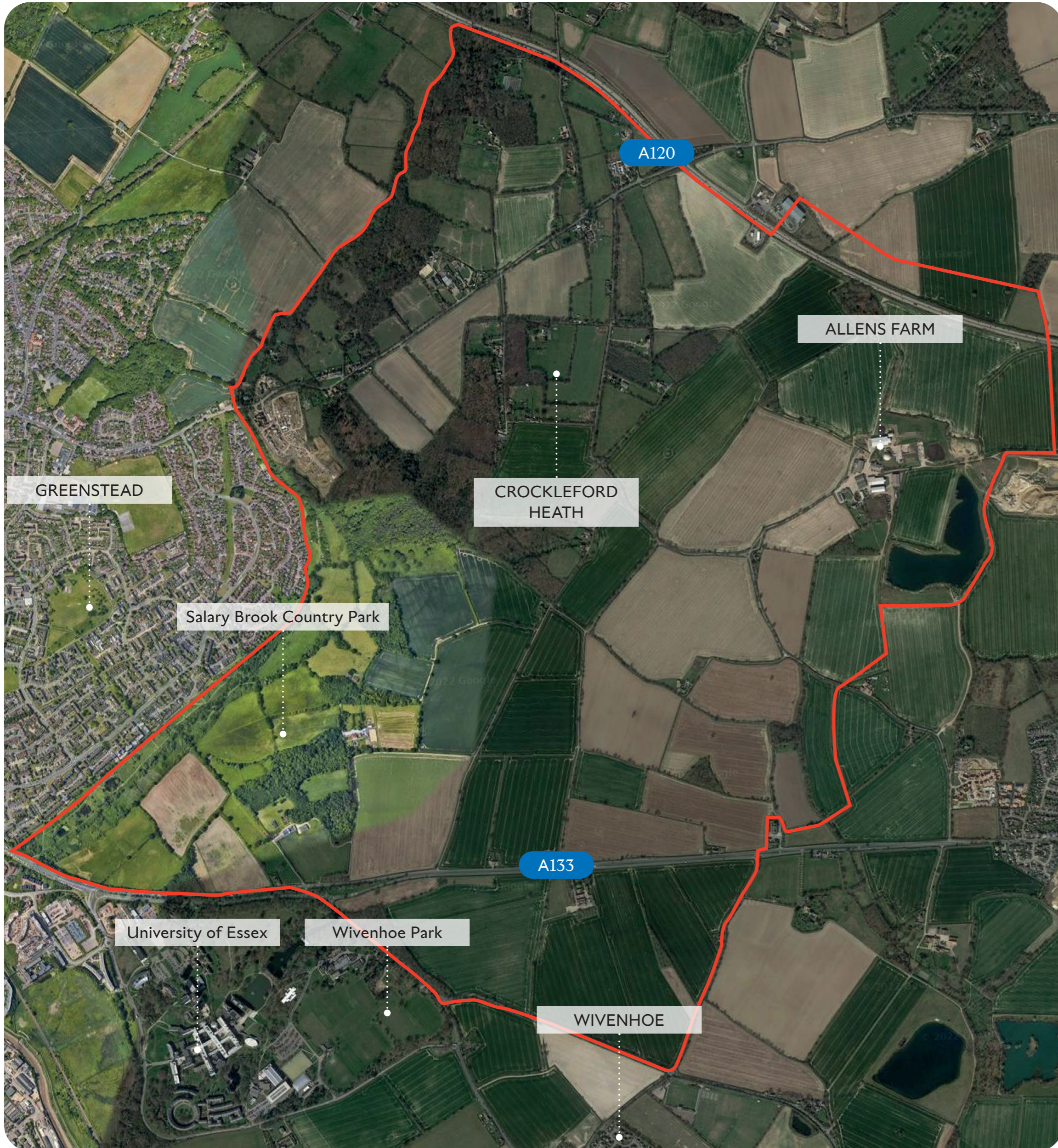


1 WELCOME

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 reduced reliance on the private car, encouraging and facilitating active travel
- 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 centre 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
- 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

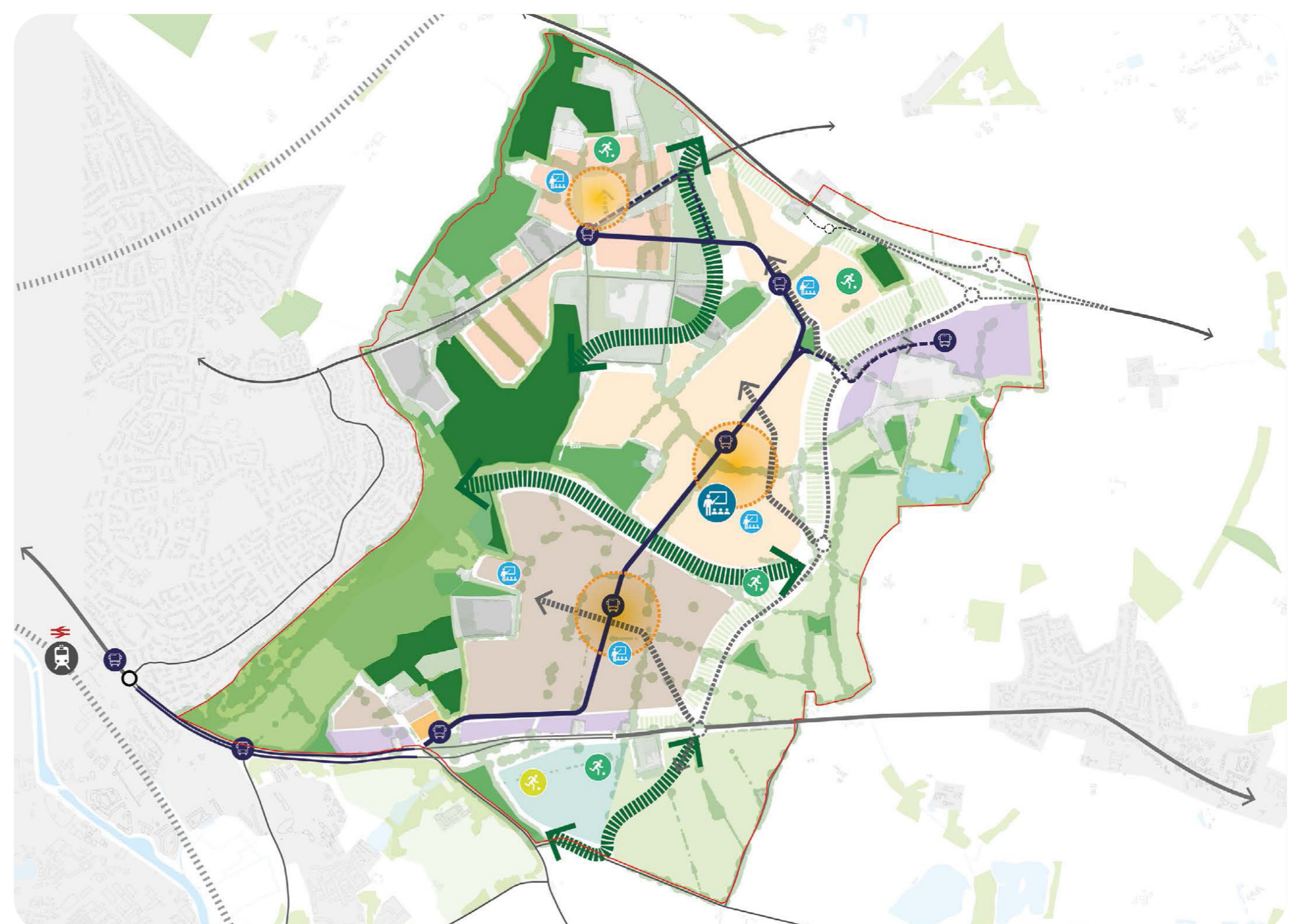
What is a Garden Community?

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.

Planning Policy Framework

The Joint Councils (Braintree, Colchester and Tendring) allocated this land for a new garden community of up to 9,000 new homes and supporting infrastructure in their Shared Strategic Section 1 Plan adopted February 2021.

This formal policy allocation sets the high level principles for the new Garden Community and it was proposed that the specific detail be provided in a Development Plan Document (DPD). Tendring and Colchester Councils have progressed the preparation of a DPD, which was drafted and consulted on during 2022 and 2023, and is due for adoption in 2024.



Above: Development Plan Document Strategic Masterplan developed by Tendring & Colchester Councils

KEY		
—	Area of Search of TCBGC	Attenuation Ponds
- - -	District Boundary	Existing Roads
■	Ancient Woodlands	Green links
■	Woodlands	Indicative Rapid Transit Route/halt
■	Country Park	Indicative Peak/additional Rapid Transit Route
■	Amenity Green Space	Main vehicular entrance points
■	Strategic Green Gaps	Proposed Neighbourhood centres
■	Water Course	Southern Neighbourhood
■		Central Neighbourhood
■		Crockleford neighbourhood
■		Employment uses
■		Sports and Leisure Park
■		Primary Schools
■		Secondary Schools
■		Sports Hubs
■		University Sports



2 WELCOME

Tendring Colchester Borders Garden Community

Our engagement approach

Latimer by Clarion Housing Group and the Project Team are at the initial stages of understanding how the community should be designed. The plan is to submit a hybrid planning application next summer.

This consultation event is the first of a series taking place at strategic points through the design programme, outlined in the timeline below. The timeline gives an idea of what we plan to show at each event going forward, shown in the boxes highlighted.

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

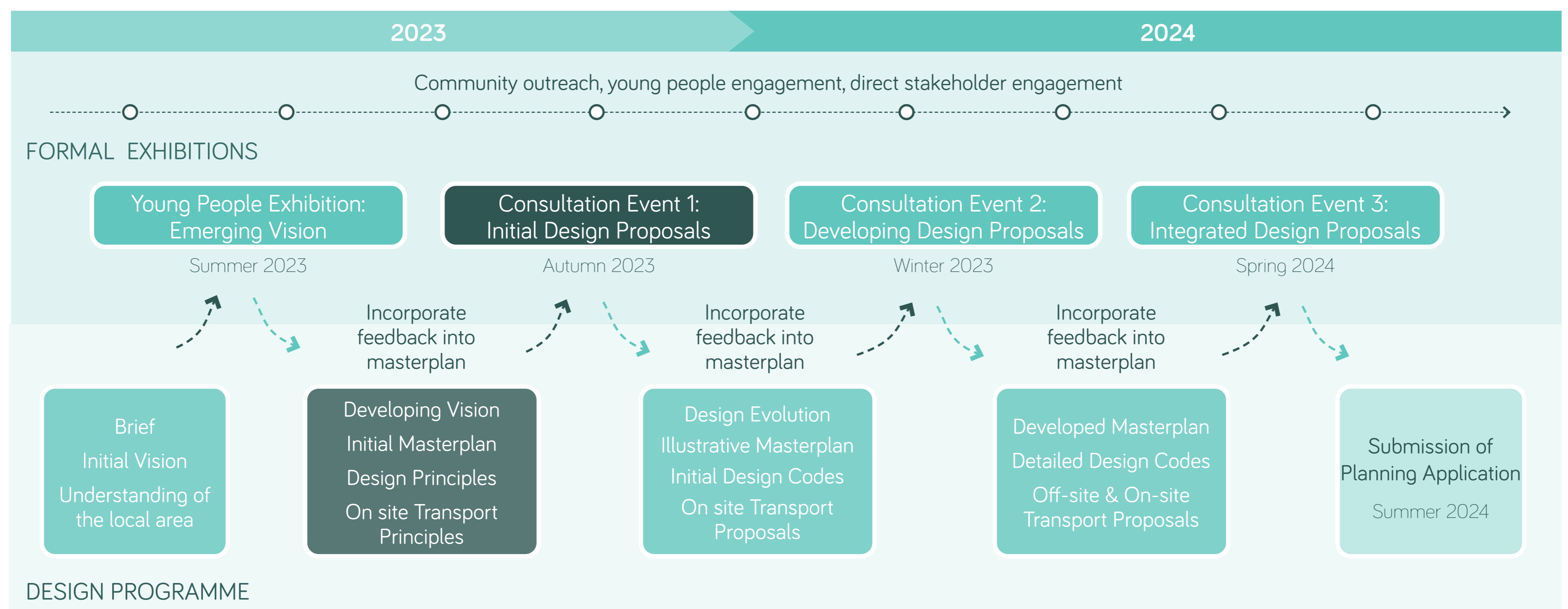
This event aims to focus on creating a discussion around the initial design ideas which build on the work done in the Section 1 Plan and emerging Draft DPD. We want to get your feedback on what you think about them while also understanding your lived experience of the area and how this can feed into the design.

Please answer the survey provided or fill it out online using the QR code on the bottom of the boards.



Above: Concept image from our design competition for the new garden community

Timeline



How can I get involved?

We are excited to demonstrate our commitment to a meaningful engagement programme that will enable surrounding neighbourhoods to help shape the new Garden Community.

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 below, or by filling out a paper form.

To find out more about how you can participate through the website, using the QR code or link below:



<https://latimer.community>

Over the next year there will be a number of opportunities to engage with the design, express your views and participate in events that will influence the emerging design proposals.

These engagement opportunities up to planning submission include:

- Two further rounds of public exhibition and consultation events, including online webinars
- C360 and CVS Tendring facilitated conversations and focused meetings
- Participation at community events
- Updates through dedicated website and bulletins
- Direct key stakeholder engagement



Above: Concept images from our design competition



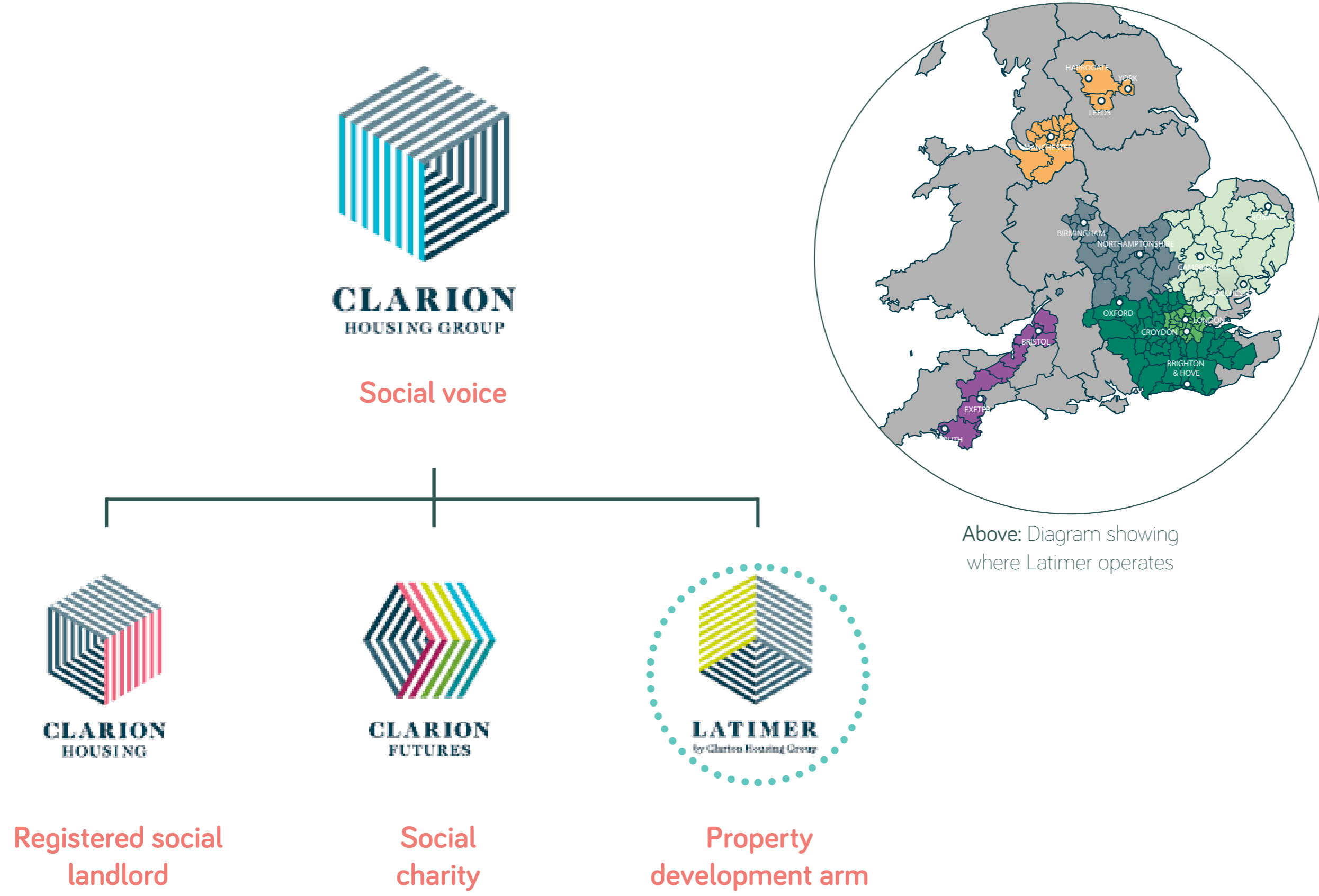
0800 029 71 71 (free phone)
latimer@connectpa.co.uk
<https://latimer.community>

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



3 MEET THE TEAM

Who is involved in the Garden Community?



Above: Diagram showing where Latimer operates

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

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. By the end of the 20th century, the William Sutton Trust had built or bought 14,500 homes – all based around ideals of community coherence.

We operate across England, with a specific focus on the growth areas of London, the South East, East of England, the North West, West Midlands, Yorkshire and the M62 corridor.

The Project Team

The Project Team was selected following an international design competition held in Autumn 2022 and is made up of a combination of award-winning masterplanners, architects, landscape architects, engineers, sustainability specialists and community engagement consultants. Together they will be drawing up proposals for what will become the new Garden Community. Below outlines who is included in the project and engagement team.



The Engagement Team



The Young Essex Designers

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.
- We have established the Essex Young Designers, made up of 13 young people, aged 13 to 17, from Tendring district and Colchester who meet regularly to inform the brief and design of the Garden Community.



Above: Youth forums already held with the Young Essex Designers



4 PROJECT VISION

What is the emerging vision for the Garden Community?

Are you supportive of the project vision for the new community?

Is there anything you would like to add to the project vision?

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.

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

Regenerative Garden Community

“The Commons”

As custodians of the land, sky and water, we will create a masterplan that protects, restores and enhances the natural environment; working with the land rather than against it. We see this project as an opportunity for a great levelling; where nature and humans can exist together in a way that is productive, non-damaging, and

“The Community”

A masterplan that nurtures enduring, tight-knit communities across generations, bolstered by long-term, fulfilling local employment prospects, and a sense of neighbourliness directly fostered through urban morphology. We will create the condition for existing and new residents alike to make this their lifetime community – a place to work, study, experience culture and play.



“The Connectors”

A place for everyone; a well-connected community that is designed for easy access to daily amenities so that everything needed is within twenty minutes reach. Active transport methods are made the most convenient mode of travel to reduce car dependency.

What is regenerative design?

Regenerative design means taking a holistic approach whereby built and natural systems are designed to co-exist and co-evolve over time, delivering positive environmental and social outcomes and ensuring both human and planetary health.

If you'd like to understand more about regenerative design, you can listen to the podcast 'Flourish' which outlines the principles. The podcast can be found on your chosen podcast service.

“We want to create the best quality, resilient and innovative new community in the UK – a new place that we can all be proud of: Three themes; “the commons”; “the community”; “the connectors”, will overlap and combine to create a Regenerative Garden Community for people, place and planet.”

The Design Team



5 OUR DESIGN PRINCIPLES

What are the design principles for the Garden Community?

Which of the design principles do you think is the most important?

Place stickers on the design principles that you think are most important

The below design principles guide our approach to designing the new Garden Community:

<p>REGENERATIVE DESIGN</p>	<p>TARGET 50% OPEN GREEN SPACE</p>	<p>PRIORITISING SHARED OPEN SPACES</p>	<p>7,750 NEW HOMES</p>
<p>Regenerative principles to guide our decision making throughout the design process</p>	<p>Creating neighbourhoods rooted in nature allowing thriving green space to be integrated into daily life</p>	<p>Encouraging neighbourhoods to share resources</p>	<p>A new settlement that will help meet new housing demand within Essex</p>
<p>ACCESSIBLE AND INCLUSIVE</p>	<p>CREATING A THRIVING ECONOMY</p>	<p>CLIMATE RESILIENT HOMES & LANDSCAPE</p>	<p>NURTURING YOUNG MINDS</p>
<p>Creating a community that can be used and enjoyed by absolutely everyone</p>	<p>Using the scale of the project to promote economic growth within the local area which will continue in perpetuity</p>	<p>Designing for all possible future scenarios and with efficiency and longevity in mind</p>	<p>Placing young people's experiences at the heart of the new community through successful schools, design codes and youth engagement</p>
<p>PRIORITISING PEOPLE OVER CARS</p>	<p>20 MIN WALKABLE NEIGHBOURHOODS</p>	<p>30% AFFORDABLE HOUSING PROVISION</p>	<p>RAPID TRANSPORT SYSTEM TO COLCHESTER</p>
<p>Making walking, cycling, and public transport the first choice, safe, enjoyable and simple to use</p>	<p>Providing all the necessary goods and services in walking distance within the new neighbourhoods</p>	<p>In line with local policy and utilising Clarion Housing Group's expertise as the largest affordable housing provider</p>	<p>Placing regular and reliable public transport provision within 400m of all homes</p>
			<p>Are there any other design principles that you think should be included?</p>
<p>ENERGY SELF-SUFFICIENCY & ZERO BILLS</p>	<p>ESTATE MANAGEMENT & STEWARDSHIP</p>	<p>LOCALLY DISTINCTIVE</p>	
<p>Delivering the most energy efficient homes within an energy resilient new community</p>	<p>Using Clarion Housing Group's experience to deliver long term stewardship and management of the new community</p>	<p>Taking the successful elements of existing local places and understanding how they work to ensure the success of the new communities</p>	



6 LOCAL CHARACTER ANALYSIS

What can the Garden Community learn from the local character?

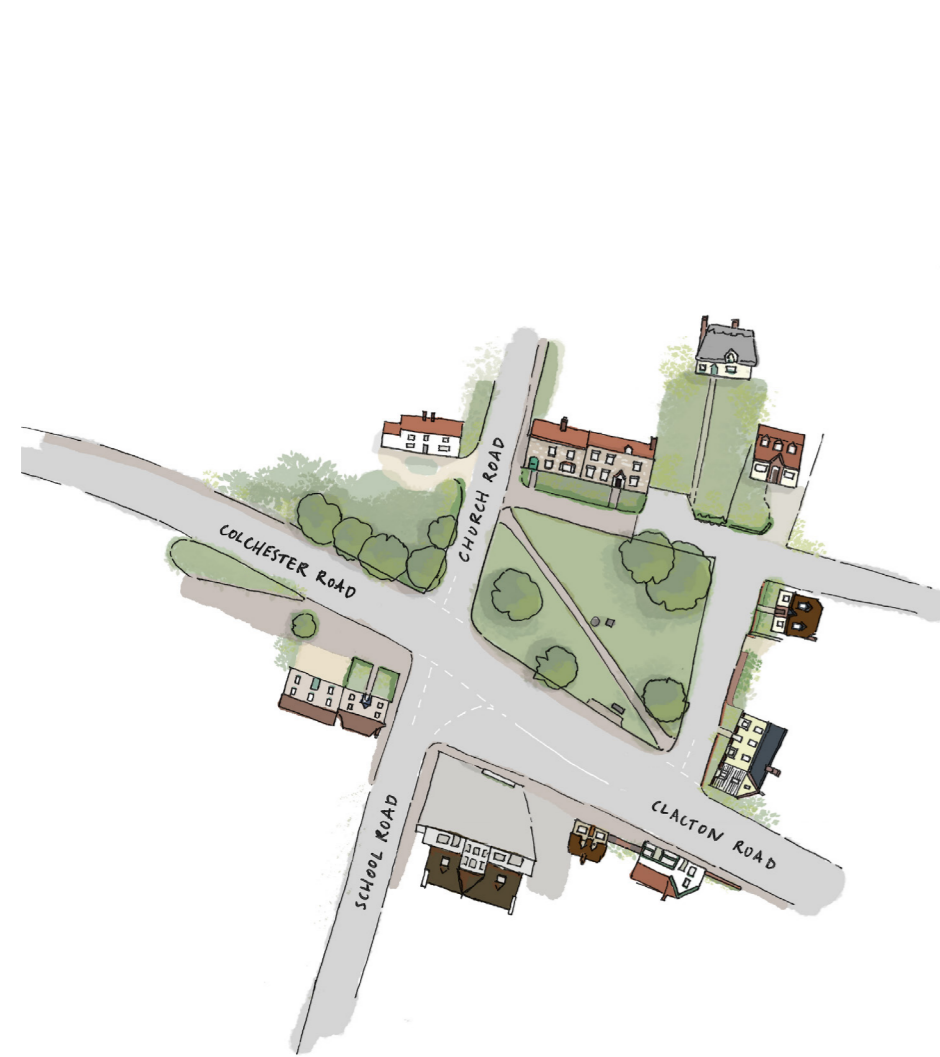
What do you think is locally distinctive about North Essex?

What do you like and dislike about the character of North Essex?

Learning from local settlements

We're building new communities from scratch, whilst learning from existing local places. We have undertaken studies of local settlements of the wider Tendring district and further afield in south Suffolk, to help us to define the local character of 'North Essex' - some examples of these are shown below.

Understanding North Essex's character will inform the look and feel of the new community retaining its unique sense of place. We will apply these learnings to create a new community built for modern and future living.



Elmstead Market



Wivenhoe



Woodbridge



Dedham

The character of North Essex

Through our analysis of the local area, we have begun to capture some of the characteristics that we think define the site and wider 'North Essex'. Our initial thoughts on these defining characteristics are grouped thematically below, highlighting where these could be applied in the new community.

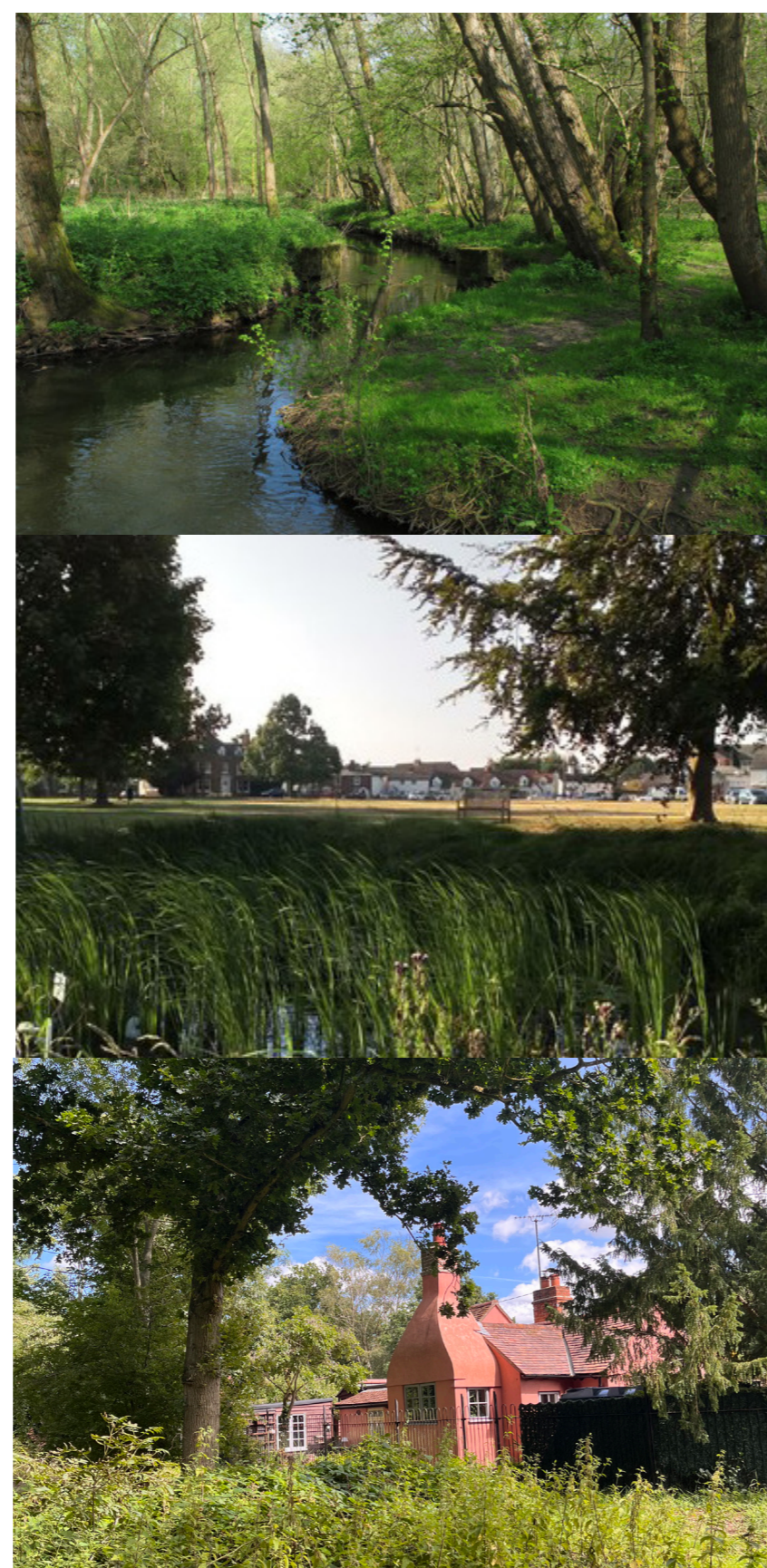
We would like to get your input on the characteristics that you think define the local area, and how these should be applied to the new Garden Community.

'Informal'



North Essex is a place that has been shaped by the elements and people over millennia, creating an informal composition that has been layered up over time. We think it is important to learn from the past, but adapt for future living in the new community.

'Blue & Green'



A key part of local settlements is their connection to nature. Brooks, creeks, ditches and reservoirs weave through the landscape, hinting at the nearby coastline. This connection to nature and water will be important to maintain in the new community.

'Sky & Landmarks'



Essex has big skies, with key landmarks visible on the horizon above tree canopies. We think that maintaining a sense of this in the new garden community is important.

'Home grown'



Clay, timber & straw are the naturally sourced building materials in the area. Using regenerative principles and modern construction methods, these materials can be re purposed in new ways to create a new iteration of the North Essex vernacular.



7 LOCAL CHARACTER ANALYSIS

How will the Garden Community respond to what is already there?

What do you think is locally distinctive about the site of the new community?

“A place of winding green lanes enclosed by tree canopies. A worked landscape of fields and gravel extraction set between Roman roads. Brooks and rivers have shaped the landscape and give a sense the coast is nearby”
The Design Team



Green lanes

Green lanes are the first thing you experience on the Garden Community site, providing a network of well trodden routes through the existing landscape. The overhanging canopy creates a sense of enclosure which contrasts with the sense of openness of the agricultural landscape. These lanes will be important to protect and enhance within the proposals, to ensure the new community can retain its sense of place.



Woodlands

There are numerous woodlands, including ancient woodlands and mature hedgerows which are integral to the character of the area, where the landscape is otherwise open fields. These woodlands are noted to provide historic and biodiversity interest with designated Local Wildlife Sites and Special Roadside Verges within the site area. These woodlands will be important to protect and enhance within the proposals.

Crockleford & Crockleford Heath

Crockleford Heath is a settlement within the site boundary designated as an Area of Special Character; we know that understanding and respecting its existing character is paramount to informing future proposals.

The existing lanes around Crockleford Heath are central to the character and history of this place. The buildings are interspersed within the woodland and hedgerows, opposed to nature being on the periphery. These attributes will be protected and enhanced in the proposals, utilising an approach of 'nature first, buildings second', while celebrating the local heritage.

The below drawing focuses on the character of Chapel Lane specifically and the cluster of buildings which are sited along it.



Above: Photographs along Chapel Lane



8 HEDGEROWS & WOODLANDS

What are the landscape principles of the Garden Community?

What do you think about the hedgerow and woodland buffer ideas?

Retaining & enhancing what's already there

As mentioned on the Local Character Analysis boards, the existing hedgerows and five ancient woodlands are unique to the site and a key component of Essex landscape character. Most importantly they are vital natural assets for wildlife; they serve as living ecological corridors providing sustenance, shelter, and refuge for local biodiversity. We want to protect the woodland and hedgerows and allow them to thrive and expand with the new community, whilst also becoming key opportunities for new green infrastructure and modes of travel.

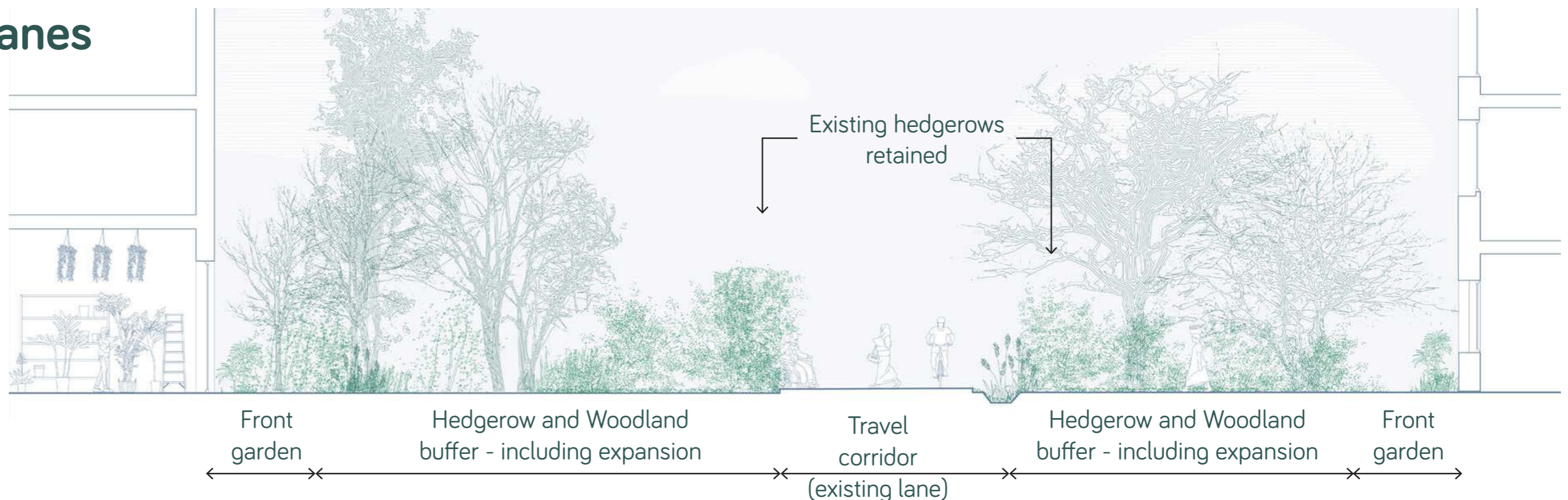
“We know that the character of the existing hedgerows, woodlands and green space is of particular importance to the local community; we strive to retain and enhance them through the proposals.”

The Design Team

Hedgerow buffers & lanes

We want to retain and enhance the existing hedgerows, dedicating space for them to rewild & expand forming 'hedgerow buffers'.

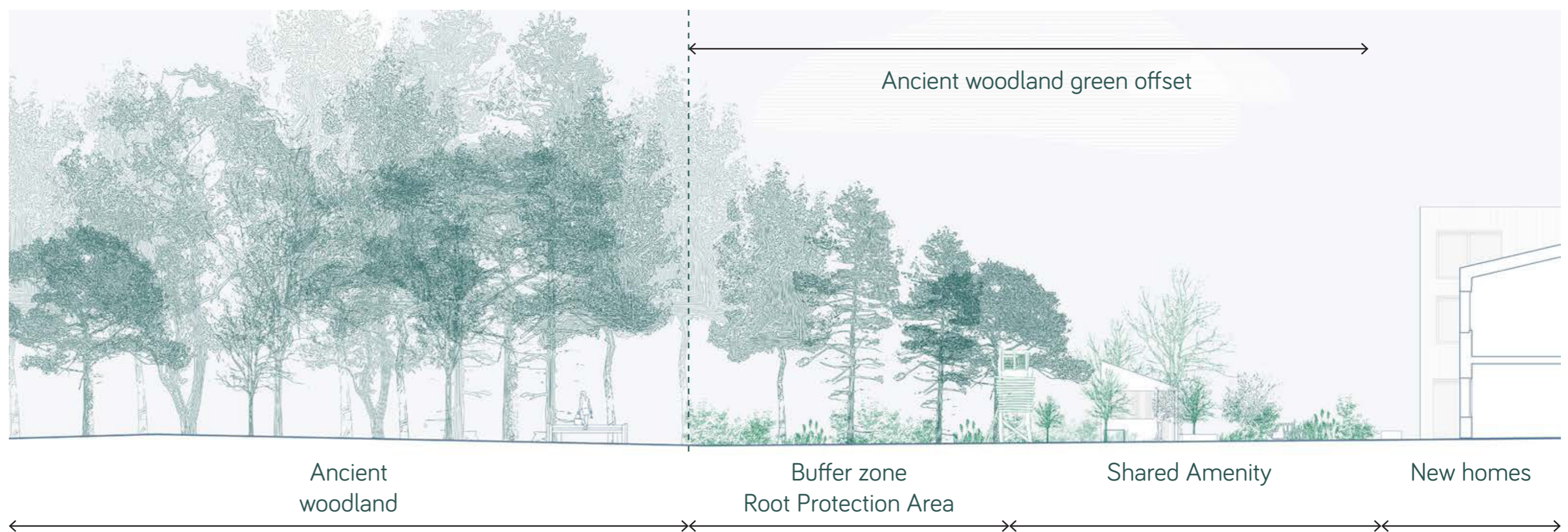
The existing hedgerow network should evolve to be diverse and species-rich for biodiversity. Existing lanes will be used as active travel corridors.



Woodland edges

We want to retain and enhance the existing woodland edges contributing to people's health and well-being.

Publicly accessible open space will be integrated in appropriate locations enabling people to directly experience forest on their doorstep.



How could the hedgerow buffer look?



How could a woodland buffer look?



9 SALARY BROOK COUNTRY PARK

What are your ideas for Salary Brook Country Park?

Creating a new Country Park

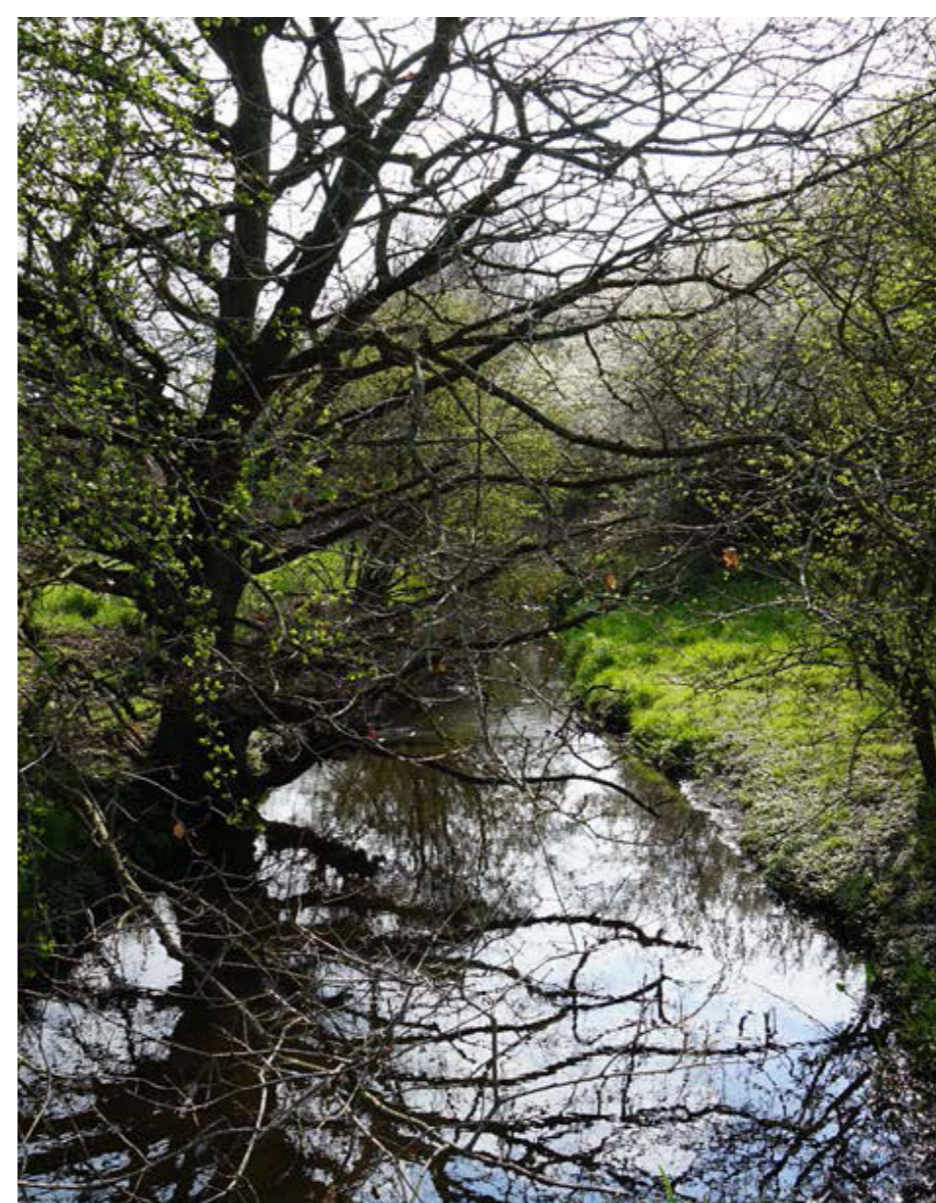
There is an exciting opportunity to create Salary Brook Country Park for new and existing residents in the area, which will include the Salary Brook local nature reserve. The park will enhance the existing landscape, expanding and connecting existing woodlands while also providing appropriate amenity for existing and new communities. Salary Brook Country Park will be a place where people of all ages and abilities can find solace and delight, where they can be active and feel safe. There will also be a "Park & Choose" point within a short walk of the park.

Please take a post-it and let us know your thoughts below!

e.g. where do you go within the park and where are you coming from or to (home, work...etc.)

Where do you come from or go to through the park?

Salary Brook Local Nature Reserve



How would you like the park to feel?

e.g. open spaces, enclosed, covered spaces, safe...etc.

How could Salary Brook Country Park look?



What character would you like the park to have?

e.g. woodland, wild flower meadows, connected waterways...etc.

What are the future plans for the park?

We want to design and build the new park with local communities, residents, businesses and charities, and other stakeholders.

In future consultation events we will keep you updated on how you can get involved.



10 SALARY BROOK COUNTRY PARK

What are your ideas for Salary Brook Country Park?

Creating a new Country Park

Help us inform the character, routes and activities within this new Country Park at Salary Brook. We are interested in understanding what you would like to see in a new country park and how you would use the space.

What would you like to see at Salary Brook Country Park?

Please take a pin below and place it on the map of Salary Brook Country Park!




11 MOBILITY & MOVEMENT

What are the transport principles of the Garden Community?

What do you think about the active travel ideas?

Are there any existing transport problems outside the site we should consider?

Transport principles



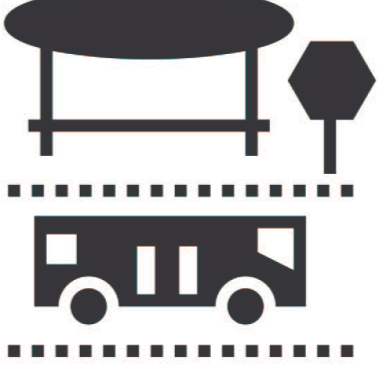
PRIORITISING PEOPLE OVER CARS

Making walking, cycling and public transport the first choice, safe, enjoyable and simple to use



20 MIN WALKABLE NEIGHBOURHOODS

Providing all the necessary goods and services in walking distance within the new neighbourhoods



RAPID TRANSPORT SYSTEM TO COLCHESTER

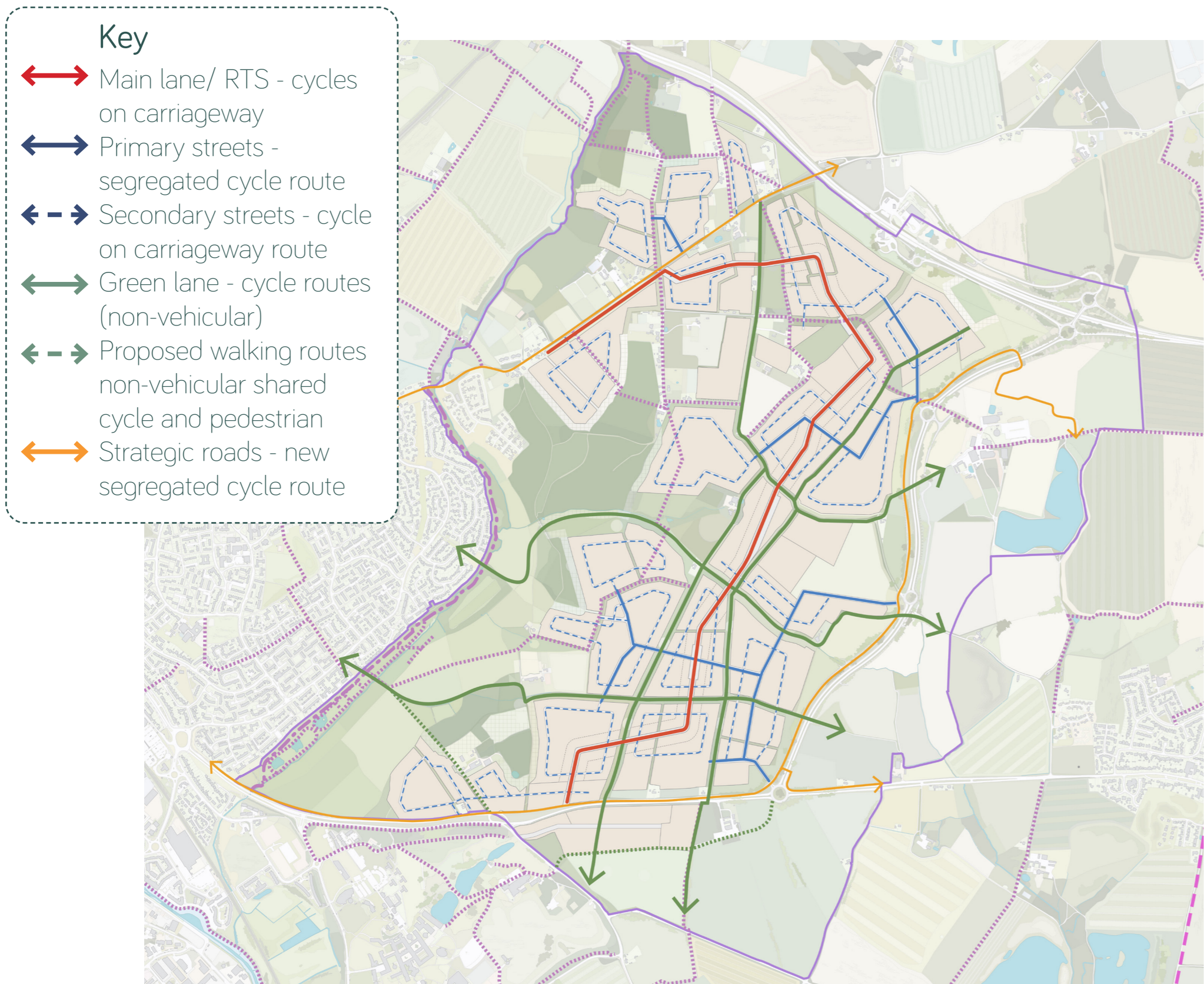
Placing regular and reliable public transport provision within 400m of all homes

People-focussed not car-focussed movement

Walking and cycling will be prioritised within the Garden Community. We will not ban cars, but we want to make it easier to use active travel to get around the community. The existing network of streets, hedgerows and farm tracks on the site will become a large network of walking and cycling routes with no access for vehicles. These will connect to the wider walking/ cycling routes.

Green connectors

The green connectors will be the main green infrastructure within the DPD area, providing ecology and connecting 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.



Above: Diagram showing the proposed walking and cycling network



Above: Diagram showing the proposed green connector network

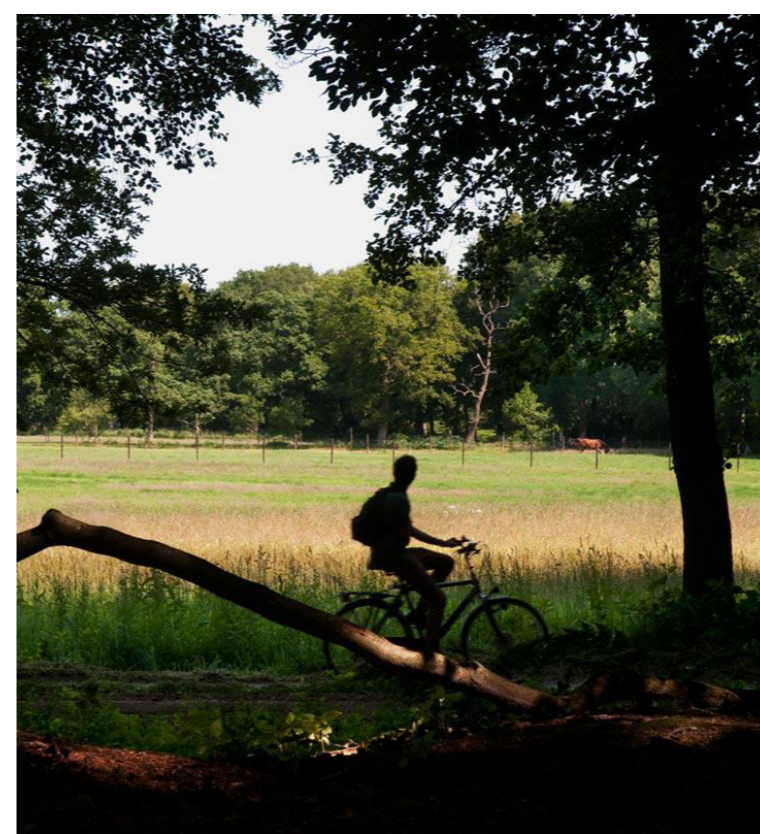
Examples of walking & cycling routes



Shared street
Prioritising walking and cycling over vehicle movements on low traffic streets so streets can be safely shared e.g. secondary and home streets.



Segregated cycle track
Cycle ways which are segregated from vehicles.



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.



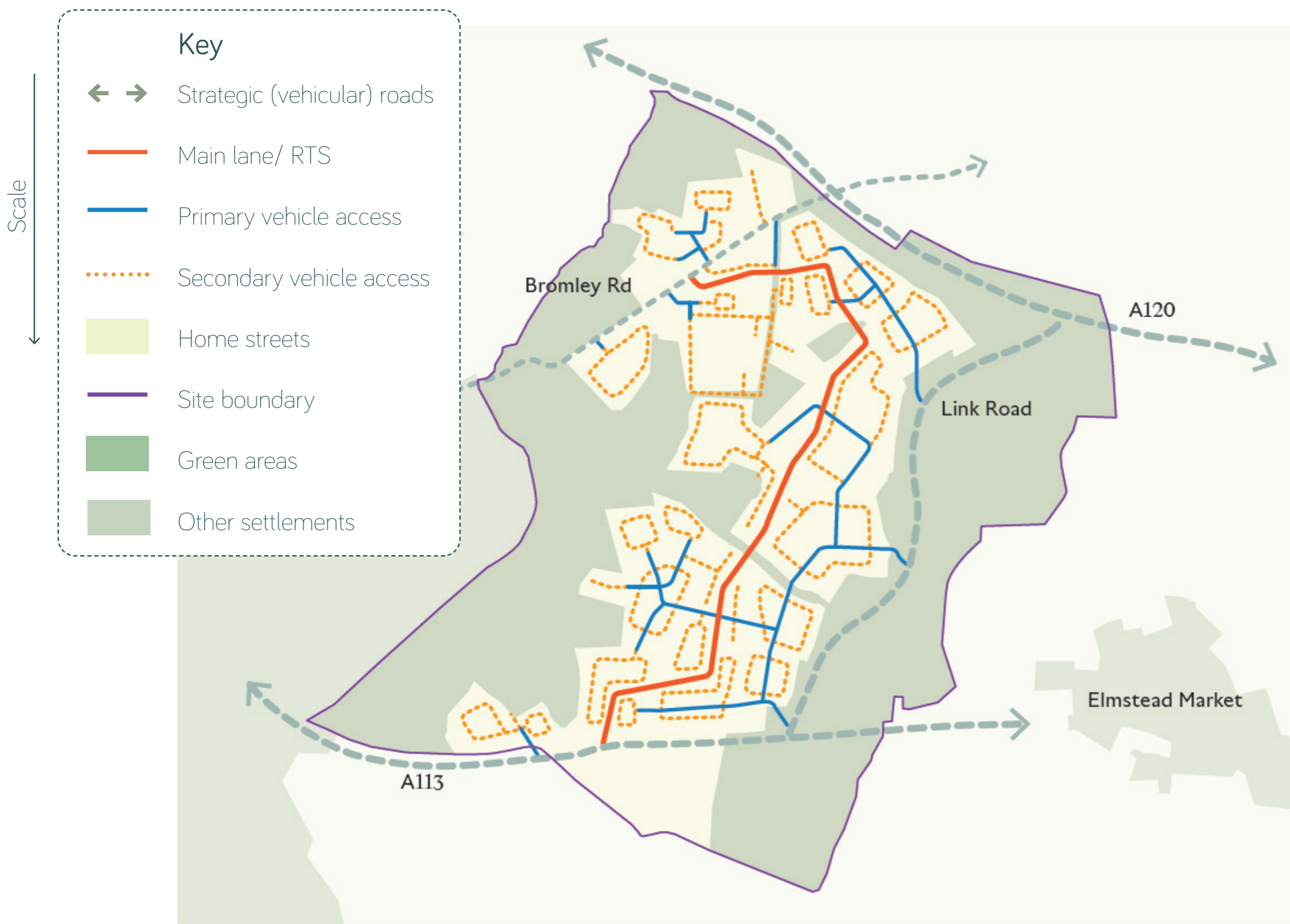
12 MOBILITY & MOVEMENT

What are the transport principles of the Garden Community?

What do you think about the street network and hierarchy ideas?

Street network

The street network within the Garden Community is based on the NHS Healthy City and draft DPD principles including the principle of filtered permeability. This means the community is designed to allow full permeability for walking, cycling and a Rapid Transport System (RTS), but private cars will only have local points of access from the surrounding roads, and they cannot drive through the site from one side to the other. This creates safe, healthy, walkable, cycle-friendly streets with people as the priority while providing high frequency public transport. In line with the emerging DPD, the new community will primarily be accessed from the A120/A133 Link Road. The following plan shows the concept of filtered permeability in practice. For more information on the link road and RTS, see below.



Above: Diagram showing the street hierarchy and concept of filtered permeability

How could the 'main lane' look?



How could a 'home street' look?



The link road is a proposed dual carriageway vehicular route which runs along the east of the site connecting the A133 and the A120 which will support the new Garden Community.

What is the Rapid Transport System (RTS)?

The Rapid Transport System (RTS) is a high frequency public transport system on priority corridors meaning it takes priority over other traffic, which will take the form of the 'main lane'. It will deliver fast and frequent public transport connecting the Garden Community and the University to the Colchester Northern Gateway via Colchester City Centre.

What is the 'link road'?

To find out more details, scan here!



To find out more detail about the RTS, scan here!

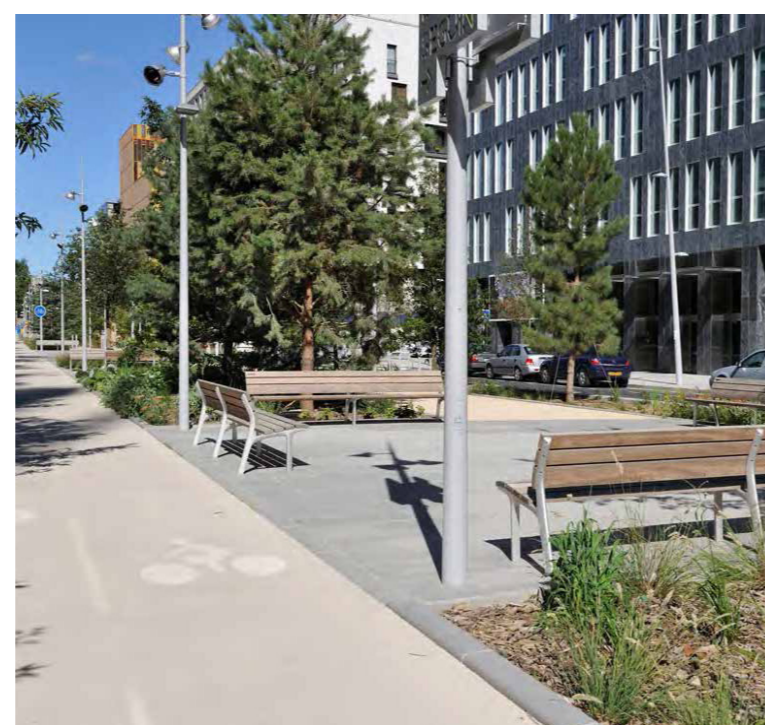


Examples of street types & how they might feel



Main lane

This is the main road through the Garden Community providing pedestrian and public transport. It is a cycle focussed street shared with RTS, emergency access and occasional servicing



Primary street

Primary streets are vehicular connections between the Garden Community and spaces around the area. They are pedestrian focussed and green.



Secondary street

Local streets which connect homes in the neighbourhood and are only for local resident access and service vehicles so are very low traffic, people focussed and green.



Home street

Non-vehicular streets (emergency access only) which act as extensions to the home. They provide safe play in street and include planting and distinctive designs.



13 NEIGHBOURHOOD CENTRES

What are the emerging plans for neighbourhood centres?

What do you think about the neighbourhood centre ideas?

What sorts of public spaces would you like to see?

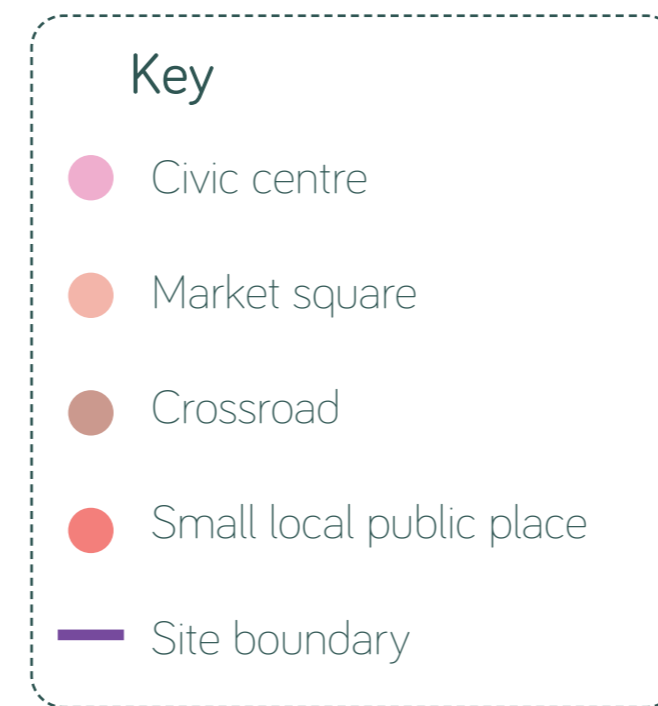


Above: Diagram showing the proposed public spaces and their hierarchy

Neighbourhood & civic centres

The public spaces in the Garden Community will create special moments in the street network. They will vary in scale and function with three new neighbourhood centres and a civic centre. The hierarchy of places means that all homes are within a short walking distance of everyday amenities and are within a quick bus or bike ride to a significant hub of activity.

As shown on the adjacent diagram, commercial and cultural uses are focussed within the main civic centre and the three smaller market squares. The crossroads and smaller local public places also have amenities (eg. a local shop) when they are greater than 5 minutes walking distance from the 'main lane'.



Hierarchy of neighbourhood centres



Examples of neighbourhood centres & how they might feel



Civic Centre

This is located in the centre of the Garden Community and is the largest cluster of commercial and cultural uses, interfacing with the 'main lane' and east-west green connector



Market square

Market squares are smaller clusters located in the centre of each neighbourhood



Crossroad

Crossroads are places where green lane or other routes cross 'main lane', creating an opportunity for cultural or commercial activity



Small local public place

Small public places are easy to get to and welcoming social spaces, where generous public realm includes green space and play

How could a market square look?



“The market squares provide a generous public space at the heart of every neighbourhood; a focus of energy, and changing activities through each day and the seasons; the place to be with, and celebrate, your community.”

The Design Team



14 WORK, LEARN, PLAY, LIVE

How can we create a thriving place to live and work?

What types of amenities, workspaces and cultural uses would you like to see?

What types of schools would you like to see?



Above: Diagram showing amenities and neighbourhood centres

Creating a thriving community

To make an active and attractive neighbourhood, amenities and facilities will be interspersed with residential urban realm. The Garden Community will offer new employment opportunities, social spaces like pubs and community centres, health care facilities, schools, shops and play spaces for all ages and abilities. Some examples are below.



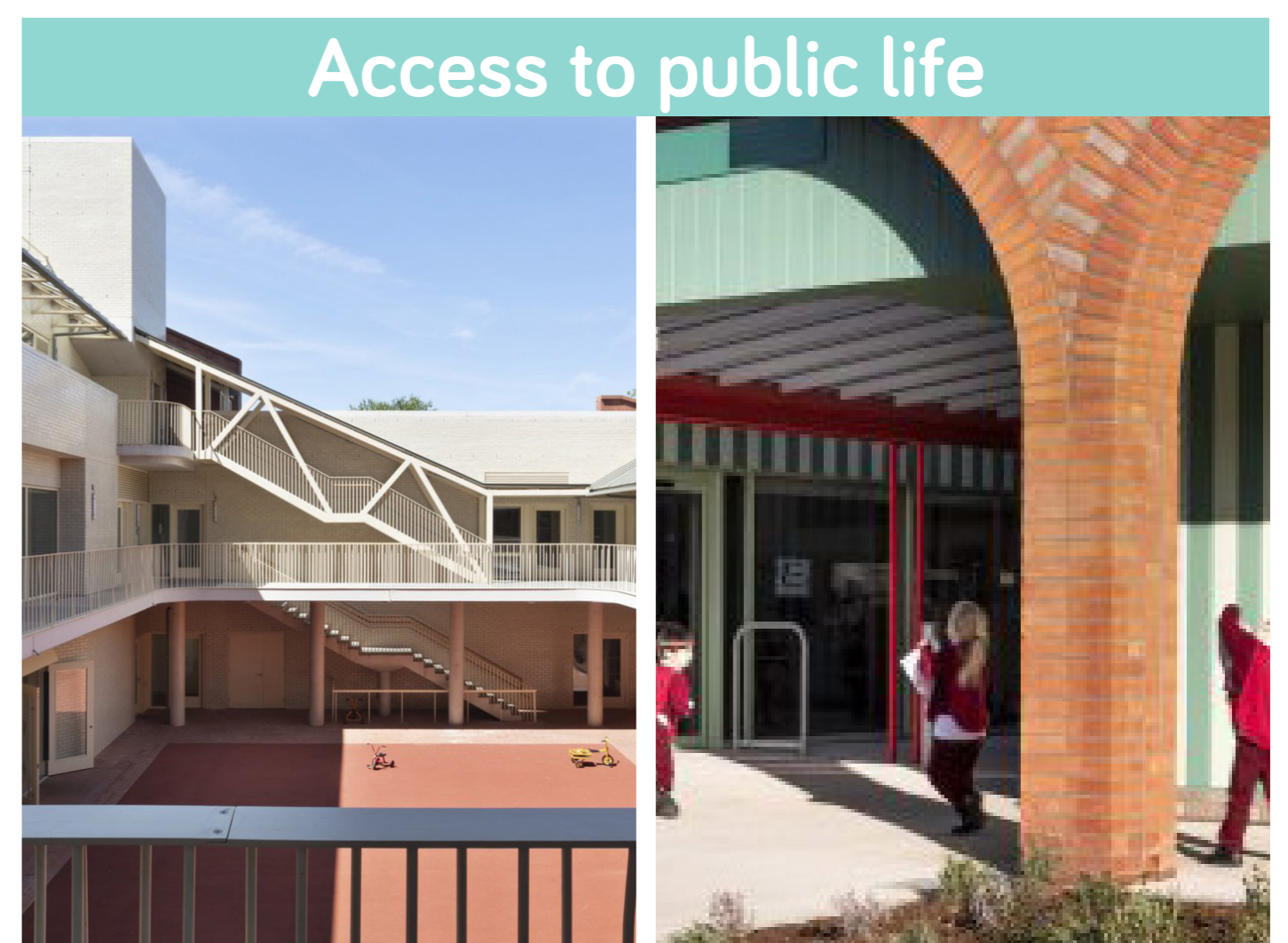
Schools: learning through landscape

We want to provide schools that have a civic and woodland aspect allowing all children the same benefits of access to public life and nature regardless of the neighbourhood.

Schools will be within 400m of the RTS and have a primary vehicular route, allowing parents to easily integrate school drop-off conveniently within the daily routine. The secondary school should be located in the centre of the garden community with access to the surrounding area.



Above: Examples of schools with a country and/or civic aspect



Employment

We want to build a thriving community supporting the local economy and surrounding area. There will be employment opportunities distributed within neighbourhood centres as well as on both sides of the 'main lane' where the RTS moves northward into the site.

The Knowledge Gateway will also be extended to a cluster to the south of the site creating a campus feel rather than a linear ribbon providing a range of opportunities for different types of business.



Above: Example of a flexible, light industrial workspace



Above: Example of an informal co-working space

