating beautiful places to live and work.

PRINCIPLE 2: INTEGRATED AND SUSTAINABLE TRANSPORT

The Garden Communities will be planned around a step change in integrated and sustainable transport system for the north Essex area, which will put walking, cycling and public transit systems at the heart of the development, and be delivered in a timely way to support the communities as they grow.

PRINCIPLE 3: EMPLOYMENT OPPORTUNITY

The Garden Communities will seek to provide access to one job per household within the new community or within a short distance by public transport. The employment function will be a key component of creating character and identity and sustainable communities.

PRINCIPLE 4: LIVING ENVIRONMENT

Community inclusiveness and walkable, sociable and vibrant neighbourhoods will be a defining characteristic of the garden communities. A diverse mix of homes responding to existing and future local needs will be provided alongside a range of community services, including health, education, leisure and recreation, culture and shopping.

PRINCIPLE 5: SMART AND SUSTAINABLE LIVING

Planned for the 21st century, the Garden Communities will secure a smart and sustainable approach that fosters resilient environments and communities; able to respond positively to changing circumstances. Innovation and technology will be embraced to achieve resource efficiency, higher quality of life and healthier lifestyles; creating the conditions for sustainable living.

PRINCIPLE 6: GOOD DESIGN

Through all stages of the planning, design and development of the Garden Communities the highest quality of design and management of the built and public realm will be promoted. Existing local assets will be capitalised to help create distinctive places.

THEME 2: COMMUNITY

A sense of community and active community participation will be at the heart of the Garden Communities and central to their planning, development and long term management.

PRINCIPLE 7: COMMUNITY ENGAGEMENT

The Garden Communities are a locally-led initiative, and their development will be shaped through engaging existing communities and emerging new communities; residents will be empowered to contribute to shaping the future of north Essex.

PRINCIPLE 8: ACTIVE LOCAL STEWARDSHIP

The Garden Communities will be developed and managed in perpetuity with the direct involvement of their residents and businesses; residents will be directly engaged in the long term management and stewardship, fostering a shared sense of ownership and identity.

THEME 3: DELIVERY

The ambition of the Garden Communities to create something special, unique and lasting for north Essex will be supported by a delivery structure that embraces collaboration, a common sense of purpose, commitment and vision, and where risk and reward is shared.

PRINCIPLE 9: STRONG CORPORATE AND POLITICAL PUBLIC LEADERSHIP

The councils of North Essex will collaborate to provide clear vision for the garden communities and commitment to their long term success. Central to this will be a commitment to high quality placemaking, timely infrastructure provision, and achieving a steady pace of housing and employment delivery.

PRINCIPLE 10: INNOVATIVE DELIVERY STRUCTURE

The Garden Communities will be delivered through a genuine and pro-active partnership approach between the public and private sectors, where risk and reward is shared and community empowerment enabled.

HAVE YOUR SAY



The Charter is an important set of Principles which will inform the planning and delivery of the Garden Community. Making sure the Charter embodies the Councils' aspiration that the Garden Community is an exemplar will therefore need to be reflected within the Principles.

Q2. Do you support the Charter Principles? Is there anything missing?

SECTION 4: ISSUES

THEME 1: PLACE AND INTEGRATION

GREEN INFRASTRUCTURE

CHARTER PRINCIPLE 1

The Garden Communities will provide a generous amount of green space. They will be set within a multi-functional and integrated natural environment; providing space for nature, making the communities more resilient to climate change; promoting healthy lifestyles, and creating beautiful places to live and work.

The concept of Garden Communities places great emphasis on the landscape framework and the availability of high-quality, accessible green space near to homes and community facilities. The strategy for the Garden Community is to draw upon natural assets and features within the site to generate high standards of design. It requires an approach that sets development within a strong framework of internal green space and surrounding buffer areas that separate the new development from existing communities.

By definition, a Garden Community evokes notions of development set within an extensive, verdant landscape, with multi-functional open space available for residents to enjoy. It is also a form of development where all open spaces, from the strategic green corridors, local parks and streets to the domestic garden, have a role to play in characterising the development. The provision of significant amounts of accessible, well designed and well maintained open space will therefore be fundamental to the character and sense of place in the West of Braintree Garden Community.

The development of the Garden Community will be of a high standard of design and layout, drawing on its context and the assets within and close to its boundaries including Boxted Wood, Golden Grove, Rumley Wood, Pods Brook, and the historic airfield at Andrewsfield. These key assets will provide a context to build a new green-grid upon to provide an attractive setting for the new community and linking it to the wider countryside. The new community

will also address the relationship with existing communities close to its boundaries and maintain a separation between them including the villages of Great Saling, Stebbing Green and Rayne.

Open space can take a number of forms, but it is the interconnectivity between these different types and scales of open space that is the key to realising the vision of the Garden Community. The retention of existing landscape and open space assets is important, given the nature of the adjacent countryside and the quality of some of those assets. Retaining these established landscape assets helps to give meaning to the development from its earliest days, building on an existing character, rather than creating a completely new one from scratch. Making connections, internally and beyond the site boundaries, is essential both in terms of the creation of ecological pathways and linkages, but also to achieve a form of development that is firmly embedded within its landscape setting. There are clearly blocks of sensitive landscape and locations where the relationship of new built development with open areas of countryside, and other settlements (e.g. Great Saling and its conservation area), require a sensitive design response.

STRUCTURAL LANDSCAPE - AN INTEGRATED GREEN AND BLUE NETWORK

Sensitive local areas, such as Pods Lane and Brook, Boxted Wood and the surrounding settlements require careful consideration. Clearly the creation of a new settlement is difficult to hide no matter how extensive the surrounding landscape. In any case, this would also be the wrong approach to take. Creating a matrix of spaces, including landscape buffers and structural tree planting within which development sits, is a more nuanced and sustainable way of managing potential impacts on the surrounding area.

In order to facilitate an integrated green and blue infrastructure network there should be a promotion of the following key principles, which combine to establish a place that is resilient to climate change and establishes a pro-active relationship with the existing landscape:

- A focus on the existing open space and landscape features such as Boxted Wood and areas of ecological value to celebrate current features as well as establish a strong ecological network that retains and enhances biodiversity across the landscape.
- Definition of major east-west and north-south green corridors through the site, giving shape and form to development. This will provide a coherent landscape that ensures high levels of access to quality amenity, recreation and leisure space - encouraging healthy behaviours for new residents.
- Establishing connections into the wider landscape such that the new community becomes sustainably accessible through walking and cycling green routes.

SETTLEMENT-WIDE LANDSCAPE – KNITTING THE PLACE TOGETHER

The Garden Community will contain major new parkland designed to capitalise on the existing landscape and celebrate the local distinctiveness of the area. This parkland will provide local amenity and leisure space while also creating new ecological habitats/reserves and where appropriate providing storm water attenuation space with the potential to promote water balance and re-use such as through irrigation.

Town parks and commons will be key assets, providing amenity and creating a focus for civic life, while also helping to knit together parcels of mixed use development. The areas of habitat and Town Farm provide the stage for residents to directly engage with the landscape, and the flora and fauna it supports, both formally and informally. These areas use existing assets as a starting point, whether it be historic farm structures or existing and new wetland (potentially arising out of the remediation work to the Broadfield Farm minerals extraction site).

Finally, the sports pitches will need to be located at key junctures, providing access to a variety of formal and informal sports activities that contributes to the healthy living agenda that is one of the key aspirations of the Garden Community.

LOCAL LANDSCAPE – ENRICHING THE PLACE

Local parks, allotments, play space and incidental green space will be fundamental to the overall sense of place and character in the Garden Community. These local green spaces can create focal points for neighbourhoods and opportunities for community interaction.

The incidental spaces located within development parcels are a key part of this local-level landscape, providing opportunities for play, amenity planting that also provides shade and shelter, as well as localised food production, and a network of spaces capable of supporting local drainage systems that help to manage surface water drainage as part of a more strategic, site-wide set of interventions.

Flowing between these spaces, heavily tree planted streets and avenues will weave the whole development together, creating a more nuanced and finely detailed counterpoint to the major green corridors that flow around the edges and spine of the new community.

The importance of existing habitats and landscape structures to the longer term success and sustainability of the Garden Community cannot be over-emphasised. Protecting and enhancing existing assets, creating new spaces and connections and managing the whole system in a sensitive and responsive manner will help deliver spaces that are attractive to both people and nature.

AN ACTIVE LANDSCAPE

There is ample opportunity to use both the structural landscape spaces and the local open space to deliver high quality sport and leisure provision within the Garden Community. This might include both formal sport and more informal leisure and recreation facilities, with local school facilities also having a role to play in providing for the needs of residents. All play space should be integrated into natural surroundings and allow children to be within green spaces with a high degree of natural surveillance. Locating play alongside complimentary uses such as schools, nurseries and cafés to support their function and improve their success and vibrancy should be a focus throughout.

A PRODUCTIVE LANDSCAPE

Building on the existing site's focus on arable agriculture and food production, the Garden Community will provide space to establish orchards, allotments and greenhouses for commercial and local neighbourhood food production. Such spaces can be used by residents to grow fruit, vegetables and flowers, encouraging interaction with the outdoors, promoting education about the benefits of healthy living and giving people the opportunity to pursue a healthy lifestyle as well fostering civic pride within the community.

A FLEXIBLE LANDSCAPE

Green infrastructure should be suited to the varying needs of the community and the environment. Spaces should be flexible to allow for the changing needs of the community over time and allow for spaces to be inhabited throughout the year.

The Pods Brook valley provides a natural edge to the potential development. Enhancement and active management of the vegetation in and around the Brook and reinstating the natural route of the water course could help establish a green corridor that both the ecological and water quality whilst providing flood protection and recreation opportunities.

Active management of existing woodland assets and the creation of new areas of planting could create an attractive green network to enhance ecology, manage storm water and provide an attractive environment for the future settlement.

Networks of drainage ditches will provide the framework for a sustainable drainage network. The underlying geology and soil structure favour attenuation sustainable urban drainage systems (SuDS) that could be used to create attractive ponds on site that could be both an ecological resource or used to store water for reuse on site.

The green infrastructure network could be used to provide the necessary improvements to run-off water quality before discharge. This would reduce the need for new surface water sewer infrastructure and pressure on the existing waste water networks. Alternative non-potable water supplies are likely to be increasingly important in this water scarce area.

HAVE YOUR SAY



The Green Infrastructure Strategy for the new Garden Community will be the basis for achieving a variety of different objectives as outlined above. It is vital therefore that the Strategy is comprehensive and balances the needs of the community with the natural environment. Your views are sought on the emerging approach to green infrastructure to help shape this future Strategy.

Q3. Do you support the emerging approach to green infrastructure?

In preparing your response, you may like to consider:

- Parts of the site to be protected
- The sorts of public open space that are needed – parks, sports, play areas, natural spaces
- How these spaces can be made available and accessible to everyone
- How they should be owned and maintained
- What the open space priorities should be
- The importance of gardens and other private outside spaces

INTEGRATED AND SUSTAINABLE TRANSPORT

CHARTER PRINCIPLE 2

The Garden Communities will be planned around a step change in integrated and sustainable transport systems for the North Essex area which will put walking, cycling and public transit systems at the heart of the development, and be delivered in a timely way to support the communities as they grow.

Designing and delivering a new settlement with a well-functioning, efficient and sustainable transport system will be a key factor in the determination of the Garden Community's success as a place to live, work and visit. The Transport Strategy for West of Braintree will therefore have to include a variety of different considerations, from strategic connectivity across the region, right down to walkable streets. The emerging approach to transport in the Garden Community is set out below.

PUBLIC TRANSPORT – STRATEGIC CONNECTIVITY

To ensure the highest level of strategic connectivity the Garden Community will have to be integrated into the wider regional transport system. Whilst the site is in close proximity to the A120, it does not currently feed into the wider public transport system. The Transport Strategy will therefore have to deliver new strategic public transport systems that are capable of connecting the Garden Community to surrounding areas, including areas with employment growth opportunities. Such a form of public transport is referred to as rapid transit system, reflecting the scale and speed of its service.

A future Rapid Transit System serving the Garden Community could take the form of strategic light rail, tram-train, or a guided or priority bus service which could link the site up to London Stansted Airport to the west and Harwich (via Colchester) to the east. The availability of frequent public transport access to a potential future multi-modal transportation hub at the airport would also vastly improve the connectivity of the new Garden Community, making destinations further afield (including to London and Cambridge) accessible via convenient and sustainable modes. In addition to the future Rapid Transit System, the transport network will have to be supplemented by local, frequent-stopping and high quality bus services.

The strategic public transport network could include the following potential interventions:

- A rapid transit (potentially a light rail link) connecting London Stansted Airport to Braintree via the West of Braintree Garden Community and proposed Easton Park Garden Community;

- A dedicated bus route to London Stansted Airport and the settlements of Dunmow via the A120;
- A local bus interchange, including a park and ride service, located adjacent to the A120;
- A strategic busway through the site, connecting north-west Braintree (Springwood Drive) to Braintree town centre;
- A Rapid Transit System connecting Braintree Freeport (linked via Millennium Way slip ways or similar) via the future potential A120 alignment, or via the old A120 alignment (with the potential introduction of a new A120 alignment to the A12) linking Braintree with Marks Tey and Colchester;
- The re-purposing of the Braintree-Witham branch line into a Rapid Transit System corridor providing a connection with the Great Eastern Mainline at Witham and wider connectivity towards both Colchester and London;
- New connections from Skyline 120 and the A130 towards Chelmsford linking the future proposed park and ride facility and Beaulieu Park railway station.

PUBLIC TRANSPORT – LOCAL BUS NETWORK

Through considerable upgrading of route frequency and vehicle provision, a number of existing and future routes could serve as local connections between the site, the local settlements and the towns of Chelmsford, Great Dunmow, and Braintree. It could also underpin local movement within the settlement via a segregated Rapid Transit System, connecting residential uses with employment, schools and amenities. This could also importantly connect to the new strategic bus interchange within the site located adjacent to the A120. The bus network would provide a complete 400m and 800m catchment area across the site, meaning residential areas are within the identified 10 minute walking distance to ensure connectivity and encourage the highest levels of public transport take-up possible.

ACTIVE MODES

High quality streets and connections through the site will seek to ensure that the modal choice for local journeys (under 2.5km) is predominantly via active modes and therefore enshrines the sustainable transport principles at the heart of the Garden Community. For these journeys, car use should be limited, ensuring it is easier to walk than drive.

The Garden Community will seek to be exemplar in terms of the way that people can travel, with 40% of movements by active modes (walking or cycling). A settlement that favours active modes will provide the best possible opportunity to create a distinctive and attractive public realm, with a reduced amount of land set aside for car based infrastructure and instead more land for green space, development and useful amenities. Likewise a series of attractive, safe and accessible public and green places and the walking and cycling links between them and services, such as schools, creates the conditions by which a healthy new development can prosper. In turn this helps the achievement of the ambitious mode targets for all journeys within, to, and from, the Garden Community.

A shared use footway/cycleway between Rayne and Blake End alongside the B1256 could improve southern connectivity with minor upgrades to Pods Lane to improve leisure route linkages. Improvements to the crossing on Dunmow Road will ensure Pods Lane is safely connected across the B1256 and toward Flitch Way. Given the current and possible future status of Flitch Way and the sensitivity that surrounds this route, Flitch Way east of Pods Lane and Rayne will retain its rural character and setting. A 2km all weather surface section from River Brain to Pods Lane in Rayne with sensitive lighting has the potential to improve connectivity to Braintree town centre.

The Flitch Way also runs west through Great Dunmow to Hatfield Forest providing a safe, off road, cycling and walking route for most of its length. A gap in the route exists through Great Dunmow for cyclists and walkers, which could be connected to develop a quieter, more attractive route for walking and cycling, linking the two parts of the Flitch Way.

The conversion of Queenborough Lane and Shalford Road to an in-traffic quiet cycle route toward Skyline 120 would further improve connections to the east of the new settlement. Connections to the existing and protected leisure based bridleways, trails and Public Rights of Way on Flitch Way and Pods Lane, with upgrades to the existing pedestrian bridge over the A120 and B1256, would ensure a direct connection and interface with the southern edge of the site.

Travel Plans will need to be developed from the outset with high levels of funding for intervention measures to make the most of the infrastructure provided for active and sustainable modes of transport. Travel Plans should be prepared for residential, school, and business uses to assist the necessary 'step change' in sustainable transport modes. A site-specific Travel Plan Co-ordinator should be retained for the duration of the site build-out, and beyond.

ROAD NETWORK

The current and potential future strategic road network capacity should be preserved through an emphasis on investment in sustainable transport modes and the local road infrastructure should be viewed as a means of access to the site, rather than the sole transport option available.

The road network within the Garden Community will be framed around a hierarchy of different types of streets connecting users from neighbourhoods to the local highway system and beyond. A network of primary streets will have to link the site with the external local trunk road system providing a connection to local centres, whilst also providing connections to an eventual network of secondary streets within the site. The secondary and tertiary levels of the road network will have to be planned to preserve the current nature of existing lanes, for example Blake End Road leading to The Street, as much as possible, especially where there are existing dwellings present.

The site, by its nature, lends itself to only a small number of access possibilities, all of which connect with the B1256 and A120 to the south. It is essential the Garden Community's connection with the A120 is carefully considered given its strategic nature; its anticipated improvements to its eastern section between Galley's Corner and Colchester; and the capacity implications brought about by additional largescale growth along the route. Clearly a functioning road access will always be required to access the site but this access should not at the detriment of encouraging residents and employees from using others

forms of transport. Therefore the access arrangements between the site, the B1256 and the A120 will have to be planned in such a way that when new infrastructure is provided it considers ease of travel in relation to other transport modes with provision built into the design for bus priority lanes.

It will be essential that further highway modelling and testing of the solutions presented in the Movement and Access Study⁴ are explored in the future.

CAR PARKING

Car parking policy must be long-sighted in its intent to reduce car reliance. Policy should primarily focus on on-site car parking and street design along with its capacity to serve development that is consistent with a modal choice away from the private car especially for local journeys whilst recognising the importance of connectivity to the wider strategic road network, but not at a cost to its function. Consideration could be given in the emerging transport strategy to reducing car parking provision over time, as modal shift occurs.

In this context, a clear grading of parking ratios based on public transport accessibility and housing/development density could be used. Along with this, car clubs and changes in social habits toward peer to peer car sharing could be promoted and enabled within the development as a means of reducing private car ownership but still providing a convenient option for longer distance car travel. This could seek to build on the concept of the sharing economy, and the environmental and community benefits that potentially result.

The Garden Community presents an opportunity to fully embrace emerging transport innovations such as autonomous (driverless) vehicles and encourage electric vehicle use. This could be achieved by designing streets in such a way as to create a safer environment for autonomous vehicles and providing space for their storage when not in use. Additionally residential areas could be required to provide adequate vehicle charging facilities, designed into neighbourhoods, and requiring their utilising of renewal energy sources wherever possible.

CYCLE PARKING

Cycle parking in a similar vein to car parking should be ambitious in its intent and should be provided in large numbers. Future standards should relate to density and typology of development to ensure uptake in cycling is maximised. Consideration could be given to innovative cycle storage solutions at home and at employment premises.

Cycling facilities such as local hire schemes and secure cycle parking could be located at major employment and public transport destinations to further promote transport choice. Innovative cycle parking solutions could also be located within residential areas both in private areas and in public spaces to ensure parking is provided at the origin and destination of a journey and enshrine cycling as the transport choice for journeys under 2.5km in distance.

⁴ Jacobs, *NEGC Movement and Access Study* (2017).



HAVE YOUR SAY

The Transport Strategy and the infrastructure interventions it sets out will have a fundamental effect on the way the Garden Community's overall sustainability as well as how it functions as a place. The provision and availability of different transport choices will strongly influence residents' behaviour, so ensuring sustainable and active transport modes are given priority will have to be an underlying principle of the Strategy. Your views are sought on the emerging approach to help shape the future Transport Strategy.

Q4. Do you support the emerging approach to integrated and sustainable transport?

In preparing your response, you may like to consider:

- How to reduce the need to travel
- How to encourage more people to walk, cycle and use public transport
- The importance of having public transport available early on the development
- The best ways to accommodate cars so that they don't dominate streets and townscapes
- The extent to which innovative technologies such as autonomous and electric vehicles are taken into account
- How car parking and cycle parking should be planned for

EMPLOYMENT OPPORTUNITY

CHARTER PRINCIPLE 3

The Garden Communities will seek to provide access to one job per household within the new community or within a short distance by public transport. The employment function will be a key component of creating character and identity and sustainable communities.

The Garden Community's location is considered to have good potential access to areas with local employment opportunities, for example Braintree, Braintree Freeport, Witham, Chelmsford and London Stansted Airport. These locations are within easy commuting distance of the new Garden Community, but the challenge will be to ensure that they can be reached using modes of travel other than the car, through the provision of public transport/Rapid Transit Systems (as suggested in the previous section).

Employment within the Garden Community is likely to be focused towards small and medium enterprises (SMEs), which generally reflects the make-up of companies in the local economy. There is also the opportunity to provide space for smaller units which would encourage start-up businesses which would be able to take advantage of the proximity to major economic hubs and the innovative and technological advanced environment generated by the new community.

The connectivity to the A120 corridor with its international links at London Stansted Airport to the west and the Haven Ports to the east could be used to attract a range of businesses into the Garden Community, but care must be taken to ensure that they offer sustainable, quality jobs for the local community.

Linking new manufacturing and office floorspace to popular existing business parks and growing local sectors will ensure that the population within the Garden Community, as well as those in the local area, can benefit from these improvements.

The economic growth prospects of the Garden Community confirms that the West of Braintree Garden Community would likely to be associated with significant jobs growth, where jobs linked to exogenous growth processes are presumed to be physically on site, those linked to homeworking will be physically associated with the homes of residents and therefore also on site, and those related to the consumption of local services may or may not be on site, but all will be in close traveling distance⁵. This would achieve the Garden Community Charter aspiration of 'one job per house'. This is ambitious, and

⁵ Cambridge Econometrics and SQW, *North Essex Garden Communities: Employment & Demographic Studies* (2017).

its achievability depends on many different factors, some of which are very difficult to influence, but the likelihood of achieving desired employment growth will increase if there is a proactive economic growth plan in place across the area and the Garden Community is delivered in a manner which itself is proactive, visionary, managed and appropriately resourced.



HAVE YOUR SAY

The Employment Strategy will underpin the economic growth prospects of the Garden Community and will also be an important factor in contributing towards sustainable development. Whilst planning for economic growth is very different from planning for new housing because so many more factors are outside the control of the Councils, the Garden Community can nevertheless provide the right conditions to attract employers and foster their growth. Your views on how such an environment can be achieved are welcome.

Q5. Do you support the emerging approach to employment opportunity?

In preparing your response, you may like to consider:

- How to attract new small and medium enterprises and employers looking to relocate
- How to make best use of nearby economic drivers – London Stansted Airport, the University of Essex, surrounding town centres and existing employment centres
- How to secure jobs for a wide range of different people
- How to accommodate emerging technologies and changing business needs
- Where employment sites should be located in the Garden Community

LIVING ENVIRONMENT

CHARTER PRINCIPLE 4

Community inclusiveness and walkable, sociable and vibrant neighbourhoods will be a defining characteristic of the Garden Communities. A diverse mix of homes responding to existing and future local needs will be provided alongside a range of community services, including health, education, leisure and recreation, culture and shopping.

HOUSING

A successful Garden Community must seek to ensure the type and tenure of housing product is expanded beyond what the market would deliver and the number of residential outlets increased or accelerated. Housing types and tenures could seek to consider custom-build, self-build, starter homes, co-housing, older persons housing (including retirement communities, Independent Living schemes, supported living and extra care), housing for vulnerable and disabled people as well as the private rented sector (PRS). Overall it will be important for the Garden Community to provide a range of different housing types and neighbourhoods, to achieve a balanced community and cater for residents of all ages.

CENTRES STRATEGY AND SETTLEMENT HIERARCHY

The Garden Community will be developed upon the basis of a centres strategy that is distributed across a clear network and focuses on co-located social infrastructure such as community hubs. The current rural context of the site and surrounding area means the population is relatively sparsely distributed. The urban area of Braintree has the highest concentration of population and activity and is approximately 5km to the east while the market town of Great Dunmow is approximately 6km to the west with a modest population and local key service provision. The village of Rayne sits in close proximity to the east but provides relatively limited economic activity. There is little close connection to any major urban settlements to the north or south. As a result the Garden Community will need to establish a major new centre at its heart to focus the predominant interaction and exchange of social and economic capital within the Garden Community.

This new centre will likely comprise of large groups of shops containing at least one supermarket and a range of non-retail services such as banks, cafés and restaurants. It could also contain community hubs providing co-located facilities such as educational (early years, primary and secondary levels) and leisure facilities which are flexible and multifunctional to take account of specialised and local requirements. In practice this could mean that sports facilities located at educational establishments are available for wider community use at appropriate times of the day and periods of the year.

Additional and supporting local centres will be located in proximity to new neighbourhoods and along the transport spine in order to establish a walkable environment with sustainable travel links. These local centres will contain smaller groups of convenience shops and services as well as localised community hubs sharing smaller scale uses such as early years care, primary schools and healthcare provision. Complementary uses should be sought wherever possible, for example locating early years care facilities in close proximity to employment areas.

HAVE YOUR SAY



Creating an attractive living environment through careful consideration of the location of different land uses and how they relate to one another within the Garden Community will have significant consequences on social interaction and integration, fostering a sense of place and community. Your views on this subject will help shape a future strategy that will make the Garden Community a celebrated place to live, work and spend time, as well as a place with a strong sense of community.

Q6. Do you support the emerging approach to the living environment?

In preparing your response, you may like to consider:

- How public places that are safe, sociable and busy can be designed and delivered
- What types of services the main centre of the Garden Community should include (social, cultural, education and leisure facilities)
- What types of services smaller local centres should include (social, cultural, education and leisure activities)
- How to making places and spaces that are attractive and flexible for all types of future users
- How to provide homes for all requirements – single people, couples, families, older people, and those looking to rent, to buy or to build themselves

SMART AND SUSTAINABLE LIVING

CHARTER PRINCIPLE 5

Planned for the 21st century, the Garden Communities will secure a smart and sustainable approach that fosters resilient environments and communities; able to respond positively to changing circumstances. Innovation and technology will be embraced to achieve resource efficiency, higher quality of life and healthier lifestyles; creating the conditions for sustainable living.

The Councils are preparing a strategy for Smart and Sustainable Living based on five key principles:

- Smart Places – places that incorporate the best of technology to support sustainable living
- Smart Mobility – technology that facilitate sustainable travel choices
- Smart Lives – technology that enable independent living throughout life
- Smart Infrastructure – technology that delivers sustainable energy and waste solutions
- Smart Public Services – technology that enables access to public services as effectively and efficiently as possible

The aim of the strategy is to support Sustainable Living, focused on the new Garden Communities but with the potential to transform existing communities too. It is anticipated that technology will continue to change and develop during and beyond the development of the Garden Community . Consideration will be given to ‘future proofing’ the planning of the new Community so that places can adapt as technology and lifestyles change.

Smart Places the public realm would be designed to create opportunities for more active lifestyles irrespective of age, ability or cultural background.

Smart Mobility means:

- the application of Active by Design principles⁶ using planning and design for new developments to encourage active and healthy lifestyles. The approach is linked to the Government’s Cycling and Walking Investment Strategy⁷ to design-in opportunities for a step-change in active travel including smart hubs that make interchange with public transport simple and secure.

⁶ Design Council, *Active by Design* (http://www.designcouncil.org.uk/sites/default/files/asset/document/Active_By_Design_Brochure_web_LATEST.pdf)

⁷ Department for Transport, *Cycling and Walking Investment Strategy* (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/603527/cycling-walking-investment-strategy.pdf)

- The public realm in smart places will be designed to create opportunities for more active lifestyles irrespective of age, ability or cultural background.
- Smart vehicles, including electric vehicles infrastructure and charging points linked to renewable energy.
- Smart car-sharing schemes linked to smart parking solutions.
- Autonomous service vehicles to enable consolidated deliveries, either to neighbourhood hubs or individual residences.

Smart Lives will support Independent Living by using technology and mobile apps to enable and support independence for longer, reducing the burden on social and health services. Smart Lives could also improve the effectiveness of care, connecting local government, the National Health Service and charitable organisations, allowing a pooling of resources and efficiencies.

Smart Infrastructure will include:

- cutting edge digital communications, designed for ultra-fast broadband and 5G from the outset and future-proofed for simple upgrades.
- Smart energy systems that use collective contracts to deliver sustainable energy at lower prices through a community owned network tailored to the community's needs.
- capacity and adaptability for technologies through the design of flexible cable ducts, service corridors, etc.
- making space for heat and power energy generation centres and hubs within the Garden Community.
- maximising efficiency at the household and business level, with on-site generation and use of battery storage, with technology to monitor individual energy.
- a mixed portfolio of energy technologies to avoid dependence on any one energy solution.
- smart waste systems which will aim to operate at zero carbon whilst at the same time maximising waste recycling with a waste Hub linked to energy generation.

Smart Public Services will provide public safety benefits from improving emergency incident response and management, to more efficient street lighting, energy and communications infrastructure management.

UTILITY PROVISION

The delivery of a new Garden Community to the West of Braintree will provide a number of challenges in terms of infrastructure provision however the very lack of existing connections and services is also an opportunity to think differently about how to serve the energy and water needs of the new community. The opportunity therefore exists to deliver intelligent utility network infrastructure in an integrated, cost effective and timely manner.

The delivery of the Garden Community will need to be carried out with close collaboration with utility providers to ensure a more integrated approach to provision that guarantees land parcels are unlocked and unconstrained by utilities infrastructure through intelligent timing and phasing. The opportunity for combined utility corridors, ensuring utilities are provided from the outset and making maintenance easier and more convenient for residents, along with

other sustainable onsite items such as innovative approaches to waste water treatment and onsite power generation, should all be considered. In addition, the potential for the utilisation of new technologies, including renewable technologies, needs further consideration.

The planning of the Garden Community also provides an opportunity to design in energy generation and waste management systems into individual properties, groups of properties or at a neighbourhood level. Such localised energy and recycling schemes can result in cheaper and more sustainable energy sources for the Community's residents.



HAVE YOUR SAY

The West of Braintree Garden Community provides an unprecedented opportunity to embrace the latest innovations and technologies available to make buildings, infrastructure and lifestyles more efficient, more enjoyable and more sustainable than what could be achieved through smaller, disjointed development proposals.

Q7. Do you support the emerging approach to smart and sustainable living?

In preparing your response, you may like to consider:

- What sorts of new technologies the Garden Community should embrace
- How such technologies could be planned and delivered
- How to make sure new technologies are available to everyone not necessarily just those who can afford it
- How to encourage wide scale capture and distribution of renewable energy
- How energy efficiency could be achieved in all aspects of the Garden Community

GOOD DESIGN

CHARTER PRINCIPLE 6

Through all stages of the planning, design and development of the Garden Communities the highest quality of design and management of the built and public realm will be promoted. Existing local assets will be capitalised to help create distinctive places.

The Garden Community must achieve an attractive, locally distinctive, high quality and sustainable design. Development should be well-laid out to help people find their way easily, and should have generous open spaces, public, private and communal areas to help create distinctiveness and interest. Masterplans and design guidance can be developed as instruments to secure good design throughout the development.

Greener and more efficient developments should be designed so they are outward facing onto the streets for good surveillance of public places, but should accommodate substantial areas of integrated green space within, to provide for good sized gardens, landscaping, recreation, wildlife and food growing and other private space.

How a new community interacts with its existing landscape is an important design consideration. Development must achieve a suitable transition from urban development to countryside. The design and layout should respond positively to the historic environment context which creates opportunities for developing distinctive and inviting places. It is considered desirable to retain a 'green gap' between the new Garden Community and the surrounding villages and towns, to avoid coalescence and maintain settlement identity. The design of the Garden Community's boundaries should reflect that ambition (see Section 5).

A development framework will be established informed by best practice in urban design principles, which could be supplemented with specific design codes and a design review process with an independent panel of experts helping to support high standards of design.

The Essex Design Guide (EDG) is currently being refreshed to provide urban design guidance to assist Councils in their determination of planning applications and planning for large scale developments, including new Garden Communities. Therefore there is an opportunity to link the future approach to achieving good design to the new EDG, which is expected to be completed by the end of 2017.



HAVE YOUR SAY

The approach taken on architectural and urban design will have long-lasting and far-reaching effects on the settlement's identity and for many people will be the most prominent factor in their perception of the Garden Community. To get this right your views are sought and your responses will directly influence the design approach adopted.

Q8. Do you support the emerging approach to good design?

In preparing your response, you may like to consider:

- How can high quality and sustainable design be achieved in the Garden Community
- How new development can be successfully integrated into the existing landscape
- How different areas of the Garden Community approach design – should different neighbourhoods with the Garden Community have distinct design codes?

THEME 2: COMMUNITY

COMMUNITY ENGAGEMENT

CHARTER PRINCIPLE 7

The Garden Communities are a locally-led initiative, and their development will be shaped through engaging existing communities and emerging new communities; residents will be empowered to contribute to shaping the future of North Essex.

Continued, meaningful local engagement from inception, to planning, and then implementation is necessary. The Garden Community's development will be guided by a locally-led vision, and ongoing and meaningful public and stakeholder participation. Community engagement will form a key part of developing a masterplan for the settlement, utilising the extensive knowledge and views of the existing and new communities to help shape and refine strategies, policies and proposals. Exhibitions and other forms of community engagement events will be held locally as the Development Plan for the Garden Community is progressed.

Measures to support the development of the new community and its provision of vital social infrastructure will be needed, especially in the Garden Community's early days. This support can take a variety of forms. For example community development support workers can be employed to facilitate the establishment of local governance, clubs and social groups and be in place for a minimum period (for example, ten years) from the initial occupation of the first homes or until such time as their involvement is no longer required.

Community involvement will not only be essential to ensure social sustainability but also as a means for the Councils to gather feedback on the delivery of the Garden Community. Once neighbourhoods are established, new residents will start to feel a sense of identity and this will translate into views and opinions on how the latter phases of the Garden Community are designed and delivered. Capturing this local sensitivity will be critical to ensuring community engagement is an ongoing process and able to evolve as the community matures.



HAVE YOUR SAY

The Councils are committed to ensuring the Garden Community is planned from the bottom up, giving local people the opportunity to take part in the planning and delivery decisions that will need to be taken as development progresses. How the Councils go about community engagement will be a test of this commitment and your views on how meaningful and effective consultation can be achieved are therefore encouraged.

Q9. Do you support the emerging approach to community engagement?

In preparing your response, you may like to consider:

- How existing residents and communities should be engaged in the masterplanning of the Garden Community
- How new residents and communities should be engaged in the phasing and latter stages of delivery
- What the best way is to enable new residents and businesses to create a successful Garden Community (community facilities, community support workers, programmes of community activities)

CHARTER PRINCIPLE 8

The Garden Communities will be developed and managed in perpetuity with the direct involvement of their residents and businesses; residents will be directly engaged in the long-term management and stewardship, fostering a shared sense of ownership and identity.

One of the defining principles of Garden Communities is that assets that are important to the local community should be owned and managed by them directly, helping to build a sense of community and collective responsibility.

Establishment at an early stage in the development of the Garden Community of local governance structures and stewardship arrangements for community assets including green space, public realm areas, community and other relevant facilities will encourage civic involvement and bind new communities together. Such arrangements can be funded by the development and include community representation to ensure residents have a stake in the long term development, stewardship and management of their community.

A wide range of social infrastructure can be co-located alongside the key service centres. This could include the community, health, education, cultural, and recreational facilities that provide for the needs of a cohesive community. These facilities will 'anchor' the Garden Community, providing a range of facilities in close proximity to people's homes. Typically these will be positioned on public transport and served by attractive and safe cycling and walking routes to facilitate the creation of walkable and cycleable neighbourhoods as well as allowing easy access for residents across the Garden Community. It will be critical that the provision of social infrastructure is delivered at the earliest possible stages of development in order to advance the establishment of a community and ensure that early residents are adequately served by new facilities, avoiding placing undue pressure on existing provision.

A Local Stewardship Body (LSB) could be formed to encourage community participation and oversee the long term governance of the Garden Community. Such an LSB could be encouraged to collaborate actively with associated bodies and charities where they share similar objectives and to share best practice. For example participation bodies such as sports association, and cultural and religious organisations. The LSB could be funded by endowment from the development or through its potential ability to raise a local precept or levy on residents.



HAVE YOUR SAY

Garden Communities are most commonly associated with delivering high levels of ‘hard’ infrastructure such as new means of transportation, health and educational facilities, and generous amounts of open space but ensuring the ‘soft’ infrastructure of active local stewardship is given adequate support and resources is just as essential. Your view on how arrangements can be made from the outset to help the Garden Community’s social infrastructure flourish are welcomed.

Q10. Do you support the emerging approach to active local stewardship?

In preparing your response, you may like to consider:

- The importance of local communities running, managing and/or owning community assets (such as parks, sports pitches, allotments, community buildings and community transport)
- The types of community assets to be covered by local stewardship arrangements
- How these community assets could be run, managed and/or owned by the local community
- How the running of local governance structures could be funded (for example through endowment or through the ability of an LSB to charge a local precept or levy)

THEME 3: DELIVERY

STRONG CORPORATE AND POLITICAL PUBLIC LEADERSHIP

CHARTER PRINCIPLE 9

The Councils will collaborate to provide clear vision for the Garden Communities and commitment to their long-term success. Central to this will be a commitment to high quality place-making, timely infrastructure provision, and achieving a steady pace of housing and employment delivery.

A successful Garden Community relies on strong corporate and political leadership and a well-defined, shared Vision. The West of Braintree Garden Community is being led by the joint-working of Braintree District Council (working as part of the North Essex Garden Communities) and Uttlesford District Council. Strong, cross-party, political support will be required to drive the project forward over several Local Plan periods and political cycles.

The delivery of the Garden Community will require a positive and active approach by both the public and private sectors. The Councils will explore all opportunities to take a direct stake in the delivery process relating to good place-making, infrastructure delivery, funding and governance.

The Councils will need to take a long term strategic view of development to ensure that the Vision and ambitions for the Garden Community are delivered. This will require forward thinking and planning that is not limited to the current plan-making time horizon of 15 years, but looks well beyond that.

The Garden Community will place the Councils' commitment to high quality place-making and infrastructure delivery at the heart of the development, and a central tenet of all governance and delivery mechanisms created to bring forward the new Garden Community.

HAVE YOUR SAY

Strong corporate and political leadership is a key principle of the Garden Community, particularly given the significant challenges of delivering a new settlement at such a scale, which crosses local authority boundaries will cover many future Local Plan periods.



Q11. Do you support the emerging approach to corporate and political leadership?

In preparing your response, you may like to consider:

- How the Garden Community can implement an effective and enduring regime of control to main high standards of design and quality and maintain a commitment to the Garden Communities Charter
- How the funding should be sought for the investment in the Garden Community
- The type of governance arrangements required to ensure long term commitment to deliver the new settlement

INNOVATIVE DELIVERY STRUCTURE

CHARTER PRINCIPLE 10

The Garden Communities will be delivered through a genuine and pro-active partnership approach between the public and private sectors, where risk and reward is shared and community empowerment enabled.

The delivery of new Garden Communities on this scale requires delivery arrangements that are more complex and wide-reaching than those that would apply to conventional development. Most notable is a desire of the public sector, represented by the two local Councils, to play a full and active role in the development of the Garden Community, and to participate in both the risks and the rewards of development, securing benefits for the wider communities.

This involvement could go beyond the role of the Councils as local planning authorities in making local planning policy and determining planning applications. Managing development through the planning process relying on planning policy and conditions on planning permissions is potentially too coarse and remote for such complex and large-scale proposals.

Ideally the Councils would like to see the formation of a Local Delivery Vehicle (LDV) as a minimum with one or more local Development Corporations formed as a preference. These Development Corporations will have the powers to acquire and to hold land, to prepare master plans and other guidance, and to determine planning applications in the Garden Community area, thereby ensuring high standards and capturing land values to pay for infrastructure and community assets. Such a Development Corporation would be accountable to both local Councils.

By taking a more involved role in the Garden Community the Councils will have a stronger say in the delivery of the settlement, ensuring that infrastructure is delivered at the right time to support the new Garden Communities and to minimise the impacts and increase the benefits to existing communities.

HAVE YOUR SAY



The Councils have a strong and equal commitment to ensuring the delivery of the Garden Community raises the expectations and reputation of new largescale development. This can only be achieved with an innovative delivery structure which embeds the Councils aspirations in the heart of its governance. Your thoughts on the form this innovative delivery structure should take are sought.

Q12. Do you support the emerging approach to innovative delivery structure?

In preparing your response, you may like to consider:

- The level of involvement of the Councils in the delivery of the Garden Community
- How local interests can be placed above private gain through the sharing of risks and rewards of new development
- How strong local and political leadership can be translated into the establishment of the innovative delivery structure
- The need for public funds to secure infrastructure in advance of development

SECTION 5: SPATIAL BOUNDARIES

Both the Braintree and Uttlesford emerging Local Plans show the West of Braintree Garden Community as a broad location. This means that further detailed work is required to determine the full extent of land required.

ESTABLISHING A BOUNDARY FOR DEVELOPMENT

Part of the role of the West of Braintree Plan is to determine the full extent of land required for the Garden Community. In order to determine the full extent of the land required it is necessary to consider the nature of the existing area and the level of land uses and infrastructure required to serve the Garden Community.

The area of land that could accommodate a new Garden Community in the area has been refined from options presented in the Options and Evaluation⁸ study which was influenced by stakeholder consultation with local community representatives in November 2016 and March 2017, as well as an understanding of the issues and the inter-relationship between them which include:

- identification of clear and defensible boundaries (water courses, roads, woodland belts);
- appreciation of distance and separation of communities – (physical, visual, perceived);
- relationship to existing settlements;
- nature of land that will perform the role of a 'green buffer' which will define an envelope within which a new community can be accommodated that remains distinct from other existing settlements;
- planning policy protection (how might this land be protected 'in perpetuity' from built development whilst allowing complementary activities that support both the new community and existing communities?).

The effects of constraints on potential land use are identified through consideration of the evidence base and by engagement with landowners, statutory agencies, utility service providers and others. Based on this process, absolute constraints on development, such as easements and buffers to existing settlements can be defined and removed from the boundary of the Garden Community altogether or from the developable area if they remain within the boundary. Remaining constraints, such as areas of high landscape sensitivity will influence decisions on proposed land uses and potential residential densities.

Once the developable area is determined the quantity of land required for each land use or infrastructure type needs to be calculated based on the evidence base as well as the principles contained in the Garden Communities Charter. The proposed disposition of the various land uses can then take

⁸ Aecom, *Options and Evaluation*, (2016)

advantage of the constraints and opportunities offered by the characteristics of the different areas across the site and inform the overall capacity of the area.

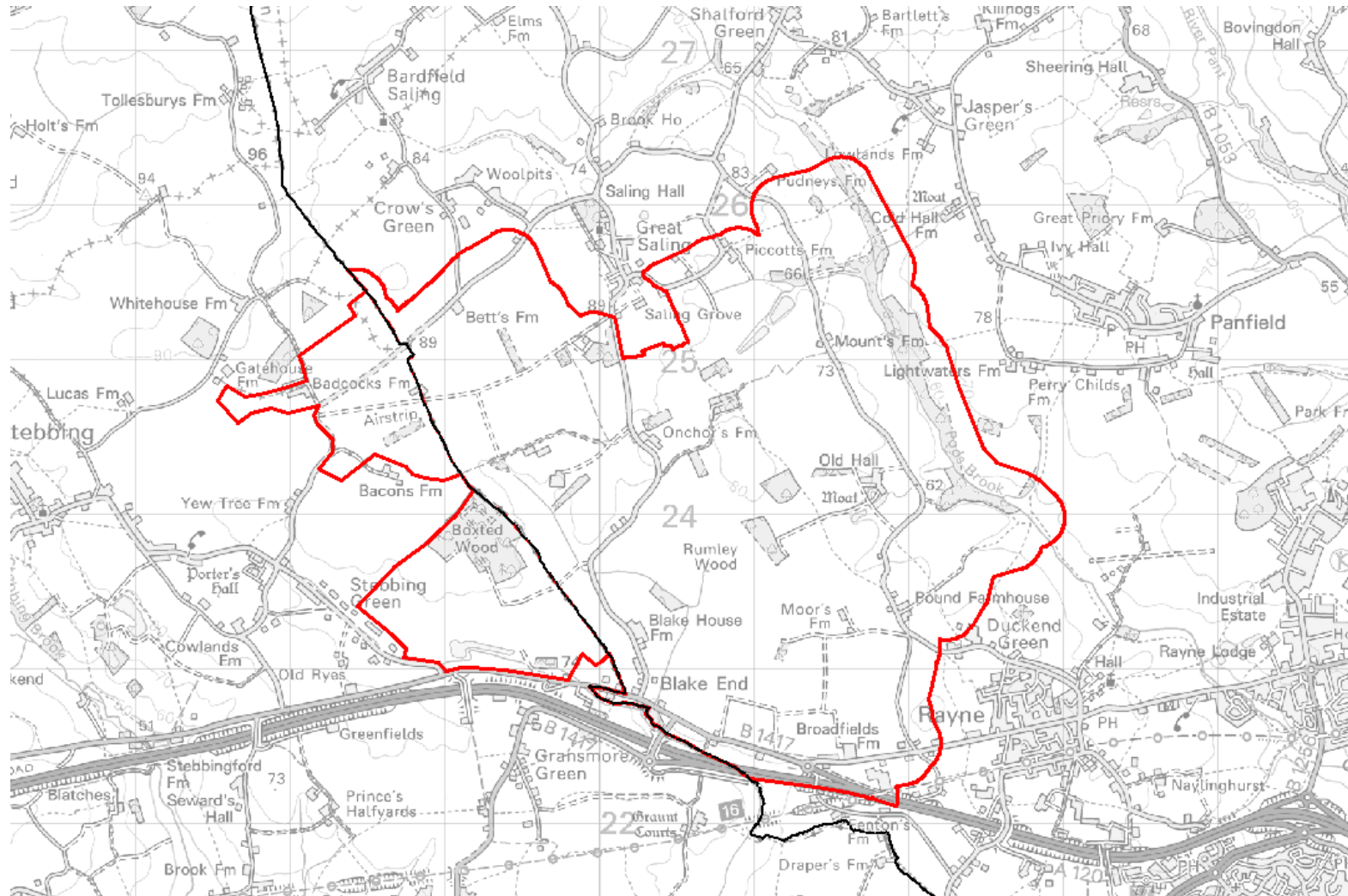
It is important to remember that where green buffers are needed to prevent the coalescence of the Garden Community with existing settlements and preserve the character and identity of surrounding villages from new development, the land required to accommodate these buffers will need to be contained within the boundary of the Garden Community. By including green buffers in the Garden Community boundary the land can be protected in perpetuity from built development whereas such a safeguard could not be imposed on land outside of its boundary. This is the reason why the Garden Community boundary will need to be in close proximity to Great Saling, Rayne and Stebbing Green.

SPATIAL OPTIONS

As mentioned the Braintree and Uttlesford emerging Local Plans contain the principle of development and a broad location for the Garden Community. Whilst neither Local Plan is yet to be adopted in its current form, and is therefore subject to change following independent examination in public, the Local Plans are at different stages of progression. Braintree District Council has recently concluded its Regulation 19 statutory consultation and is due to submit its Local Plan to Government in Autumn 2017. Uttlesford District Council has recently concluded its Regulation 18 statutory consultation and is due to carry out its Regulation 19 statutory consultation in early 2018 with submission to the Government later in 2018.

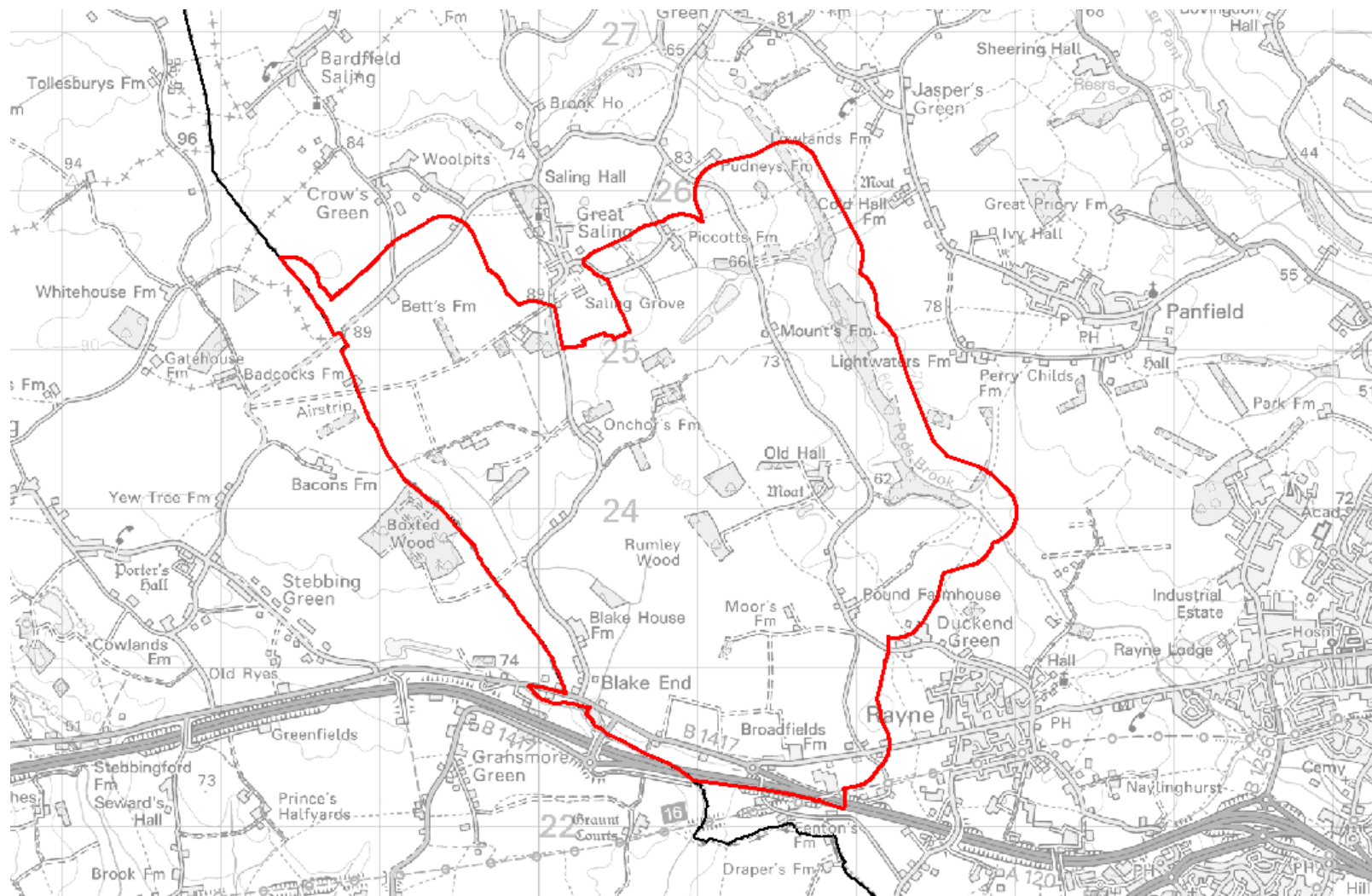
In order to not pre-empt the Local Plan process, outlined above, the Councils are exploring different spatial options for the West of Braintree Garden Community. The two spatial options available reflect the possibility that the Local Plans may be subject to change as the statutory planning process continues up to formal adoption by the Councils. Option 1 comprises the combined areas of search contained in the two emerging Local Plans whilst Option 2 is wholly contained within Braintree District.

OPTION 1 – COMBINED BRAINTREE AND UTTLESFORD LOCAL PLANS AREA



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OPTION 2 – BRAINTREE LOCAL PLAN ONLY AREA



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HAVE YOUR SAY

The spatial boundaries of the Garden Community will set the extent and scale of the development and consequently the amount of land available for different land uses, and local and strategic infrastructure. For the reasons mentioned above, the Councils are exploring two spatial options to take account of the ongoing statutory Local Plan process. However, irrespective of which option is taken forward, the exact development boundary is yet to be determined and your views are therefore sought to help refine what the exact boundary should be. **It is important to recognise that the development boundary does not mean that built development will take place up to the edge of the boundary; the development boundary will have to include green buffers if they are to adequately safeguarded from future development.**

13. Do you have any comments on the potential boundary of the Garden Community?

In preparing your response, you may like to consider:

- Within each option are there specific areas that should be excluded, and why?
- Are there any specific areas that should be included, and why?
- Should there be buffers to separate the existing settlements nearby from the Garden Community? If so, where should these be? Apart from existing rural and agricultural uses should any other types of development or land uses associated with the Garden Community be acceptable in these buffers, e.g. open space, or sustainable urban drainage, or playing fields?

Q14. Are there any other considerations relevant to the West of Braintree Garden Community that have not been identified or discussed in this document?

SECTION 6: NEXT STEPS

This document has provided information on the proposed Vision, Principles, Issues and two potential options for the West of Braintree Garden Community, given the position of respective emerging Local Plans. We welcome your views on all those elements, and anything you feel should be added or emphasised.

Your responses will be reviewed and analysed and will help decide which spatial options are progressed and how the emerging strategies, policies and proposals are shaped which will inform the West of Braintree Garden Community Plan. Where your comments are considered to merit further consideration of issues or indeed require additional evidence to be gathered, we will progress this as part of the continued evolution of the Plan.

Many thanks for your contribution, this is an exciting long term project and we are keen that you continue to engage with us as we prepare a shared Plan for the Garden Community.

GLOSSARY

Affordable housing – a broad term used to describe a variety of housing tenures including social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.

Allocation - the specific identification of an area of land for a particular use or designation in a planning document.

Ancient Woodland - an area that has been wooded continuously since at least 1600 AD.

Archaeological interest - there will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them.

Avoidance - action taken to avoid a possible impact by either re-locating the works to an area that will not have an impact or timing them to avoid the impact i.e. outside of the bird breeding season, amphibian mating season, etc.

Autonomous (driverless) vehicles - robotic vehicles that are designed to travel between destinations without a human operator.

Biodiversity - includes all living organisms (plants and animals) and collections of species that form different natural habitats.

Bridleway - a path, trail or a thoroughfare that is used by people riding on horses.

Broadband (Ultrafast) - Ultrafast is defined, depending on the supplier, as delivering between 300Mbps and 1,000Mbps. Achieving these speeds would require FTTP.

Car Clubs/Car Sharing - sharing cars for regular travelling, especially for commuting and routine travel such as shopping.

Climate change - the large-scale, long-term shift in Earth's weather patterns and/or temperatures.

Community assets - community assets are land and/or buildings owned or managed by community organisations. These assets cover a wide spectrum and include community centres, sports facilities, affordable housing, libraries, cafes, and even transport services.

Community facilities – the wide range of facilities and services required by any community. It includes education, health and community care, shops, meeting halls, libraries, places of worship, burial grounds and emergency services.

Concept Feasibility Study - conducted by Aecom in 2015 to investigate a range of scenarios covering the scope and scale of development that may be feasible, together with an evaluation of how development at scale could meet strategic objectives, deliverability and anticipated infrastructure requirements.

Conservation (for heritage policy) - the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area - an area designated for special protection under the Planning (Listed Buildings and Conservation Areas) Act 1990, for which it is considered desirable to preserve and/or enhance an historic interest and/or a special architectural character. Such areas have restrictions over works which can be done to buildings or trees.

Countryside – land outside defined development boundaries.

Custom build/Self-Build - Custom build homes are where an individual or a group works with a developer to help deliver their own homes. Self-build is where an individual directly organises the design and construction of their own home

Cycleway - either a mandatory or an advisory route along which bicycles may travel, either segregated from pedestrians or as shared users.

Development - 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.' (Section 55, Town & Country Planning Act 1990).

Development Plan Document (DPD) - the planning policy documents that make up the Local Plan and help to guide development within a local planning authority. Importantly DPDs are subject to formal public consultation and independent examination by a Government-appointed Planning Inspector.

District Centre - A centre which serves a wider area than a local centre.

District Heat Networks - a system for distributing heat generated in a centralised location for residential and commercial heating requirements such as space heating and water heating

Drinking Water Safeguarding Zone – designated areas in which the use of certain substances must be carefully managed to prevent the pollution of raw water sources that are used to provide drinking water.

Environment Agency – the public body responsible for the protection and enhancement of the environment in England.

Essex County Council (ECC) – the public body which governs the county of Essex. ECC is responsible, amongst other services, for governing highways, education, adult social care and minerals and waste planning in Essex.

Educational infrastructure – early years education and childcare, primary and secondary schools and post-sixteen and adult life-long learning facilities.

Flood protection - the measures taken to reduce or prevent the detrimental effects of flooding,

Flora and fauna - flora is plant life and fauna refers to animals.

Formal recreation - recreational activities which use or require dedicated or purpose-built facilities, either in public or private ownership, for example, sports pitches, swimming pools, playing fields, tennis courts, bowling greens.

FTTP - Fibre to the Premises (broadband).

Garden City Principles (TCPA) – a set of principles developed to shape the sustainable development of new communities, using the opportunity and economies of scale to innovate and create high-quality places that put people at the heart of developing new settlements.

Garden Community – a community that is holistically and comprehensively developed with a distinct identity that responds directly to its context, and is of a sufficient scale to incorporate a range of homes, employment, green space and other uses to enable residents to meet the majority of their day-to-day needs, reducing the need for commuting elsewhere. Importantly, Garden Communities capture the uplift in land value that results from new development for the benefit of the community.

Garden Communities Charter – The key themes and placemaking principles that will inform the approach to the development of Garden Communities.

Grade II* and Grade II Listed Buildings – Particularly important buildings of more than special interest (Grade II*) and buildings that are of special interest (Grade II) warranting every effort to preserve them.

Green-Blue infrastructure - all natural and semi- natural landscape elements that form the green-blue network in an urbanised environment, including hedgerows, copses, bushes, orchards, woodlands, natural grasslands, pools, ponds and water courses.

Green infrastructure – green spaces which may include parks and gardens, village greens, woodlands, cycling routes, allotments, churchyards and other environmental features.

Green network - the linking together of natural, semi- natural and man-made open spaces to create an interconnected network that provides opportunities for physical activity, increases accessibility within settlements and to the surrounding countryside, whilst enhancing biodiversity and the quality of the external environment.

Greenspaces - an area of grass, trees, or other vegetation set apart for recreational or aesthetic purposes in an otherwise urban environment.

Heritage asset - includes Listed Buildings, Scheduled Ancient Monuments, Historic Parks and Gardens, and Conservation Areas.

Heritage Impact Assessment - the process of establishing the impact of a specific proposal on the significance of a place and identifying ways of mitigating any adverse impacts.

Historic Parks and Gardens - sites included in the Register of Parks and Gardens of Special Historic Interest compiled and maintained by English Heritage, that make a significant contribution to the diversity of the local and/or national landscape and/or which are of particular historical importance.

Housing density - the number of dwellings proposed to be accommodated on a set unit of land. Urban areas tend to have higher densities than rural areas.

Important Hedgerow - a hedgerow meeting the criteria set out in the Hedgerow Regulations 1997.

Independent Living Schemes - a living arrangement that maximizes the independence of vulnerable people.

Informal recreation - recreational activities which do not make use of or require dedicated or purpose-built facilities, either in public or private ownership. Informal recreation land could include trails and walks as well as village greens.

Infrastructure - infrastructure means any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or well-being. Generally the term refers to roads, railways, schools, healthcare facilities, community facilities, places of worship as well as retail and service outlets.

Landscape/Green buffers - the on-site use of landscaping elements, screening devices, open space, drainageways and landforms for reduction of the potentially adverse impacts of adjoining, dissimilar land uses. Green buffers generally refer to the concept of using undeveloped land as a means of separating settlements to avoid physical or visual coalescence.

Local Centre - Local Centres typically contain a small supermarket, shops, takeaways, sub-post office, etc. They are more numerous but smaller in scale than District Centres.

Local Delivery Vehicle (LDV) – the body responsible for delivering the new Garden Community. It will be accountable to the Councils, with both public and private sector representation. The LDVs will be responsible for delivering development and infrastructure required for the new communities in accordance with an approved masterplan and also for meaningful participation of the existing and emerging communities in the process.

Local Development Schemes (LDS) - a document produced by local planning authorities which identify the local development documents will be produced, in what order and when.

Local Plan – the development plan for a district/borough administrative area, drawn up by the local planning authority in consultation with the community.

Minerals Safeguarding Area - an area designated by minerals planning authorities (Essex County Council) which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

Mitigation - action taken to reduce the severity of adverse impacts. Mitigation can include minimising impacts by limiting the degree of magnitude of an action, or rectifying impacts by restoring, rehabilitating, or repairing the affected environment or reducing or eliminating impacts overtime.

Mixed use sites - land developed to consist of a combination and integration of uses including residential, employment and community uses.

National Cycle Network (NCN) – a series of traffic-free paths and quiet, on-road cycling and walking routes, that connect to every major town and city.

New Town Development Corporations (NTDCs) - originally established under the New Towns Act 1946, now the New Towns Act 1981, are accountable to the relevant Secretary of State and are established to oversee the development new settlements.

National Planning Policy Framework (NPPF) – National Government policy on planning. Local Plans are expected to conform to the policies contained in the NPPF.

North Essex Garden Communities (NEGC) – a strategic partnership between Braintree District Council, Colchester Borough Council, Tendring Borough Council and Essex County Council to manage and co-ordinate the Councils' resources towards the delivery of Garden Communities.

Permeable surface - permeable surfaces consist of a variety of types of pavement, pavers and other devices that provide stormwater infiltration while serving as a structural surface.

Placemaking - placemaking is a multi-faceted approach to the planning, design and management of public spaces. Placemaking capitalises on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being.

Public Rights of Way - a category of right of way created under the Countryside and Rights of Way Act 2000. A restricted byway allows a right of way on foot, on horseback, or leading a horse, cycling and for any vehicles other than mechanically propelled vehicles.

Rapid Transit System – a public transport system which includes overground trains (including light rail), trams, and guided buses.

Settlement (or Development) Boundary - the designated boundary surrounding a built-up area within which there is a presumption in favour of development subject to the detailed policies in the relevant development plan.

Small and medium enterprises (SMEs) - made up of enterprises which employ fewer than 250 persons and which have an annual turnover not exceeding £40 million and/or an annual balance sheet total not exceeding £34 million.

Smart Living - Incorporating the best of technology to support sustainable and fulfilling lifestyles.

Sociocultural - combining social and cultural factors.

Starter Homes – a Government initiative to help meet the housing needs of young first-time buyers, many of whom increasingly cannot afford to buy their own home, by allowing homes to be offered at below their open market value.

Stewardship – the direct involvement of residents and businesses in the long-term management of their communities/areas.

Supplementary Planning Document (SPD) - planning documents supplementary to the development plan and are used to provide additional detail as deemed necessary, usually in the form of site or topic specific guidance.

Surface runoff – water, from rain, snowmelt, or other sources, that flows over the land surface, and is a major component of the water cycle.

Sustainability Appraisal – an assessment required by European and national law into how a plan or project will impact on the environment in the long term and to what extent it contributes towards sustainable development.

Sustainable transport – a focus on walking, cycling and public transit systems.

Sustainable development - development that is in accord with economic, social and environmental objectives. Development that meets today's needs without comprising the ability of future generations to meet their own needs.

Sustainable Drainage Systems (SuDS) - a sustainable drainage system is designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.

Town and Country Planning Association (TCPA) – an independent charity that works to improve planning practice in the UK by making planning more responsive to people's needs and to promote sustainable development.

Town Centre - an area of a settlement which contains uses such as clusters of retail, service and leisure outlets.

Transport hub – a place where passengers exchange between vehicles or between transport modes, such as train stations, bus stops, airports and ferry slips.

Water course - a brook, stream, or artificially constructed water channel.

Water Framework Directive - the Water Framework Directive is a European Union directive which commits member states to achieve good qualitative and quantitative status of all water bodies.

APPENDIX 1 – THE NORTH ESSEX GARDEN COMMUNITIES CHARTER

THEME 1: PLACE AND INTEGRATION

Created from a comprehensive and integrated approach to placemaking the Garden Communities will be amazing places to live, work and spend leisure and recreation time.

PRINCIPLE 1: GREEN INFRASTRUCTURE

The Garden Communities will provide a generous amount of green space. They will be set within a multi-functional and integrated natural environment; providing space for nature, making the communities more resilient to climate change; promoting healthy lifestyles, and creating beautiful places to live and work.

1. A RANGE OF GREEN AND OPEN SPACES

A wide range of green and open spaces will be provided including: a country park; community woodlands, neighbourhood and pocket parks, urban plazas, play areas, school playing fields, sports pitches, local nature reserves, swales, ditches and ponds, street trees and verges, pedestrian and cycling routes, allotments and access to open countryside.

2. MULTIFUNCTIONAL GREEN SPACE

Green infrastructure will be multifunctional providing amenity space for formal and passive recreation, a haven for wildlife and biodiversity, the management of surface water drainage, contribute to climate change resilience, and create an attractive place to live, work and invest in.

3. WATER SENSITIVE URBAN DESIGN

An attenuation based sustainable urban drainage system will be developed and integrated with the green infrastructure network. Surface water storage, bio-filtration cleaning and reuse within the landscape will be key components.

4. PRODUCTIVE LANDSCAPES

Productive landscape will be incorporated where appropriate through the establishment of orchards, allotments and greenhouses, for commercial and neighbourhood growing. These will be distributed through the Garden Communities so they are easily accessible by residents.

5. ACCESS TO OPEN SPACE

Residents will always be within convenient and safe access of open space; houses will be designed with good sized gardens and neighbourhoods planned with integrated public amenity spaces for all, benefiting from activation and passive surveillance.

6. CONNECTED GREEN SPACE

Green infrastructure will be linked visually and physically. Connectivity will enhance public engagement with the natural environment, improve opportunities for biodiversity migration and assist in facilitating and encouraging sustainable forms of travel. Streets will be tree lined helping to create safe and attractive places to walk and cycle.

7. UTILISING EXISTING LOCAL ASSETS

Existing woodland copse, hedgerows and small water courses are local assets of the North Essex landscape. These will be used as structuring elements of a comprehensive green infrastructure network, and a defining placemaking characteristic of the Garden Communities.

PRINCIPLE 2: INTEGRATED AND SUSTAINABLE TRANSPORT

The Garden Communities will be planned around a step change in integrated and sustainable transport system for the north Essex area, which will put walking, cycling and public transit systems at the heart of the development, and be delivered in a timely way to support the communities as they grow.

1. AN INTEGRATED APPROACH TO LANDUSE AND SUSTAINABLE TRANSPORT PLANNING

Land use type, distribution, mix and density will be planned to maximise the opportunity for the provision and use of sustainable transport internally within the Garden Communities and connecting externally to key centres beyond. Neighbourhoods will be planned to ensure that all residents and employees are within a 10min (800m) walk of public transport. Areas of highest density and mixed use opportunity will be focused in locations of greatest internal and external sustainable transport interchange.

2. SEEKING MODERN FORMS OF RAPID PUBLIC TRANSIT

To maximise the desirability and use of public transport the Garden Communities will be served and connected by new modern forms of rapid public transit networks. These will operate within the North Essex sub-region providing a high frequency, reliable and efficient service, connecting the Garden Communities with existing settlements and key destinations such as the towns of Colchester and Braintree, the University of Essex and key transport interchanges.

3. TIMELY DELIVERY OF SUSTAINABLE TRANSPORT INFRASTRUCTURE

To achieve the step change in sustainable transport use sought, key infrastructure will be funded and provided early within the development of the Garden Communities. The Councils and Essex County Council will therefore work with key agencies such as the Department for Transport (Daft) and Department for Communities and Local Government (DCLG) to help meet this ambition.

4. SPACE FOR CYCLING AND WALKING

Consistent with promoting healthy living, the Garden Communities will be planned to enable safe, attractive and convenient routes for walking and cycling, with participation in active mode choice maximised. Neighbourhoods will be designed with high levels of permeability and a mix and integration of land uses, including connectivity with the green infrastructure network.

5. MAKING PROVISION FOR THE CAR

The car will be planned for in the context of making walking, cycling and public transport the most attractive forms of local transport. Car clubs and car sharing will be promoted, together with provision for electric car use and charging. A specific car parking strategy will be developed that promotes the use of sustainable transport and makes efficient use of land, and provides for attractive and safe streetscapes and residential neighbourhoods.

PRINCIPLE 3: EMPLOYMENT OPPORTUNITY

The Garden Communities will seek to provide access to one job per household within the new community or within a short distance by public transport. The employment function will be a key component of creating character and identity and sustainable communities.

1. MAXIMISING THE SUB-REGIONAL OPPORTUNITY

As a location the North Essex Sub-Region and A120 Haven Gateway, including the A12, provide excellent international and regional connectivity; access to existing centres, including Braintree and Colchester; the internationally renowned University of Essex; and access to attractive countryside and coastline. These assets will be used to attract high value, high-skilled and logistics based employment to the Garden Communities, together with promoting working from home.

2. ATTRACTING INVESTMENT AND ACTIVE JOB CREATION

Proactive marketing and strong local leadership led by the new delivery bodies set up by the Councils will work to attract economic activity and job opportunities into the garden communities, securing links to appropriate skills and training, and enhancing and diversifying local employment opportunities.

3. A DIVERSE COMMUNITY AND A RANGE OF JOBS

As a new settlement the Garden Communities will contain a mix of uses that together provide the conditions for diversity, vibrancy and social cohesion. As such jobs will be created in schools, retail, health and leisure, in addition to business and employment areas.

4. CREATING A QUALITY EMPLOYMENT ENVIRONMENT

Employment floor space will seek to be affordable, flexible and attractive, and where possible located alongside and interwoven with residential and other land uses. The Garden Communities will aspire to be a location of choice for business and workers alike, attracted by a strong vision, sense of purpose and a clear identity.

5. CREATING A QUALITY EMPLOYMENT ENVIRONMENT

The Garden Communities will be digitally enabled with excellent broadband provision; flexible working, home working and remote/'third place' working from coffee shops, libraries, and other public venues will be possible.

6. SUSTAINABLE TRANSPORT ACCESS TO JOBS IN THE LOCAL AREA

Residents of the Garden Communities will be able to access local jobs in neighbouring centres of employment, for example Braintree and Colchester, by being frequently linked by public transport services and safe cycling routes.

PRINCIPLE 4: LIVING ENVIRONMENT

Community inclusiveness and walkable, sociable and vibrant neighbourhoods will be a defining characteristic of the garden communities. A diverse mix of homes responding to existing and future local needs will be provided alongside a range of community services, including health, education, leisure and recreation, culture and shopping.

1. FACILITATING SOCIAL, VIBRANT, MIXED AND INCLUSIVE COMMUNITIES

Walkable neighbourhoods will be the building blocks of these garden communities which will be planned around a sustainably connected hierarchy of centres providing a mix of homes, jobs and services, set within attractive and green environments, and active streets; creating the conditions for residents to socialise, enjoy cultural facilities and lead healthy lifestyles.

District centres will form the main centre (town centre area) of the garden community. It will likely contain the greatest levels of development density, employment opportunities, retail provision, secondary school provision, retail, cultural and amenity facilities, together with main public transport interchange. These uses will be interspersed with new homes; of typically higher density than elsewhere in the Garden Communities.

Local centres will contain a smaller range of local services including primary schools, nurseries, doctors' surgeries, day to day convenience retail, and cafés. They will be located in 10 minute walking residential catchments. They may take a clustered form or have a linear identity dispersed within a number of adjacent streets.

Centres will be supported by active street corners which might be individual cafés or corner shops located within residential streets.

2. INNOVATIVE APPROACHES TO DELIVERING LOCAL COMMUNITY SERVICES AND FACILITIES

New ways to provide and deliver the education, health and other social and community facilities and services needed to support the new community will be explored in the interest of maximising community inclusiveness and access for all.

Options might include: **Co-located services 'hubs'** developed around areas of high accessibility to encourage cooperation and collaboration and reduce land requirement and duplication of services. **Flexible and adaptable multi-purpose spaces (outdoor and indoor)** that provide for the specific and varying needs of a wide range of individuals, groups, organisations, workers and visitors, which together form the community. **Responsible neighbour** - social Infrastructure provision will be planned comprehensively to ensure that where necessary facilities benefit existing and new communities without compromising services which already exist.

3. PROVIDING VARIED HOUSING TENURES, LEVELS OF AFFORDABILITY AND OWNERSHIP MODELS

A mix of dwelling sizes, tenures and types, including provision for self- and custom-built homes, lifetime homes and affordable and starter homes, will be included in the Garden Communities. This will respond to local needs, including how this changes over time. As part of creating a mixed and balanced community, and vibrant sociable neighbourhoods, a mix of different types and tenures of homes will be provided in each neighbourhood giving single people, couples, families, retirees and elderly people the chance to be part of the Garden Communities.

PRINCIPLE 5: SMART AND SUSTAINABLE LIVING

Planned for the 21st century, the Garden Communities will secure a smart and sustainable approach that fosters resilient environments and communities; able to respond positively to changing circumstances. Innovation and technology will be embraced to achieve resource efficiency, higher quality of life and healthier lifestyles; creating the conditions for sustainable living.

1. ACCESS AND USE OF SMART TECHNOLOGY

Smart technology will be embraced in the planning, development and management of the Garden Communities, and future proofed to respond to future technological and work based trends and changes. Benefits will include:

Community-wide benefits: Advanced Information, Communication and Technology systems (ICT) will attract business and generate jobs. Real time and mobile-enabled public transport timetabling. Enabling use of electric cars and car club/ sharing. f Data analysis and smart monitoring of water and energy use, and waste generation, will create utility management efficiencies. Access to data and analysis can assist in the long term management and stewardship of the Garden Communities. Potential for micro energy generation to provide the Garden Community with a revenue stream for reinvestment in the community.

Neighbourhood benefits: Residents generate and share data to improve the way the community works. Potential to create a 'Garden Communities APP' helping residents to engage with the day to day management of their neighbourhood and wider community, with access to information helping to foster a shared sense of ownership and community identity. Wi-Fi provision in cafés and public spaces, including outdoor spaces, will create flexible opportunities to work, study, and socialise.

Household/resident benefits: Automated and remote control of home environment using mobile devices, enabling reduced energy demand and lower utility bills. Greater flexibility for home working and use of local shared workspaces. Access to real time on demand data, analysis and information – e.g. public transit timetabling. Greater opportunity to lead healthier lifestyles.

2. MAXIMISING NATURAL RESOURCE EFFICIENCY

The Garden Communities will be planned to work with and integrate existing landscape features and topography as much as possible. New and existing tree planting, hedgerows, other vegetation will be used to absorb carbon, and through summer shading reduce energy use for cooling buildings. An integrated approach to water management will be adopted, underpinned by the principles of reducing demand through water efficiency in homes, community buildings, work places and landscape; attenuating and storing surface water drainage; and exploring the potential for grey water (non-potable) networks. Decentralised energy provision such as the use of solar panels and the orientation of buildings to maximise solar gain and day light will be used to reduce overall energy demand as part of creating low carbon Garden Communities.

3. INTEGRATED INFRASTRUCTURE UTILITIES DELIVERY

Multi-utility service corridors will be used where possible within Garden Communities. These can reduce capital and maintenance costs, and more effectively design in physical space and capacity for additional requirements and changing technologies. Consideration will also be given to the use of multi-utility service companies (MUSCOs) to manage and co-ordinate energy and other infrastructure services for the benefit of the community, focusing on the use of best technologies to create efficiencies and resource savings.

PRINCIPLE 6: GOOD DESIGN

Through all stages of the planning, design and development of the Garden Communities the highest quality of design and management of the built and public realm will be promoted. Existing local assets will be capitalised to help create distinctive places.

1. HIGH QUALITY AND SUSTAINABLE DESIGN

Garden Communities will be characterised by a permeable layout which is well ordered but which includes informal elements including public, private and communal space to help create distinctiveness and interest. Masterplans and design guidance will be developed and used to inform and influence the shape and detail of the layout and design characteristics of the communities.

2. GREENER AND MORE EFFICIENT DEVELOPMENT BLOCKS

Development blocks will be a key component of the structure of the Garden Communities. They will be designed so they are outward facing onto the streets to provide good surveillance, yet enclosing substantial areas of green space that can provide for good sized gardens, landscaping, recreation, wildlife and food growing. Higher densities will be located close to the district and neighbourhood centres and along strategic public transport corridors to both support and take advantage of the accessibility opportunities offered by these locations.

3. A WELL PLANNED AND STRUCTURED LAYOUT

Garden Communities will be characterised by a layout which is well ordered but which includes informal elements, public, private and communal spaces.

4. THE URBAN/RURAL EDGE

A design treatment will be adopted for the edge of the development that achieves a suitable transition from urban development to countryside. Where a new Garden Community is located adjacent to an existing urban edge, a positive relationship between the existing and new developments will be created; where it is desirable to retain a green gap between the new garden communities and existing villages and towns, the edge treatment to the new community will reflect that ambition.

THEME 2: COMMUNITY

A sense of community and active community participation will be at the heart of the Garden Communities and central to their planning, development and long term management.

PRINCIPLE 7: COMMUNITY ENGAGEMENT

The Garden Communities are a locally-led initiative, and their development will be shaped through engaging existing communities and emerging new communities; residents will be empowered to contribute to shaping the future of north Essex.

ENGAGING THE COMMUNITY THROUGHOUT

The Garden Communities will be developed from a locally-led vision, and ongoing and meaningful public and stakeholder participation through the Local Plan process and beyond. Community engagement will form a key part of developing a masterplan for each Garden Community and planning applications, utilising the extensive knowledge and views of the existing and new communities to help shape and refine proposals. Exhibitions and other forms of community engagement events will be held locally as the plans for the Garden Communities are progressed. Existing communities will be given the opportunity to define how they want to engage with the new communities being created. Exhibitions and other forms of consultation events will be held locally as the plans for the Garden Communities are progressed.

PRINCIPLE 8: ACTIVE LOCAL STEWARDSHIP

The Garden Communities will be developed and managed in perpetuity with the direct involvement of their residents and businesses; residents will be directly engaged in the long term management and stewardship, fostering a shared sense of ownership and identity.

1. TO CREATE ASSETS THAT FOSTERS THE EMERGENCE OF COMMUNITY

The Garden Communities will be developed over many years, but from the outset will be planned to create the conditions needed to place people, community, identity and belonging at the heart of successful and healthy place making. The development of community assets such as parks, allotments, community centres, other forms of communal space, schools, local centres and opportunities for formal and passive recreation will form guiding principles of the development.

2. PROVISION FOR LONG TERM STEWARDSHIP AND SOCIAL SUSTAINABILITY

An organisation, such as a community trust or similar, will be set up and funded to maintain and develop community assets over the long term. The new community will be empowered from the start and secure community benefits in perpetuity and provided with sufficient financial resources to deliver on this role. Its remit might include:

- Provision and maintenance of parks and other open space.
- Maintain and develop a property portfolio of community assets.
- Generate revenue streams from community assets.
- Reinvest income for the benefit of the community.
- Advance public education, especially environmental awareness.
- Promote health and wellbeing.
- Provide facilities for leisure and recreation.

- Organise community based events.

THEME 3: DELIVERY

The ambition of the Garden Communities to create something special, unique and lasting for north Essex will be supported by a delivery structure that embraces collaboration, a common sense of purpose, commitment and vision, and where risk and reward is shared.

PRINCIPLE 9: STRONG CORPORATE AND POLITICAL PUBLIC LEADERSHIP

The councils of North Essex will collaborate to provide clear vision for the garden communities and commitment to their long term success. Central to this will be a commitment to high quality placemaking, timely infrastructure provision, and achieving a steady pace of housing and employment delivery.

1. STRONG CORPORATE AND POLITICAL LEADERSHIP AND VISION

The NEGC project will be led by the local councils. Strong cross-party political support will drive the project forward over several local plan periods and political cycles. The delivery of this ambitious vision of the Garden Communities will require a positive and active approach by both the public and private sectors. The Councils will explore all opportunities to take a direct stake in the delivery process relating to good place-making, infrastructure delivery, funding and governance.

2. TAKING A LONG TERM VIEW

The councils will take a long term strategic view of development to ensure that the vision and ambitions for the Garden Communities are delivered. This will require forward thinking and planning, and not being limited to the current plan making timescales, but looking beyond that.

3. A COMMITMENT TO HIGH QUALITY PLACE AND INFRASTRUCTURE

The Garden Communities will place the Councils' commitment to high quality placemaking and infrastructure delivery at the heart of the development, and a central tenet of all governance and delivery mechanisms created to bring forward the new communities.

PRINCIPLE 10: INNOVATIVE DELIVERY STRUCTURE

The Garden Communities will be delivered through a genuine and pro-active partnership approach between the public and private sectors, where risk and reward is shared and community empowerment enabled.

1. ESTABLISH GARDEN COMMUNITIES LOCAL DELIVERY VEHICLES

From the outset one or more Local Delivery Vehicles (LDV) will be established as the body responsible for delivering the new community. It will be accountable to the Councils, with both public and private sector representation. The LDVs will be responsible for delivering development and infrastructure required for the new communities in accordance with the approved masterplan and also for meaningful participation of the existing and emerging communities in the process.

2. AN INNOVATIVE APPROACH TO DELIVERY AND SHARING OF RISK & REWARD

A funding arrangement will be established that reflects a partnership approach between the public and private sectors, and the sharing of project risk and reward. The public sector will directly invest in the funding and delivery process, helping to facilitate the timely and coordinated provision of infrastructure and services, and achieve the level of development ambition set out in this Charter. The active involvement of the public sector in supporting the delivery of the Garden Communities will be rewarded not just by the creation of great places for the residents of North Essex to live and work in, but also through unlocking a share of the value created through this endeavour

3. MANAGING DELIVERY OF HOMES AND JOBS

The LDVs will operate to provide new homes and jobs at a steady pace throughout the main build out period of the Garden Community. The scale of the new communities combined with innovative delivery mechanisms provide the opportunity to create variation in the types and tenures of the homes provided and who provides them.

APPENDIX 2 – THE EMERGING EVIDENCE BASE

Garden Communities Concept Feasibility Study (2016)

In preliminary work, the North Essex Authorities identified four broad search areas for new Garden Communities and commissioned Aecom to undertake a Concept Feasibility Study to explore the potential of these four locations to support a new Garden Community. This study informed the Councils' selection of West of Braintree as one of three sites for Garden Communities to be taken forward through consultation on the emerging Local Plans.

Technical Groups and Workshops (2016-2017)

Technical groups and workshops have formed an important part of the evidence gathering process. These meetings have been attended by professionals and stakeholders, and have helped to explore topics relevant to the evolution of proposals for the West of Braintree Garden Community. These meetings have included discussions on housing, design, transport, education, community provision, and health and wellbeing.

Two community stakeholder workshops were also held as part of the evolution of the Concept Framework for the West of Braintree proposal and these were attended by representatives of the local communities that relate to the site as well as Council officers and Councillors.

Movement and Access Study (2017)

Jacobs were commissioned to review the performance of the existing transport network in the vicinity of the North Essex Garden Communities and review the proposals associated with the Concept Frameworks. The study also looks at trip rates and destinations to investigate the type and level of transport interventions required within and in the vicinity of the site, including active travel assumptions and the potential for rapid transit corridors to serve the new Community.

North Essex Garden Communities Employment & Demographic Studies (2017)

SQW and Cambridge Econometrics were jointly commissioned to determine the likely demographic profile of each Garden Community to inform planning for future service provision, and to develop scenarios for future employment growth and job creation targets. Although it was not an economic growth plan for North Essex, its finding would be helpful in the preparation of such a document.

North Essex Local Plans (Strategic) Section 1 Viability Assessment (2017)

Hyas Associates were commissioned to test the viability of policies set out in the joint Section 1 of the Local Plans, focusing on the viability of the three proposed new Garden Communities. The report acknowledges that the Garden Communities are at an early stage in their evolution and as such it presents

a high-level, strategic assessment. Costs and values are likely to change over time so the viability of the sites will need to be actively monitored in parallel with the evolution of development and design proposals.

West of Braintree Concept Framework (2017)

Following the establishment of the feasibility of the West of Braintree Garden Community, the Councils commissioned a further study to develop a design framework at the site in response to the issues, constraints and opportunities which emerging through previous evidence base studies. The Concept Framework Study sets out the drivers of development at the site and proposed options to address the constraints and incorporate the Councils' ambitions for the new settlement. As previously mentioned two community stakeholder workshops were held which also inform the findings of the final study.

Chris Blandford Associates – Land West of Braintree Landscape & Visual Appraisal (June 2017)

This study provides a preliminary high level appraisal of the development potential of the land West of Braintree in landscape and visual capacity terms.

The study concludes that overall the land to the west of Braintree is of moderate to high landscape and visual sensitivity, varying across the site. There is potential for part of the site to accommodate development, subject to appropriate mitigation developed in accordance with published landscape character guidelines, planning policy and the opportunities and constraints identified in the appraisal. The appraisal finds that the easternmost part of the site (see Figure WB3 of the appraisal) is the most sensitive part of the site and therefore it is desirable for development in this location to be limited on landscape and visual grounds.

Uttlesford District Council – Ecological sites on and adjacent to new settlement/ neighbourhood proposals (May 2017)

The purpose of this paper is to identify the sites designated for their ecological importance within and adjoining the new settlement/neighbourhood sites. The information will identify whether there is a need for further survey work.

There are no international or national designations within the site. Boxted Wood which is ancient woodland is within the site. There is a grassland site and Cannon Wood adjoining the development site which may be of ecological importance. Up to date information on these sites will be required as part of an overall ecological survey accompanying any eventual planning submission.

Uttlesford District Council – New settlement proposals: landscape & visual impact (May 2017)

This paper looks at the significance and the effects of change resulting from the development of a new settlement on the landscape and on public views and visual amenity.

The paper concludes that the aerodrome occupies a significant part of the site within Uttlesford. Within the boundaries of the aerodrome there are no historic landscape features which are of significance. There are, however, arable fields adjacent to Stebbing Green which are considered to be of pre-18th

century, or possibly of much earlier origin. The setting of the small linear settlement of Stebbing Green, with its Listed dwellings, is particularly sensitive to the visual impact of new development and it is considered important that this settlement's character and identity is protected by the provision of a generous buffer zone incorporating the immediately adjacent fields. Overall, whilst the proposed development would undoubtedly result in a significant change to the visual character of the site and the immediate surrounds, it is considered that the site within Uttlesford has a low to moderate sensitivity and has capacity for change.

Uttlesford District Council – Brief heritage impact assessment – West of Braintree (May 2017)

The brief heritage impact assessment highlights any heritage assets that could potentially be impacted by development in response to the call for sites undertaken as part of the preparation of the new Uttlesford Local Plan. It considers the significance of these heritage assets, the contribution that setting makes to their overall significance and the likely effect of the proposed development on their setting and overall significance

The assessment concluded that it is strongly recommended that a full Heritage Impact Assessment be commissioned. Based on the information available at the time of preparing the brief heritage impact assessment, it is considered unlikely that the proposed scheme could be achieved without causing a degree of harm to the significance of a number of heritage assets; both listed buildings and sites of archaeological interest.

The resulting impact of the development as proposed, upon the setting of these heritage assets is considered to be harmful and would compromise their overall significance. This is likely to result in less than substantial harm predominantly, and would detract from the open countryside setting of the individual assets, and Little Easton village, as a whole.

There is a significant level of public benefit arising from such a scheme that would arguably overcome this harm, depending on the proposed mitigation put forward by the applicant in respect of the concerns raised above. Further discussion with the applicant, or supporting information, would be required in order to comment further at present as the information submitted in relation to the historic built environment is lacking.

Subject to measures being taken to address the concerns raised it is considered that a scheme could be achieved on the site without causing substantial harm to the significance of the heritage assets detailed.

Troy Planning & Design – Infrastructure Delivery Plan (May and July 2017)

The Draft Infrastructure Delivery Plan (May 2017) has been supplemented by an Addendum which updates the IDP in the light of the Regulation 18 preferred strategy (July 2017). The IDP has considered the infrastructure requirements of all the garden communities proposed in Uttlesford including West of Braintree.

WYG – Uttlesford Local Plan Transport Study (December 2016) and Addendum (June 2017)

This study broadly examines the likely transport implications of different spatial distribution options for future Local Plan development within the district. It examines potential development locations and presents a high level comparative appraisal of the transport implications of a range of possible development scenarios. This study has included consideration of all the garden communities proposed in Uttlesford including West of Braintree.

Pathfinder Consultants & Malins Associates - Economic Viability Study (2016)

These reports tests the viability of eight New Settlement/Neighbourhood Proposals and seventeen residential allocations in the towns and villages put forward by promoters/developers in the Call for Sites for the Uttlesford Local Plan.