

Tendring Colchester Borders Garden Community Briefing

Russ Edwards | January 2023



LATIMER
by Clarion Housing Group



Tendring Colchester Borders Garden Community: in numbers...

7500-9000 new homes

Up to **5 No.** new
primary and early years
facilities

More than **7000** new jobs

1 No.
secondary school

c715 Hectares
(c1750+ acres) of land

3 No. local authorities
forming a single committee

50% of land allocated as
open space including a new
Country Park

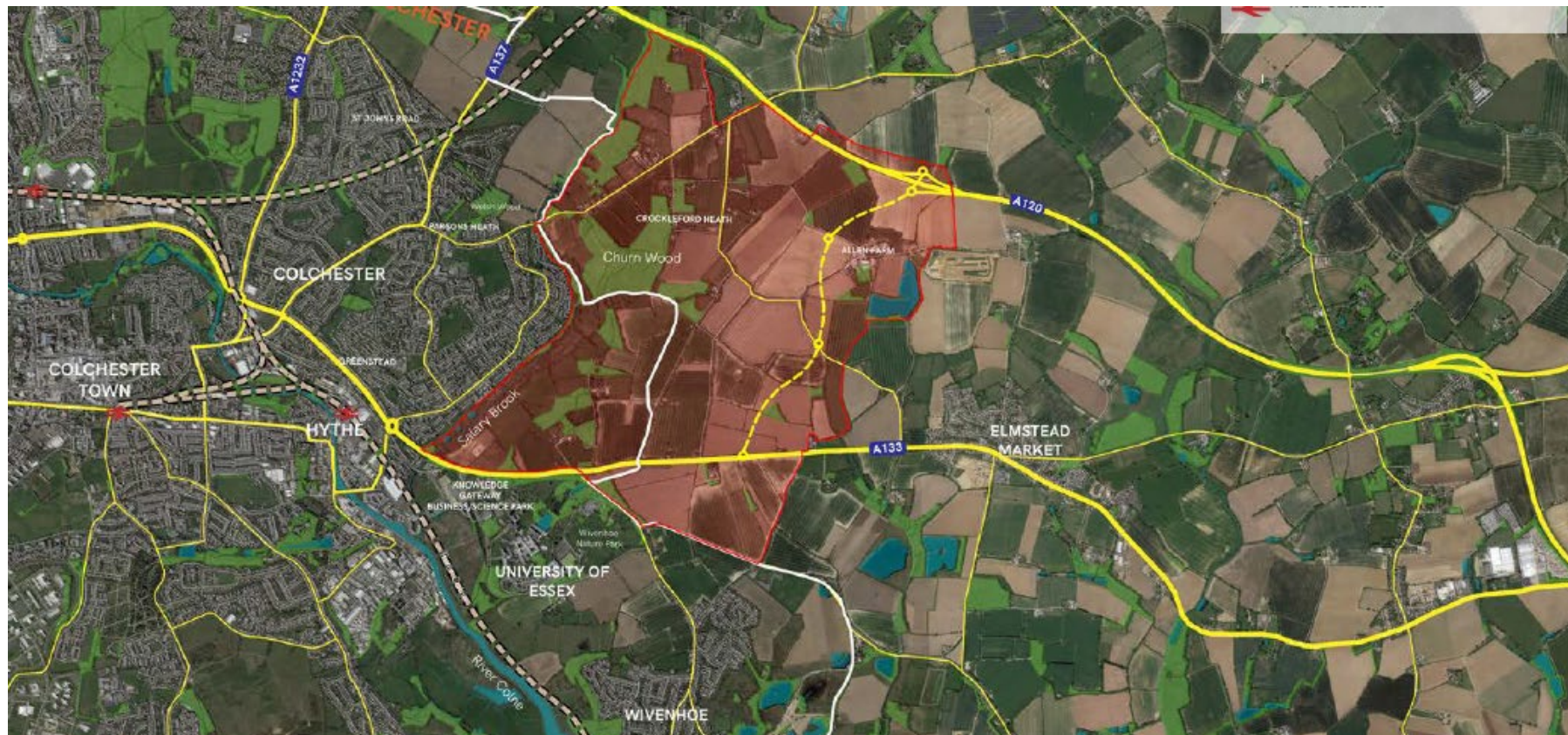
c30 Hectares
of Higher Education campus
expansion

25 Ha of employment land
allocation

Estimated
£4bn GDV



Tending Colchester Borders Garden Community: area of search



Aerial view of proposed extent of the TCBGC project (highlighted with red fill), taken from TCBGC Community Masterplan Baseline Report, Prior + Partners, September 2021.

Tendring Colchester Borders Garden Community: strategic masterplan

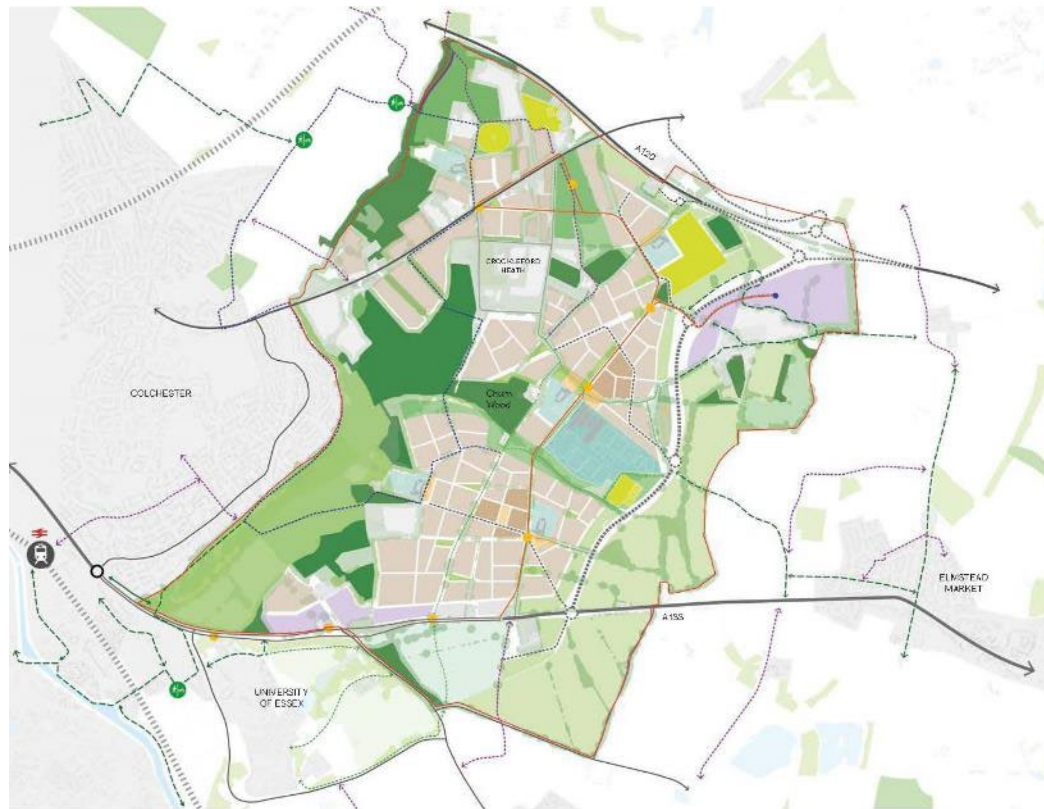
We have engaged in 18+ months of 'joint working' activity with the joint councils to date in support of the production of the DPD and Strategic Masterplan (right).

Recent DPD support activity has focused on:

- Land due diligence and survey activity
- Support for viability evidence base
- Support on Stewardship & Estates Management strategy
- Tree canopy & ecology survey activity
- Desktop heritage & archaeology assessments
- 'Stress testing' of policy and Masterplanning work

In parallel we have undertaken a range of stakeholder engagement activity to ensure our ability to progress an application immediately upon DPD adoption, including:

- Community Liaison Group
- University of Essex & Colchester Institute
- North Essex ICB
- Colchester Homes
- Beth Chatto Gardens
- Market Field School
- Local Town & Parish Councils, including Ardleigh, Wivenhoe, Elmstead Market and Greenstead

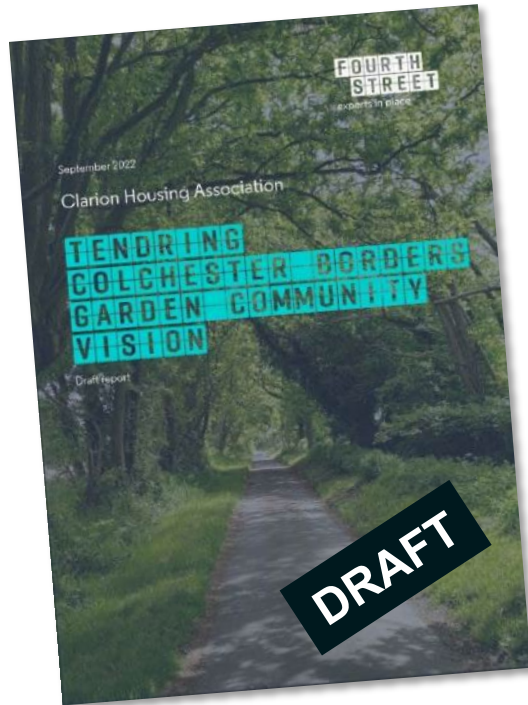


Tending Colchester Borders Garden Community: work to date...

- Spent time in the local area
- Spent time looking at good (and bad) examples of new settlements
- Proactively engaged with local institutions & stakeholders
- Undertaken significant due diligence and evidence gathering
- Undertaken significant engagement with senior officers
- Supported the Councils with the Regulation 18 activities, including submission of detailed representations
- Attended the Joint Committees, and spoken in support of the Draft DPD
- Commenced procurement of our masterplan consultant team:
 - Planning Consultant
 - Cost Consultant
 - Viability Consultant
- Commissioned a Place Vision to build on the Councils vision work
- Launched an international design competition for the masterplan
- Started to build our internal Latimer project team



Tending Colchester Borders Garden Community: Our Aspirations...We are starting with a vision that builds on – and enhances the Councils' own vision



Our Place Vision consultants, Fourth Street have undertaken more than 25 engagement 'conversations' with local stakeholders, including:

- Colchester Borough Council
- Joint Authority Community Liaison
- TCB Community Liaison Group
- Mersea Homes
- Creative Colchester
- Market Fields School
- Colchester Institute
- Landowners
- University of Essex
- Clarion Futures
- First Site
- Eco-Colchester
- Achieve Thrive Flourish
- Beth Chatto's Plants and Gardens
- North Essex Astronomical Society
- First Site
- The Big GreenInternet
- Haven Gateway Partnership
- Community Energy Colchester
- Community 360
- Colchester Borough Homes

We will use the insights gathered through these conversations to add narratives and detail to the Councils' vision work, providing a framework of place-specific themes that can form a key briefing document for our Masterplanning consultant team, with tangible target outcomes for the community.

Tendring Colchester Borders Garden Community: Core Masterplanning Team Competition

Two stage competitive process:

- Stage 1: Open and international call for expressions of interest, including pre-qualification evaluation
- Stage 2: Invited conceptual design and invitation to tender

We are looking for an integrated design team that will include as a minimum:

- Masterplanner
- Landscape Architect
- Sustainability Consultant
- Public Engagement Consultant

Competitions

Tendring and Colchester Borders Garden Community



CLIENT **Latture** by Clarion
BUDGET TBC
SECTOR Masterplan
DEADLINE 3 October

An international contest is being held to masterplan a new 700ha, 3,000-home garden-city style development on the eastern fringe of Colchester in Essex.

The Tendring and Colchester Borders Garden Community is set to deliver a mix of housing and employment along with

a country park, university buildings, a rapid transport system and retail, leisure and community facilities.

The two-stage competition, organised by Colander for Clarion Housing Group's new development arm Latture, will select a design team to deliver a 'sustainable and inclusive' masterplan for the site.

Five shortlisted teams will each receive £8,000 to participate in the competition's design phase.



Q&A
Russ Edwards, project director, Tendring and Colchester Borders Garden Community

Why are you holding this competition?

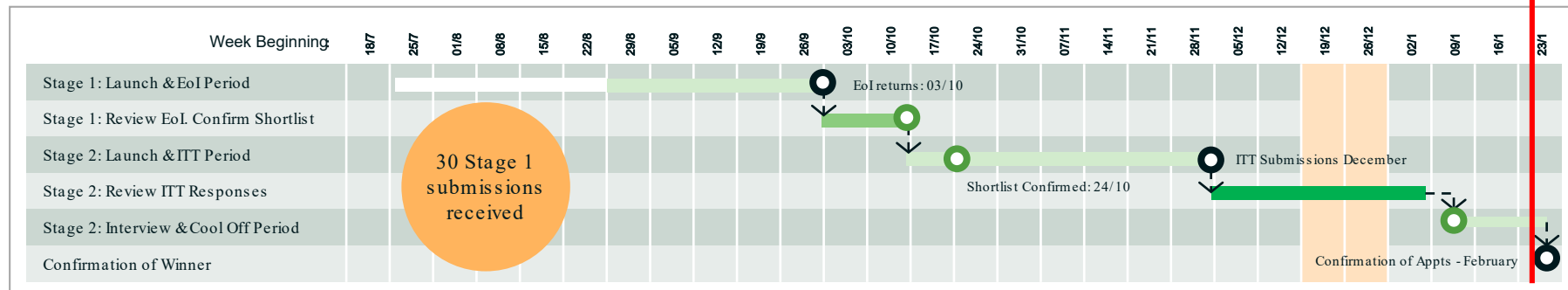
This project offers an extraordinary opportunity to evolve Ebenezer Howard's seminal garden city thinking for the 21st century and beyond. We want to explore original thinking and new approaches to the design of new settlements that put sustainability and resilience at the forefront, and we hope that a competition will give us the broadest exposure to these ideas. Ultimately, we want something that we haven't seen before and so we recognise the need to approach this project differently, including how we build the consultant team to help us realise these ambitions.

What is your vision for the development?

We want the development to be the most sustainable and

inclusive new community in the UK, one that sets a new standard for placemaking and delivers vital new homes and facilities for generations to come.

Within this, we want to measure success with metrics like increasing the number of residents that choose to stay and make these houses their lasting homes – across a number of generations. Likewise the degree to which parents allow their children the freedom to roam and explore the neighbourhood, the country park and the centre. Such indicators of community cohesion are, we think, fundamental to creating a fantastic place to live and work, so we want the competition submissions to explore ideas that can contribute to this. Critically, we are looking for a team to work closely with us for an intensive period of masterplanning and public engagement, so we want confidence that we have found creative and collaborative partners.



Today

Tendring Colchester Borders Garden Community: coming soon...

Whilst it remains (very) early days, Latimer have committed to providing additional clarity to the Members and Officers around a number of issues to ensure Latimer's long term commitment to the Garden Community is fully recognized and understood:

Latimer Project Commitment

- Qualitative Charter (Draft)
- Latimer Project Team
- Masterplanning Competition Outcome
- Young Person Engagement
- Place Branding & Naming Strategy

Latimer Stewardship Approach

- Topic paper commissioned from Savills
- Headline commitments and operational models
- Timeline for evolution of strategy
- Clarion Futures Asset Management case studies

Latimer Financial Commitment

- Additional Land Acquisition in progress
- Consultant Team Mobilisation
(Masterplanner/Landscape/Sustainability/Public Engagement/Youth Engagement/Multi-Disciplinary Technical/Branding & Naming/Survey = in excess of £3.5m of commitment)
- Link Road & Developer Contributions

Latimer Master Developer Delivery Strategy

- Strategic operational model (Draft)
 - Affordable portfolio and quality control
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