

# North Essex Garden Communities

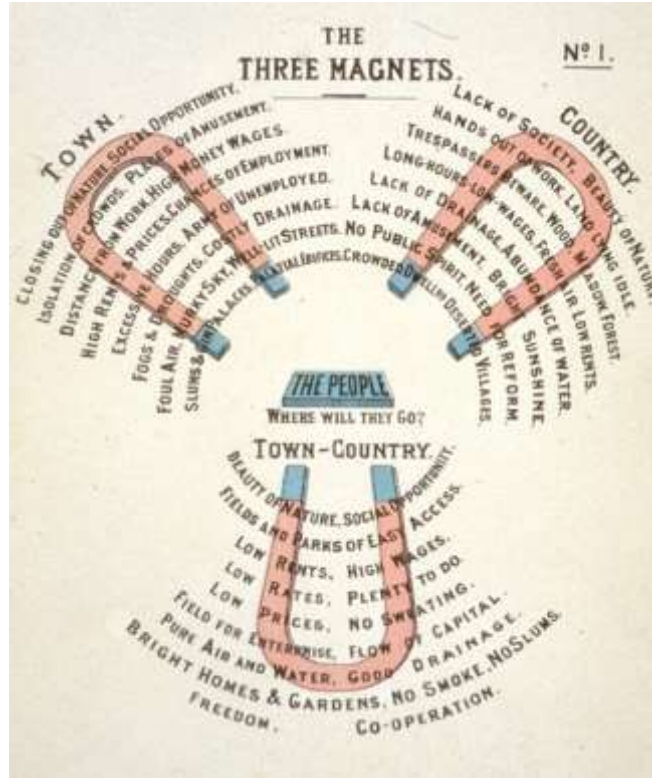


Delivering housing through large scale  
Garden Communities in North Essex

**EELGA Conference – 18 September 2017**

# Innovation in North Essex

- Partnership
- Planning
- Delivery



## Ambition

**The single best opportunity to deliver a continuous supply of homes and jobs where people actually want to be.**

- Creation of three new Garden Communities delivering approximately 43,000 new homes and jobs.
- Unprecedented scale of ambition – new communities bigger than anything proposed anywhere else in the UK.
- Infrastructure-led approach to deliver over £2bn of infrastructure through Local Authority-led investment and development funding.

## Ambition

- Capturing land-value uplift through public sector control, generating high quality outputs including design and delivery innovation.
- Unparalleled level of commitment and collaboration between four Councils with a shared aim to plan comprehensively for long-term strategic growth in North Essex.
- New Communities linked to established growth hubs at Colchester and London Stansted Airport by a growth corridor and improved transit routes.



## Key Drivers

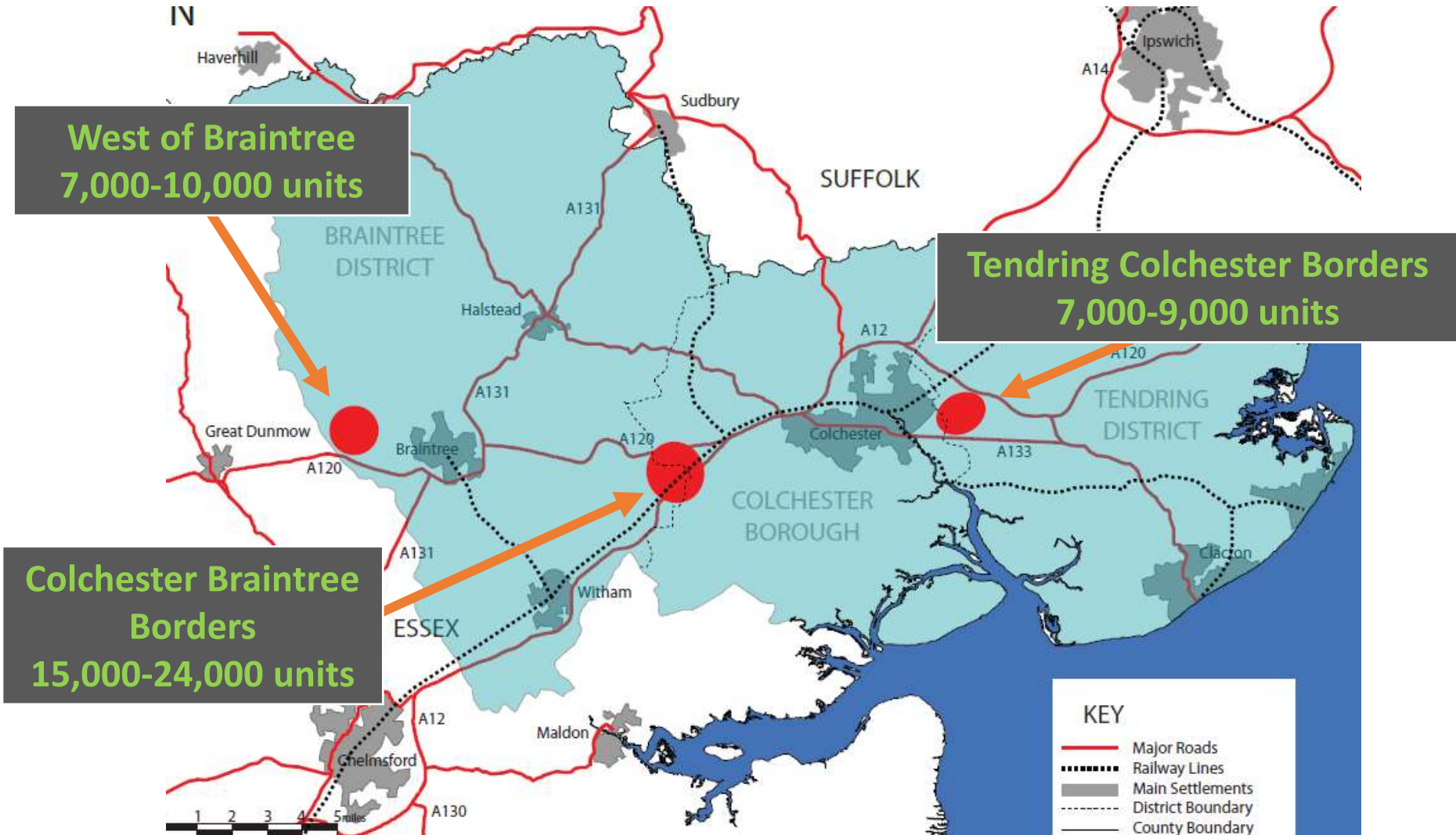
- Strategic housing need and long-term growth ambitions
- Need for significant, timely and shared quality infrastructure
- Need to control and accelerate delivery of housing and employment into the future
- Desire to fully embrace a 'Garden City' approach to address delivery and quality
- Alignment of Local Plan timetables



## Why this approach?

- Various options for current/future growth, e.g. piecemeal extensions to existing towns or growth spread out across the more rural communities...OR...
- Opportunity to plan new, stand-alone settlements, providing clarity for future housing supply
- Better outcomes – providing new, timely and innovative infrastructure, employment opportunities and sustainability features for the long term
- Create community assets and local stewardship
- Commercial opportunity – shared risk and reward

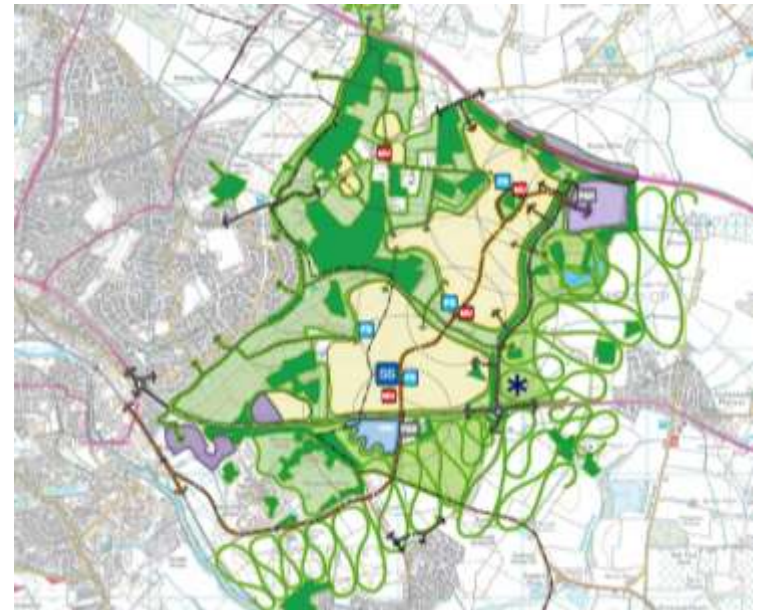
# Locations





# Tendring Colchester Borders Scheme Overview

- Based upon Concept Framework (DLA)
- 8,000 units @ 37.5 DPH (midpoint of range)
- 425 hectare site
  - 213 ha residential
  - 106 ha open space
  - 64 ha infrastructure
  - 15 ha retail, 28 ha B1/B2/B8
- Start on site 2021/22 (infrastructure)
- First housing completions 2022/23
- Delivering 250 units per annum at peak







# Colchester Braintree Borders Scheme Overview

- Based upon Concept Framework maximum (DLA)
- Up to 24,000 units @ 35 DPH
- 1,300 hectare site
  - 676 ha residential
  - 345 ha open space
  - 195 ha infrastructure
  - 46 ha retail, 40 ha B1/B2/B8)
- Start on site 2022/23 (infrastructure)
- First housing 2024/25
- Delivering 350 units per annum at peak





# West of Braintree Scheme Overview

- Based upon Concept Framework (AECOM)
- 8,500 units @ 35 DPH (midpoint of range)
- 486 hectare site
  - 243 ha residential
  - 165 ha open space
  - 61 ha infrastructure
  - 9 ha retail, 8 ha B1/B2/B8
- Start on site 2022/23 (infrastructure)
- First housing completions 2023/24
- Delivering 300 units per annum at peak

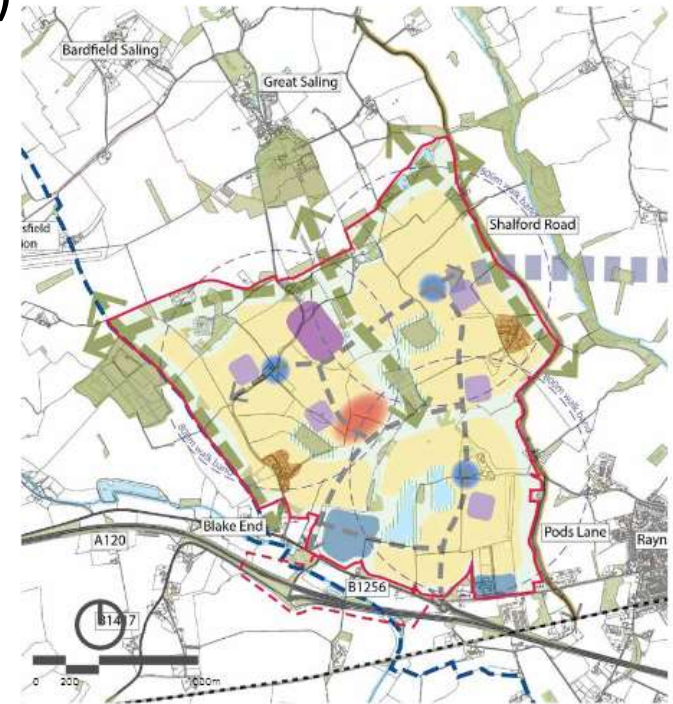
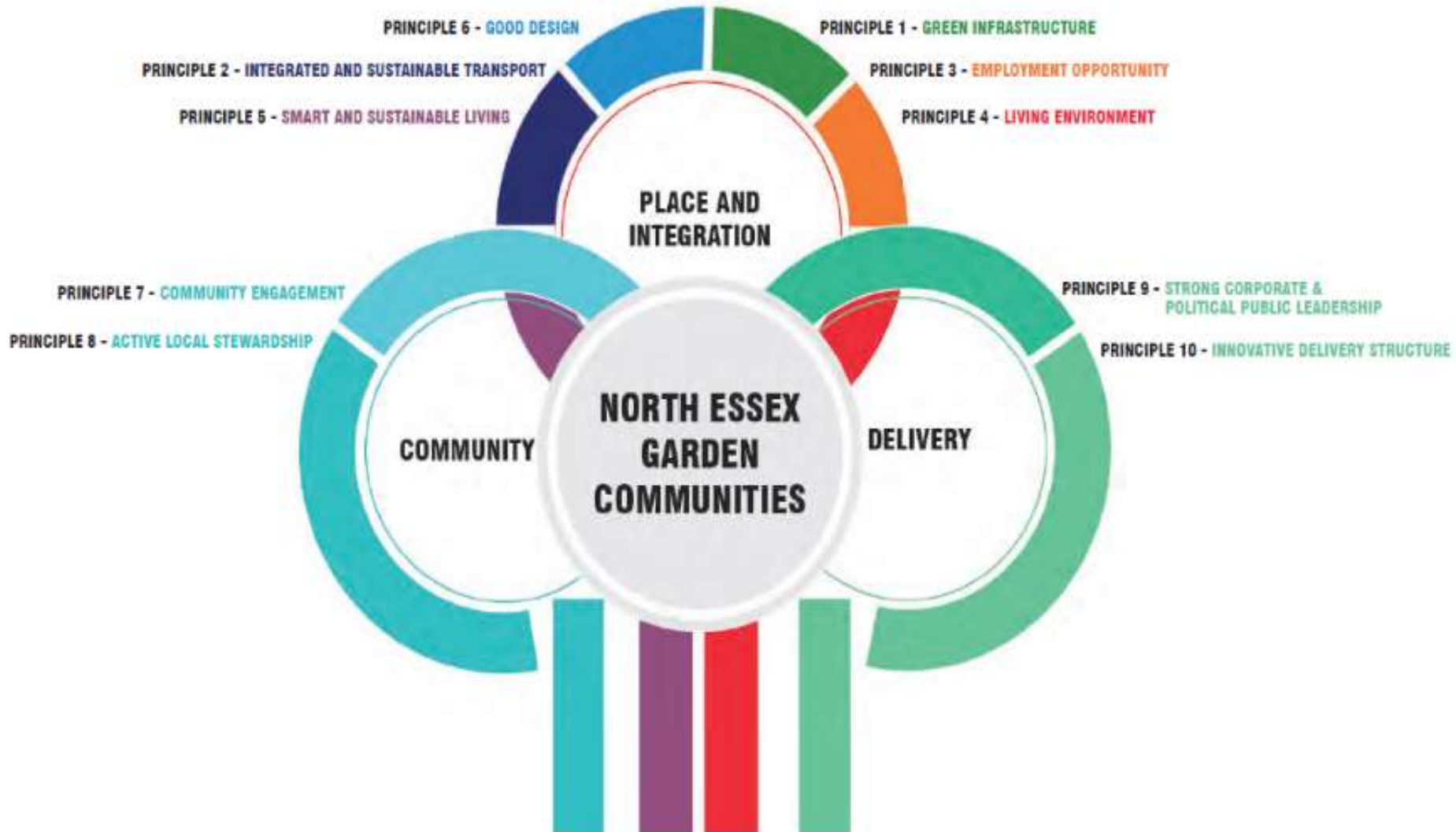


Figure 2: Preferred spatial structure



# Charter – Key Principles



# Our 10 Commitments

1. Strong corporate & political leadership – *council collaboration to ensure successful place making*
2. Innovative delivery structure – *proactive public sector control to deliver land value capture*
3. Active local stewardship – *developed and managed in perpetuity by residents/businesses*
4. Employment opportunities – *1 job per household*
5. Green infrastructure - *multi-functional, resilient and integrated natural environment; healthy lifestyles*



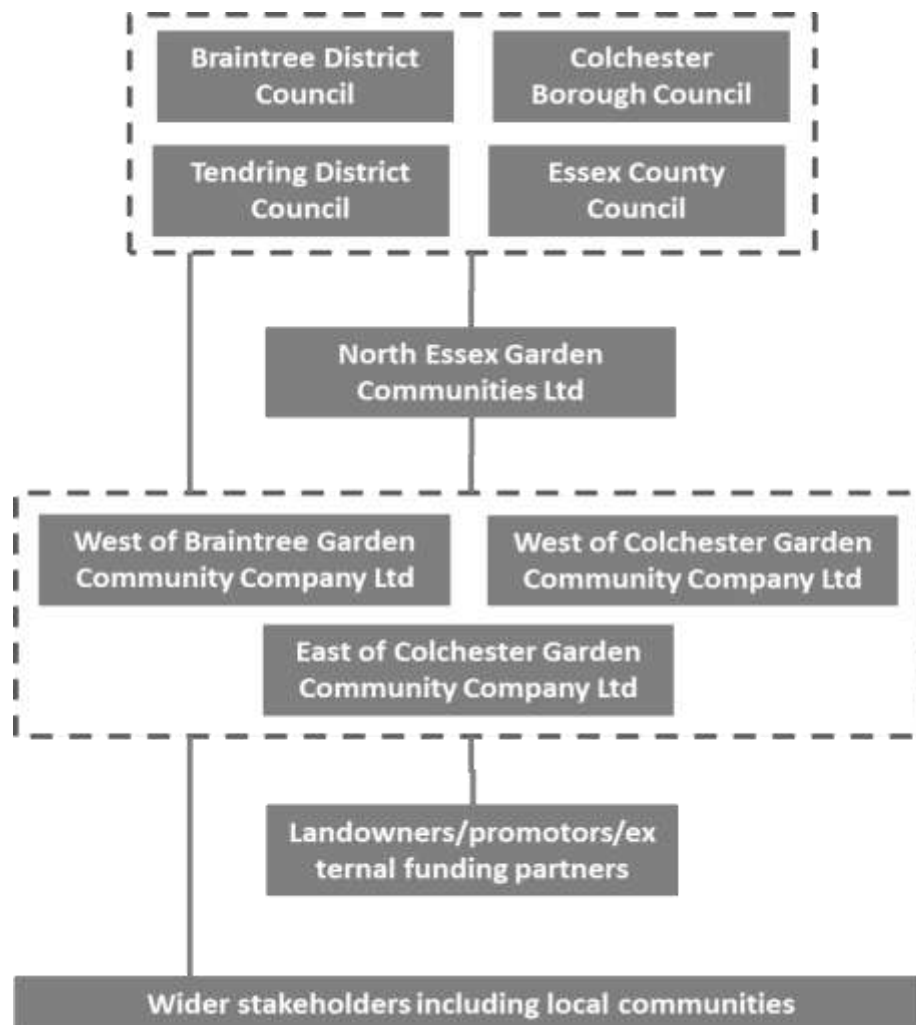
## Our 10 Commitments

6. Good design – *high quality and good management of the built public realm; distinctive places*
7. Integrated & sustainable transport – *walking, cycling, public transport, low carbon alternatives*
8. Community engagement – *locally-led initiative; residents empowered to shape the communities*
9. Living environment – *community inclusive and vibrant neighbourhoods; mixed tenures; facilities*
10. Smart & sustainable living – *innovatively designed for 21<sup>st</sup> Century*

# Innovation in Delivery

- “Land value capture” - key aspect of GC principles
- Land in various positions (options, promoters, land owners)
- Local Delivery Vehicle/Development Corporation structure to:
  - Take control / land ownership
  - Raise finance (with scope for direct LA investment)
  - Finance and deliver ‘up front’ infrastructure
  - Evolve and control masterplan / planning
- Risk and profit sharing arrangement
- Value capture either reinvested for better infrastructure / place making, or as a commercial return

# Innovation in Partnership Company Structure



## Local Authorities

- Directors (Member level) of NEGC Ltd
- Directors (Officer level) of LDVs
- Planning & regulatory retained separately

## NEGC Ltd

- Wholly owned by Councils
- Oversight & coordination role

## Local Delivery Vehicles

- Subsidiary Companies of NEGC Ltd
- Jointly owned with external partners
- Responsible for direct delivery

## Landowners/Promoters/External Partners

- Directors of LDVs
- Land/Option Agreements with LDVs

## Wider stakeholders

- Involved in design & planning (NEGC & LDVs)
- Engaged in Council statutory planning activities
- Ownership & long term stewardship of assets



# Innovation in delivery Taking a role...

- Testing new ways to deliver / retain control
- Long lead in time – consistent approach needed
- Political and community support and engagement
- Securing shared objectives – balancing stakeholder aspirations with affordability / viability
- Requires new skills, dedication and resources when budgets are stretched







# Innovation in Planning Local Plan Approach

- Common “Section One” chapter across all District Local Plans – all on the same page!
- PINS Examination for Section One in early 2018
- Joint Development Plan Documents (DPDs) – one for each Garden Community
- Active and meaningful joint engagement; opportunity for people to shape the communities

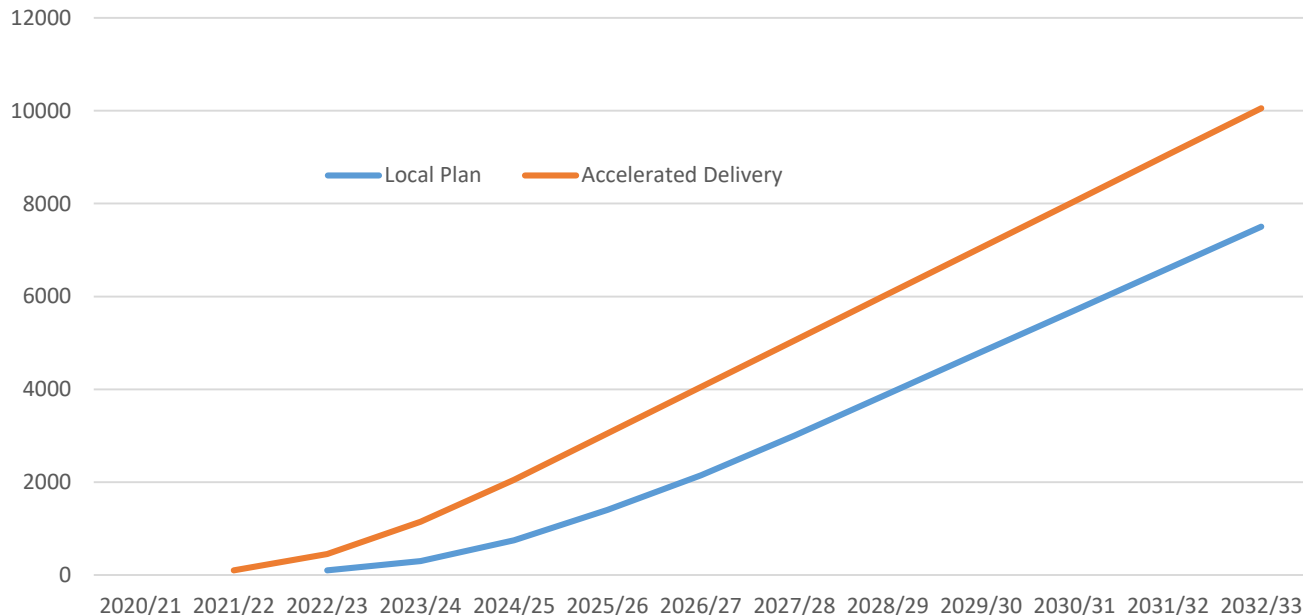
## Innovation across the project

- **Sustainable energy and design approach** – district heating etc (through the scale of the opportunities)
- Providing for modern ways of working imbedded within the communities (as opposed to standard ‘zoning’)
- **Rapid transit** – to both ensure connectivity to existing centres of activity but also as a means to implement step change in public transport provision across North Essex
- **Stewardship** – new models of community ownership of assets at scale and longevity
- **Planning** – scope for a masterplan and LDO led approach
- Integration of funding streams (i.e. better alignment of transport, energy, health budgets)



# Accelerated delivery of housing: Drivers & Enablers

- Achieving Development Corporation status
- Building capacity
- Earlier site acquisition (with option/parallel process of CPO)
- Identifying early phase exemplars/opportunities
- Front loading design of enabling infrastructure
- Securing funding for early phase of enabling infrastructure



## Next Steps

- Working closely with Government to explore the potential for a Locally Accountable New Town Development Corporation in North Essex
- Local Plan Examinations (Early 2018)
- Evolvement of Development Plan Documents for each site
- Exploring innovative engagement strategies
- Feasibility testing for early interventions and accelerated delivery
- Profile raising and bidding for Government support
- Business Plans and Funding Strategy
- Ongoing Risk Management / Mitigation



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**Thank you!**

