

1 WELCOME TO OUR 2ND ROUND OF CONSULTATION

Tendring Colchester Borders Garden Community



Above: Map showing the Garden Community location as outlined in the draft DPD

What is Tendring Colchester Borders Garden Community?

Tendring Colchester Borders Garden Community, or TCBGC, will be a new, self-sufficient and sustainable community located in around 715 hectares of land to the east of Colchester, between the A120 and A133.

The community will create a place to live fit for the twenty first century; connecting existing and new communities while respecting and enriching our environment. It will be more than just housing, and will provide a range of new facilities, parks, schools and employment opportunities.

The new community will include:

- Around 7,750 new homes including 30% affordable homes
- A new country park equivalent to the size of High Woods Park
- Abundant green spaces throughout the new neighbourhoods, enhancing and connecting existing green assets
- New employment space creating jobs with a wide range of dedicated employment types and uses
- 3 neighbourhood centres and a Civic Square supporting new and existing communities
- New primary, secondary schools and early years centres
- A range of community and civic facilities that will serve both the existing and new communities
- A reduced reliance on the private car, encouraging and facilitating active travel
- Transparent governance ensuring effective estate management and stewardship, ensuring resident and stakeholder involvement
- University expansion land to meet the needs of the University of Essex

Project Vision Recap

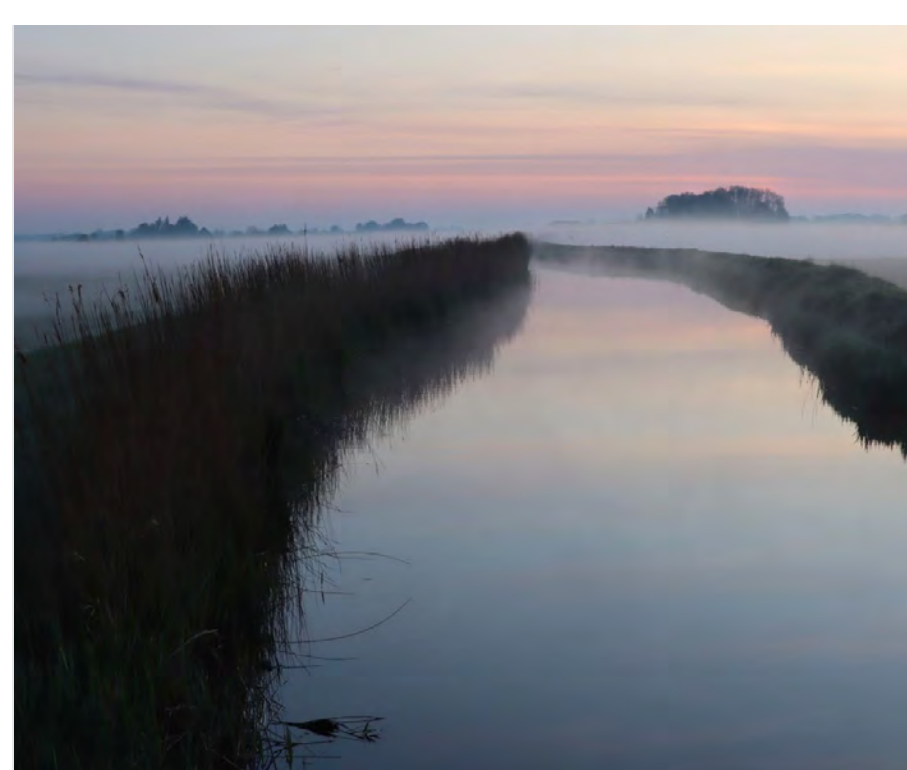
Below are four values which guide our design process to ensure we leave the places we are developing in better shape in the future than they are today, or than they were in the past.

For the emerging masterplan vision, see the large board pinned up in this display.



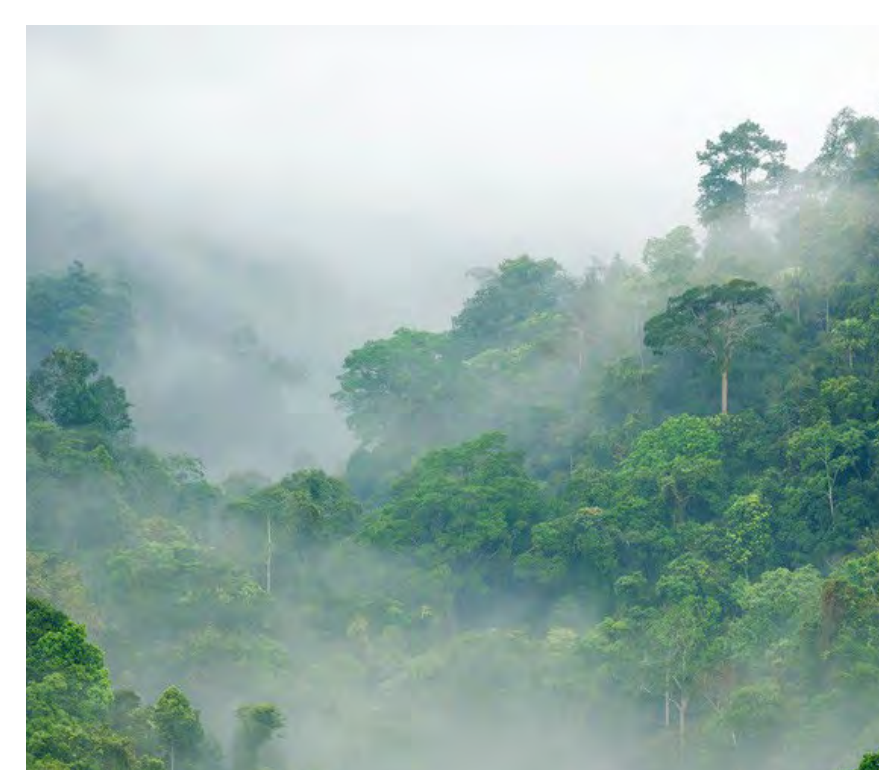
Garden Community (or Garden City) principles and thinking were first established in the late 19th Century. The principles sought a balance in new settlements between town and country, providing jobs, public transport, leisure, homes and open spaces to provide healthy and sociable new communities established by Sir Ebenezer Howard.

Be a good ancestor



Being a good ancestor means finding a way to live that can deliver a steadily improving quality of life for future generations.

Let nature lead



We don't see nature as separate from humans. We need to learn from nature and repair the damage that has been done to it.

Promote circular resource use



We need to rethink the raw materials we use and how we use them. We need to eliminate waste, and think of the long-term lifecycles of materials used.

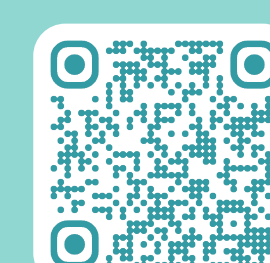
A place for everyone



Evidence is clear; we are happier and live longer in communities. We can create a better quality of life for everyone while considering the planet.

“...success is measured across two, three, four generations, by the impact and legacy left for children, grandchildren and great-grandchildren.”

Margaret Heffernan (2021). The Three Problems of Power



2 MEET THE TEAM

Who is involved in the Garden Community?

The Master Developer

Latimer by Clarion Housing Group will be the Master Developer for the new community, with responsibility for ensuring that the long term ambitions for the project are delivered. We are a new kind of housing developer set within the framework of the largest registered social housing provider in the country. We build homes of all tenures and reinvest any surplus generated back into the Group to further support our social purpose – **providing high quality homes for those that need them the most.**

Clarion's history has its roots from the Victorian era and the entrepreneurship of William Richard Sutton, born in 1833. Today, Clarion Housing Group manage more than 125,000 homes - all based around the ideals of community coherence.



Above: Diagram to show the structure of Clarion Housing Group, highlighting Latimer

Clarion Futures Social Impact

Our charitable foundation Clarion Futures works to transform lives and improve communities. Every year we help thousands of people into jobs and training. In 2022-23, Clarion Futures invested **£19,620** into community groups across Essex County Council, resulting in:

- 7,869 attendees at Clarion Futures funded activities
- 93 volunteers engaged in activities funded by Clarion Futures
- 277 training opportunities delivered to customers to help them secure employment

Clarion Futures have delivered various training programmes in Essex, including:

- Multiply
- Parent Power
- CSCS Roofing & Construction

Every individual Clarion Futures helps and community they support are part of their wider social purpose and mission to provide homes for those who need them most.

Find out more about the work Clarion Futures is doing by visiting the website, scan here!



Construction & Roofing Course in Colchester

Latimer Social Impact

The Latimer Community Grant Programme has awarded **£10,000** split across the following community organisations:

- SUMMIT Homeless Prevention & Health Advocacy
- Autumn Centre
- Tendring Community Transport
- Refugee and Migrant Action
- 4 Youth Brightlingsea
- Pride of Tendring awards

Latimer have sponsored **Community Supermarket Greenstead** by investing **£10,000** for their initial start-up costs. Community Supermarket Greenstead will:

- Support individuals and families
- Provide a consistent point of support
- Prevent cost of living impacts

Careers/Job Fair which Latimer have attended:

- Clacton on Sea Coastal Academy STEM Fair
- Paxman Academy KS5 Fair
- Frinton-on-sea Futures Festival

Social Enterprise & Business Commitment:

Latimer are committed to directly investing into the local economy, by ensuring we use local businesses that directly impact the Colchester and Tendring economy. So far we have invested **£4,239.67**.



Latimer volunteering day at Beth Chatto Gardens



Latimer presenting local community organisations with grant funding

The work outlined above is just the tip of the iceberg; Latimer and Clarion Futures will continue to work collaboratively to expand our reach working with local communities as the project gains momentum.

The Project Team

Selected following an international design competition held in Autumn 2022, the Project Team is made up of a combination of award-winning masterplanners, architects, landscape architects, engineers, sustainability specialists and community engagement consultants.



Young Persons Design Forum



Lead Architect, Master Planning & Design Code Author



Lead Master Planning & Design Code Author



Landscape Architect



Sustainability



Regenerative Design & Circular Economy



Transport & Surveys



Cultural Master Plan Brief Author

Engagement Team



Community Engagement Lead



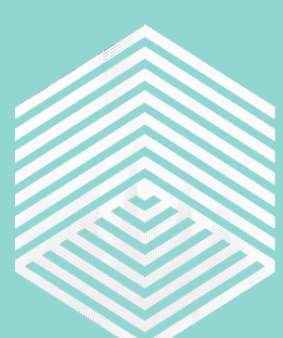
Design Team interface & Local Champion



Youth Engagement



Political Engagement



LATIMER by Clarion Housing Group

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https://latimer.community

We welcome your feedback! Let us know what you think through the survey on our website. Scan here or use a paper survey.



Roadshow 02

3 WHAT WE HAVE LEARNT FROM YOU SO FAR

Findings from the first round of consultation & next steps

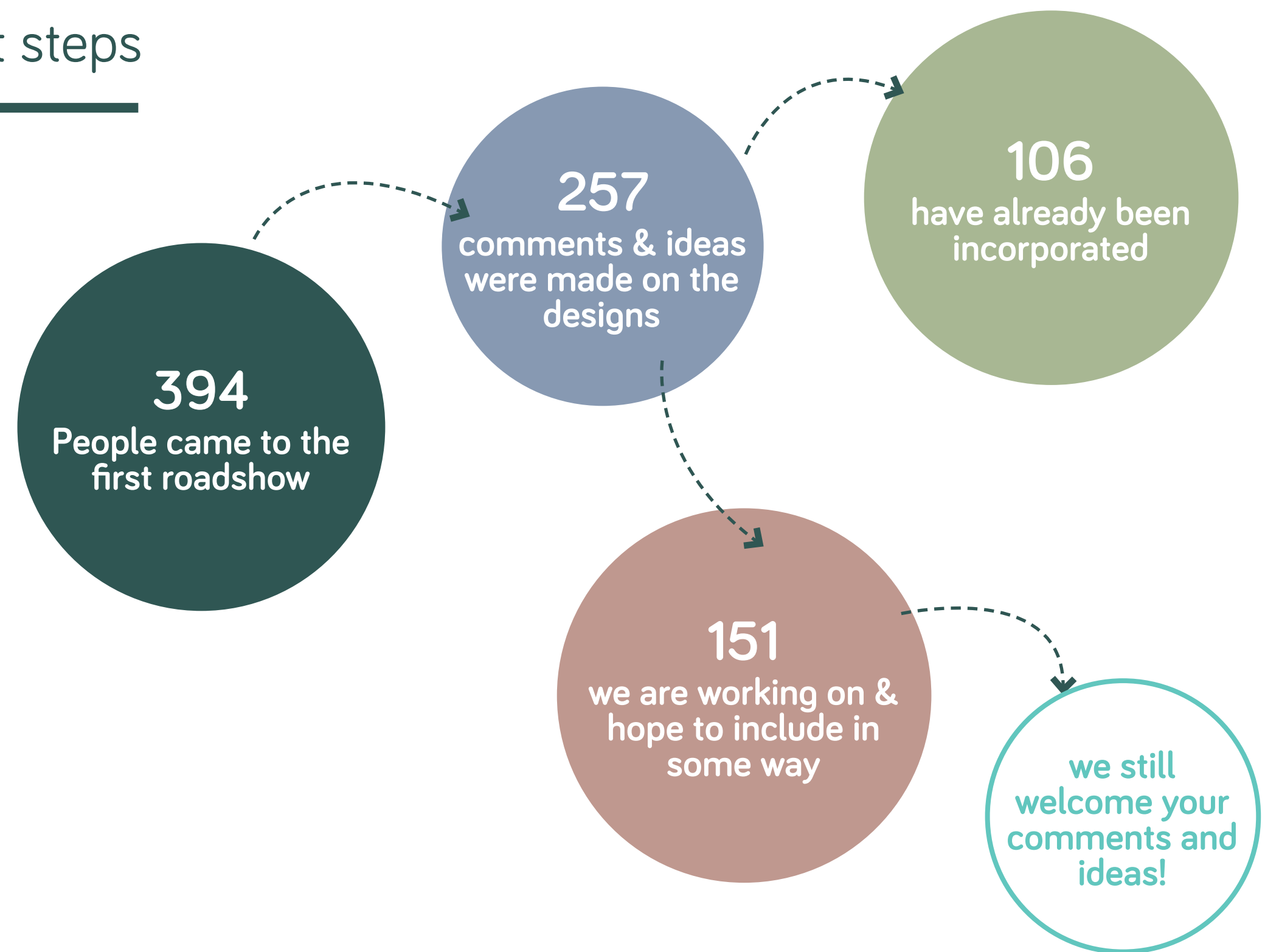
This board summarises some of the key findings and actions from our last roadshow event in September & October 2023. Our exhibition sets out some of your comments from the first round and how we have responded to these along with further design development.

What is the purpose of this event?

This consultation event is the second of a series taking place at strategic points through the design programme, outlined in the timeline below.

Latimer by Clarion Housing Group and the Project Team are still developing their designs and are keen to hear your thoughts. The plan is to submit a hybrid planning application next summer in 2024.

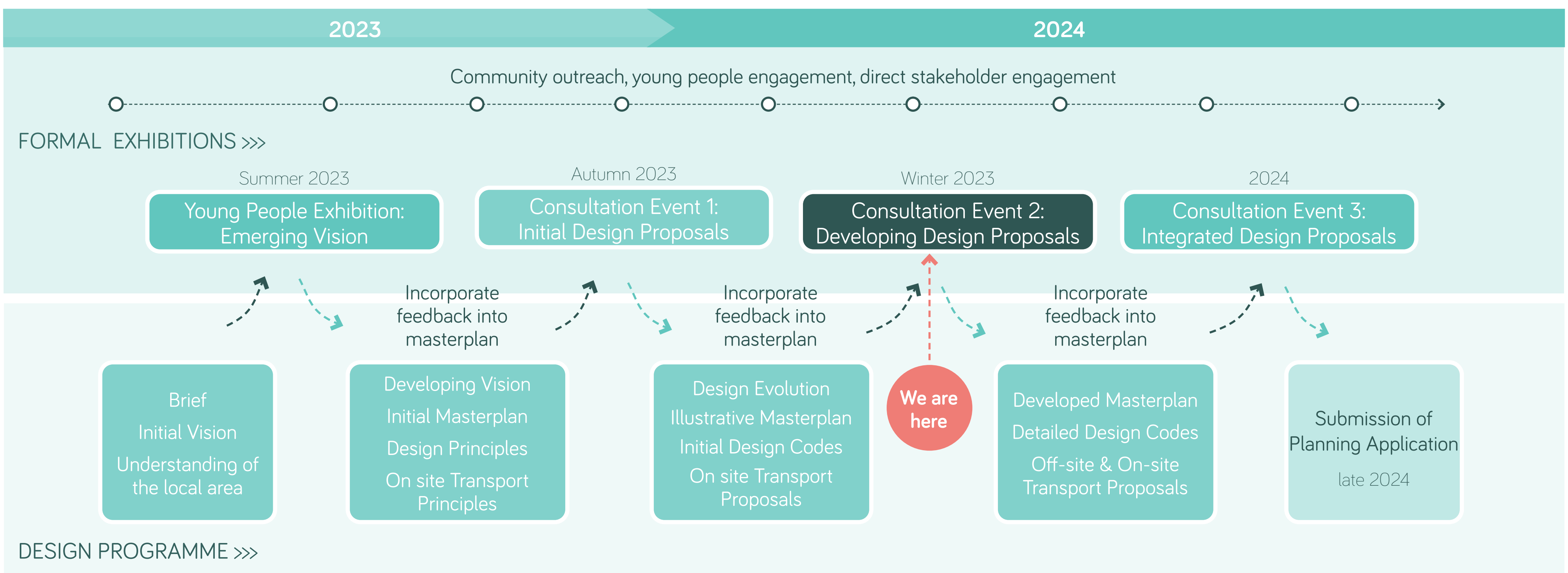
The timing of these events will enable your feedback to be incorporated into the evolution of the new Garden Community designs.



Three of the most common themes you identified, and how we are including these :

INFRASTRUCTURE & TRANSPORT	ENVIRONMENTAL SUSTAINABILITY	HOUSING AFFORDABILITY & DESIGN
<ul style="list-style-type: none"> Improve road network and public transportation options for better accessibility Ensure adequate parking solutions Consider cycling and walking paths for eco-friendly commuting Develop infrastructure to support increased population 	<ul style="list-style-type: none"> Prioritise green spaces, parks, and recreational areas Incorporate renewable energy sources and sustainable technologies Protect and enhance natural habitats and biodiversity 	<ul style="list-style-type: none"> Affordable housing options for all income levels Ensure a mix of housing types to accommodate diverse community needs Preserve heritage and local architectural characteristics in new builds
<ul style="list-style-type: none"> See Infrastructure Delivered by Essex County Council board A new Park & Choose and parking gardens for new homes Green lanes will become active travel routes Schools, healthcare and utilities will be delivered in advance of when they are needed. 	<ul style="list-style-type: none"> 50% of the area will be open space Homes will be energy efficient & incorporate renewable energy sources We are creating new green connectors and local wildlife corridors that will enhance biodiversity on and off site 	<ul style="list-style-type: none"> See board 10, we are creating a range of sizes and types of tenures. See boards 9 & 10 We will make new homes locally distinctive by learning from local traditional ways of building and applying them to modern methods of construction

Timeline & next steps



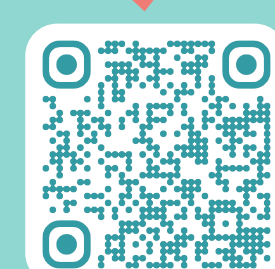
How can I get involved?

Over the next nine months there will be a number of opportunities to engage with the design, express your views and participate in events:

- Another series of public exhibition and consultation events
- C360 and CVS Tendring facilitated conversations and focussed meetings
- Participation at community events
- Youth engagement sessions
- Updates through dedicated website and bulletins
- Direct key stakeholder engagement

Key topics and questions are displayed on **each of the boards** here today. You can provide your feedback and comments on the questionnaire either via the **QR code at the bottom of the boards**, or by filling out a **paper form**.

To find out more about how you can participate through the website, use the link at the bottom of the boards.



4 YOUNG PEOPLE ENGAGEMENT

Giving young people a voice in shaping future neighbourhoods



296
young people
engaged with
so far

Programme
shortlisted for
the TET Inspire
Future Generations
Awards 2023

One of our top priorities at the outset has been to put young people at the heart of shaping the Garden Community; they are set to inherit this new neighbourhood so they should have a say in shaping it. Led by MATT+FIONA, we have developed an exciting youth engagement programme that will provide tangible input into the design from local young people. The below information outlines the three programmes which have been running concurrently.

The Young Essex Designers

We have established the Essex Young Designers, made up of 13 young people, aged 13 to 17, from Tendring and Colchester who meet regularly to inform the brief and are an important part of the design development of the Garden Community through site visits, model making, drawing, photography and film.

The young people are working closely with the design team to help shape the developing proposals. From these sessions we are able to draw on the synergies between the work of the design team and the ideas of the young people as well as hearing their thoughts which challenge some of the design team's work.



Above: Youth forums and workshops with the Young Essex Designers



School Design Challenge

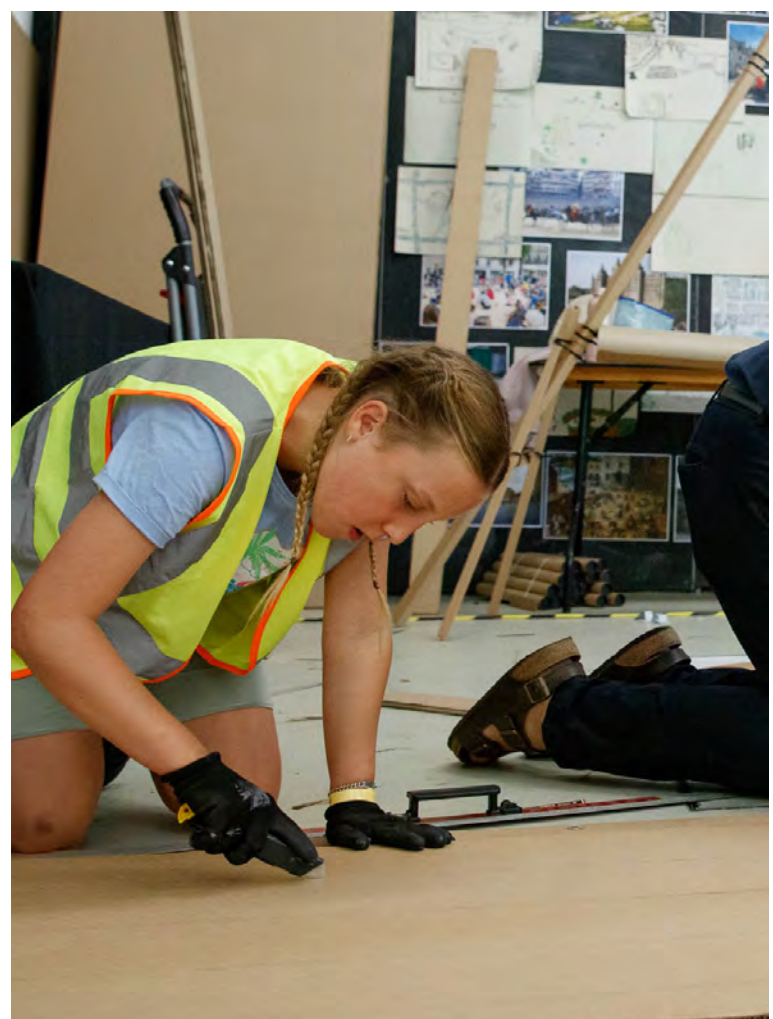
The challenge gives primary and secondary school students the opportunity to design and model innovative ideas for the Tendring Colchester Borders Garden Community. Schools across the local area were given model making materials, top tips and creative support to enable students to take part. Themes that appear regularly through the school students' ideas include:

- Nature based solutions
- Spaces for young people
- Natural materials
- Rewilding
- Dark sky community principles
- Connections to water

Summer School: Civic Squares

New 'Civic Centres' are being developed as focal points in the new Garden Community. As key elements in the masterplan it is essential that young people can contribute to this briefing. We held a workshop aimed to engage the young people in re-imagining what granular elements could exist in a civic centre and modelling them into a large masterplan.

The young people were able to learn contemporary and traditional approaches to urban design, learn architectural design processes such as drawing and model making whilst learning how to negotiate with each other to develop a holistic urban design proposal.



Summer School: Meanwhile Furniture

A short term garden project is being developed on a brownfield site adjacent to Firstsite gallery in Colchester with local garden specialists Beth Chatto Gardens.

The meanwhile furniture workshop continued with the theme of social centres at a 1:1 human scale through the development of social furniture to sit within the new garden.

The program involved the young people visiting the site, having a talk from Beth Chatto Gardens specialists and then designing and modelling at 1:1 scale in card creating prototypes for a series of furniture to be fabricated by a local maker.



5 ACTIVE TRAVEL & MOVEMENT

How have the active travel proposals developed?

What you have told us...

Young People Road show 01

The number of good cycle lanes and well-lit paths is inadequate if you want to encourage people to not use their cars and should definitely be considered as part of the overall plan

PRIORITISING PEOPLE OVER CARS

The green connectors should be properly lit, giving consideration both to light pollution but primarily to people's safety.

Prefer wider, well kept paths to feel safer, which would also encourage them to cycle more

WALKABLE NEIGHBOURHOODS

Proposed mobility hubs should be as a local landmarks as well as places people can gather when changing from one mode of transport to another

How we have responded...

How will the active travel routes interface with new homes?

Existing lanes present opportunities to create segregated green movement routes that promote active travel throughout the Garden Community, and enhance the ecological value of the existing hedgerows. These routes are called green connectors.

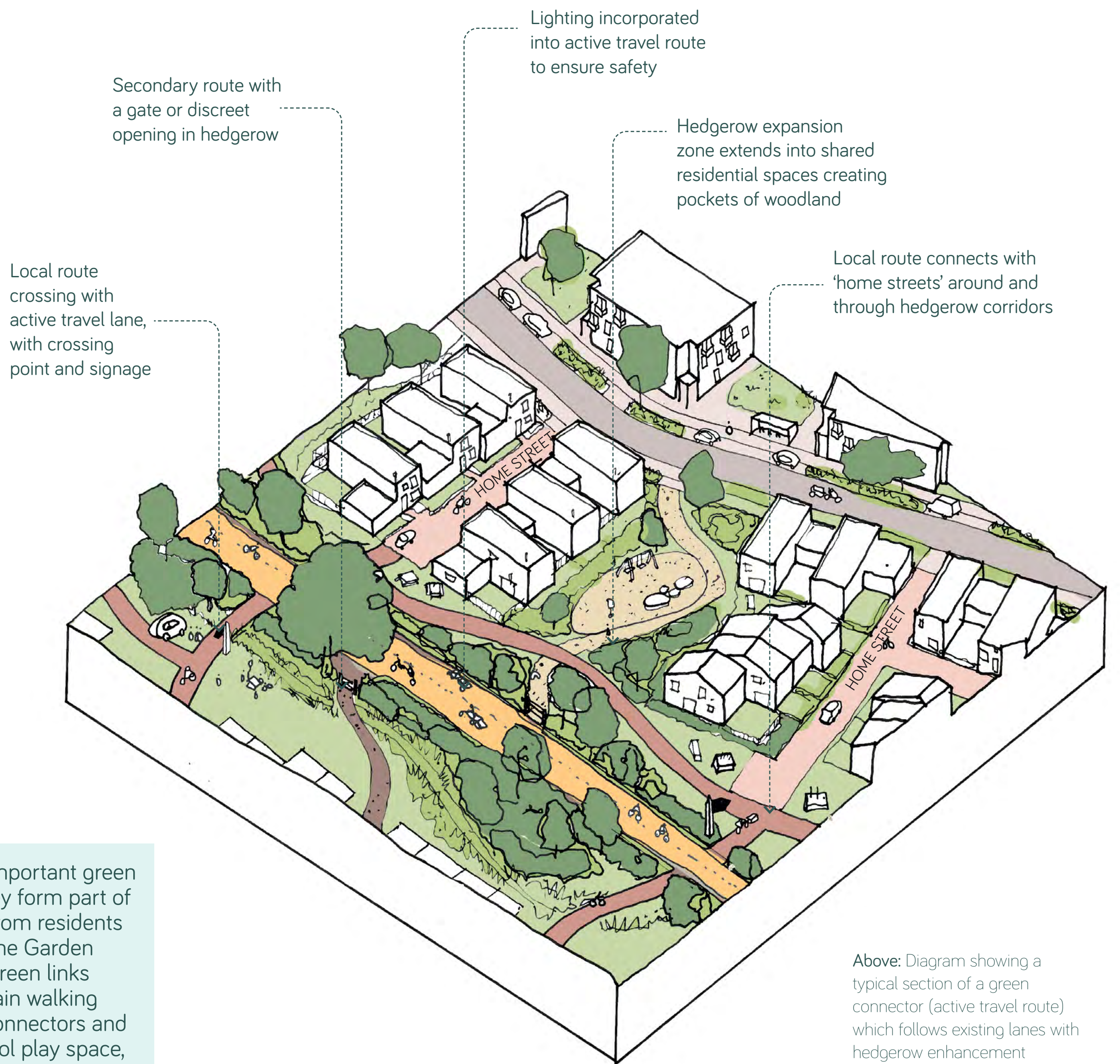
The active travel routes follow existing lanes, flanked by hedgerows either side which are retained and enhanced, as demonstrated in the diagram adjacent. The diagram shows a typical linear section of a green connector which allows expansion of the hedgerow into pockets of housing to create wooded communal external spaces.



Green lane
Country lanes, farm tracks and hedgerows that have been converted into active travel corridors are the primary and most important routes.



Rest stop in hedgerow
Providing rest stops along green connectors and green lanes to encourage a variety of groups to use them.



Above: Diagram showing a typical section of a green connector (active travel route) which follows existing lanes with hedgerow enhancement

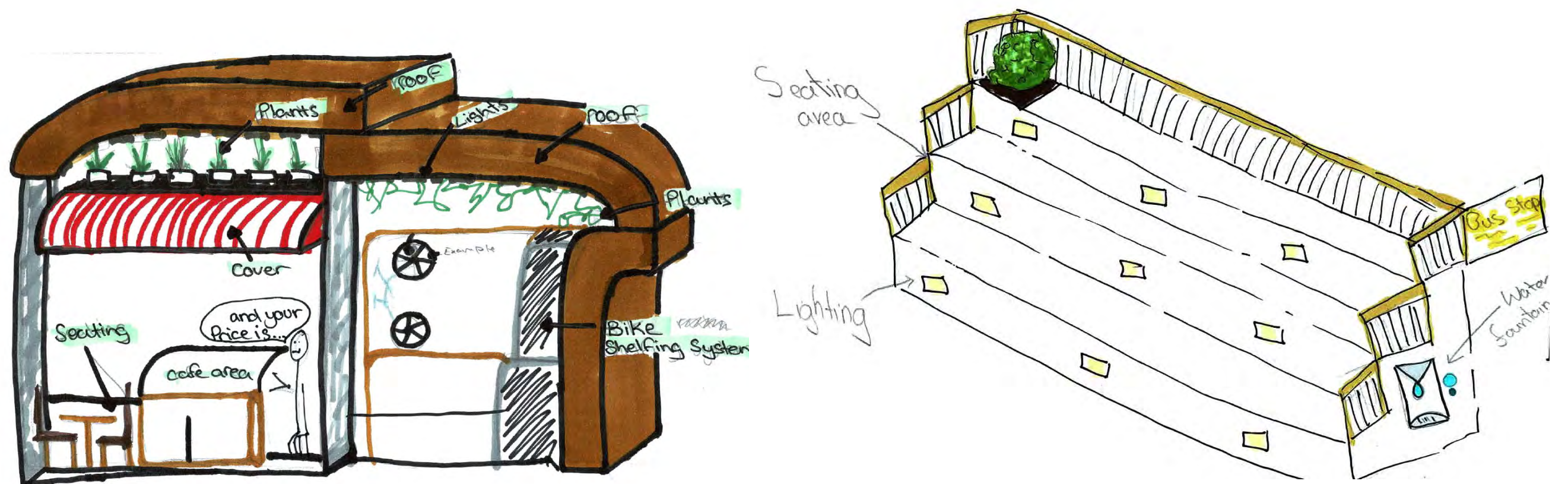
What is a Green Connector?

The green connectors are the most important green routes in the Garden Community. They form part of a network encouraging active travel from residents homes to the wider green spaces in the Garden Community and also to the existing green links beyond the boundary. Many of the main walking and cycling routes will follow green connectors and accommodate activities such as school play space, amenity spaces and sports.

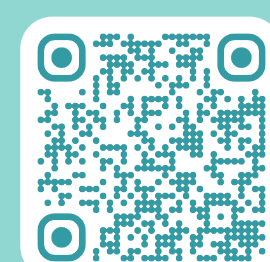
Workshop with the Young Essex Designers

Mobility hubs are places where people can change between different modes of transport eg. from foot to bus or scooter. These will be located throughout the Garden Community across four different scales; neighbourhood hubs, bus stop hubs, local hubs and micro hubs.

We held a workshop with the Young Essex Designers on mobility and transport where they designed their own mobility hub and were encouraged to think about scale, the users and any additional facilities and functions it could have. One thing that the young people agreed on was that these hubs can and should act as landmarks within the Garden Community, and that they should be distinctive and multi-functional. Two of the proposals can be seen here.



Above: Two proposals for mobility hubs from the Young Essex Designers



6 LOCAL & CIRCULAR MATERIALS

How can we use local materials in a modern, regenerative way?

What you have told us...

Road show 01

Use local materials and traditional skills.

Try to keep neighbourhoods in keeping with local villages and hamlets in Essex and Suffolk.

Preserve heritage and local architectural characteristics

How we have responded...

We will make homes locally distinctive by learning from local traditional ways of building and applying them to modern methods of construction, creating modern homes fit for the 21st century.

Locally and naturally occurring materials to North Essex can be categorised into three primary groups; **clay, timber and straw**. Materials used historically were typically sourced locally informing the local vernacular.

The use of natural materials aligns with the Garden Community's regenerative vision whereby the **built and natural systems are designed to co-exist over time**, with materials grown and sourced locally. Below we set out what the main local materials are and we have started to explore how these could be used within the Garden Community.

Young People: Land, Sky, Water Schools Design Challenge

The LAND SKY WATER Schools Design Challenge gave primary & secondary school students the opportunity to model ideas for the new Garden Community. Themes that appeared regularly in proposals included nature based solutions using natural materials and biodiversity in and around buildings.



The Eco Hut: carbon neutral home



Homeless Homes connecting to water



The Overgrowth: gardens & cafe

CLAY

LOCAL BRICKS

'Soft reds' are the main brick type seen locally around the Garden Community. There are a number of operating brick quarries near Colchester.



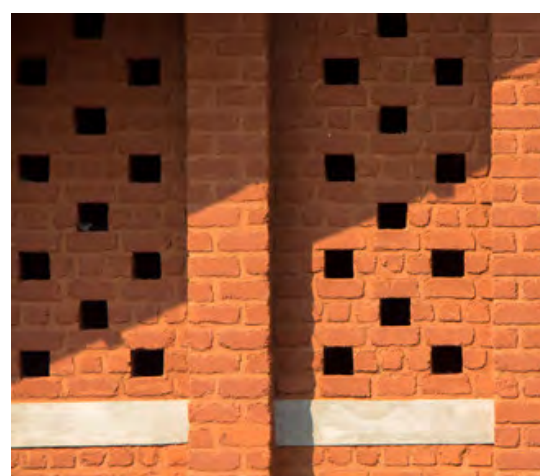
RAMMED EARTH

Rammed earth construction offers an opportunity to use readily available on-site and local materials including clay, sand and aggregate to create low-carbon buildings that are rooted in the landscape. This material provides a high thermal mass which can be harnessed to regulate internal temperatures and ensure comfort.



UNFIRED BRICKS

A modern version of 'clay lump' seen locally is unfired clay brick which provides a low carbon form of masonry, as the bricks are dried opposed to fired using less energy. Unfired bricks are similar to traditional masonry in that they are bonded together using mortar and can be covered with a finish such as render or paint.



STRAW

HEMP & LIME RENDER

A contemporary application of straw could be hemp, a material that sequesters carbon from the atmosphere. The material has a range of applications, including hempcrete which is a non-load bearing wall infill and insulation made from hemp stems mixed with lime. Lime render is a standard finish with this type of construction.



WILLOW & REEDS

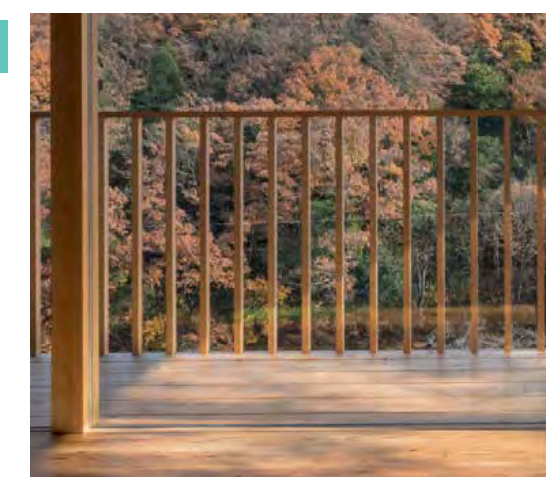
As an alternative to thatched roofs seen locally, one approach might be to reinterpret this as a woven language for boundary treatments.



TIMBER

CROSS LAMINATED TIMBER

Cross laminated timber (CLT) provides a viable alternative to steel or concrete construction that is intrinsically more sustainable as it sequesters carbon within its fabric and allows lighter weight construction with reduced foundations and deliveries.



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by Clarion Housing Group

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https://latimer.community

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Roadshow
02

7 NEIGHBOURHOOD INFRASTRUCTURE

The Garden Community will be arranged around three neighbourhoods

What you have told us...

Young People Road show 01

I think anything that encourages community to come together is a good idea

Having a civic centre with all public services, doctors, library community centre in one place is a good idea.

Create lower density pockets of housing in closer proximity to nature, and higher density housing closer to the centre of the community, where they would be well-served by transport links.

A need for schools, colleges, and educational institutions within the new community

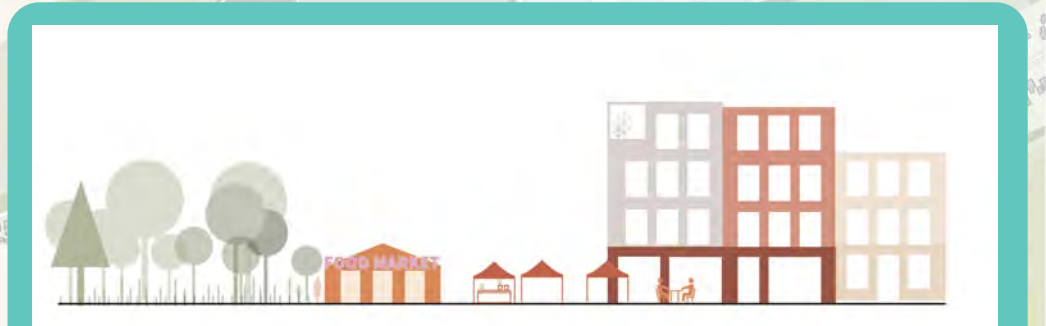
Leave space for local markets selling local produce and crafts. Love the idea of people meeting, sharing and getting involved in their local communities.

How we have responded...



Crockleford Heath Centre will have weekly needs within walking distance including convenience stores, RTS facilities for drivers, cafés and a community centre and open space.

Lower density homes in close proximity to nature



The **Central Neighbourhood Place** will have weekly needs within walking distance including convenience stores, co-working, cafés and a community centre



Schools will be located so they have access to nature and public life nearby to the neighbourhood centres



Play provision (LAPs, LEAPs, NEAPs and Youth space) will be located within the public realm and circulation network, benefiting from informal supervision and passive surveillance.

Knowledge Gateway and Park & Choose



Southern Neighbourhood Centre will have weekly needs within walking distance including shops, a school, nursery, pub, community centre and open space.



The **Civic Square** in the central neighbourhood will have slightly higher density buildings at key nodes creating activity to support shops and businesses and create a vibrant public realm. Many of the non-residential uses will be located here including:

- Open event space & community centre
- Schools & nursery
- Gym & shops
- Healthcare hub

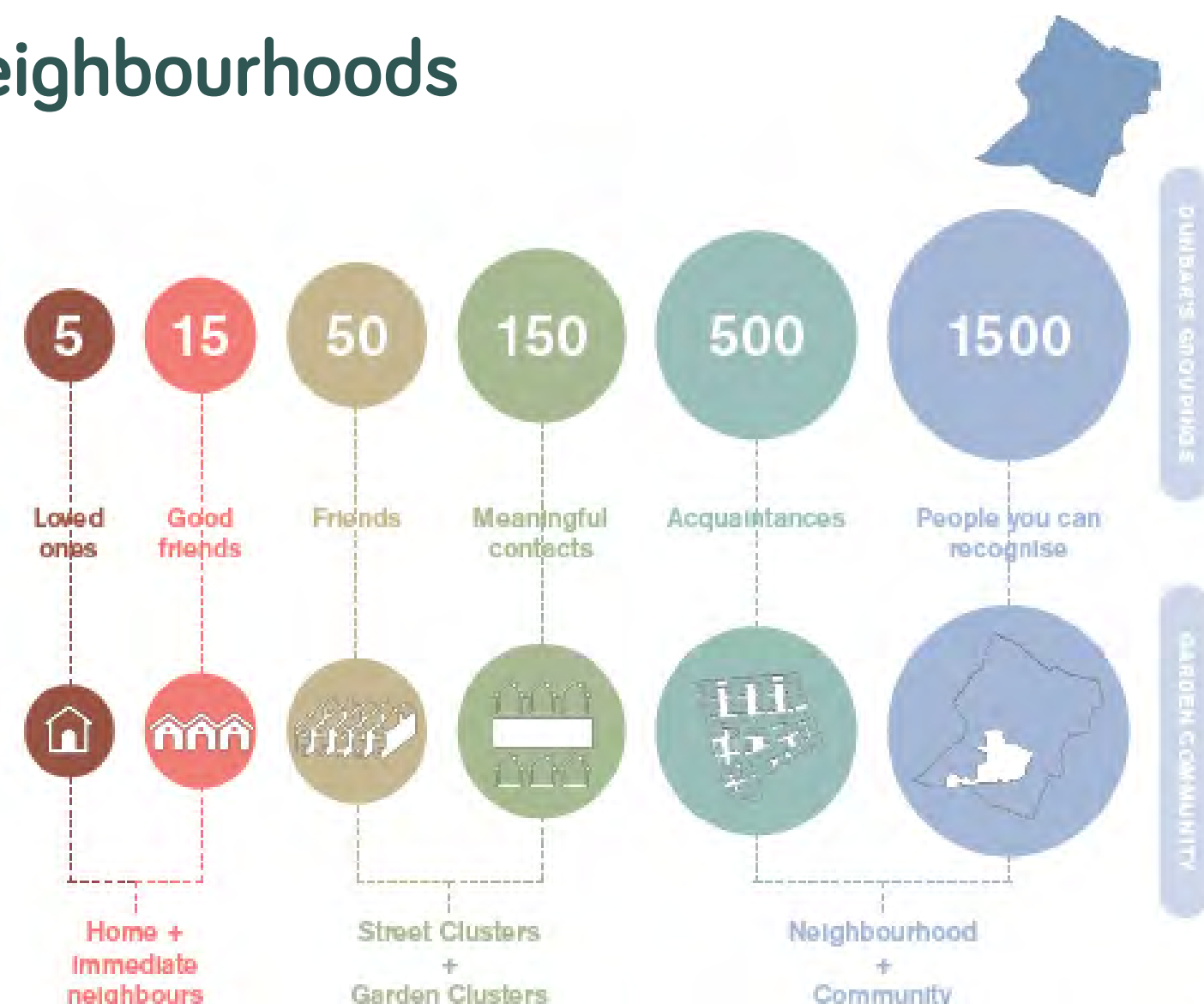
Key

- Southern Neighbourhood
- Central Neighbourhood
- Crockleford Neighbourhood
- Knowledge Gateway - Employment
- A120 Business Park
- Primary Primary school (indicative location)
- Secondary Secondary School (indicative location)
- SB Salary Brook Country Park
- P Park And Choose

Defining the size of the neighbourhoods

Through design, we aim to address what the optimum number of people that constitutes a comfortable and functioning 'community' is, and how this forms social cohesion within the new Garden Community.

Anthropologist Robin Dunbar defines that the maximum number of meaningful contacts handled within a social system is 150. We are using this theory to define the sizes of clusters of homes, streets and neighbourhoods to create social cohesion within the new Garden Community.



8 THE CIVIC SQUARE

How we are shaping the design of the Civic Square with local young people

What you have told us...

Young People

Outdoor cultural infrastructure such as cinema or stage, a museum for nature and a clock tower

Natural corridors permeating through the edges of the main square

Edible gardens to support local restaurants and play for all ages integrated throughout the landscape



Car free centre with green cycle and walking routes with public transport

Large open space at the centre with significant space for water and nature

Places for work which have childcare facilities with good access to nature

Residential enclaves and courtyards behind the main square

How we have responded...

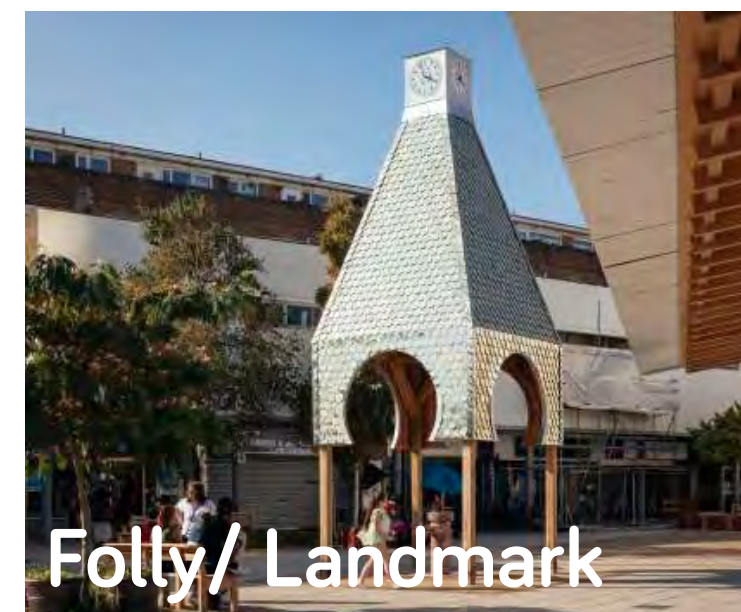
We have been working with local young people on the design of the Civic Square, which is at the heart of the Garden Community and will be the most built up area of the masterplan.

The Civic Square will accommodate the greatest density of non-residential uses across the Garden Community, including a healthcare hub, bar/ restaurants, a library, live music venue, workspaces and many more!

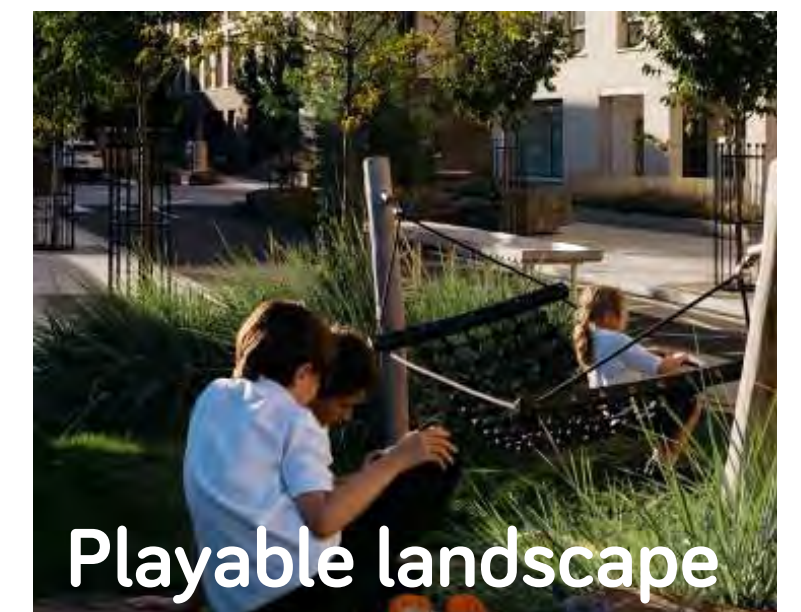
You can see how the design of the Civic Square is taking shape in the view below where we have incorporated many of the young people's brilliant ideas. We would love to hear what you think!



Outdoor cinema



Folly/ Landmark



Playable landscape

Above: Young people's ideas of some uses to be included in the Civic Square workshop

How could the Civic Square look?



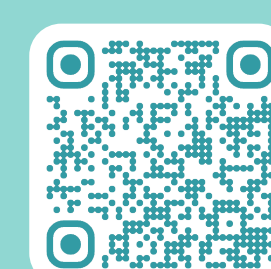
Above: Illustrative view of the new Civic Square at the heart of the Garden Community



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Roadshow
02

9 A RESIDENTIAL COMMUNITY

What will the residential neighbourhoods be like?

What you have told us...

Road show 01

Proposals should include more green spaces and recreational areas within neighbourhood centres

Include open space to fronts of new homes to encourage neighbourly interactions

More safe streets for children to play out and explore

Let us know what you think...

Are you supportive of the residential community proposals?

What do you like and what could be improved?

Is there anything missing you think should be included?

How we have responded...

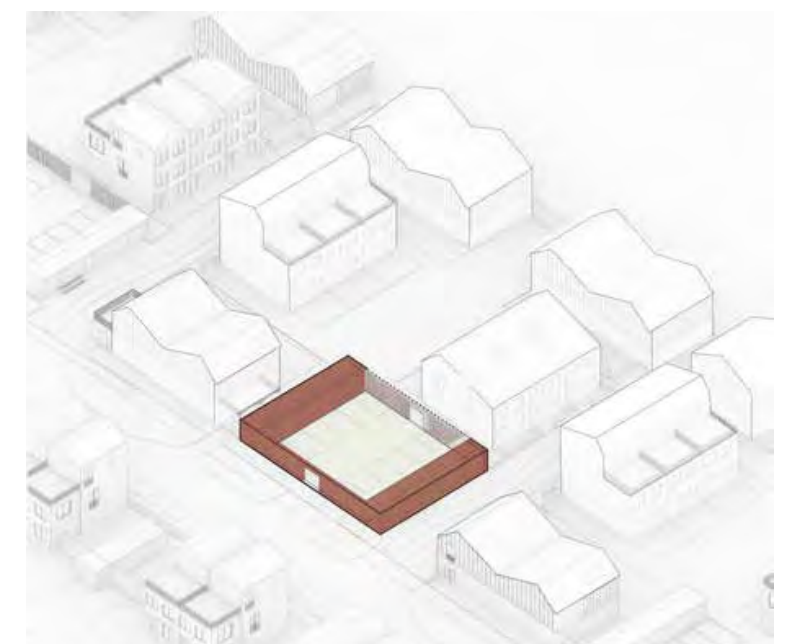
We have been working to develop how a residential community could look and feel, as shown below. A typical residential block has been defined by ensuring access for servicing vehicles and distances between new homes. A 'parking garden' is provided on the corner of each neighbourhood block, accessed from the street. New homes then front onto non-vehicular 'home streets' allowing children to safely play and explore. **More detail on these proposals are outlined in the drawings below.**

How could a residential community look?

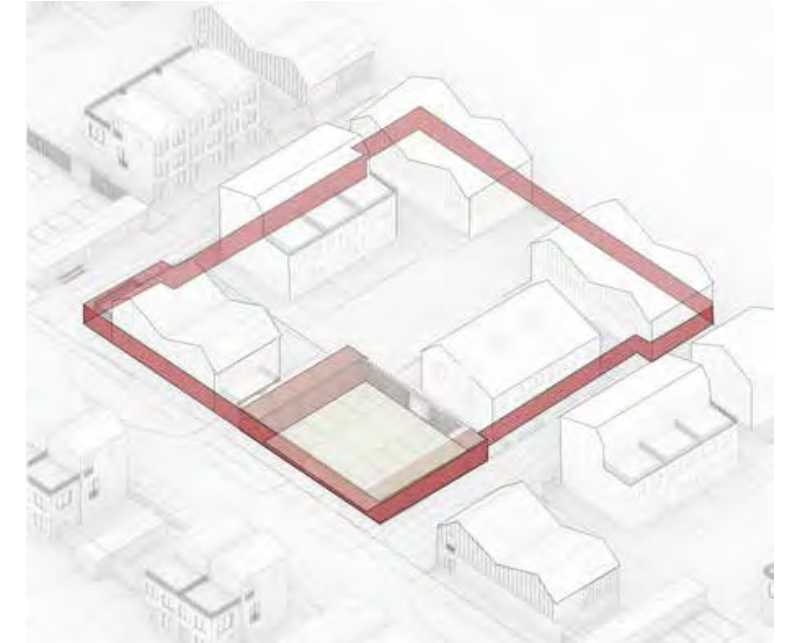


- Private Gardens facing onto shared garden
- New homes fronting onto Green Connectors
- Parking Gardens accommodate vehicles as part of the residential block with oversight from rear windows
- Bins, bikes and storage defines the street edge of Parking Garden
- Home Streets are vehicle-free and playable community spaces
- Service vehicles can access new homes from street which in itself is a safe, green, cycleable street

Above: Drawing showing how a residential community could look including parking gardens



1. Parking Garden accessed from street at the corner of the block



2. Residential block wrapped in a wall forming secure edges of shared garden



3. Shared garden as secure space with private and communal amenity



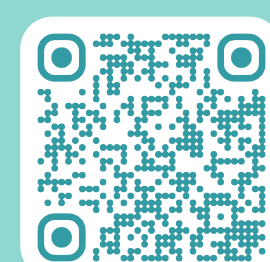
4. The Home Street is activated by house frontages



Above: Illustrative views of the shared central garden (left) and the street view looking towards the Parking Garden (right)



Above: Example of what a Home Street could look like - vehicle free, playable & green



10 TYPES OF HOMES

What sort of homes will be in the Garden Community?

What you have told us...

Road show 01

Let us know what you think...

Include a mix of housing types/sizes so all ages, economic circumstances and interests can mix and share.

Affordable housing options should be available for all income levels

No gas should be provided in new homes – electricity only, air source heat pumps.

Are you supportive of the proposed types of homes?

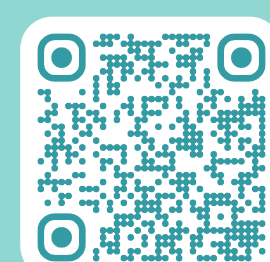
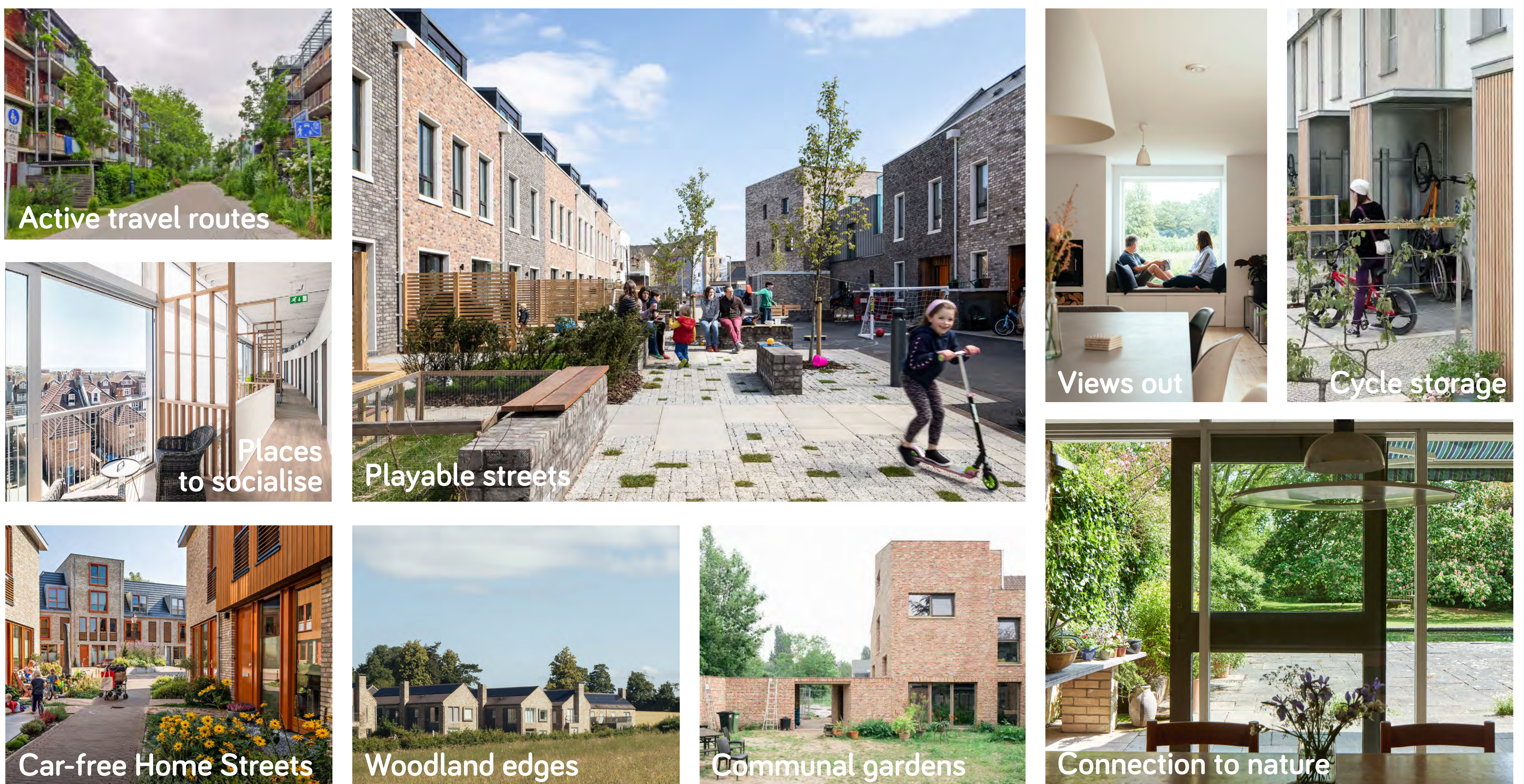
What do you like and what could be improved?

Is there anything missing you think should be included?

What the new homes could look like with the following principles:



Examples of how the new homes could look and feel:



11 EMPLOYMENT & KNOWLEDGE GATEWAY

What are the proposals for employment in the Garden Community?

What you have told us...

Road show 01

Young People

Support local businesses and provide opportunities for employment of local people

Provide office spaces, co-working areas, and diverse employment opportunities within the community.

Places for work should have childcare facilities with good access to nature

Let us know what you think...

Are you supportive of the proposals for employment & Knowledge Gateway?

What do you like and what could be improved?

Is there anything missing you think should be included?

How we have responded...

6000 new jobs at the Knowledge Gateway

500 new jobs across rest of the Garden Community

Park & Choose with 600 parking spaces

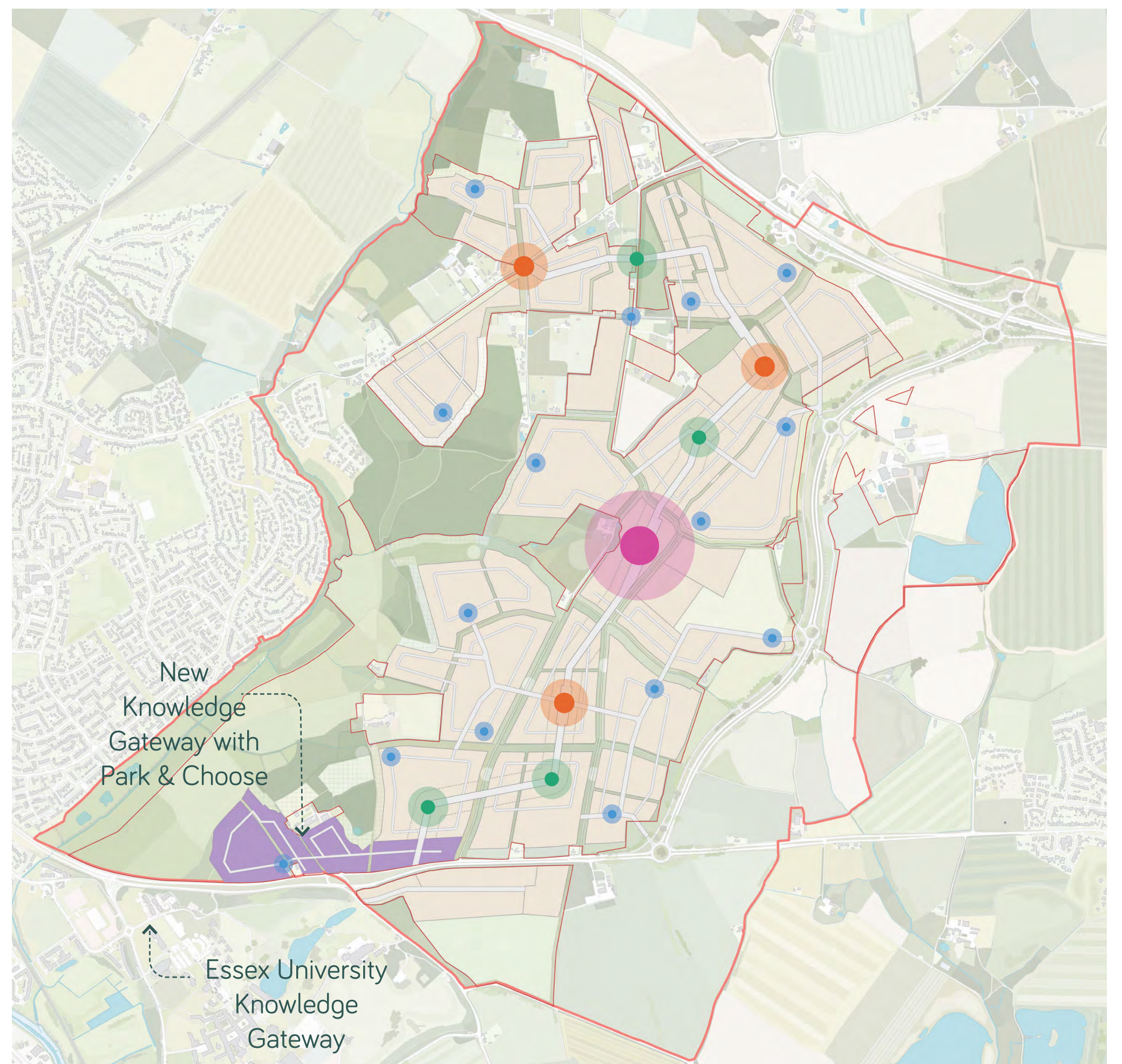
We want to build a thriving community supporting the local economy and surrounding area. The adjacent diagram outlines where the employment opportunities will be distributed within neighbourhood centres as well as on both sides of the 'main lane' where the Rapid Transit System moves northward through the Garden Community. The Knowledge Gateway will be extended from Essex University to a cluster to the south of the Garden Community creating a campus feel rather than a linear ribbon. The Knowledge Gateway will provide a range of opportunities for different types of business while also accommodating a Park & Choose.



Above: Knowledge Gateway at the University of Essex

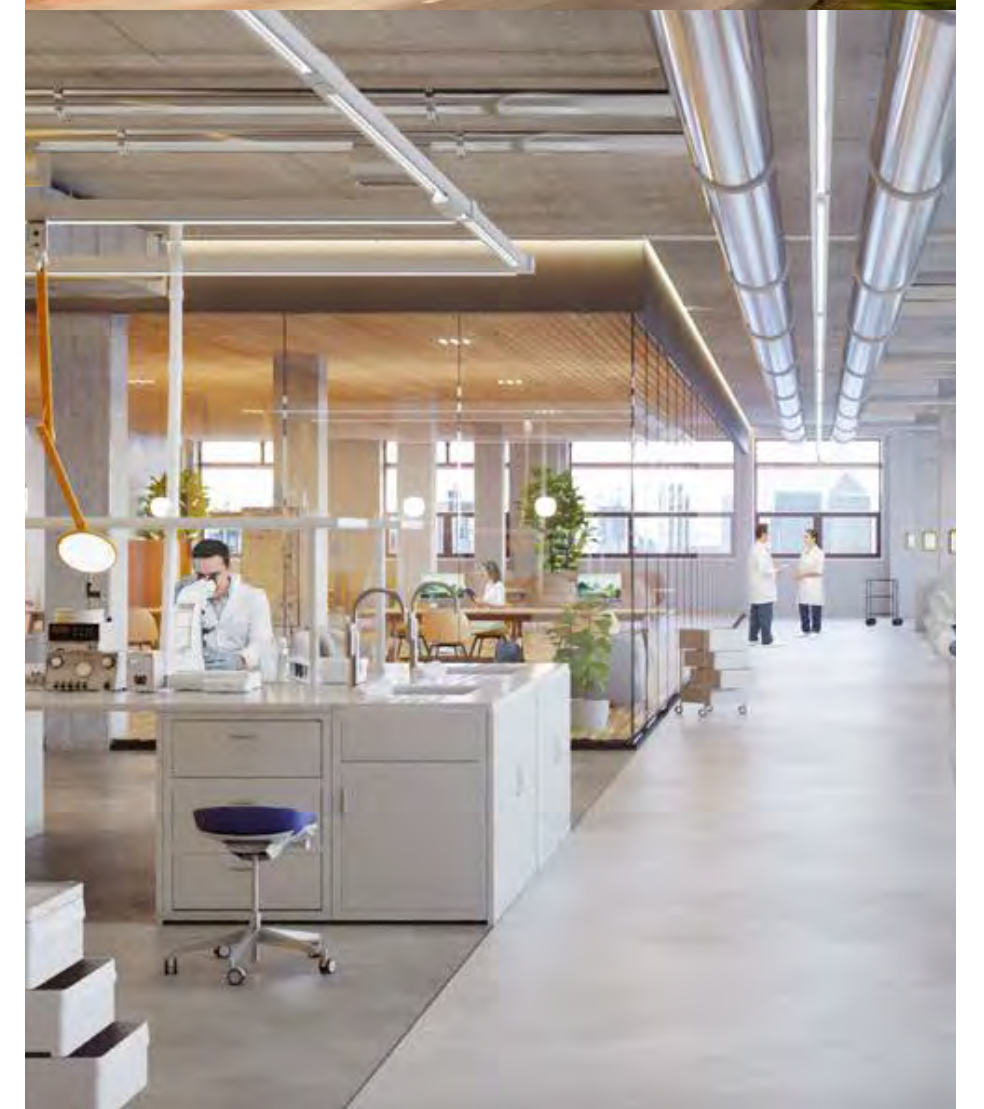
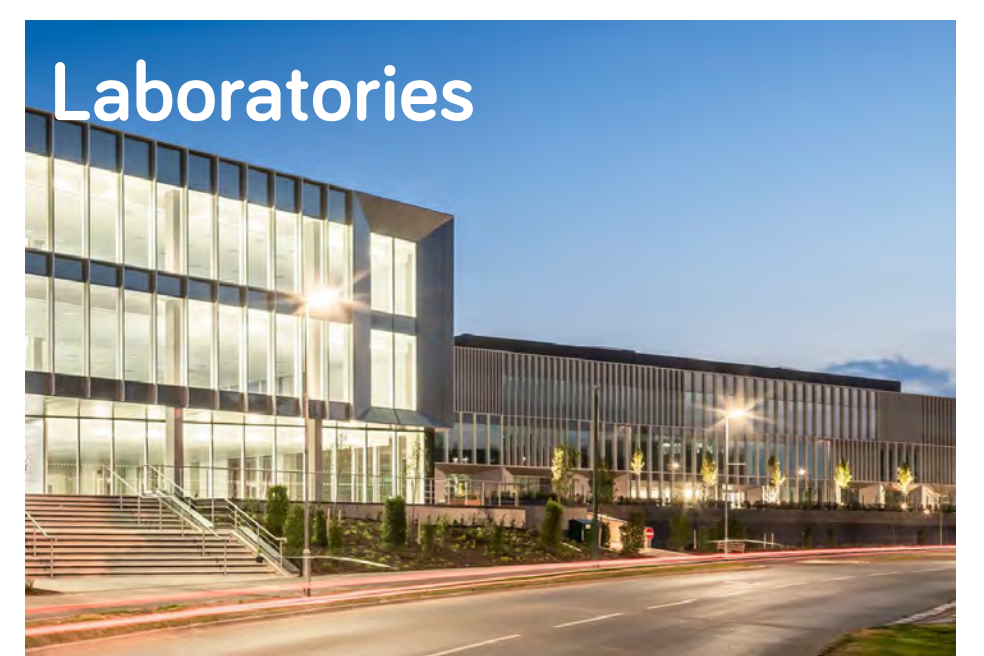
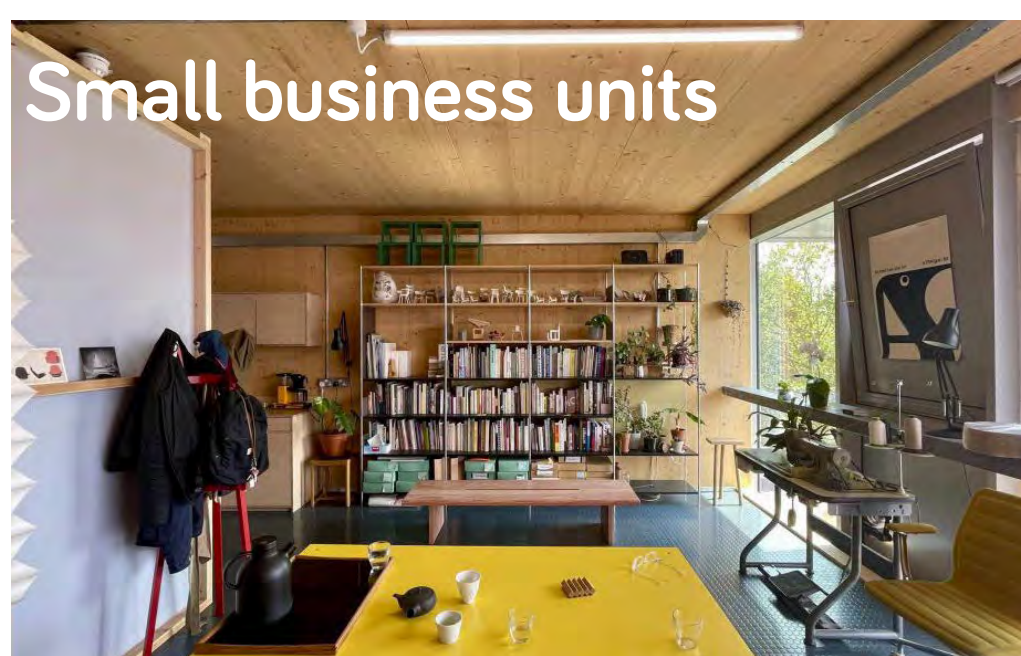
Key

- Civic centre
- Market square
- Crossroad
- Small local public place
- Knowledge Gateway



Above: Diagram showing where the employment opportunities will be distributed across the Garden Community

Examples of types of workspaces and how they could look and feel:



LATIMER
by Clarion Housing Group

0800 029 71 71 (free phone)
latimer@connectpa.co.uk
<https://latimer.community>

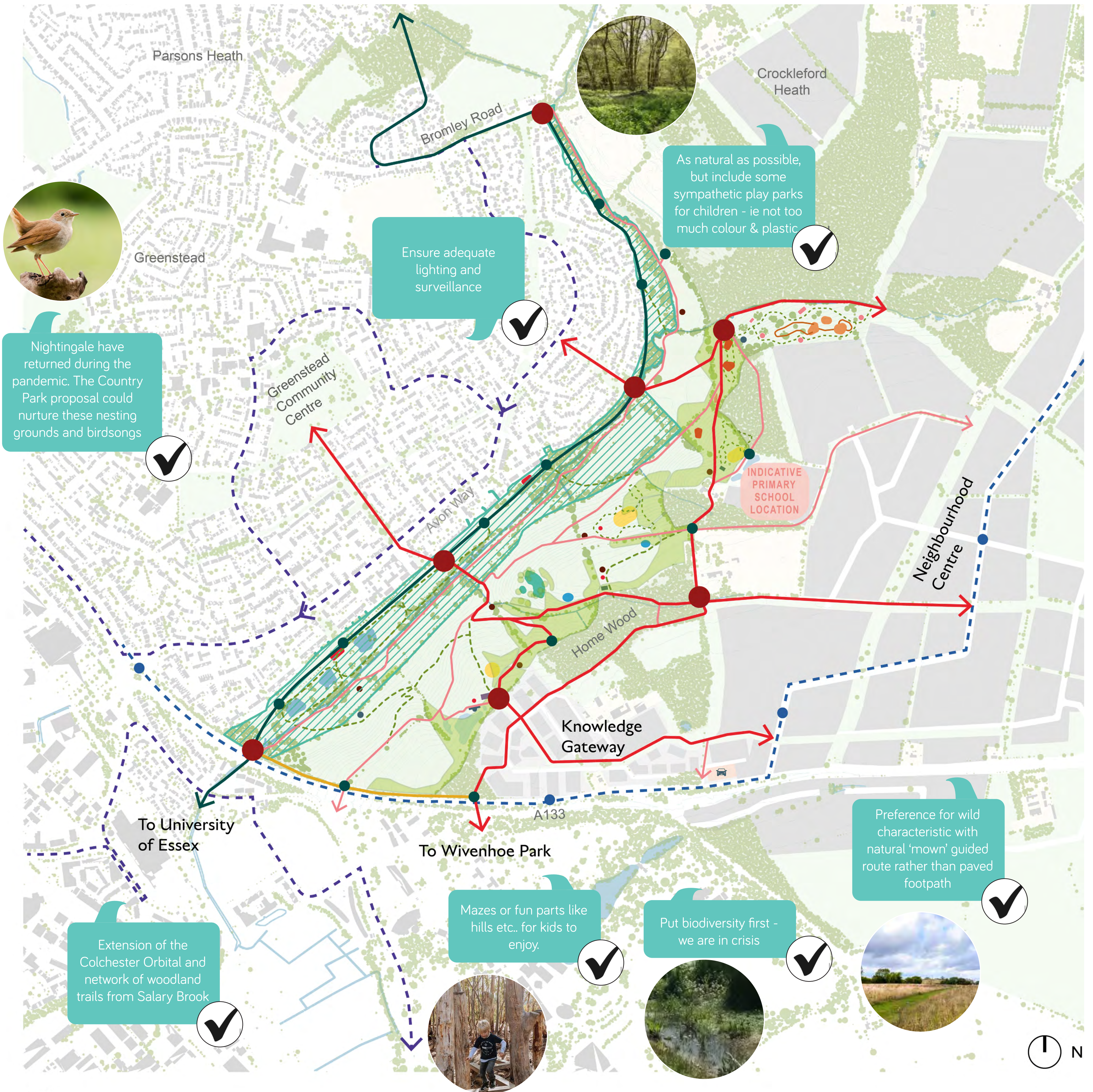
We welcome your feedback!
Let us know what you think through the survey on our website. Scan here or use a paper survey.



Roadshow
02

12 SALARY BROOK COUNTRY PARK

You gave us 78 ideas at the first roadshow, most of which we have now incorporated into proposals:



KEY:

- Salary Brook LNR
- Primary routes (accessible)
- Secondary routes (accessible)
- Woodland trails
- Existing cycle route
- Existing Orbital route
- Park Gateways
- Local access
- Rapid Transit System
- Rapid Transit System routes
- Existing bus routes
- Car park
- Park management centre
- Amenities
- Play space
- Recreational ponds
- Amphitheatre/event space
- Outdoor classrooms
- Sports
- Skate park/pump track
- Picnic areas
- New Woodland



INFRASTRUCTURE DELIVERED BY ESSEX COUNTY COUNCIL

Link Road, Colchester Rapid Transit System & wider transport improvements

Housing Infrastructure Fund (HIF)

In 2019 Essex County Council successfully bid for funding from the Government's Housing Infrastructure Fund (HIF) to help support planned housing growth across the county totalling more than £300million, of which £99million will fund Phase 1 of the A120/A133 Link Road and Colchester Rapid Transit System (RTS). This transport infrastructure will support the Garden Community as well as creating a wider benefit for Colchester and the surrounding communities in Tendring.

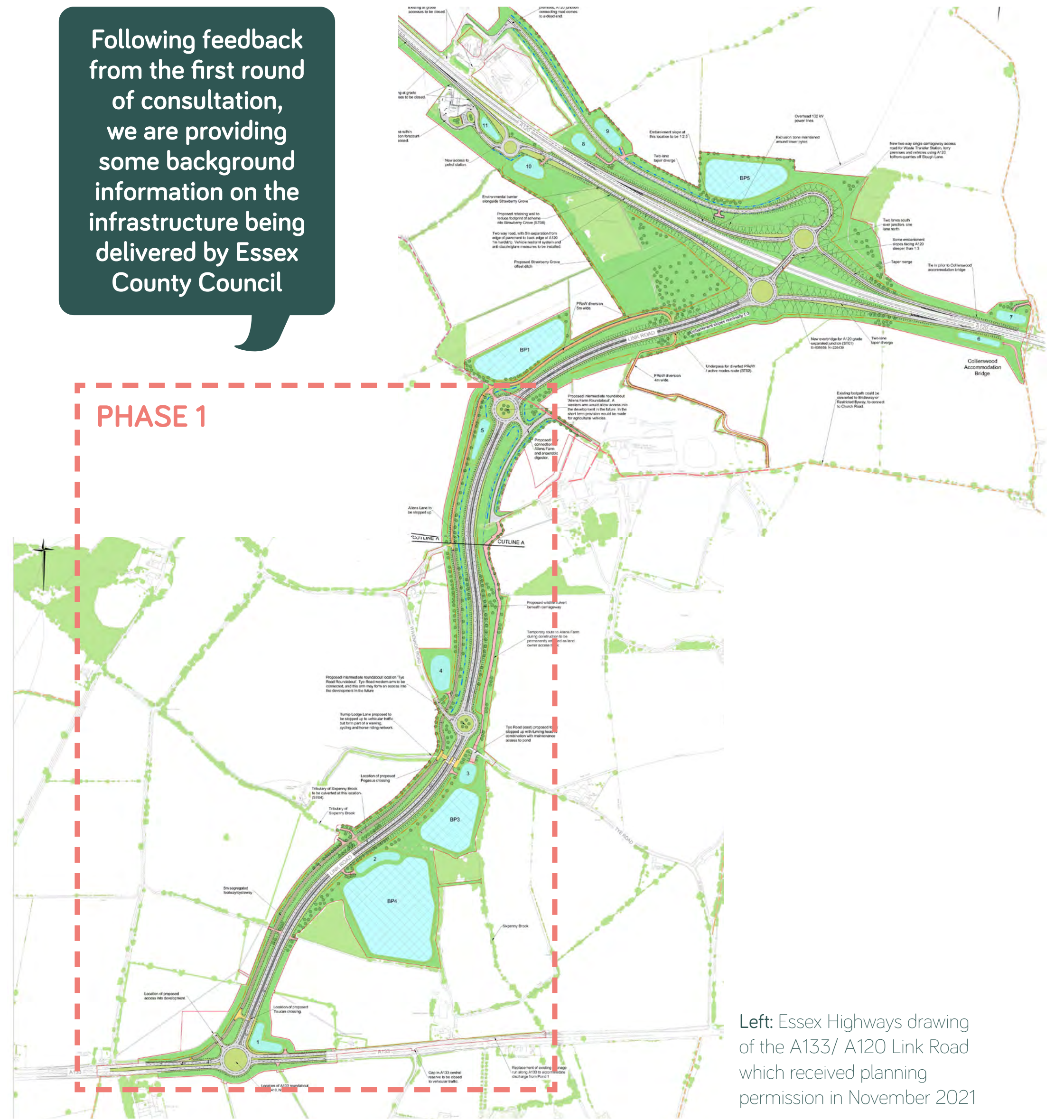
What is the Link Road?

- To enable Essex County Council to support sustainable planned growth of the Garden Community, there is a necessity for high-quality transport infrastructure.
- The Link Road will leave the A133 via a roundabout east of the University of Essex, ultimately joining the A120 via a junction east of Bromley Road. It will provide access to the new Garden Community.
- Linking the A120 and A133 will enable people to more easily access the A120 and A12, reducing the need to travel directly through Colchester and helping to manage congestion on more local roads.
- The Link Road will also play a direct link in helping to unlock land to provide housing, business and leisure space.

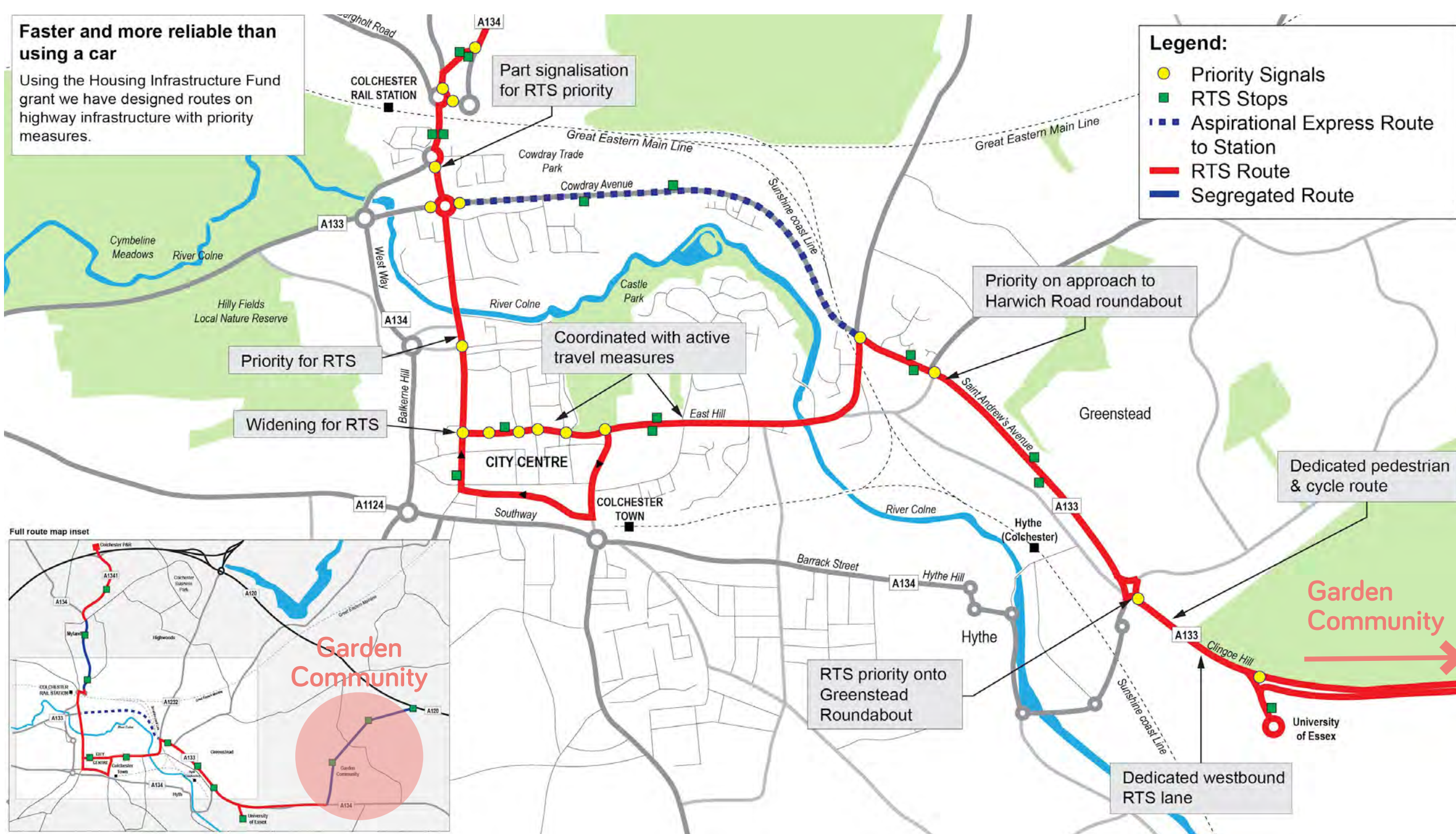
Following feedback from the first round of consultation, we are providing some background information on the infrastructure being delivered by Essex County Council

How will the Link Road be delivered?

- Planning consent for the Link Road was granted by Essex County Council in November 2021
- A decision was taken in 2023 to phase the scheme, with the A133 southern section delivered first (Phase 1) and the road joining the A120 at a later stage
- Latimer have agreed with Essex County Council that if alternative means of funding cannot be identified for the delivery of Phase 2, Latimer will fund the costs for this phase as part of the section 106 agreement attached to the planning consent for the Garden Community
- Latimer are fully committed to ensuring the Link Road is fully funded and constructed in its entirety by Essex County Council as the delivery of the road will be critical to unlocking the full delivery of the Garden Community.



Left: Essex Highways drawing of the A133/ A120 Link Road which received planning permission in November 2021



Above: Essex Highways proposals for the Colchester Rapid Transit System

What is the Rapid Transit System?

- The Rapid Transit System (RTS) is a high frequency public transport system on priority corridors meaning it takes priority over other traffic
- Within the Garden Community this will be along a dedicated route called 'main lane' delivering fast and frequent public transport connecting the area to Colchester city centre, rail station, hospital, sports park and community stadium
- Linking the A120 and A133 with the RTS will unlock land to provide housing and improve connectivity locally and within the wider region. It will deliver a transformational modal shift, allowing new and existing residents to benefit from frequent, high-quality, reliable transport connecting to the places they want to go.
- The road will also service the new Park & Choose and relieve traffic going to the University of Essex and its Knowledge Gateway technology and research park.



Above: Essex Highways image of the proposed Colchester Rapid Transit System vehicle

For more information on the delivery of the new Link Road, Rapid Transit System and wider transport improvements, scan here!



How will this impact on Clingoe Hill?

As well as funding the Phase 1 Link Road & RTS, the secured HIF money will fund improvements to Clingoe Hill up to Greenstead Roundabout. On Clingoe Hill the RTS will have a new separate dedicated lane with a priority onto Greenstead Roundabout to improve journey times and reliability along this section of the route providing an attractive alternative to the car when travelling into Colchester for residents at the Garden Community.

Essex County Council are expecting mobilising works to get underway in the spring of 2024.

REGENERATIVE DESIGN

50% OPEN SPACE

PUBLIC LUXURY, PRIVATE SUFFICIENCY

7,750 NEW HOMES

RTS LINK TO COLCHESTER • THRIVING ECONOMY • CLIMATE RESILIENT • NURTURING YOUNG MINDS

ENERGY SELF-SUFFICIENCY • STEWARDSHIP • LOCALLY DISTINCTIVE • ESTATE MANAGEMENT



1 HEDGEROW GREENWAY
GREEN LANES FRONTED BY HOUSES WHICH PROVIDE THE MOST DIRECT ACTIVE TRAVEL CORRIDOR AND OPPORTUNITIES FOR GREATLY ENHANCED BIODIVERSITY



2 GREEN CONNECTOR EDGE
CREATING A NEW GARDEN COMMUNITY WHICH FEELS TOTALLY ENMESHED IN NATURE



3 MAIN LANE - NEIGHBOURHOOD CENTRE
A DYNAMIC STREETSCAPE WHICH OPENS OUT AND IS ANIMATED BOTH DAY AND NIGHT BY A VARIETY OF CLASS AND USES



4 MAIN LANE - CHARACTER OF THE MAIN LANE IN RESIDENTIAL AREAS WITH NO PUBLIC USES - CHARACTERISED BY VARIETY IN ROOF FORMS, GREEN SWALES AND LEAFY STREETS



5 CENTRAL SQUARE - A CIVIC SQUARE SHARED ACROSS ALL THREE NEIGHBOURHOODS WHICH IS ENCLOSED BY A RICH MIX OF USES, AND WITH THE FOURTH WALL OPEN TO NATURE AND THE GREEN CONNECTOR



6 HOME STREET - PEDESTRIAN AND CYCLE PRIORITY STREETS WHICH ARE GREEN, PROVIDE GOOD OVERLOOKING AND SAFE SPACES FOR CHILDREN TO PLAY WITH INTEGRATED BIKES AND BENS

- COMMUNITY PLAY
- MAIN LANE RTS STOPS
- SPORTS PLAY
- ENERGY + RENEWABLES
- COMMUNITY GROWING
- BIODIVERSITY + WILDLIFE
- NEIGHBOURHOOD PLACES
- WATER AND HABITAT
- UNIVERSITY OF ESSEX
- SCHOOL SPORTS
- EMPLOYMENT AREAS
- HEALTH HUB

PRIORITISING ACTIVE TRAVEL

20 MINUTE NEIGHBOURHOODS

30% AFFORDABLE MINIMUM

ACCESSIBLE + INCLUSIVE

