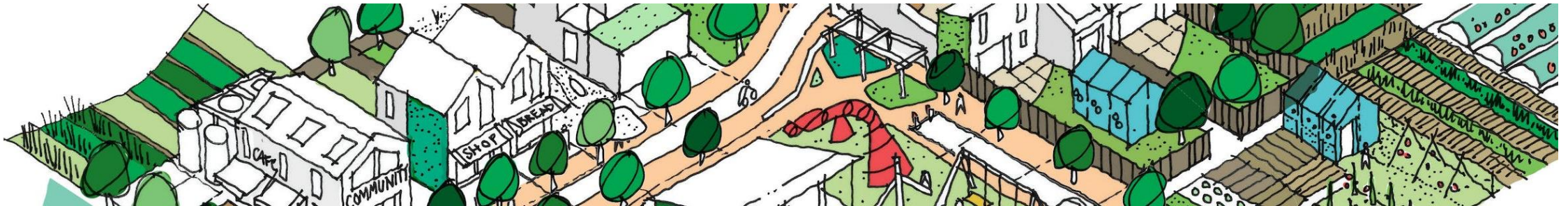


Place-making and Garden Communities

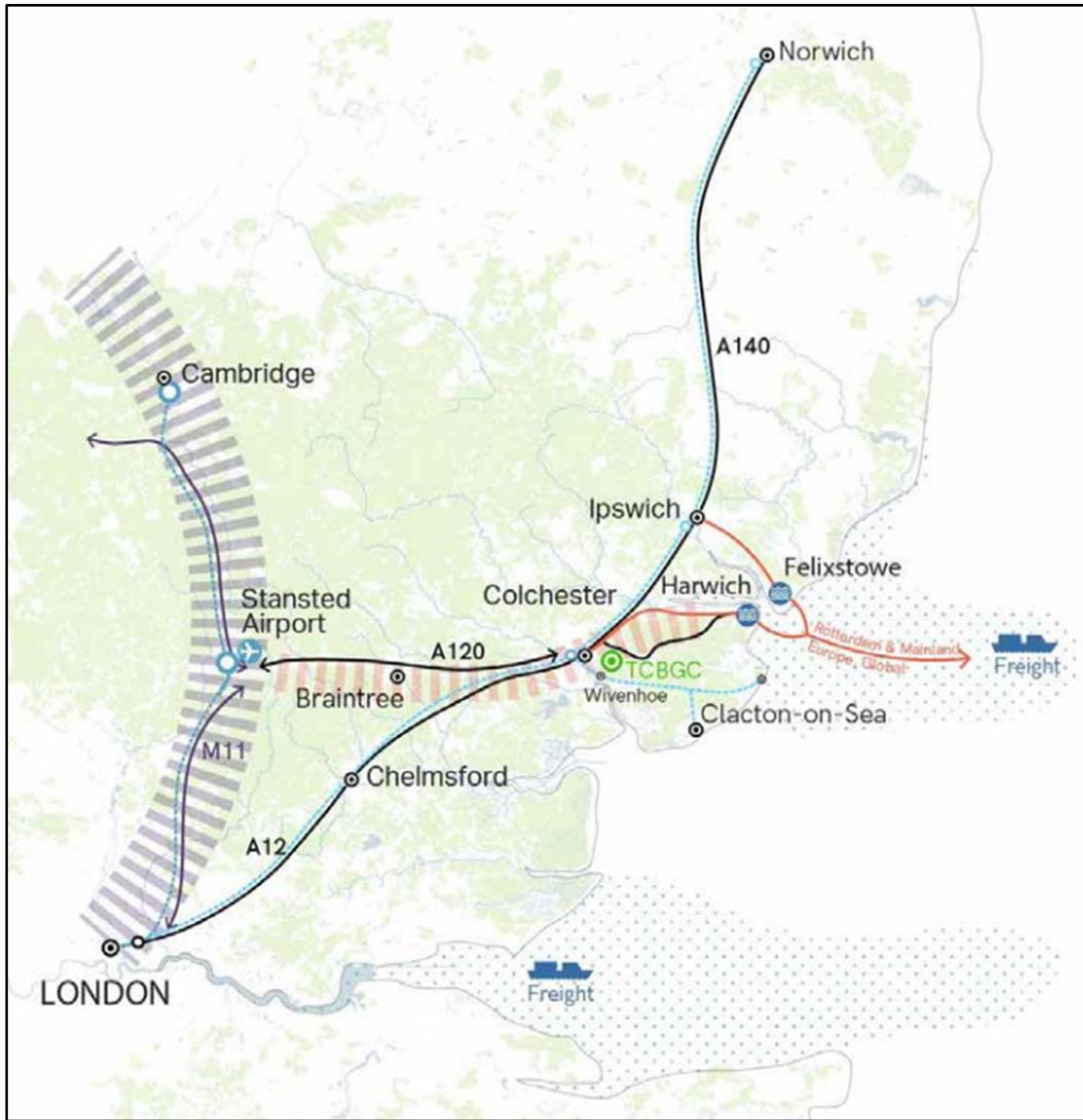
Cross Authority Working at Tendring Colchester Borders Garden Community

Planning Officers Society Annual General Conference 12th June 2025



Amy Lester – TCBGC Planning Manager

Strategic Context



To meet the needs of a growing population over the next 30 to 40 years, Tendring District, Colchester City and Essex County Councils have been working together to plan for a new Garden Community.



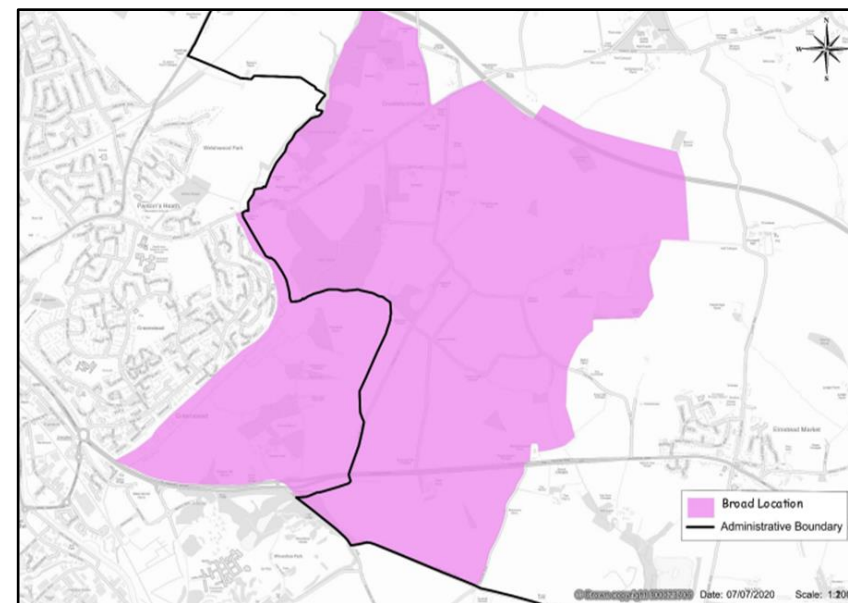
Location



Predominantly agricultural land with large areas of ancient woodland and small pockets of dispersed settlements.

Situated on the border of the district boundaries, the site occupies an area of approximately 700ha to the east of the City of Colchester.

The site straddles the boundary between Colchester and Tendring, with the majority of the land within Tendring.



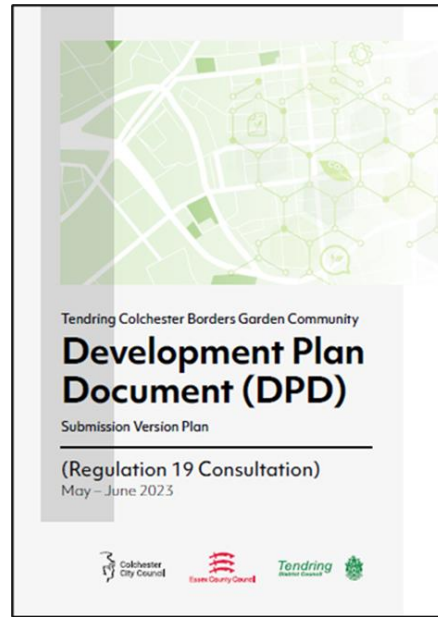
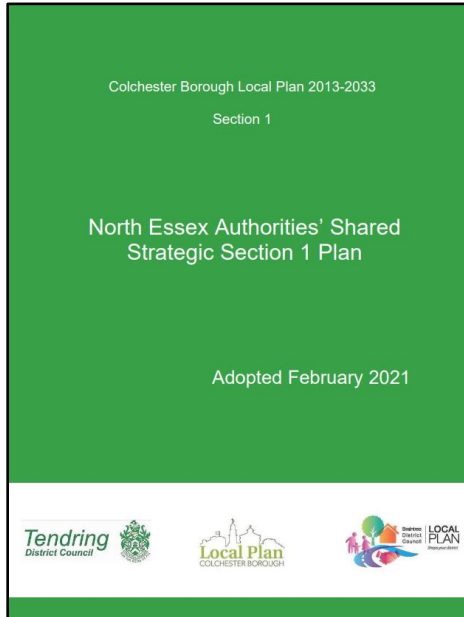
North Essex Authorities - History

The Section 1 Local Plan was adopted in 2021, its original intent was for 3 Garden Communities across the region:

- Shared Section 1 Local Plan between Braintree District Council, Colchester City Council and Tendring District Council.
- Three locations across the combined authorities to provide for up to 43,000 homes.



Supporting Future Growth



In 2019, Essex County Council successfully bid for funding to help support planned housing growth across the county and £99 million was secured from the Government's Housing Infrastructure Fund (HIF) to forward deliver:

- A new link road, linking the A133 onto the strategic road network at the A120. This also would provide access points into the Garden Community.
- The Colchester Rapid Transit System, linking the Garden Community to the city centre, mainline rail station and to the north of Colchester.

In 2021, Tending District and Colchester City Councils both agreed to formally adopt the Section 1 Local Plan which identifies the broad location of the Garden Community, and which sets out the Strategic Policies and the overarching requirements and expectations that it will need to meet.

With the principle of the Garden Community now agreed, work begun to produce a detailed Development Plan Document (DPD) for the Garden Community.



Working Together

Upon the adoption of the Section 1 Plan, Tendring District Council, Colchester City Council and Essex County Council took the decision to continue with their existing partnership on the project, with the following established:



- The cross-authority Project Team
- TCBGC Vision Framework
- Formal agreement to split housing figures 50:50
- An agreed project timeline for the overall Garden Community project, including delivery of the first phase (linked to the HIF agreement)
- An agreed structure for engagement with the Lead Developer, through a series of Planning Performance Agreements
- An independent 'Community Liaison Group' (CLG)
- The TCBGC Joint Committee



Strategic Vision

The DPD contains an overarching strategic vision which underpins both the proposed spatial layout of the Garden Community and the planning policies that will guide its development.

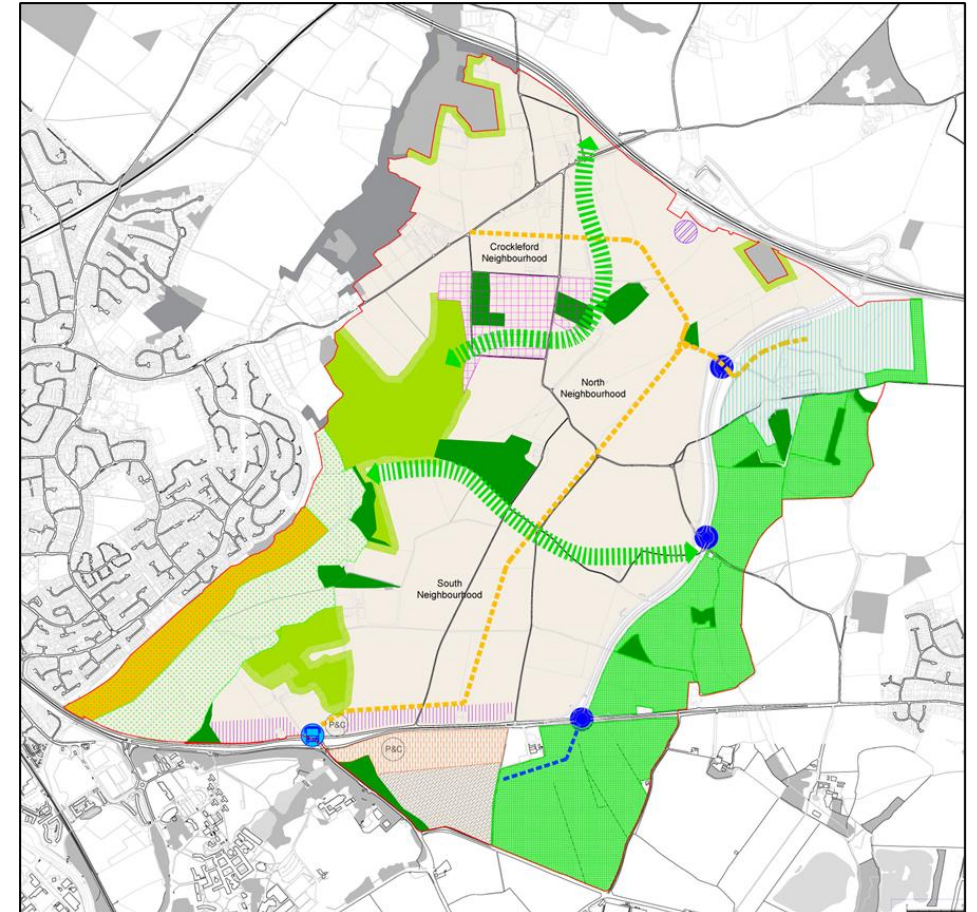
Tendring Colchester Borders Garden Community aspires to become an exemplar and forward-thinking new community in its own right, while resulting in clear benefits to its surrounding area. The new Garden Community will enable its residents to live healthy, happy, green, sustainable, connected and thriving lifestyles. This is a once in a lifetime opportunity to create a place to live, work and play in a better way.



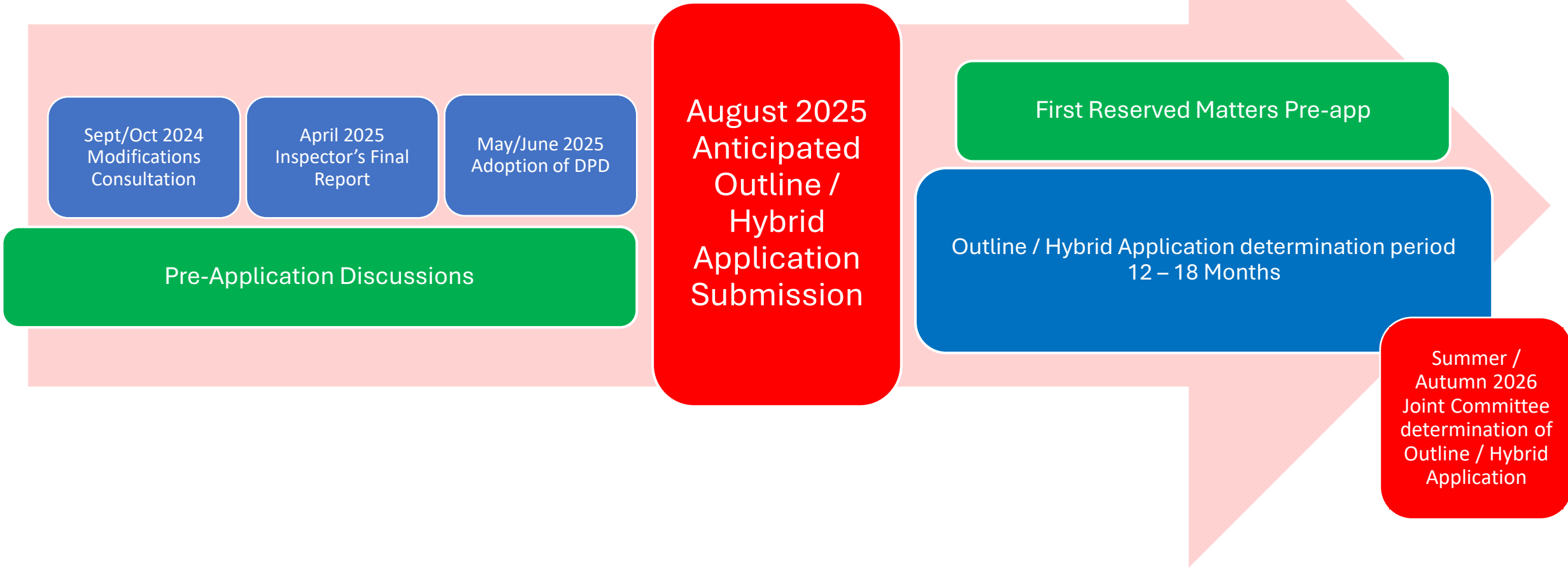
Development Plan Document Headlines

Headlines from the DPD are:

- Garden City Principles at the forefront.
- Allocation of a new Country Park for Salary Brook, and Strategic Green Gaps adjacent to Elmstead Market and Wivenhoe.
- Provision of around 7,500 new homes with a minimum of 30% affordable housing.
- 20-minute walkable neighbourhoods supported by active travel modes and the early provision of the Rapid Transit System (RTS).
- A new Sports and Leisure Park on the area of land south of the A133.
- £500m of infrastructure investment.
- A new Business Park and Knowledge Based Employment Park.
- High standards in terms of climate change mitigation, adaptation and sustainable design.
- Extensive green infrastructure with development shaped by nature and biodiversity.
- Establishment of Stewardship and Governance principles.



Projected Timeline



Effective Cooperation Principles

Cooperation between local authorities brings major benefits to all parties, but arrangements must be locally designed and have strong political buy-in. Arrangements must:

- **Have focus**, with efficient use of resources, clarity of purpose, an established project structure and strict timetable.
- Be **genuinely strategic** and only deal with the issues that require cross-authority collaboration.
- Be **collaborative**, with a governance structure that means partners work together to deliver each others' agendas.
- Have **strong leadership**, both professionally and politically with corporate buy-in from the outset.
- Be **accountable** to local electorates and be sensitive to local community interests.



End



