

North Essex
Garden Communities

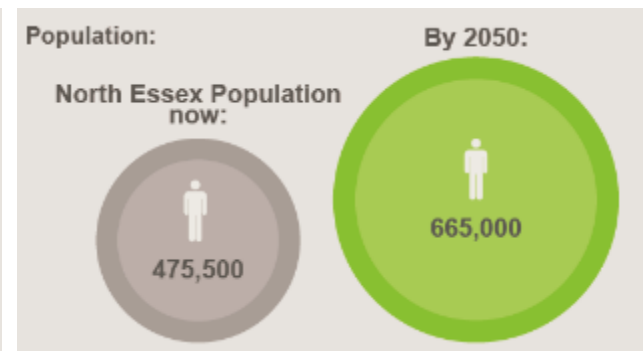
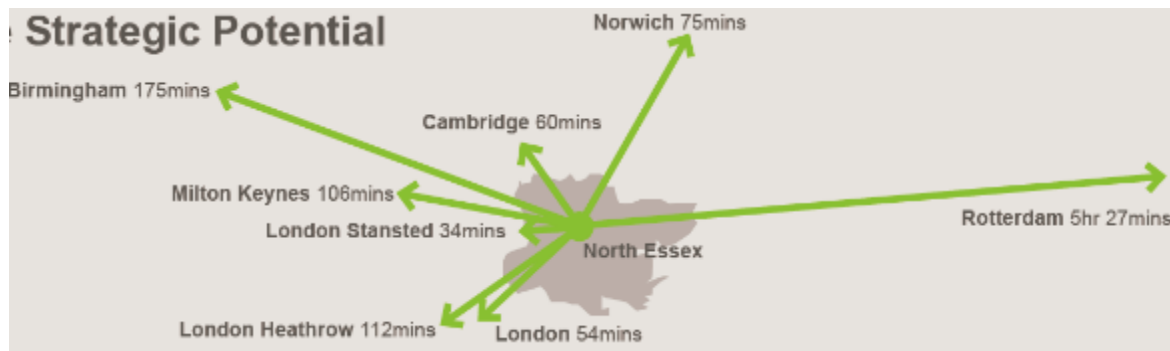


**Jon Hayden – Braintree District Council
Corporate Director**

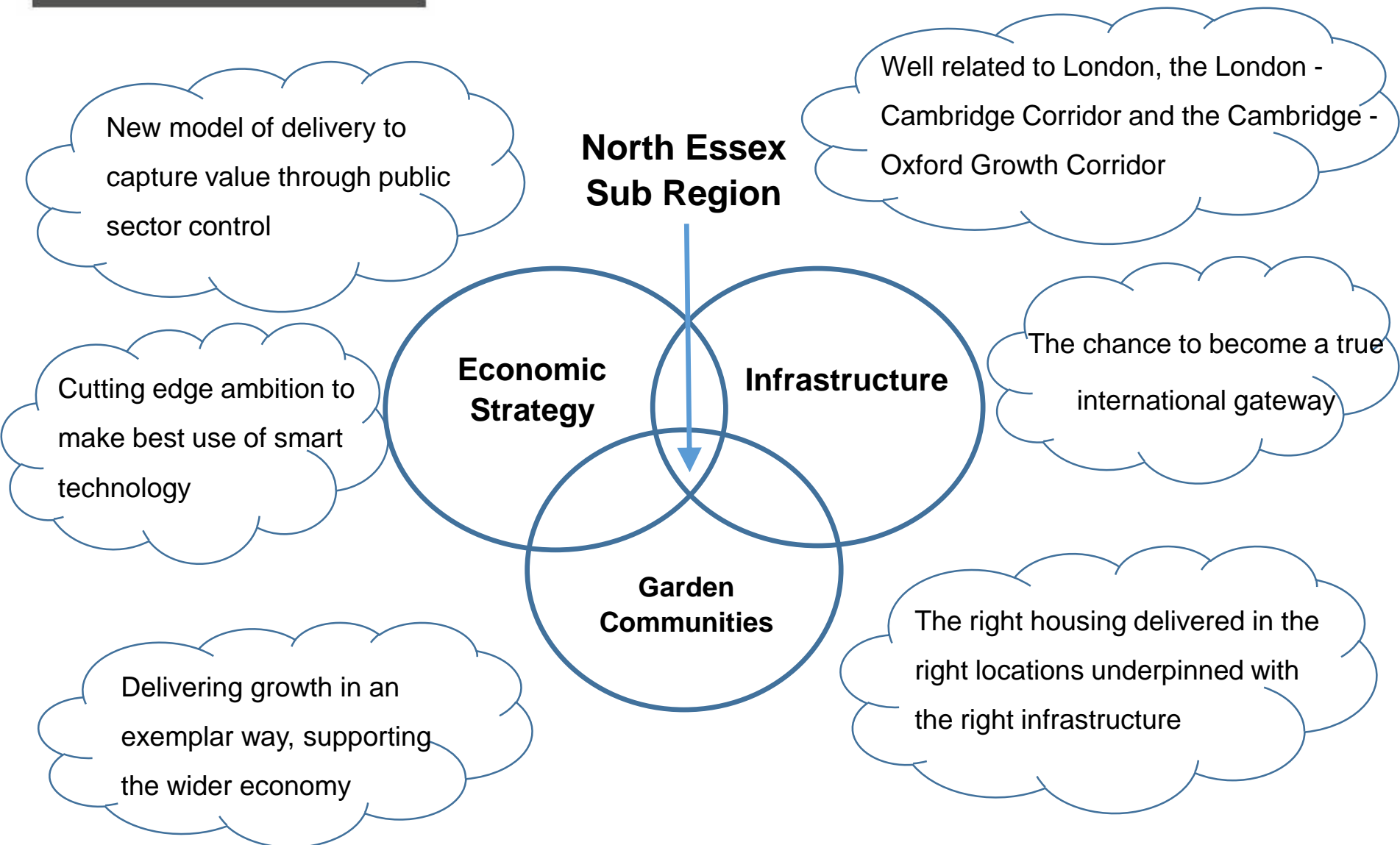
**Richard Bayley – NEGC Ltd
Group Managing Director**

The North Essex Challenge

- A growing region, with good proximity to London – a place where people want to be, but with a character that needs to be protected
- High population growth predictions: North Essex population is to grow by 30% by 2039 - over 2,000 homes per year
- Historic growth focussed on main urban centres – not a long-term sustainable solution
- Need to deliver high-quality places for future generations and tackle the issue of affordability



The North Essex Opportunity



What is the North Essex Garden Communities Programme?

- Creation of three new Garden Communities across North Essex delivering up to 43,000 new homes and up to 43,000 new jobs
- Built to Garden Community principles strengthened in an NEGC Charter
- Unprecedented scale of ambition – new communities bigger than anything proposed anywhere else in the UK
- Infrastructure-first led approach to deliver over £2bn of transformational infrastructure through a public sector led delivery model

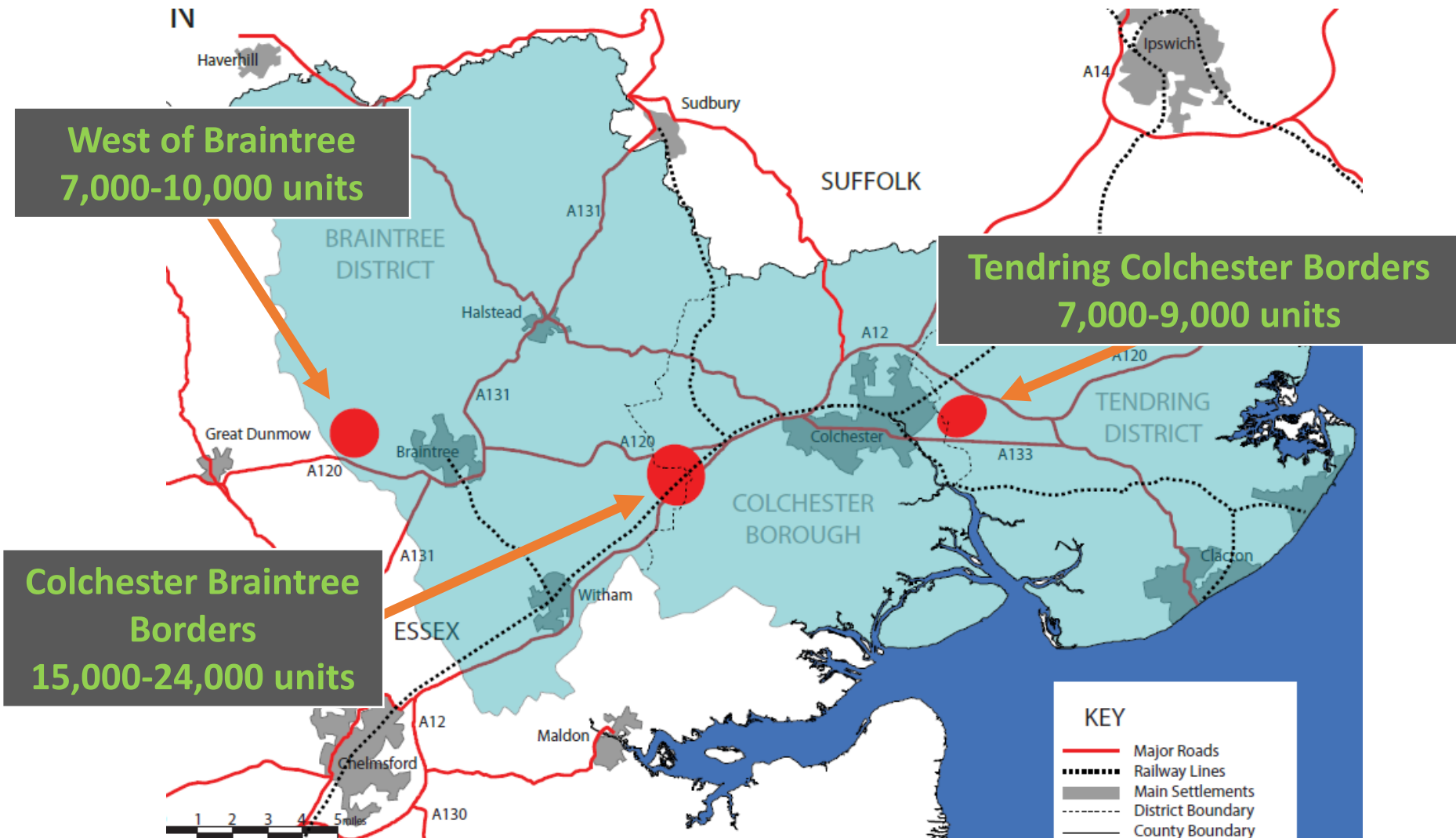
North Essex Garden Communities

A Strategic Partnership

- Working together since 2014 we have a shared vision for growth, supported by all political parties
- Political buy-in and support for the Garden City Principles
- The creation of NEGC Ltd, jointly owned by the four partner councils to drive delivery of the ambition
- Alignment of three Local Plans, allowing the strategic consideration of growth with a shared 'Section One'
- Creation of the NEGC Charter and Prospectus



Locations



Vision and Leadership
Masterplanning and Design
Securing Funding
Housing and Infrastructure Delivery
Promoting Employment Opportunities
Providing and Managing Community Assets
Long Term Stewardship



Place

Why Garden Communities?

Economy



North Essex
Garden
Communities



Infrastructure

Community



North Essex Garden Communities Innovation in Planning

- Common “Section One” chapter across all District/Borough Local Plans
- Joint PINS Examination for Section One
- Joint Development Plan Documents (DPDs) – one for each Garden Community
- Active and meaningful joint engagement; opportunity for people to shape the communities in ways which benefit and enhance existing settlements



North Essex Garden Communities

Innovation in Delivery

The Councils, through NEGC Ltd, could effectively become the Master Developer. This will allow NEGC Ltd to:-

- Explore the opportunity to become the first ‘locally led development corporation’ in the UK
- Implement design excellence in the new communities
- Embed the latest innovations and opportunities in construction – with a desire to be an exemplar for housing provision across the UK
- Explore opportunities for local companies, trades and industries to influence and be part of the programme
- Develop locally based construction factories – 50 year + project



North Essex Garden Communities Communities for the 21st Century

- **Sustainable energy and design approach** - through the scale of the opportunities
- **21st Century Living** – providing for modern ways of working embedded within the communities (as opposed to standard ‘zoning’)
- **Rapid Transit** – ensuring connectivity to existing centres of activity and 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
- **Finance** – integration of funding streams (i.e. better alignment of transport, energy, health budgets)



North Essex Garden Communities

Accelerated delivery of housing drivers & enablers

- Identifying and delivering enabling infrastructure
- Achieving Development Corporation status
- Earlier site acquisition (with threat/parallel process of CPO)
- Identifying early phase exemplars/opportunities
- Front loading design and funding of early phase
- Accelerated build-out rates and methods of construction



North Essex Garden Communities Next Steps

- Continuing the Local plan process
- Stepping up engagement and participation with communities and businesses
- Continuing to advocate and work with Government to explore establishment of a locally led Development Corporation(s) in North Essex;
- Supporting the creation of a North Essex Economic Strategy, looking at how North Essex develops from Stansted to Harwich

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