



Publication Draft Braintree, Colchester and Tendring Local Plans: Section One Shared Strategic Plan

Statement of Common Ground with Mersea Homes

December 2017

Braintree District Council, Colchester Borough Council and Tendring District Council Section 1 Shared Strategic Plan

Statement of Common Ground

Between Mersea Homes and Braintree District Council, Colchester Borough Council and Tendring District Council

1. This Statement of Common Ground has been prepared to identify the areas of agreement between Mersea Homes and Braintree District Council, Colchester Borough Council and Tendring District Council as the Local Planning Authorities (LPAs) on matters relating to the LPAs Section 1 Shared Strategic Plan and the representations submitted by Mersea Homes concerning that document.

2. General Matters

Brian Morgan submitted representations on behalf of Mersea Homes to the Section 1 Shared Strategic Plan during the Publication Draft Local Plan consultation period (Colchester Borough Council representation numbers S1.047/ 6515, S1.047/ 6516, S1.047/ 6518, S1.047/ 6521, S1.047/ 6523, S1.047/ 6525, S1.047/ 6591, S1.047/ 6592, S1.047/ 6593, S1.047/ 6604 and S1.047/ 6777).

There is agreement between the Councils and Mersea Homes in the following areas:

- (a) Support is extended for the presumption in favour of sustainable development, subject to the issues raised by Mersea Homes in their Matter 2 Hearing Statement.
- (b) Support the proposals for growth in Colchester that initially continues to focus on the urban area of Colchester. However, in recognition that the urban area has a limited and diminishing supply of available brownfield sites, we support the proposal to meet large-scale, housing-led, mixed-use development on greenfield sites including within new Garden Communities. We acknowledge the increasing requirement for greenfield land to achieve the range of sustainability objectives outlined in the emerging local plan for Colchester.
- (c) Support for the overall objectively assessed housing need figure for Colchester Borough (920 homes per annum, and a total minimum housing supply of 18,400 in the plan period 2013 - 2033) in Policy SP3 A key objective for the Colchester Plan is to strengthen and diversify local economies to provide more jobs and achieve a better balance between the location of jobs and housing, which will reduce the need to travel and promote sustainable growth
- (d) Support is extended to Policy SP6 (but only in so far as the Policy provides a strategic approach to the means by which design quality may be managed for the new Garden Communities and other strategic development sites, and not in respect of the use of design coding, or in respect of the various design bullet

points, or reference to “highest” standards of design – see Mersea Homes Matter 2 Hearing Statement).

- (e) Support the designation of a Garden community in east Colchester which can deliver between 7000 and 9000 new homes. It is agreed that 2500 new homes can be delivered on the site in the plan period.
- (f) It is agreed that the infrastructure requirements can be provided in a timely manner, subject to viability, as set out in Mersea Homes Matter 6 Hearing Statement.

3. Areas of Disagreement

Key areas of disagreement, arising from the representations and Hearing Statements submitted by Mersea Homes, are:

- The wording of Policy SP1;
- The wording and scope of Policy SP6;
- The manner in which the Tendring Colchester Borders Garden Community is depicted on the Policies Map;
- The amount of affordable housing that the Tendring Colchester Borders Garden Community is likely to be capable of providing;
- The wording of Policy SP8 in respect of Salary Brook/Churn Wood and the designation of a country park.

Signed:

Karen Syrett

Colchester Borough Council

Emma Goodings

Braintree District Council

Cath Bicknell

Tendring District Council

Stuart Cock

Mersea Homes

