

1 WELCOME TO OUR 3rd ROUND OF CONSULTATION

Tendring Colchester Borders Garden Community



Above: Map showing the Garden Community location.

Key: — Area of Search

What is Tendring Colchester Borders Garden Community?

Tendring District and Colchester City Councils allocated this land for a new Garden Community in their adopted Section 1 Plan in 2021. The allocation sits to the east of Colchester and is for up to 9,000 new homes.

Latimer by Clarion Housing Group are the controlling land interest for the Garden Community and will be responsible for delivering on the Council's allocation and vision. Latimer's proposals will include:

- 7,750 new homes, ranging from 1-bed apartments to 5-bed houses, including terraced housing, self-build, age-restricted homes and co-housing.
- 30% Affordable Homes
- A new public country park
- Primary and secondary schools, as well as early years and further education facilities
- New social and community infrastructure, including a health and well-being hub, and community centres.
- An extensive range of employment opportunities
- New town centres providing all the daily needs for residents
- Cultural infrastructure including a new theatre and music venue;
- University of Essex expansion land, including research and development facilities and student accommodation
- A solar farm to provide renewable energy to the new community
- Significant and large areas of publicly accessible open space
- Enhanced and new biodiversity and ecological habitats.
- A community that prioritises people over cars with a transparent stewardship regime.

Clarion Housing Group are the country's largest social landlord and Latimer are the development arm of the Group.

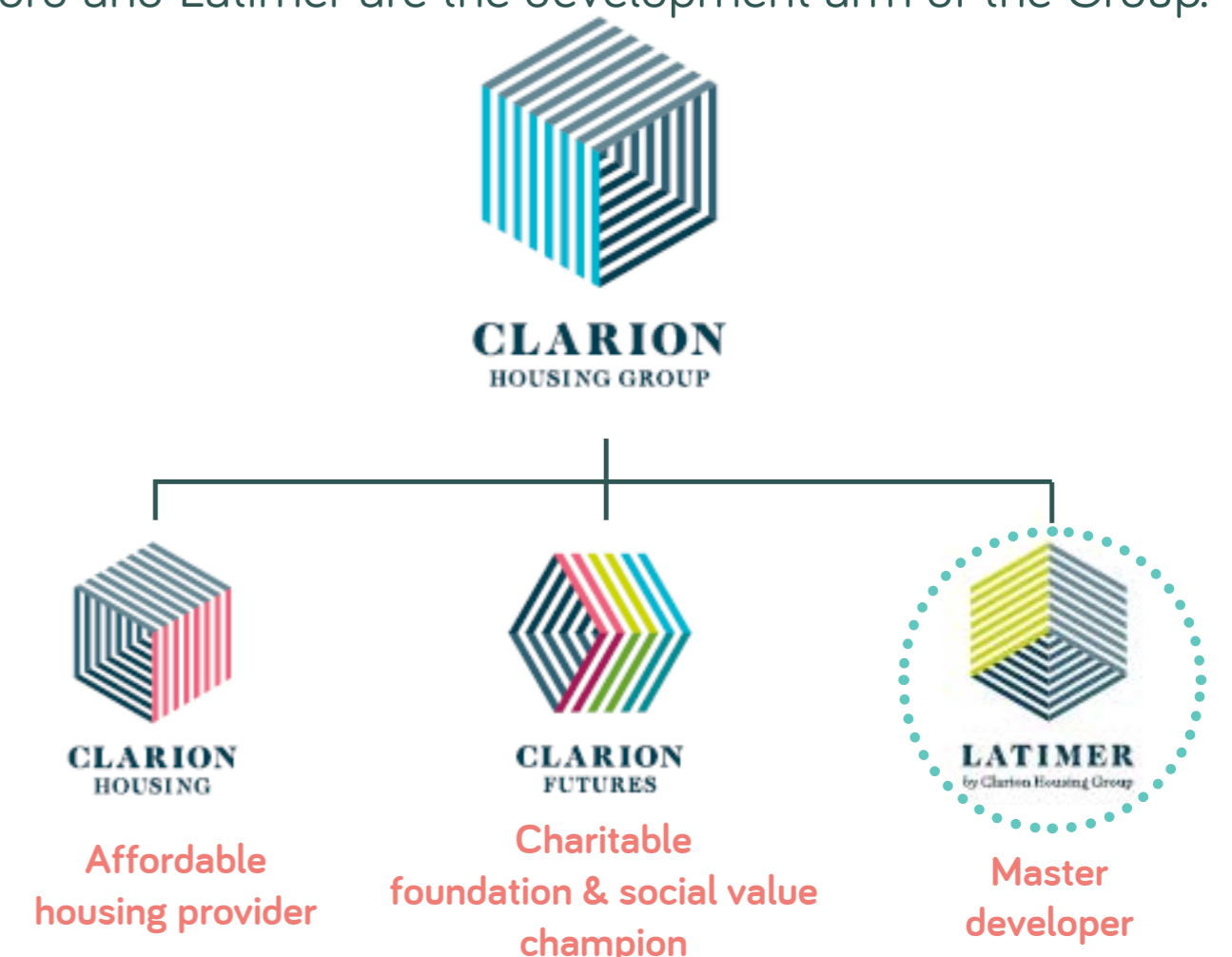
The Master Developer

Latimer by Clarion Housing Group's principal role is Master Developer, unlocking, delivering and curating the long term vision and placemaking for the garden community.

Alongside this role, Latimer will deliver homes jointly with housebuilders, ensuring high quality is delivered in neighbourhoods as well as across the masterplan.

Clarion Housing Association will be responsible for all the affordable housing (around 2,325 homes) and manage these in perpetuity.

Clarion Futures will also have an important role in activating community assets and ensuring social value and stewardship of the new community.



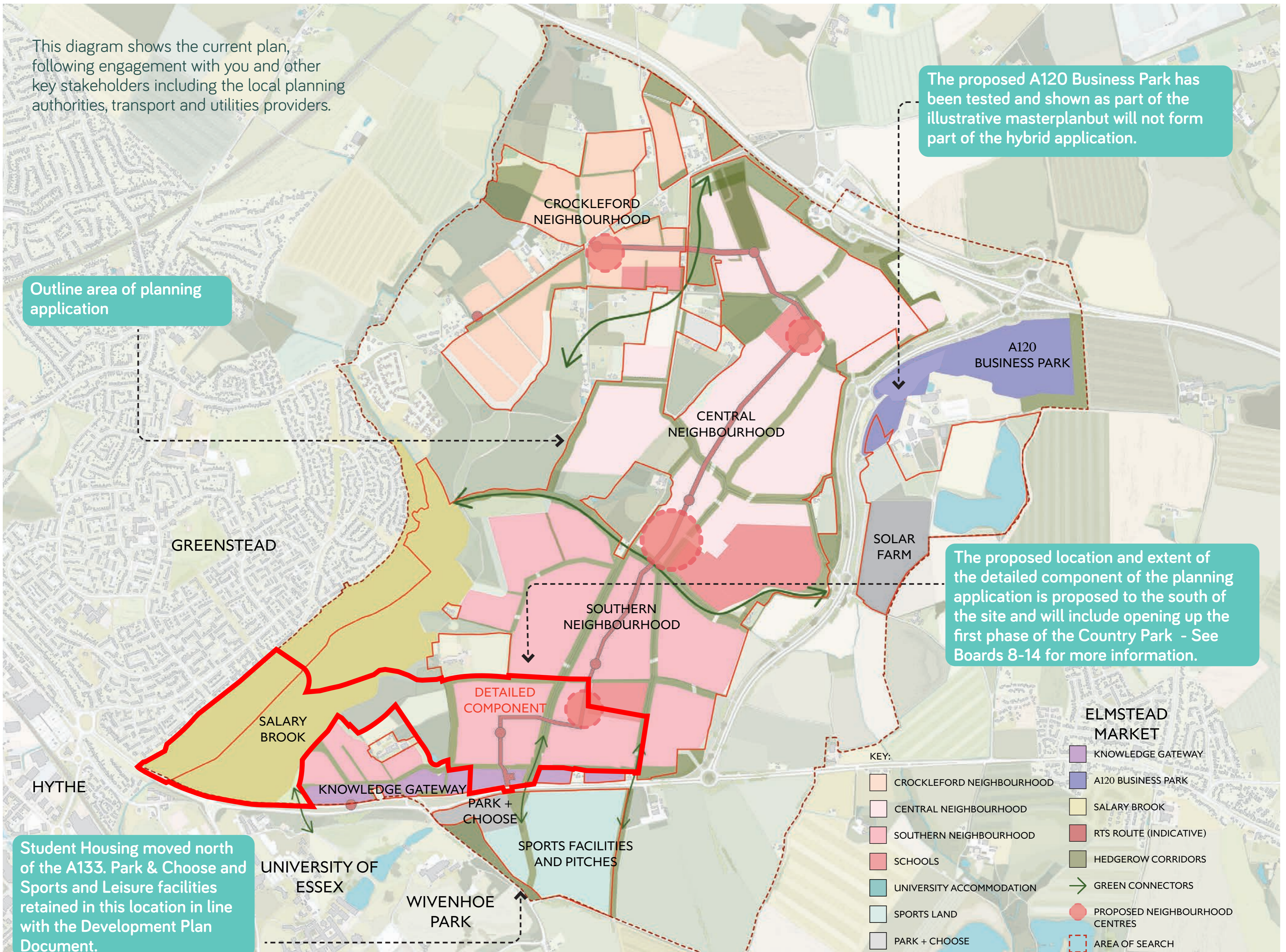
Summary of activities since our last roadshow

2023			2024								
December	January	February	March	April	May	June	July	August	September	October	November
<p>Consultation Roadshow 2 (Nov/Dec)</p>	<p>Engagement with statutory stakeholders on transport, ecology and biodiversity.</p> <p>Opening of the Greenstead Community Supermarket that Latimer and Clarion Futures supported.</p>	<p>Community champions accessibility workshop</p> <p>Engagement with key stakeholders on early years, primary, secondary and further education provision.</p>	<p>Latimer and Clarion Futures £10,000 of donations to local charities.</p> <p>Essex Young Designers workshop at Beth Chatto Gardens</p>	<p>Essex Young Designer Workshop</p> <p>Garden Community Conference</p> <p>Essex County Council acquired land for A1331 Phase 1</p>	<p>DPD Examination in Public</p> <p>Clarion's William Sutton Prize Awarded for low carbon housing submission.</p> <p>EIA Scoping Opinion Submitted to Councils</p>	<p>Clarion launch charity partnership with NSPCC.</p>	<p>Firstsite Meanwhile Garden with Essex Young Designers opens in Colchester</p> <p>Essex County Council enter contract to deliver A1331 Phase 1</p>	<p>Land Sky Water installations at Beth Chatto Gardens made by Essex Young Designers</p> <p>Volunteer day at Beth Chatto Gardens for Clarion's Volunteer Week.</p>	<p>Latimer visit new Net Zero Education Centre at The Colchester Institute.</p> <p>TCBGC Joint Committee to progress DPD.</p> <p>Pre-application and technical meetings with key stakeholders</p>	<p>Essex Quality Review Panel 2 - Masterplan</p> <p>EIA Scoping Opinion issued by Councils.</p>	<p>Essex Quality Review Panel 1 - Phase 1</p> <p>Consultation Roadshow 3 (Nov)</p>



2 HOW THE DESIGN HAS DEVELOPED

Overview of the masterplan



Overview of your feedback from last time

Below is a summary of the key findings and feedback from the last two rounds of public consultation in September and December 2023. We have set out the key themes raised in the

comments and how we have responded to these through the development of the design. The Project Team are continuing to develop the designs and are keen to hear your thoughts in the

round of consultation. These events are timed to enable your feedback to inform the design for the new Garden Community.

Three of the most common themes you identified, and how we are responding to these :

INFRASTRUCTURE & TRANSPORT

- Improve road network and public transportation options for better accessibility
- Ensure adequate parking solutions
- Consider cycling and walking paths for eco-friendly commuting
- Develop infrastructure to support increased population
- A1331 and RTS delivery now underway by Essex County Council
- A new park and choose and car parking in neighbourhoods to ensure quality placemaking.
- A variety of walking and cycling routes across all parts of the neighbourhoods.
- Schools, healthcare and utilities will be delivered when they are needed.

ENVIRONMENTAL SUSTAINABILITY

- Prioritise green spaces, parks, and recreational areas
- Incorporate renewable energy sources and sustainable technologies
- Protect and enhance natural habitats and biodiversity
- Giving every home access to green infrastructure. Seeking to plant at least 1 new tree for every home built.
- Homes will be energy efficient & incorporate renewable energy sources - See update on board 12
- We are creating local wildlife corridors that will enhance biodiversity on and off site

HOUSING AFFORDABILITY & DESIGN

- Private & affordable housing options for all income levels
- Ensure a mix of housing types to accommodate diverse community needs
- Preserve heritage and local architectural characteristics in new builds
- See board 11, we are creating a range of sizes and types of tenures.
- See boards 8 & 11
- We will make new homes locally distinctive by learning from local traditional ways of building and applying them to modern methods of construction



3 PREPARING THE HYBRID PLANNING APPLICATION

Our timeline and next steps

We are working towards submitting a hybrid planning application in 2025 for the masterplan and the first neighbourhood.

Because the masterplan will be delivered over the next 20+ years there needs to be a framework with a degree of flexibility in the information submitted.

For the majority of the masterplan, we will be submitting an 'outline application' which identifies a set of rules that development in the future will need to follow when they submit a 'reserved matters application'.

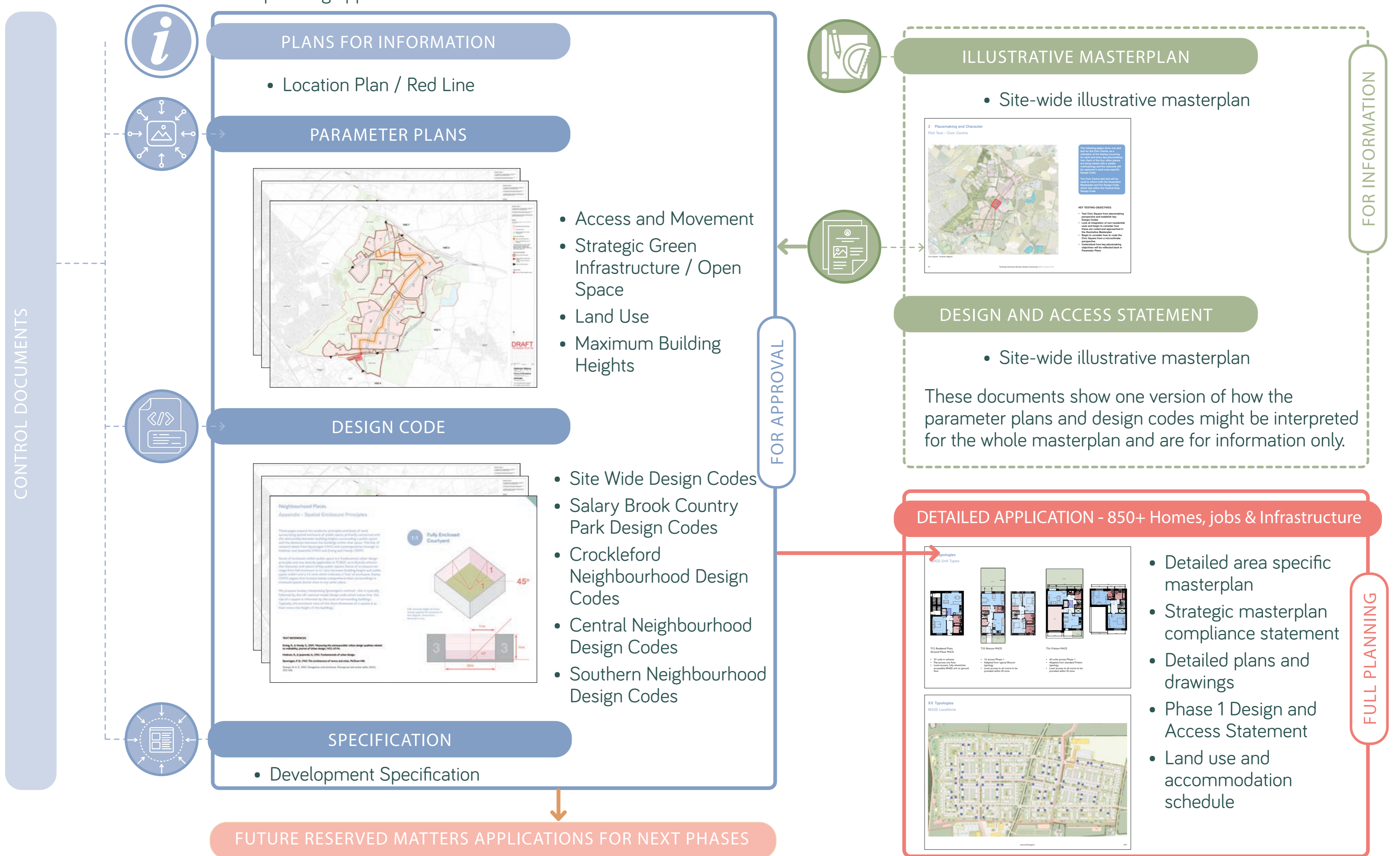
A proportion of the southern neighbourhood will be a detailed planning application, submitted as part of the hybrid application.

What is a hybrid planning application?

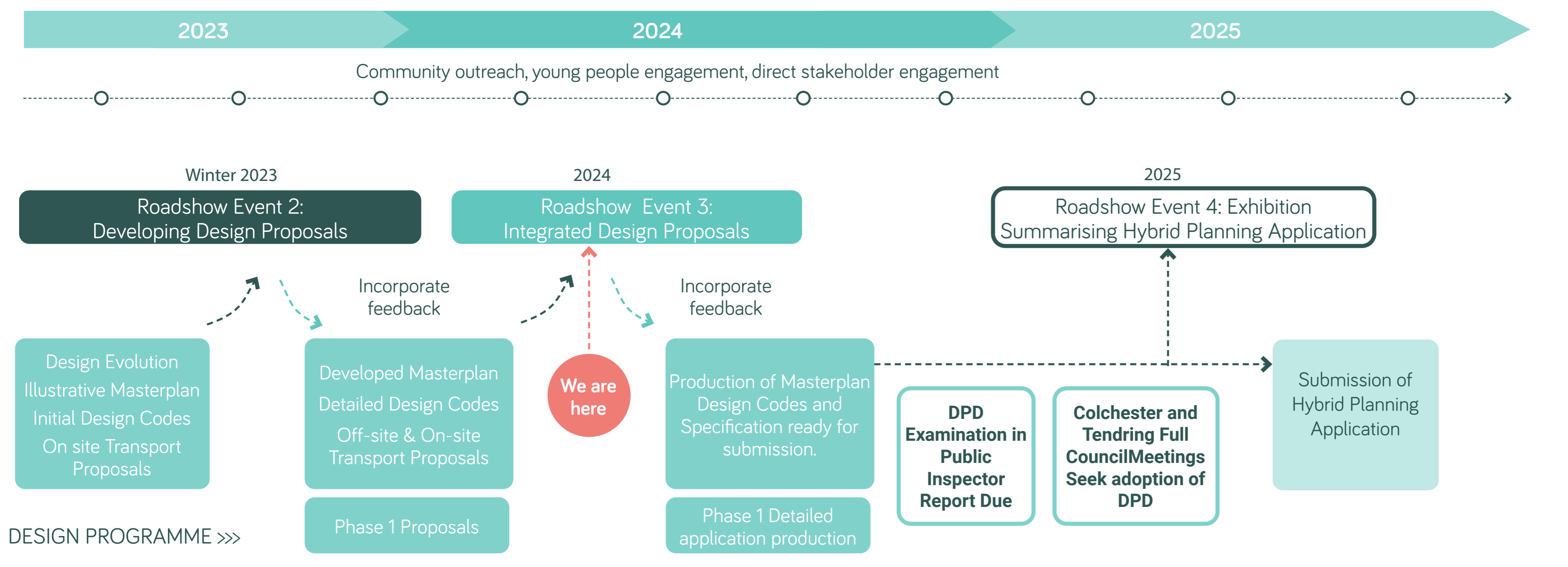
A hybrid planning application is a single application that requests both outline and full planning permission for different parts of the same site at the same time.

Hybrid applications are often used for major developments, where work can start on one part of the site before the full details are known for the other parts and can be delivered in multiple phases.

The documents below will cover the whole masterplan area forming an outline planning application for 7750 homes & wider infrastructure.



Timeline & next steps



4 OUR VISION : PLACE-SHAPING & ACTIVE TRAVEL

A vision led approach to transport planning

Masterplan vision principles



30% AFFORDABLE HOUSING MINIMUM
Continuing the legacy of Clarion as the largest affordable housing provider



ACCESSIBLE AND INCLUSIVE
Creating a community that can be used and enjoyed by absolutely everyone



CLIMATE RESILIENT HOMES & LANDSCAPES
Designing for all possible future scenarios and with efficiency and longevity in mind



LOCALLY DISTINCTIVE
Truly of its place building on distinct Local vernaculars



PRIORITISING WALKING & CYCLING
Prioritising People over Cars, and Walking/ Active Travel over private car use



ENERGY SELF-SUFFICIENCY ZERO BILLS
Fabric-first approach to offer residents peace of mind and month-to-month cost certainty

Our active design principles

Providing all general daily needs for future residents in neighbourhood centres easily accessible by walking, cycling and public transport, reducing the need to use a private car



All schools are in proximity of their corresponding Neighbourhood Place, allowing onward active travel via the RTS, and comprehensive car-free bike and walking lanes.

All Neighbourhood Places containing non-residential uses and schools are within 800m of all homes

Distinctive neighbourhood places

Supporting this vision the non-residential uses are focussed within a series of neighbourhood places:

This hierarchy of places means that all homes are within a short walking distance of everyday amenities and within a quick bus or bike ride to a significant hub of activity.

(1) CIVIC CENTRE - Located at the geographic centre of the garden community and is the largest single cluster of commercial and cultural uses (outside of employment areas such as the Knowledge Gateway). The Civic Centre must interface with the Main Lane and the primary east-west 'Green Connector'.

(2) MARKET SQUARES - Smaller clusters located in the centre of each neighbourhood. They are the main clusters of cultural and commercial use within a neighbourhood. Market Squares must interface with the Main Lane.

(3) CROSSROADS - Places where green lanes or other routes cross Main Lane Crossroads should have some commercial or cultural activity within them wherever possible.

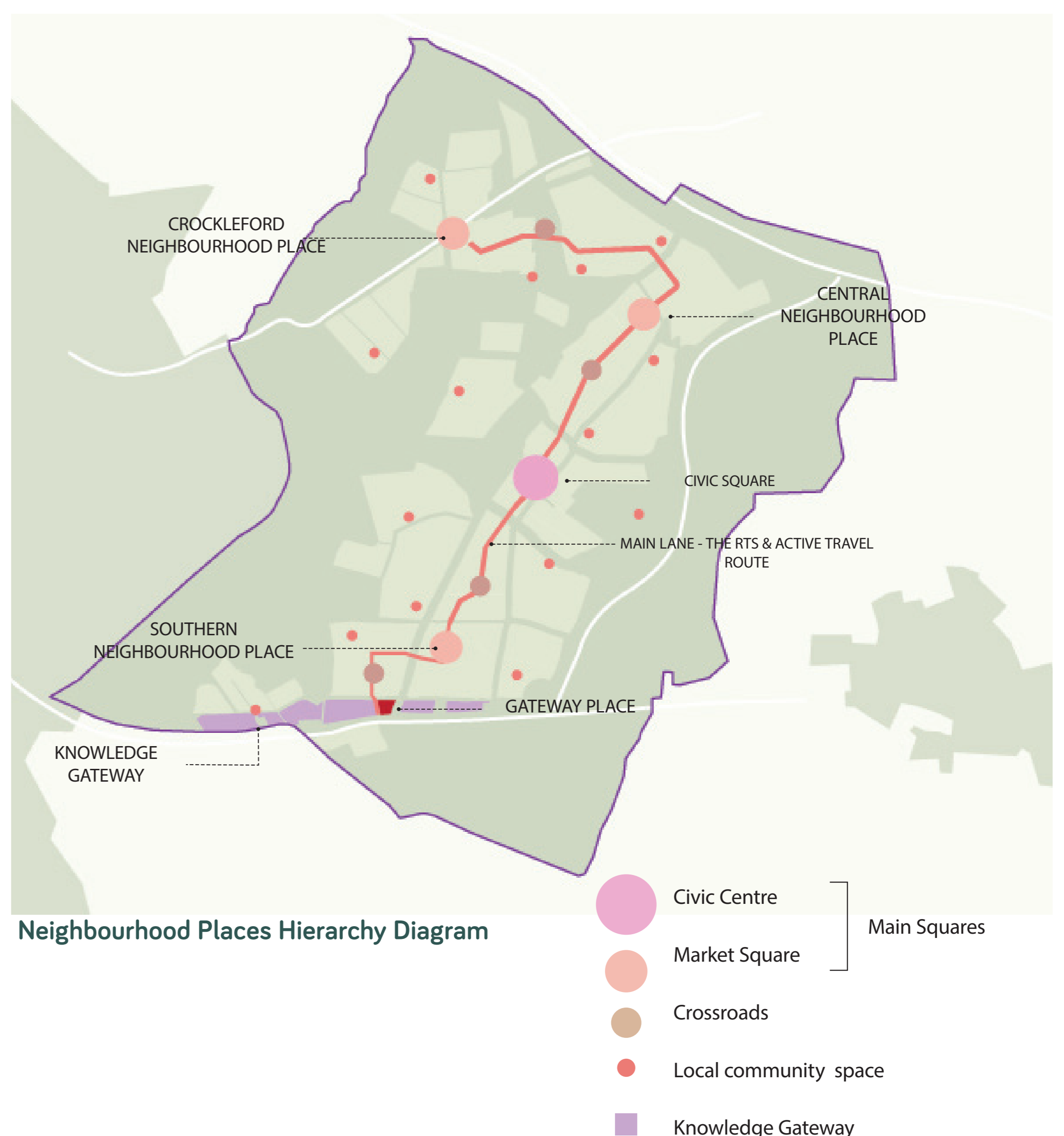
(4) LOCAL COMMUNITY SPACE - Special corners or edges with a focus on green space and play. Where more than 400m from Main Lane some commercial uses should be included wherever possible, for instance a small local shop.

(5) KNOWLEDGE GATEWAY - As per DPD, knowledge-based employment with good proximity to university with focus on as office research + development and small start-up businesses.

'Vision & Validate' approach to transport planning

The Garden Community will be realised over the next 20+ years, which makes planning for transport very challenging. Instead of planning for a worst case situation, we are proposing a more flexible vision based approach. This allows us to adapt the transport plans as the community is gradually inhabited in line with Government Policy.

- A 'Vision & Validate' approach is a way of ensuring flexibility will deliver the best and most sustainable outcome in the face of future uncertainties.
- An approach termed 'Monitor & Manage' will be used to continually monitor the development over the decades to follow, allowing the Master Developer and key local stakeholders to deliver the best possible outcome as technology and policy evolves.
- 'Monitor & Manage' includes mechanisms that ensure key local stakeholders retain involvement in future decisions on the site's evolution. This is an improvement compared to the prior planning system where the agreed interventions are set at the beginning and are difficult to adapt in the face of technology, travel, climate and policy changes.

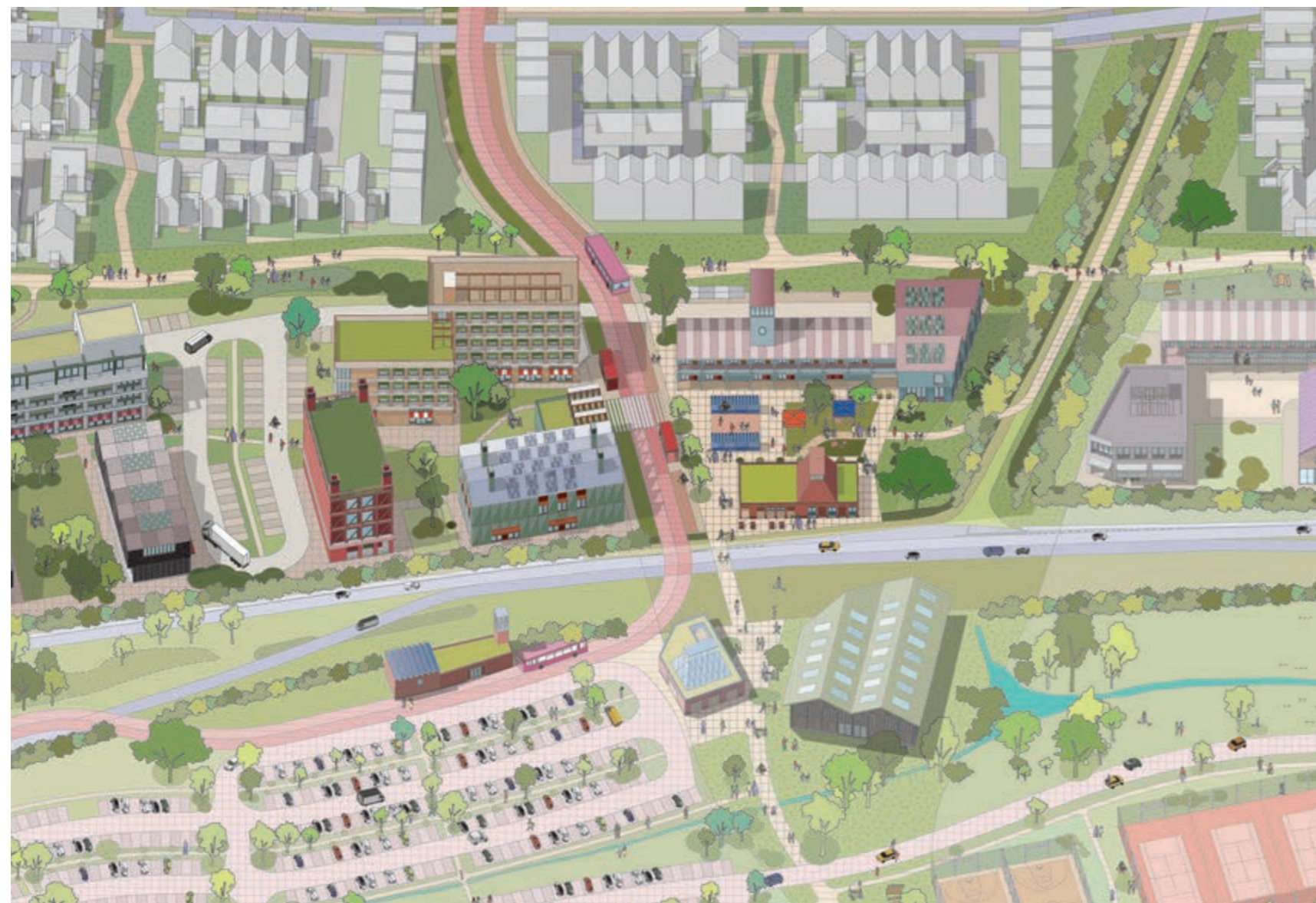


5 JOB CREATION & ENTERPRISE

We are creating spaces for enterprises to thrive throughout the Garden Community

- 1000's of construction jobs
- 100's new jobs across rest of the Garden Community
- 1000's new jobs at the Knowledge Gateway
- 5 new schools - 4 primary - 1 secondary
- Construction Skills College
- What businesses would you like to see in this neighbourhood?

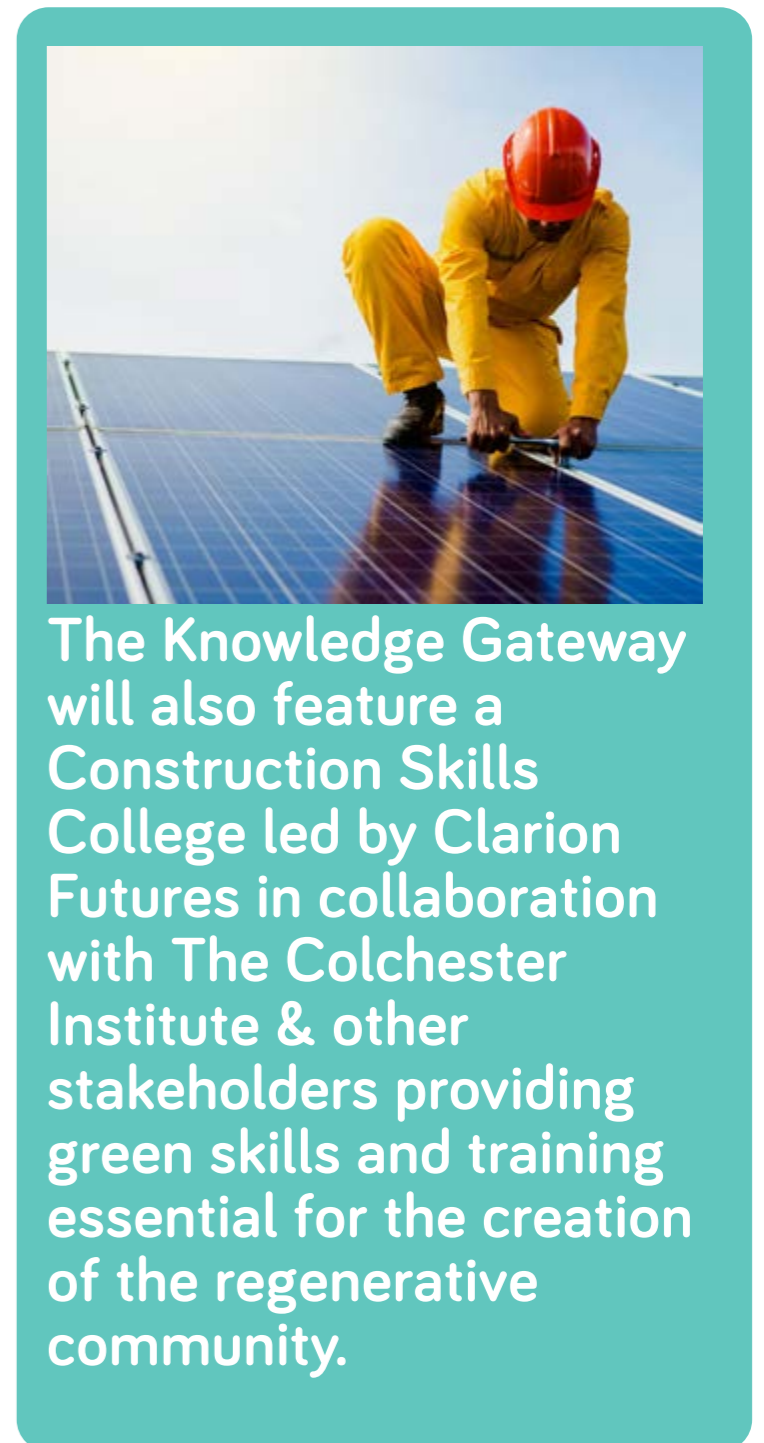
Knowledge Gateway



We plan to build a thriving community supporting the local economy and surrounding area. There will be a wide range of workspace facilities across the Garden Community from light industrial workspaces, co working spaces and micro size spaces under the rateable threshold (70 sq.m.) at low rents to encourage enterprise within the community.

The Knowledge Gateway will be extended from The University Essex to the north side of the A133. The Knowledge Gateway will provide a range of opportunities for different types of business while also accommodating a Park & Choose.

Gateway Place will be the first key place delivered in the phasing (See board 12)



The Knowledge Gateway will also feature a Construction Skills College led by Clarion Futures in collaboration with The Colchester Institute & other stakeholders providing green skills and training essential for the creation of the regenerative community.

Civic Square



Civic common with cultural and health hubs shared across the Garden Community

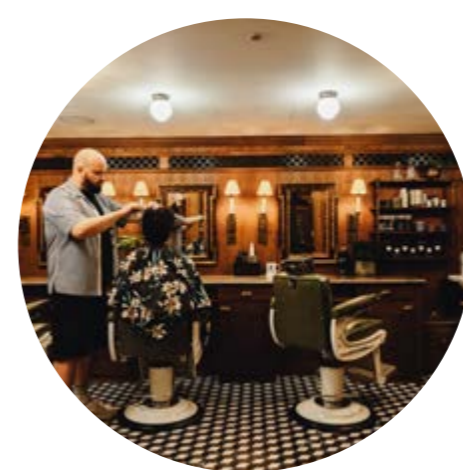
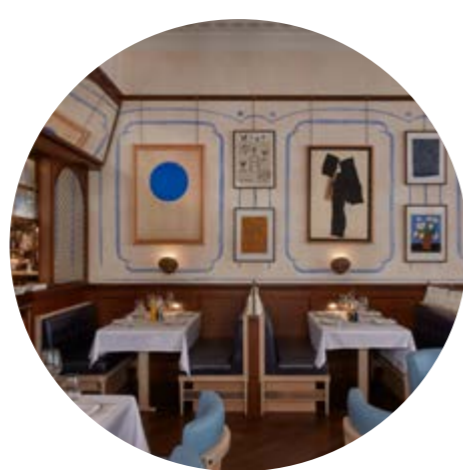
Non-residential uses including: A through school, library, health hub, performance venues, small shops for use by pharmacy, groceries etc cafe, nursery, guildhall

Southern Neighbourhood Place



(Market Square) Street-based neighbourhood centre for Southern area

First Neighbourhood Place delivered Non-residential uses including : primary school, convenience store, cafe, co-working, nursery, community space, small units for hair dressers, dog grooming, small businesses.



Central Neighbourhood Place



A market square to supply everyday needs for the Neighbourhood

Non-residential uses including primary school, convenience store, cafe, co-working, nursery, community space, small units

Crockleford Neighbourhood Place



A Shared surface centre for Crockleford lower-density area, to supply everyday needs for the Neighbourhood

Non-residential uses including primary school, convenience store, cafe, co-working, nursery, community space, small units



6 LANDSCAPE PRINCIPLES

A key priority for the project is to let nature lead

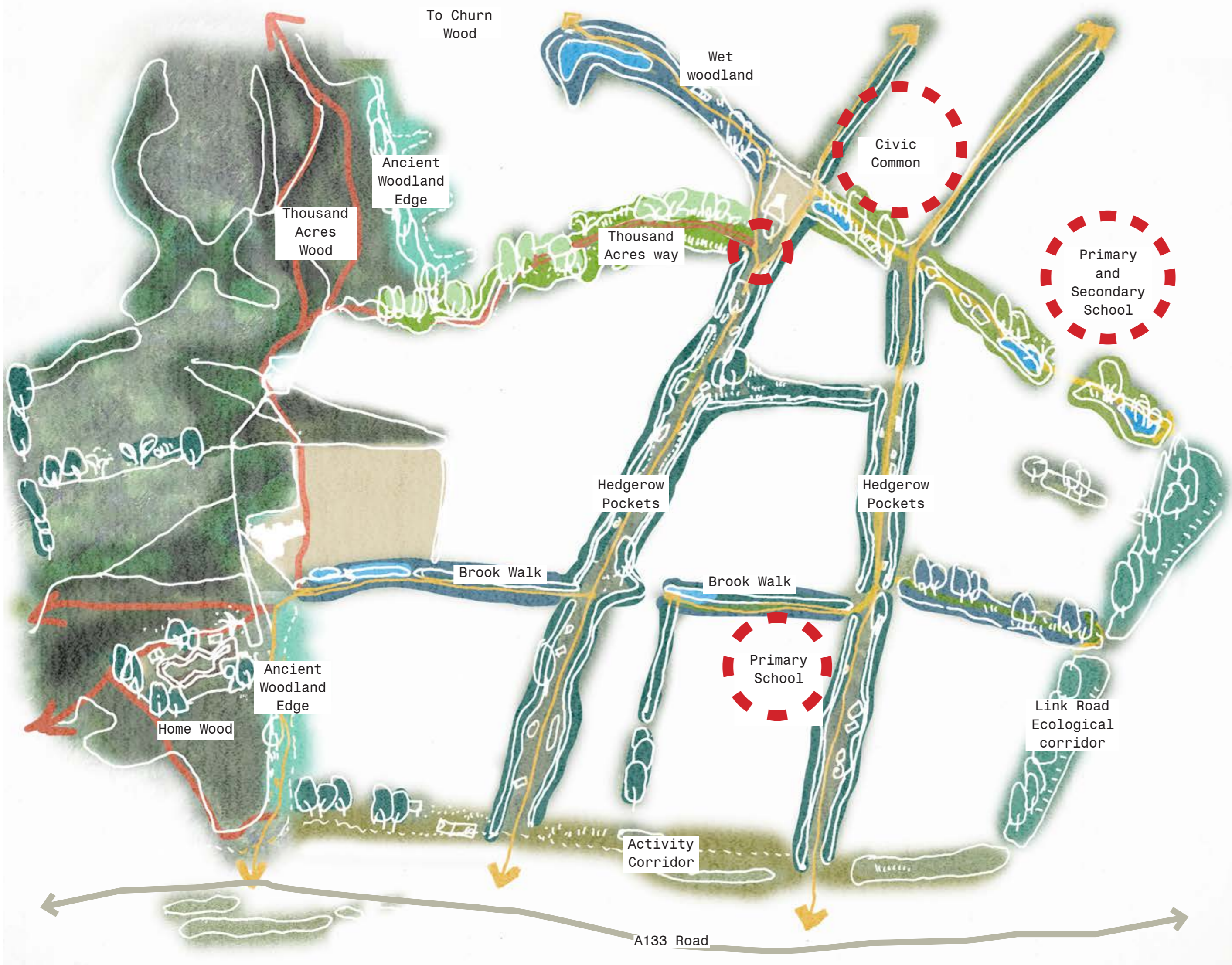
Land of Legend Match the ecological performance criteria of a mature ecosystem.	A Living Landscape Design and manage all landscapes to maximise opportunities for nature	The Stony River Integration of natural environment into the built environment, with space for water as a key element	Links & Layers Steadily increase 'species richness...and degree of cyclicality in ecosystem model
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Our overarching design principles of 'being a good ancestor' and 'let nature lead' have shaped our driving landscape principles.

These will be captured in the Design Code and Phase Detailed Application.

Landscape Character Areas: Southern Neighbourhood

The diagram below shows how the principles will be applied to the Southern Area



Hedges, ditches + lanes

Hedgerows will become important corridors accommodating places for amenity including mobility, play, and growing. Existing hedgerows will be given space to expand and will be enhanced to be biodiverse and species-rich.



Woodland + their edges

Enhancement of woodland edges should drive nature recovery. Publicly accessible open space will be integrated enabling the residents to directly experience forest on their doorstep.



Green connectors
 The largest pieces of green infrastructure in the Garden Community providing opportunity for ecology and movement between and through neighbourhoods as well as significant space for amenity and sports. They will form an important strategic green corridor for species mobility including birds, bats, invertebrates, and humans.

Urban ecosystems
 Our design codes will ensure that ecosystems are supported to thrive, examples of our codes include:

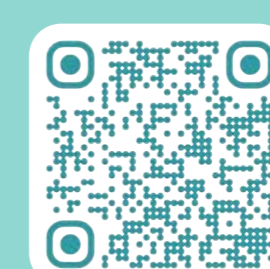
- Habitats for bees should be provided on site.
- Green roofs must be included within all parcels within the neighbourhood

A growing community

- 2.5% of open space should be allocated to food growing facilities.
- Every resident should have access to a community growing space within 5 minutes walk of their front door.
- Provision of on-site composting should be designed-in from the outset.

Blue infrastructure

There will be a variety of spaces and places in which to interact with water including attenuation basins, surface water flood conveyance, rills, rainwater collection on plot and play spaces.



7 VISION FOR THE A133

The road between Greenstead and Elmstead Market

Planning policy requires a 20+ year vision developed for the A133. This board sets out the proposed strategy to make things work better than they do currently. The phased strategy addresses existing issues whilst also making things work better in the long term.

A133 existing condition

- 70 mph between Elmstead Market & University
- Queueing and traffic on Clingoe Hill
- Hostile and unpleasant environment for pedestrians and cyclists
- Very few safe crossing points.

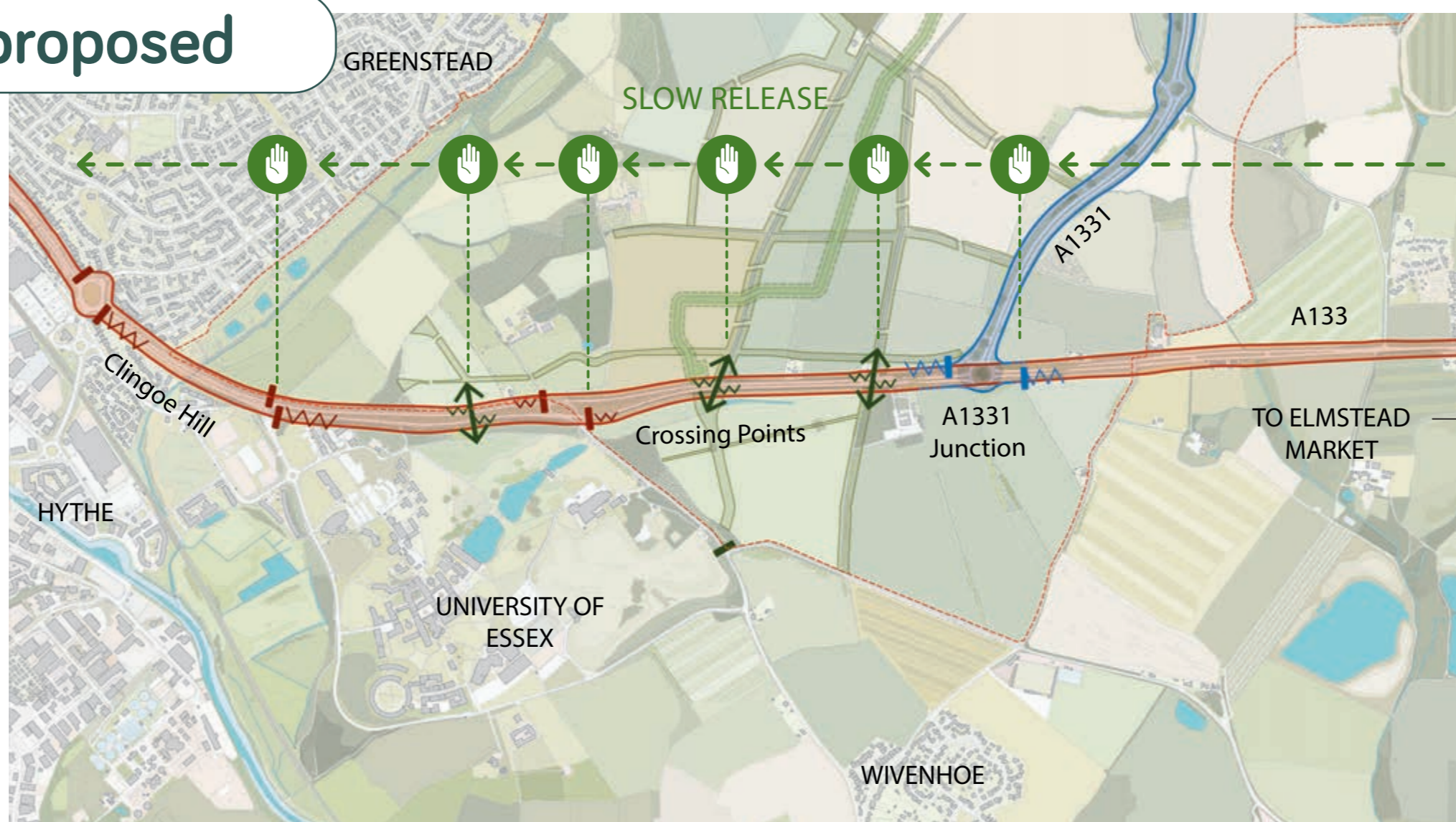


Latimer will work with Essex County Council and local people to make improvements, monitoring the delivery of transport infrastructure and working with the Councils to ensure timely delivery of infrastructure to address existing problems, investing millions of pounds in transport infrastructure.

These diagrams are intended to explain the proposed changes to the A133 over the next twenty years. They are indicative and for consultation purposes and subject to monitoring over time and further design development.

Strategic principles - proposed

- A1331 (link road) junction - introduces a new round-a-bout and will reduce overall traffic speed along the road.
- New crossings between Park & Choose, University and Garden Community will help to manage traffic with a positive effect on congestion at the bottom of Clingoe Hill



Let us know what you think...

Post - it - notes here!

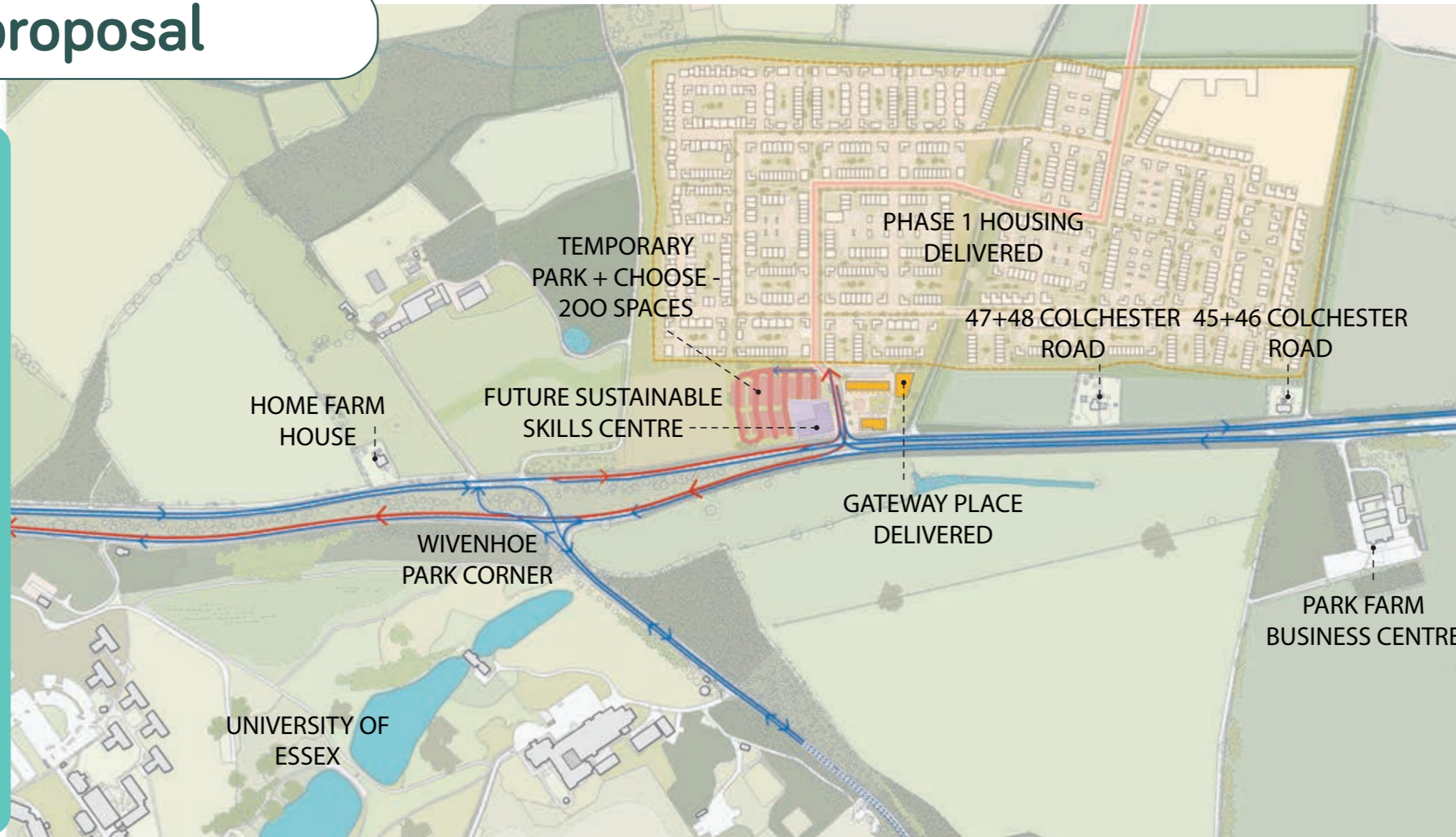
What would encourage you to use the park and choose?

What transport measures could we do to reduce congestion on Clingoe Hill?

Schematic phase 1 proposal

During the construction of the Link Road, access to Phase 1 will be via the proposed entrance for the RTS through the initial Gateway Place.

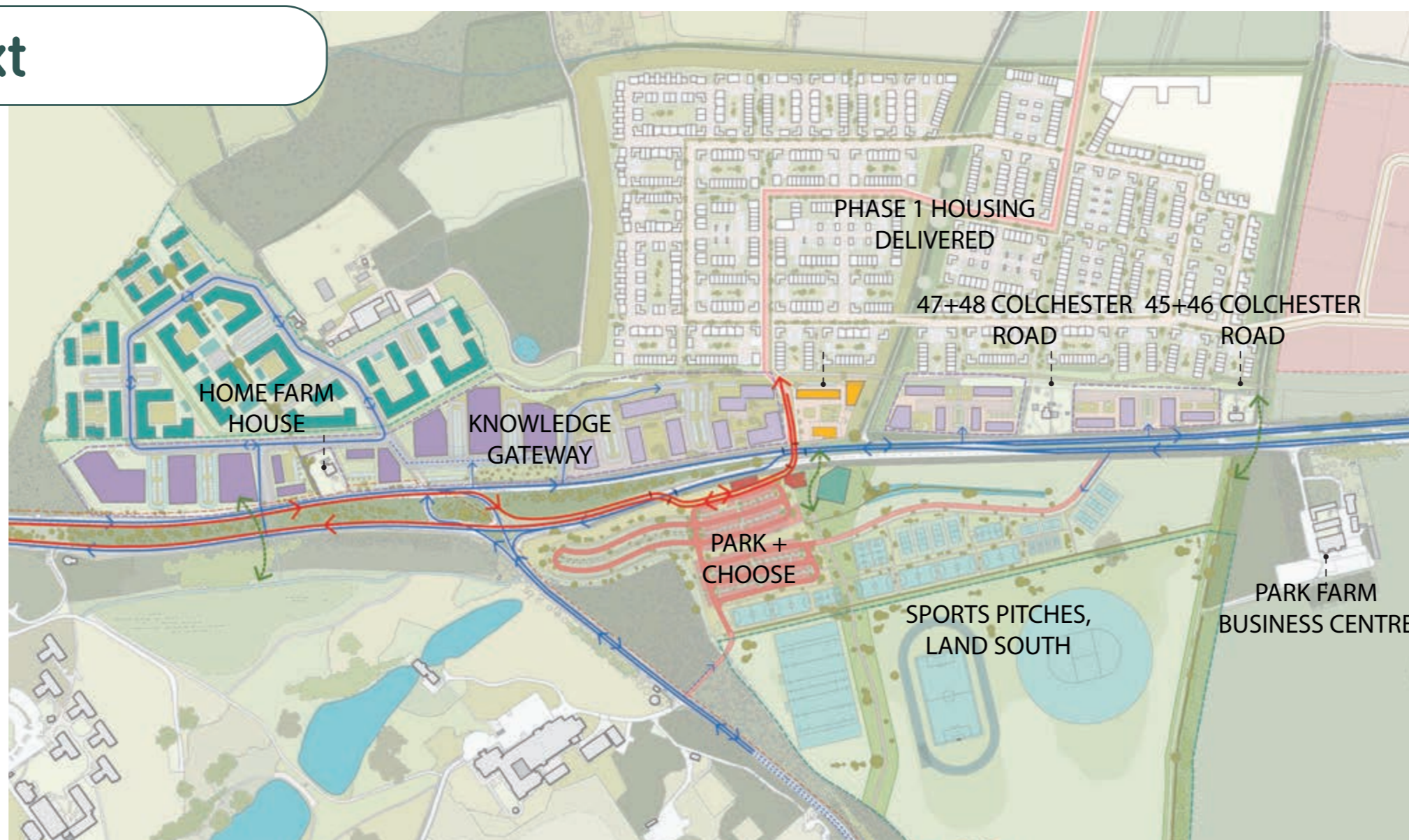
A temporary Park & Choose will be located on the north side, before being moved to its permanent position on the southern side.



Phase 1 : future context

As the further phases are consented & built this will be

- Park & choose located on the south side.
- Knowledge Gateway buildings located along north side of A133
- Vehicle traffic shifts to use A1331 round-a-bout to access Garden Community.



KEY:

- KNOWLEDGE GATEWAY
- PARK AND CHOOSE
- RTS ROUTE (INDICATIVE)
- VEHICULAR ROUTE (INDICATIVE)
- PROPOSED PEDESTRIAN CROSSING
- SPORTS
- RESIDENTIAL & STUDENT HOUSING
- PHASE 1 - GATEWAY PLACE
- PHASE 1 EXTENTS
- GREEN CONNECTORS



TO SALARY BROOK COUNTRY PARK

16% Detached

8% Semi-Detached

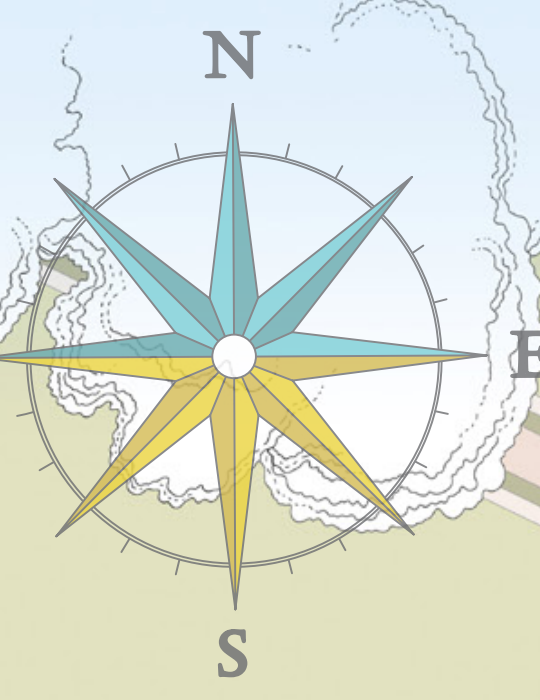
60% Terraced

6% Walk-ups

10% Apartments

c.850 Total homes

30% Affordable homes



LOCAL COMMUNITY AND ENTERPRISE SPACE - AN INCIDENTAL SOCIAL CONDENSER FOUND AT THE JUNCTION BETWEEN THE RTS AND HOME STREETS TO PROVIDE OPPORTUNITIES FOR ENGAGEMENT



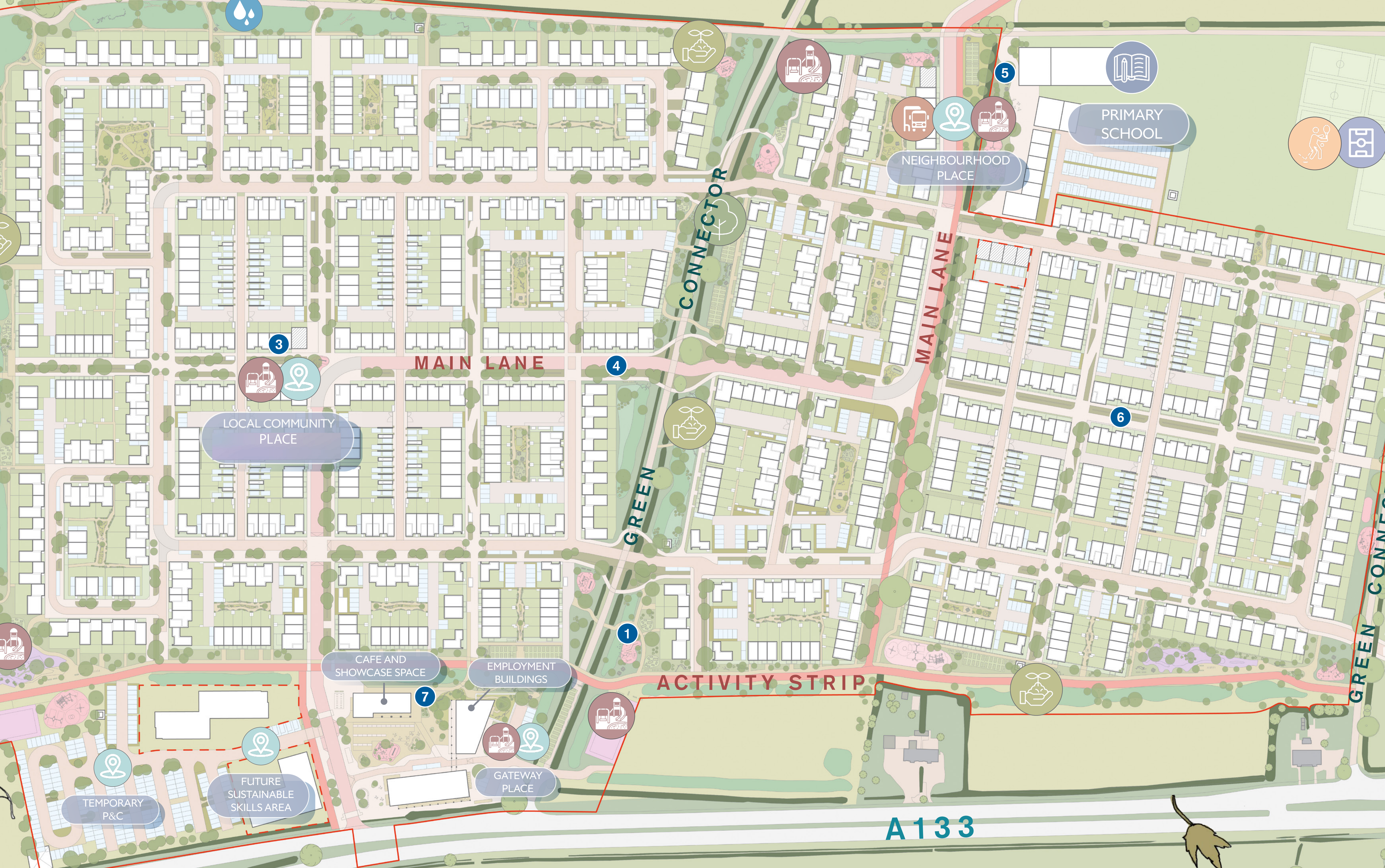
HEDGEROW GREENWAY GREEN LANES FRONTED BY HOUSES WHICH PROVIDE THE MOST DIRECT ACTIVE TRAVEL CORRIDOR AND OPPORTUNITIES FOR GREATLY ENHANCED BIODIVERSITY



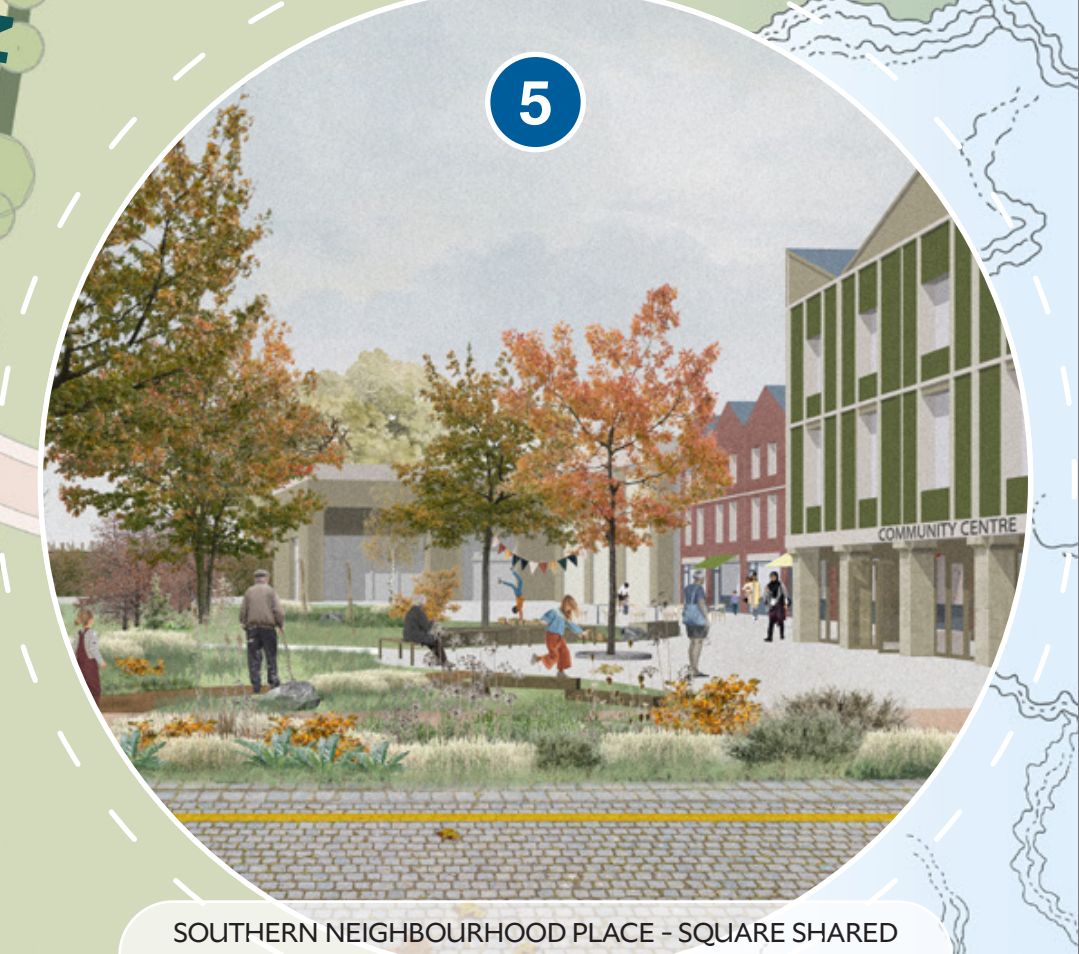
GREEN CONNECTOR EDGE CREATING A NEW GARDEN COMMUNITY WHICH FEELS TOTALLY ENMESHED IN NATURE



GATEWAY PLACE A PLACE FOR EVERYONE AT THE GATEWAY TO THE SITE, A POINT OF INTEGRATION BETWEEN THE NEW COMMUNITY AND ITS NEIGHBOURS PROVIDING EMPLOYMENT AND PLACESHAPING ACTIVITIES



MAIN LANE - THE RTS CORRIDOR IS CHARACTERISED BY VARIETY IN ROOF FORMS, GREEN SWALES AND LEAFY STREETS



SOUTHERN NEIGHBOURHOOD PLACE - SQUARE SHARED ACROSS ALL SOUTHERN NEIGHBOURHOODS WHICH IS ENCLOSED BY A RICH MIX OF USES, AND WITH THE 'FOURTH WALL' OPEN TO NATURE AND THE GREEN CONNECTOR



HOME STREET - PEDESTRIAN AND CYCLE PRIORITY STREETS WHICH ARE GREEN, PROVIDE GOOD OVERLOOKING AND SAFE SPACES FOR CHILDREN TO PLAY WITH INTEGRATED BIKES AND BINS

- COMMUNITY PLAY
- MAIN LANE RTS STOPS
- SPORTS PLAY
- FOOD GROWING
- BIODIVERSITY + WILDLIFE
- NEIGHBOURHOOD PLACES
- SUDS AND HABITAT
- SPORTS FIELDS

A133

9 DETAILED COMPONENT : LET NATURE LEAD

Summary of the landscape character areas

Brook walk



This edge embraces the natural slope of the site towards the Salary Brook to integrate Attenuation Ponds and SuDS features within the landscape.

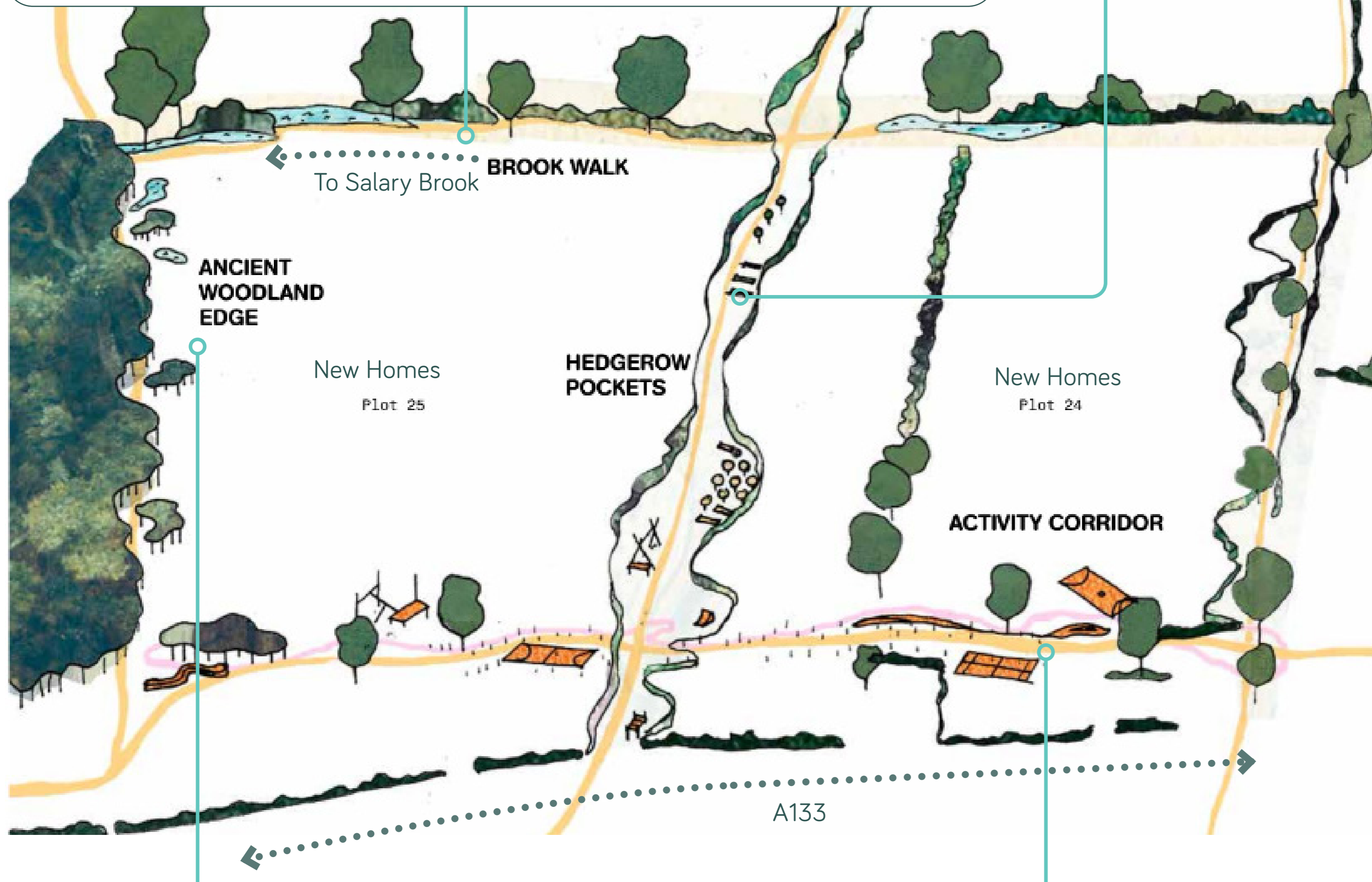
A cycle-lane and path provide access to the Salary Brook Country Park to the West, winding in and out of the watery landscape.

Hedgerow pockets



Characterised by its dual row of existing hedgerows, this corridor accentuates this relationship with the addition of hedgerows surrounding the homes, and recreational uses such as allotments or informal play features. Here residents have the opportunity to surround themselves in the hedgerow landscape throughout the year, accessing it through their homes

Landscape character areas for the detailed component



The existing landscape has been a working one, where small irregular fields are interspersed with woodlands, hedgerows, commons, and settlements.

Over the years, local practices of farming, extraction, industry, and fishing have shaped these spaces into the environment we see today.

Our design seeks to frame and care for the relationship between human practices and the landscape through the restoration of hedgerows, inclusion of allotments, SuDS and recreational trails throughout the site.

How would you use these publicly accessible natural places?

Ancient woodland edge



Characterised by its relationship to the Ancient Woodland and Salary Brook Country Park to the West. This edge works to frame and add to this ancient landscape through clusters of trees around which the existing lane and informal paths weave around, providing recreational facilities along the way for younger and older children.

Activity corridor



This corridor is a highly active and diverse edge.

A cycle lane and running track connect users with the surrounding landscape, while also providing recreational facilities along the way for younger and older children.



LATIMER
by Clarion Housing Group

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.



Roadshow
03

10 HOMES DESIGNED TO BUILD A COMMUNITY

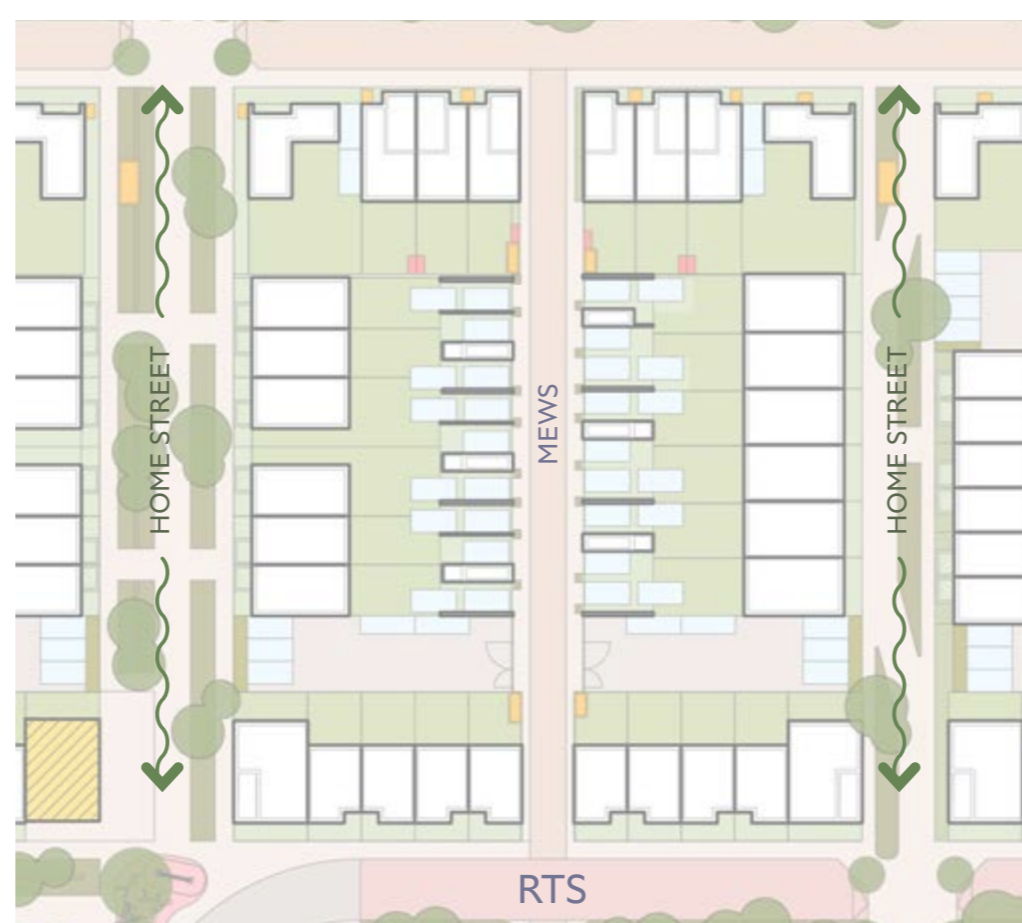
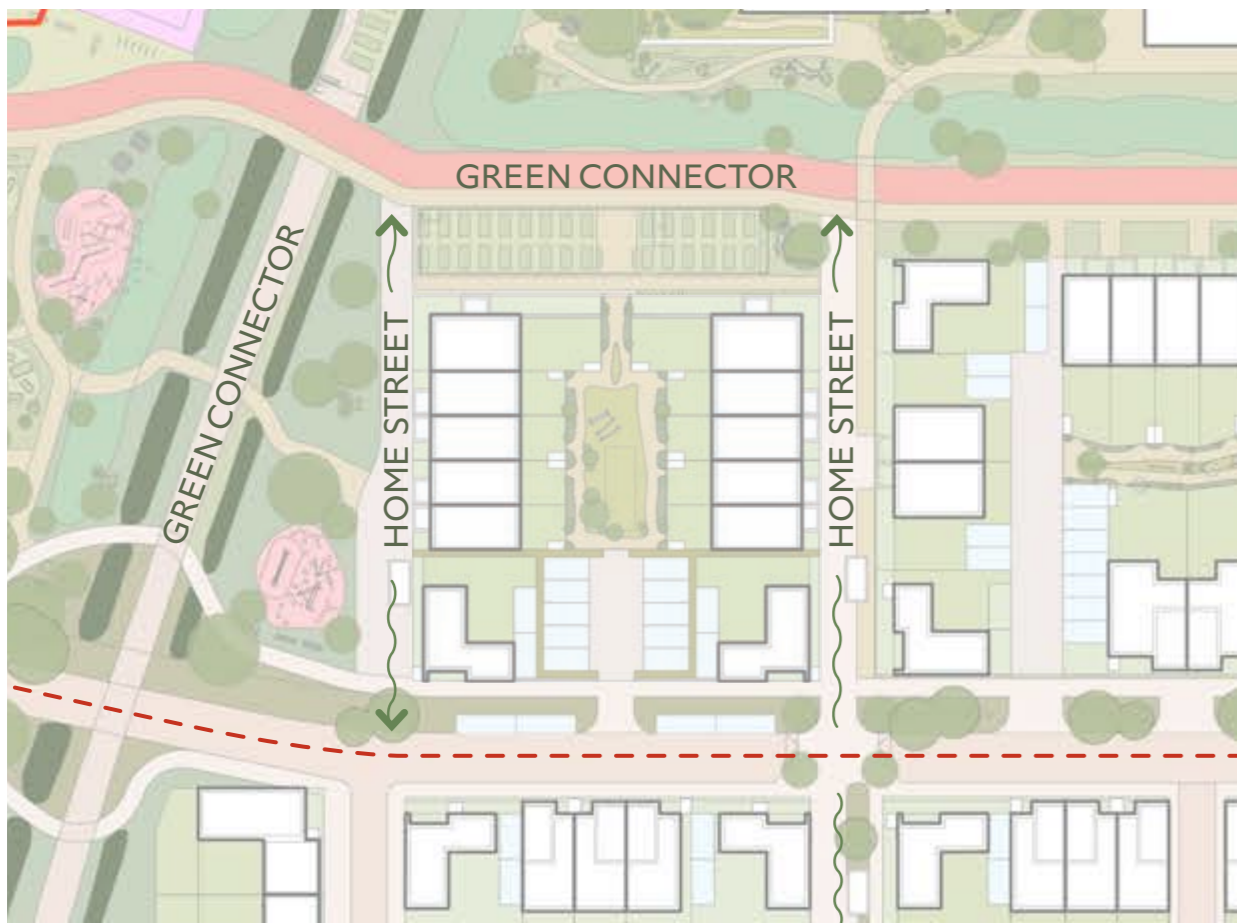
We are designing homes that are designed for all stages of life

Why are the homes arranged in clusters?

The homes are arranged in clusters around communal gardens and home streets to encourage social cohesion, and knowing your neighbours.

The types of home have been established through a design-led, place-shaping approach and provide a mix of homes to meet a range of housing needs.

Traditional and innovative house types have been developed to respond to the neighbourhood layouts (below) and to reduce the presence of cars in the streets.



The garden cluster embeds a parking court and a shared garden within the residential block, requiring vehicular access to a single side for parking and servicing.

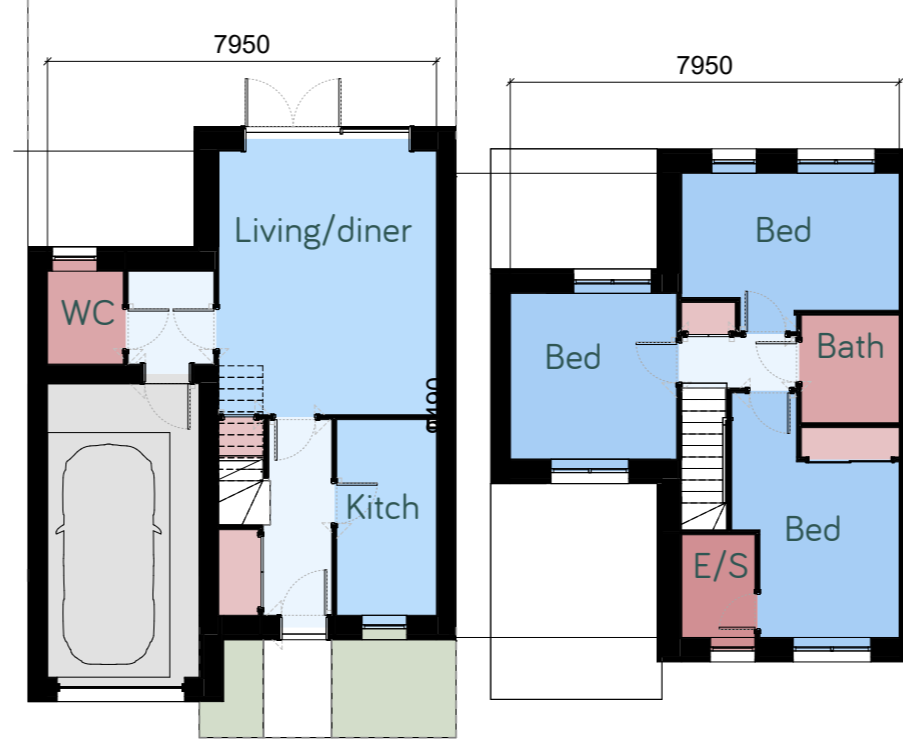
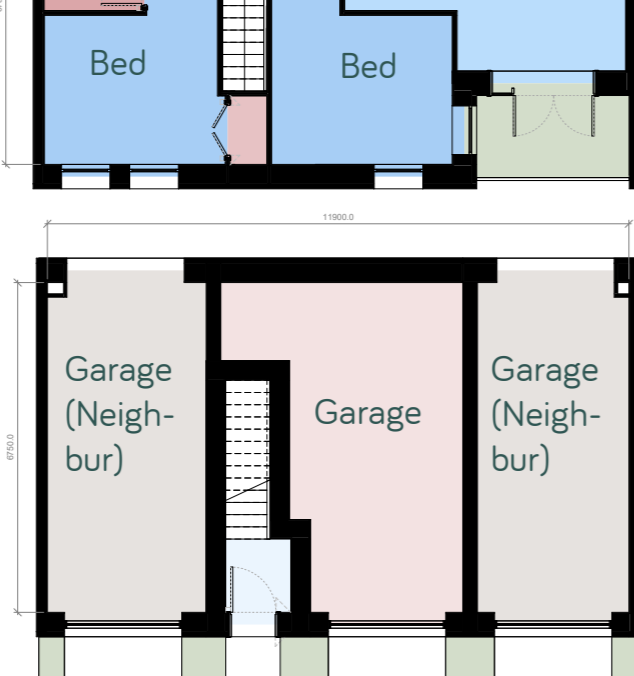
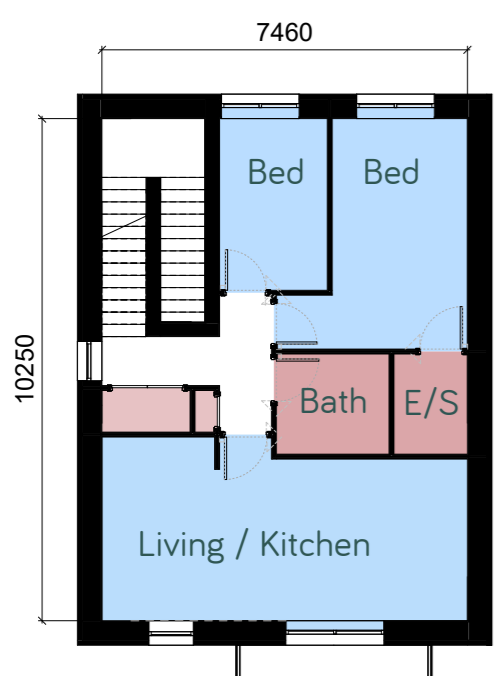
The mews are a higher density typology which features an inner terrace of walk-up apartments over garages which front a vehicular street passing through the cluster.

The conventional clusters are composed of lower density typologies, best suited to the edges of the development.

Our innovative house types

This is part of the range of the house and flat types that we are developing, from accessible one bedroom apartments, terraced houses, to detached five bed houses.

We're designing these so they are affordable to everyone



- 1 & 2 Bedroom Bookend Apartments
- 63. sq. m - 70 sq.m.
 - Private Garden or Terrace
 - 1 Parking Space

- Walk up Mews (Over garages)
- 72 sq.m.
 - Private Garden or Terrace
 - 1 Parking Space
 - 2 Cycle Spaces

- Terrace House with integrated garage
- 102 sq.m.
 - Private Garden
 - 1.5 Parking Spaces
 - 3 Cycle Spaces

- Corner House, detached &
- 101 sq.m.
 - Private Garden
 - 2 Parking Spaces
 - 3-5 Cycle Spaces

What sort of homes do you and your family need now and in the future?



11 WHAT THE HOUSES COULD LOOK LIKE

Creating attractive, locally specific and low carbon homes





Put stickers next to as many as you support

What could the homes look like?

We are designing the elevations at the moment, tell us how you would make them low carbon, locally specific and somewhere you would like to live?

Materials

What should the walls look like? How do we make it low in carbon?

-  Brick, and colour? Soft reds? Buff?
-  Render
-  Timber
-  Tiles



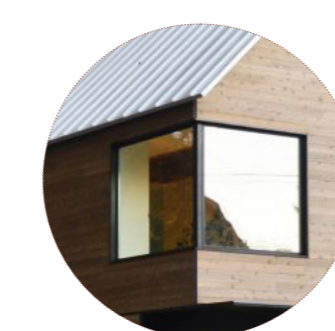


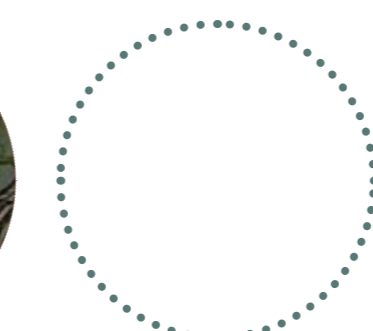
Roof

What type of roof should the house have? Select all that you think would be good.

-  Gable End
-  Pitched roof
-  Flat roof
-  Dormer windows
-  Oriented to maximise solar energy via solar panels

Features

How do we give the house character? Through windows, brick detailing, feature windows? Canopy over the door?







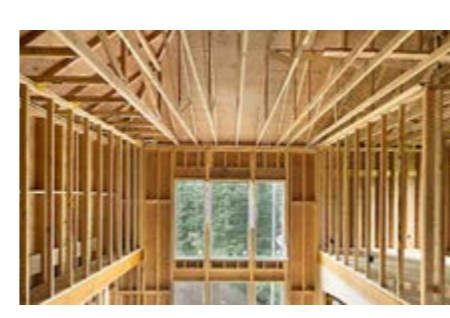



-  Brick details
-  Colourful door
-  Feature window
-  Timber panel
-  Porch
-  What do you think?

Post - it - notes here!

Climate resilient and low carbon homes

In our ambition to be good ancestors, we are designing the homes to be low carbon in terms of their energy use and resource use, but also in terms of what they are made from.



LOCALLY SOURCED	STRUCTURE	FOUNDATION DESIGN	WALLS	INTERNAL FINISHES
				
				
C16 timber sourced from UK forestry and mills. Natural insulation products, grown in the UK.	Timber “stick” systems that can be fabricated and installed by local business and people.	Lightweight buildings to reduce foundations. High content of cement replacement.	Low-Carbon walls like lime based renders and natural stone at key junctions.	Plasterboard alternatives and avoiding high carbon internal finishes



12 THE FIRST BUILDINGS: GATEWAY PLACE

Delivering placemaking & jobs from the outset.



The Gateway Place will be the first part of the Garden Community to be delivered - a statement about the aspiration and values underpinning the development as a whole.

- 'Front Door' to the Garden Community - where potential residents will come to find out about living in the Garden Community
- Year 1 RTS terminus, temporary Park & Choose and mobility hub services
- Local services to meet the needs of the first residents, before the completion of Neighbourhood Place (basic groceries, parcel lockers, Library of Things, cafe, cycle hub)
- An incubator for local enterprise - jobs and businesses on site from Year 1.
- A space for events to build vibrancy and community relationships

- Buildings frame a multi-functional public square incorporating play, greening and space for events, markets etc.
- Gateway Place is integrated with the 'activity corridor' (new east-west landscape corridor) - a 'staging post' along the route to the Country Park
- Servicing for the business units off Slough Lane to minimise vehicle movements through Gateway Place / Main Lane
- Location and layout of RTS stops, cycle path routing and junction design is carefully considered for Phase 1 and End State scenarios

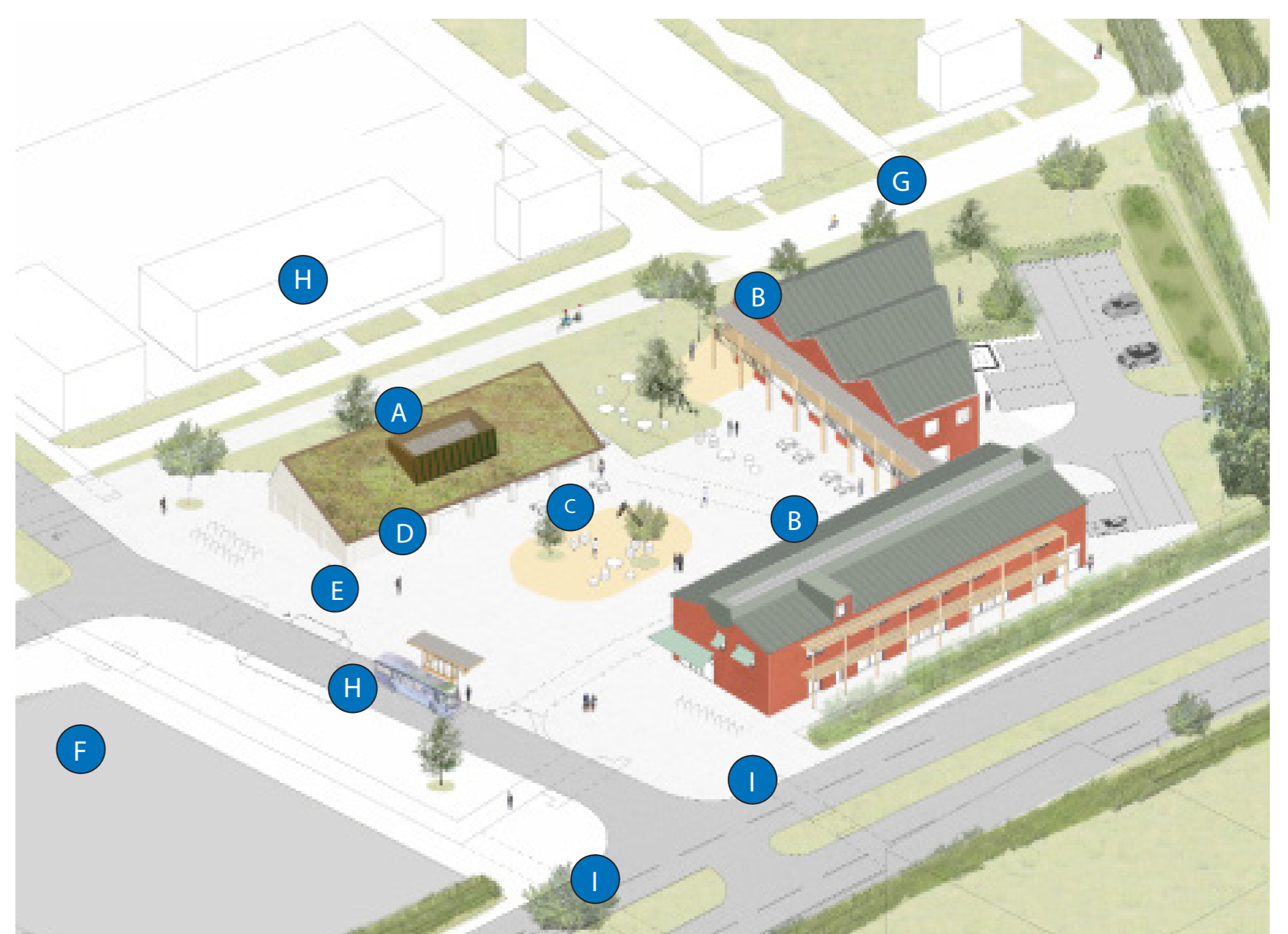
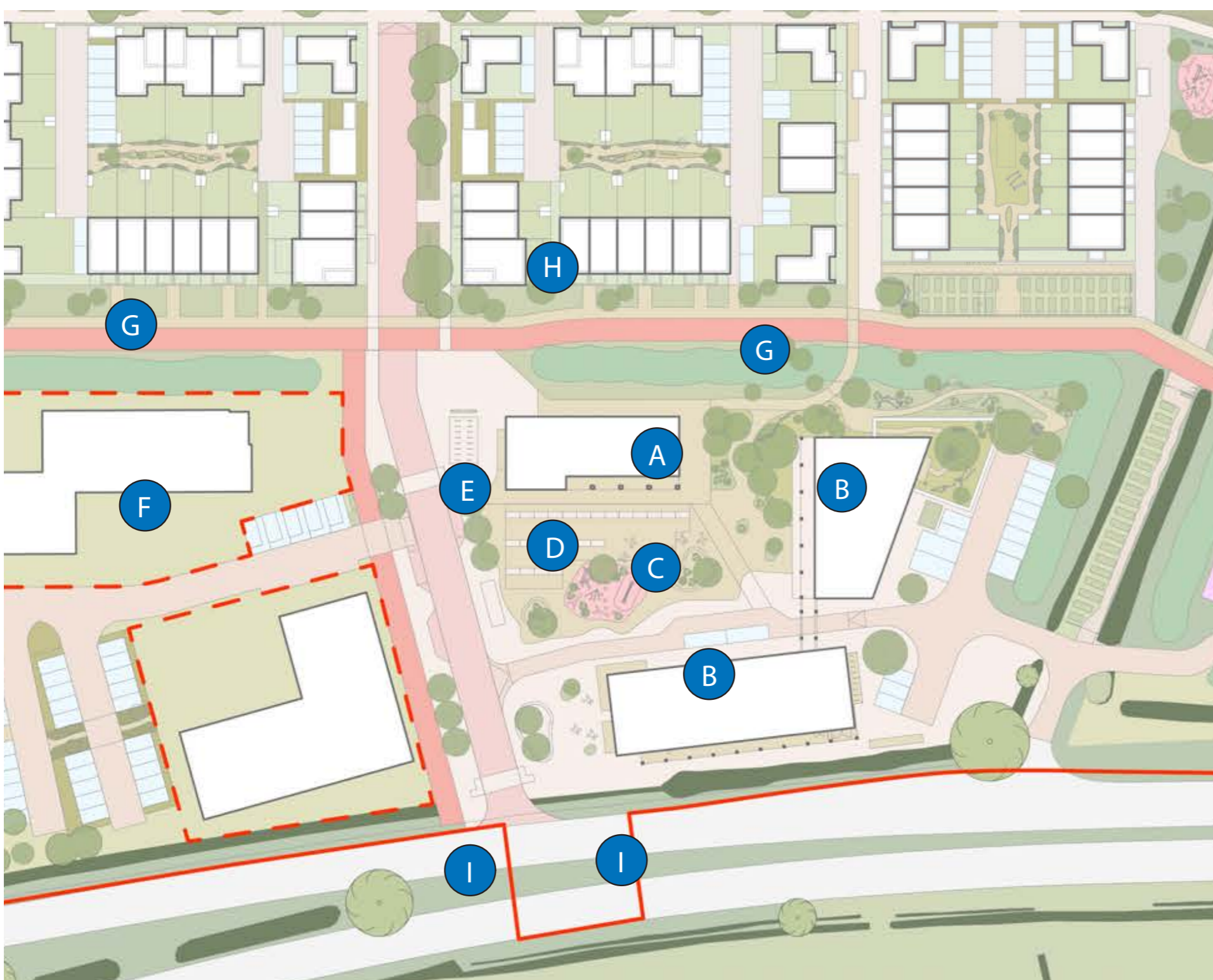
Let us know what you think...

What do you like?

Is there anything missing you think should be included?

Post - it - notes here!

- A** Pavilion - cafe and Garden Community show case
- B** Business units
- C** Play (LEAP)
- D** Space for market stalls/pop-up events
- E** RTS stops (indicative)
- F** Plot to include Temporary Park & Choose, RTS turning in Year 1, hotel and sustainable skills centre
- G** Activity corridor (east-west landscape corridor and cycling/walking route)
- H** Show homes
- I** Pedestrian and cycle Crossings over A133 to be delivered in future phase - to permanent Park & Choose



13 SALARY BROOK COUNTRY PARK

What we are proposing and how it will be phased

The delivery of the Country Park

The Salary Brook Country Park will serve as a crossing point from the Garden Community Masterplan to Colchester City.

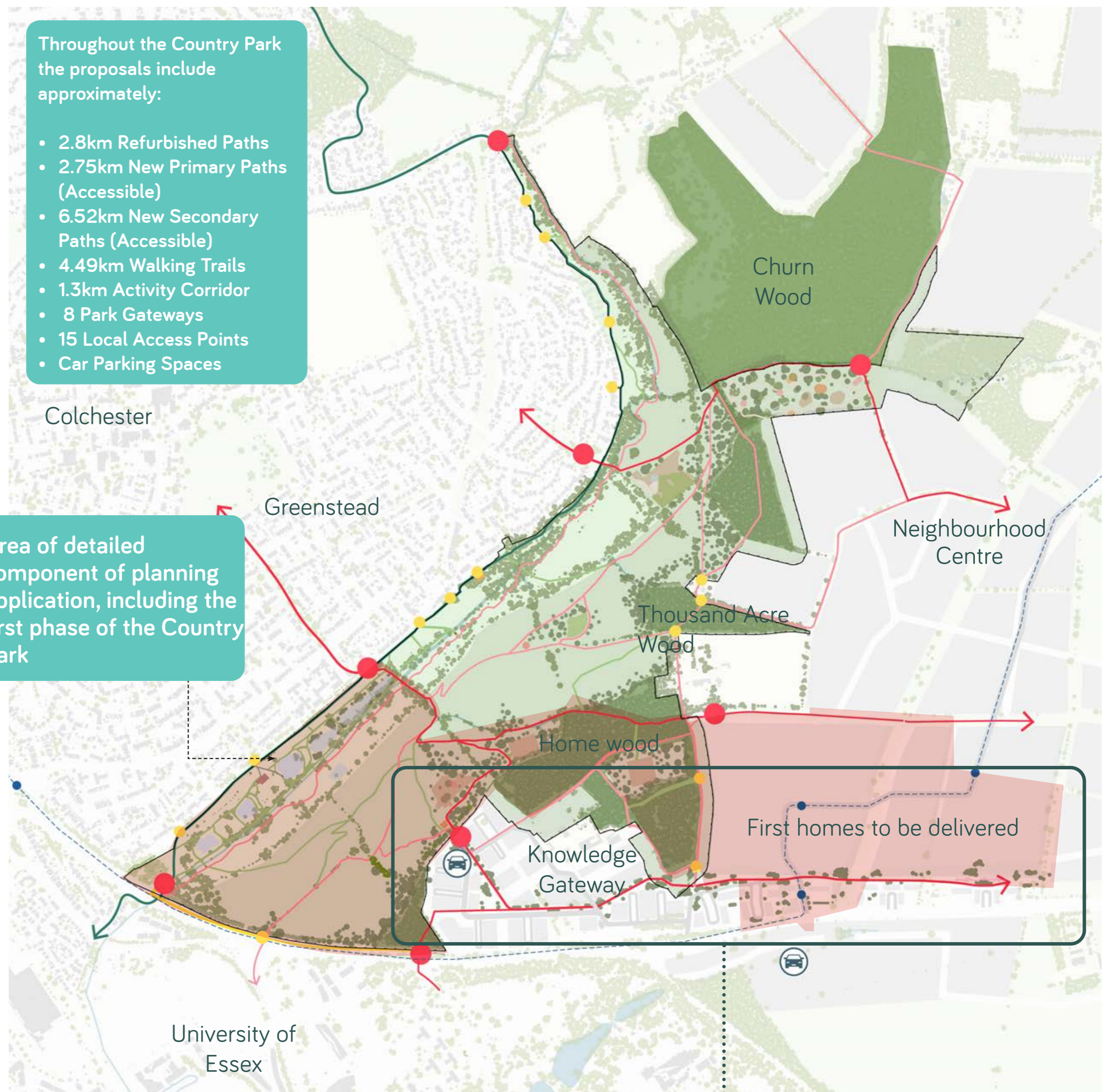
The first phase will be completed before the first homes open, with the rest of the park delivered alongside future homes.

It is being designed to:

- Give a choice of multiple circular walking routes
- A 'Natural feel' making the most of variety of existing habitats, rural character, views and beautiful ancient woodlands.
- Creating high-quality dog-friendly spaces.
- To protect sensitive habitats and include wildlife refuge areas

KEY:

- ↔ Proposed Primary routes (accessible)
- ↔ Proposed Secondary routes (accessible)
- ~ Proposed Walking trails
- ↔ Existing cycle route (refurbished)
- ↔ Existing Orbital route (refurbished)
- Park Gateways
- Local access
- Rapid Transit System
- 🚗 Car park
- Salary Brook Country Park Boundary



A new publicly accessible 1.3km activity route will connect Salary Park with the homes and Knowledge Gateway to the South. It will accommodate cycle lanes, sports, and play as a means of transitioning the landscape from the University and A133 into the residential development.

Play areas support the emerging development to be self-sufficient in early phases, and provide for existing adjacent communities.



Forest Play and Running Track



Adjacent vehicular and pedestrian spaces

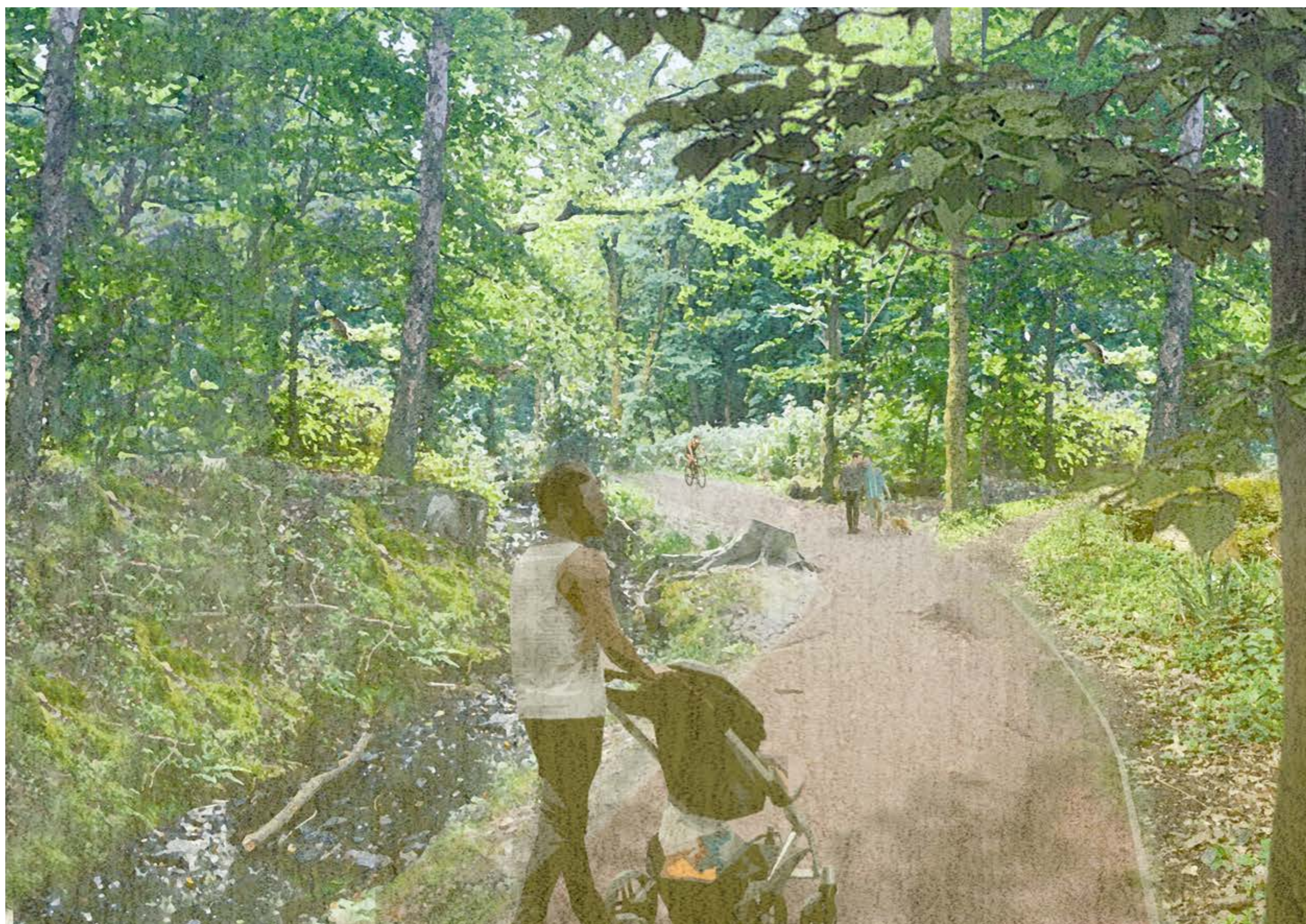


Forest Play / Activity Link



14 SALARY BROOK COUNTRY PARK

What we are proposing for the detailed component



Home Wood Walk: A new route that allows a connection with nature, whilst protecting the ecological uniqueness of this place.

The first stages to be delivered

Before the first phase of homes are delivered, the following parts of Salary Brook Country Park will be realised.

- 1.31km Refurbished Paths
- 1.71km New Primary Paths (Accessible)
- 1.77km New Secondary Paths (Accessible)
- 3.17km Walking Trail
- 5 Gateways
- 5 Local Access Points
- Car Parking Spaces

We are also proposing the interventions shown below. Tell us what you think?

Post - it - notes here!

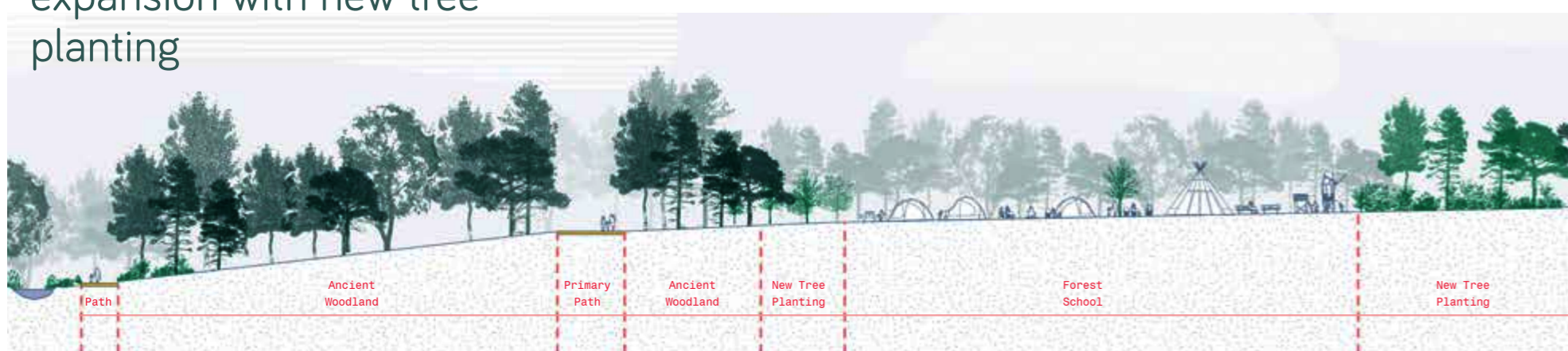
Is there anything more you would like to see in the Country Park?

Forest school classrooms

Outdoor classrooms to support young people in learning about Bushcraft skills and developing an appreciation of the natural environment.

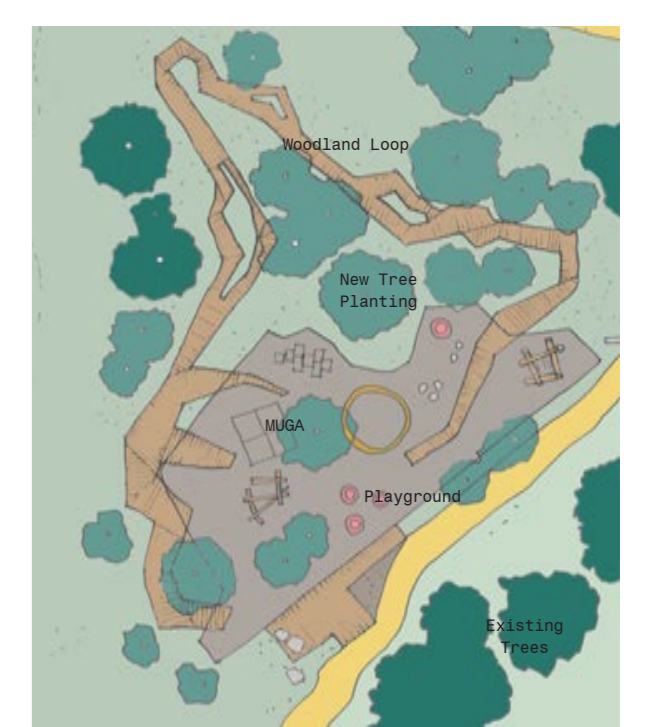


In clearings within Ancient Woodland areas, they enjoy a naturalistic atmosphere and facilitate woodland expansion with new tree planting

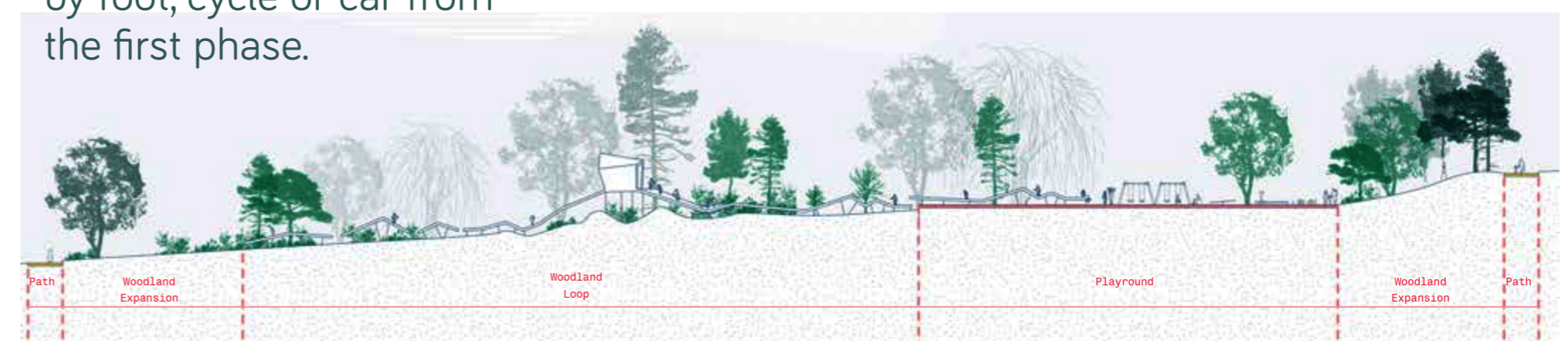


Woodland loop

An animated activity zone providing adventure play for teens and older children, with outdoor learning zones and MUGAs integrated within an Ancient Woodland extension zone.



The Woodland Loops creates a cluster of programme easily reached by foot, cycle or car from the first phase.

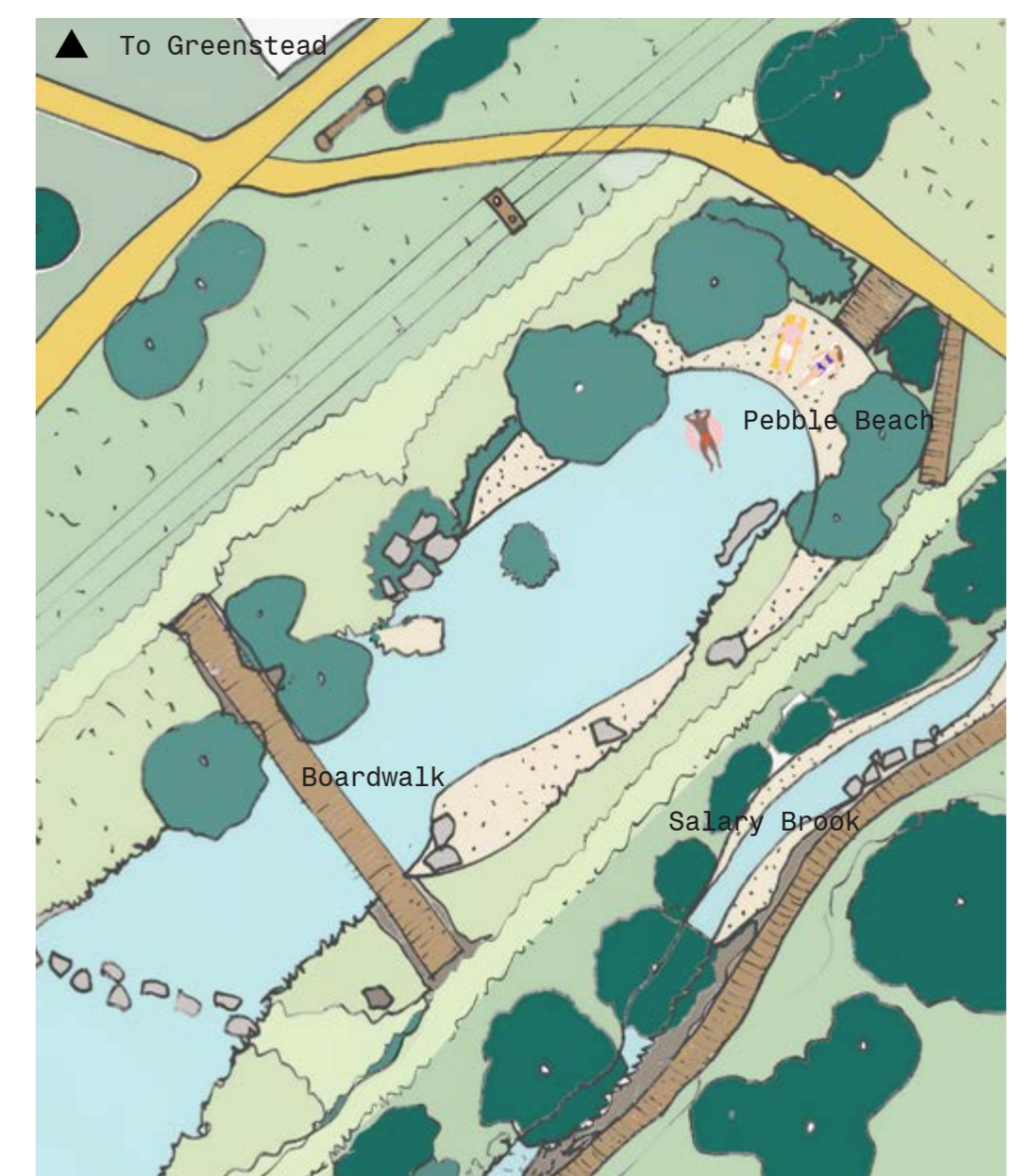
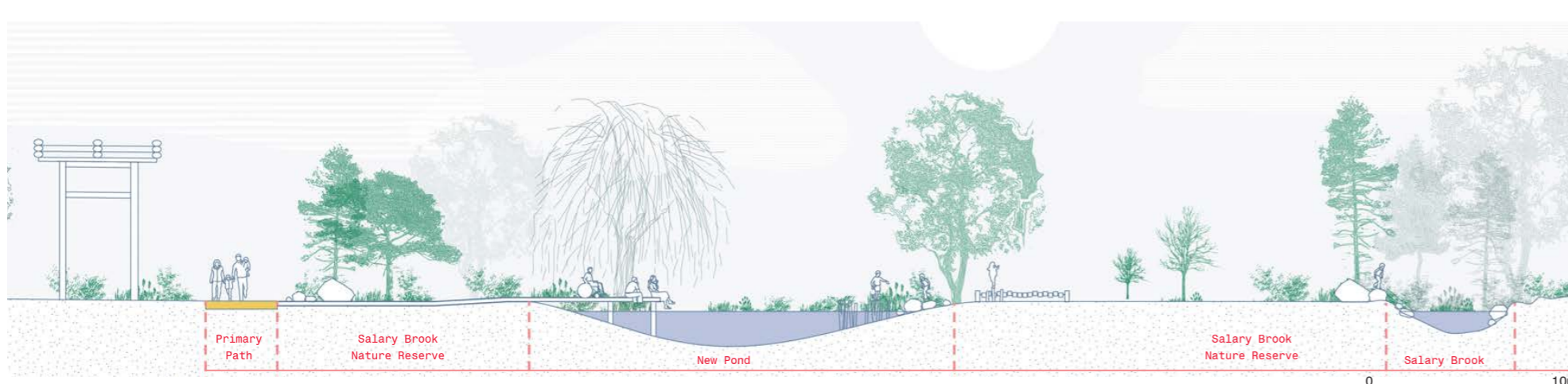


Wetland Ponds

A series of new Wetland Ponds enhance the existing ecology within the Salary Brook Nature Reserve, providing additional water attenuation from the Salary Brook riparian catchment. The ponds help to improve the overall quality of the Salary Brook.

They will bring recreational opportunities for the wider communities including:

- Fishing
- Boardwalk
- Bird / wildlife watching hide



INFRASTRUCTURE DELIVERED BY ESSEX COUNTY COUNCIL

A1331 Link Road and Colchester Rapid Transit System

Housing Infrastructure Fund (HIF)

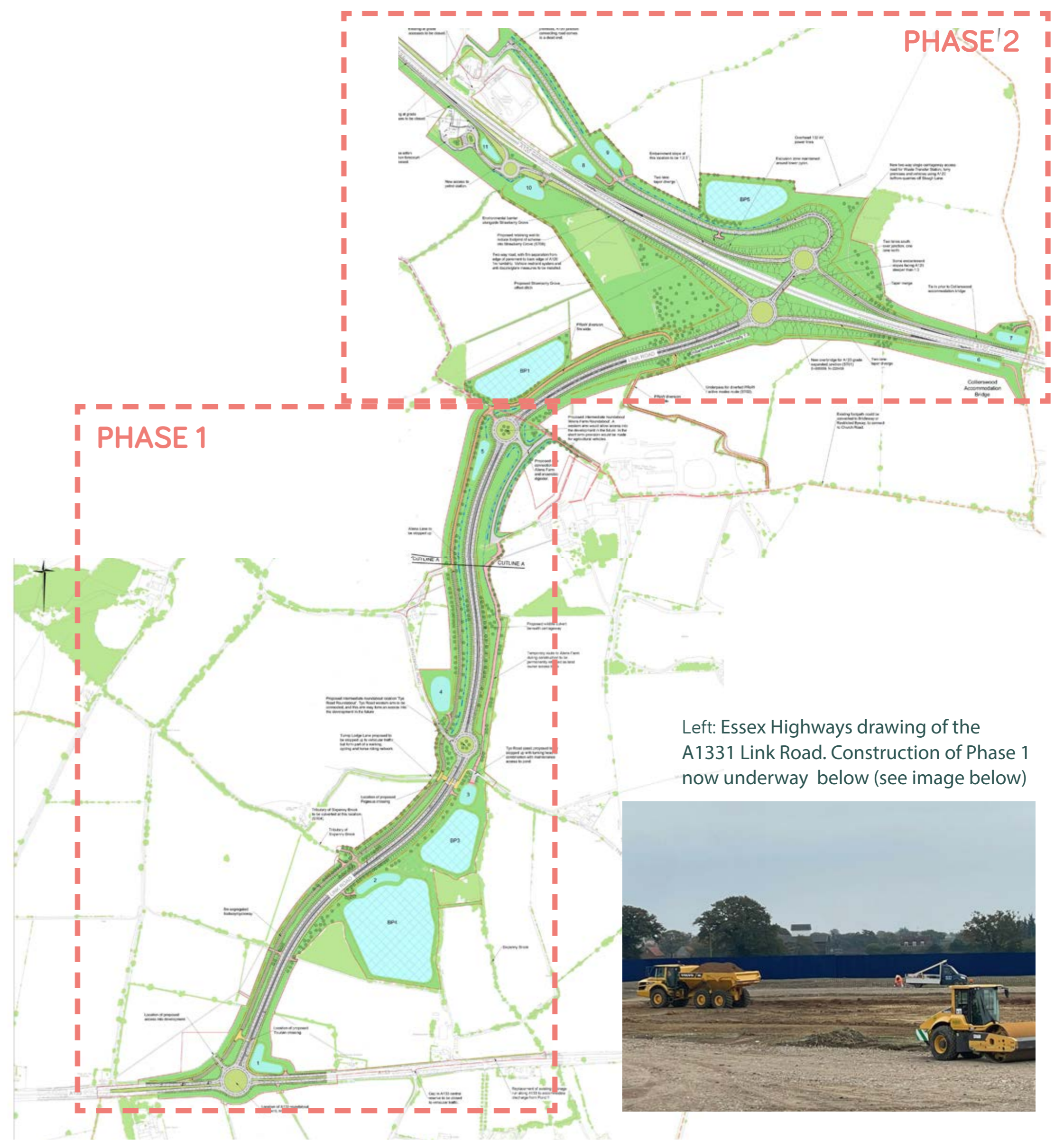
In 2019 Essex County Council successfully bid for funding from the Government's Housing Infrastructure Fund (HIF) to help support planned housing growth across the county totalling more than £300million, of which £99million will fund Phase 1 of the A1331 Link Road and Colchester Rapid Transit System (RTS). This transport infrastructure will support the Garden Community as well as creating a wider benefit for Colchester and the surrounding communities in Tendring.

What is the A1331 Link Road

- To enable Essex County Council to support sustainable planned growth of the Garden Community, there is a necessity for high-quality transport infrastructure.
- The Link Road will leave the A133 via a roundabout east of the University of Essex, ultimately joining the A120 via a junction east of Bromley Road. It will provide access to the new Garden Community.
- Linking the A120 and A133 will enable people to more easily access the A120 and A12, reducing the need to travel directly through Colchester and helping to manage congestion on more local roads.
- The Link Road will also play a direct link in helping to unlock land to provide housing, business and leisure space.

How is the A1331 Link Road being delivered?

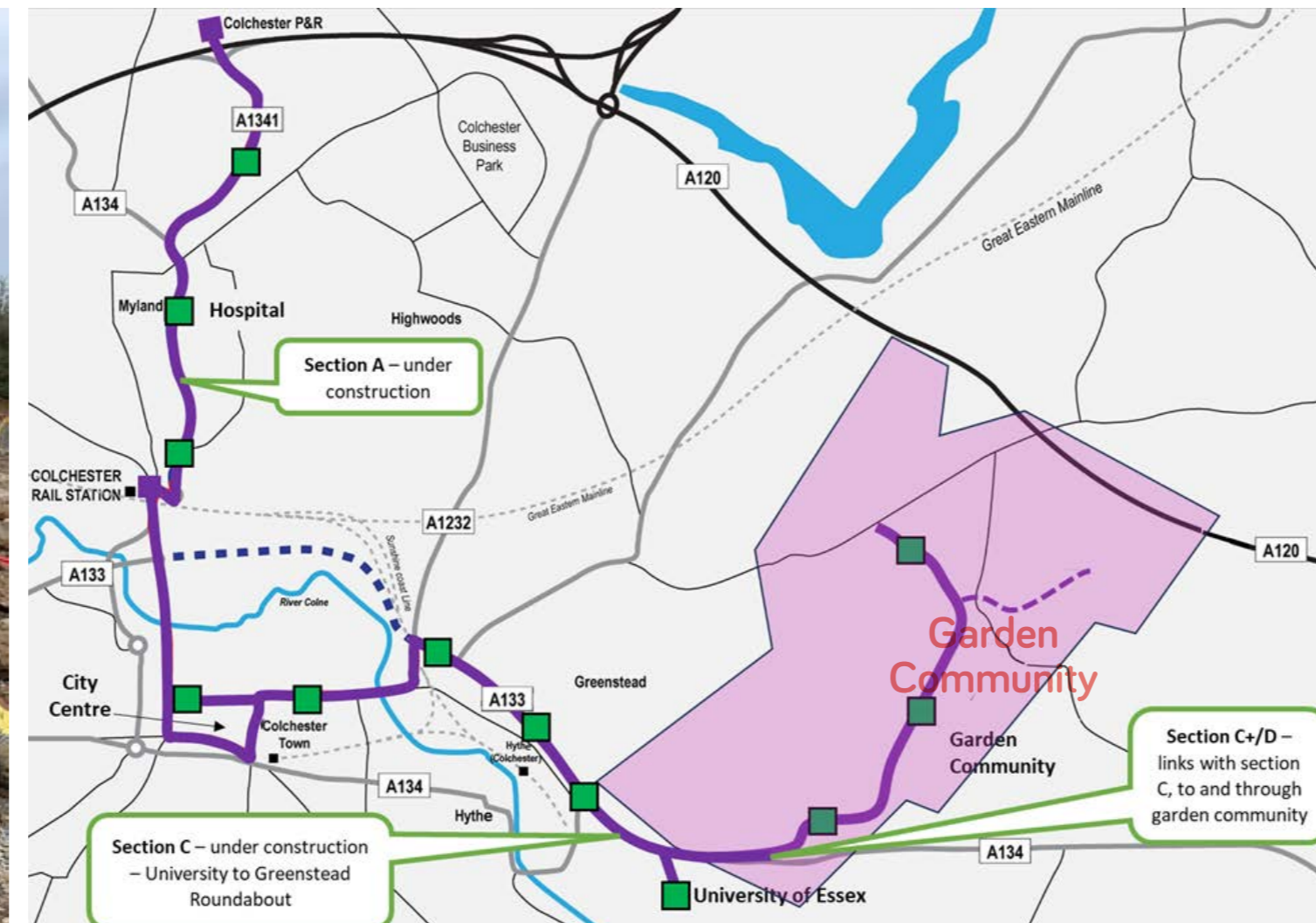
- Works have commenced on the A1331 Phase 1 starting with the A133 roundabout and a temporary construction route. These works will be undertaken for approximately 9 months and then phase 1 of the road will be constructed north towards Allen's Farm roundabout with completion expected Spring 2026.
- Latimer are fully committed to ensuring the Link Road is fully funded and constructed in its entirety as the delivery of the road will be critical to unlocking the full delivery of the Garden Community.
- Latimer have agreed with Essex County Council that if alternative means of funding cannot be identified for the delivery of Phase 2, Latimer will fund the costs for this phase as part of the section 106 agreement attached to the planning consent for the Garden Community.



Left: Essex Highways drawing of the A1331 Link Road. Construction of Phase 1 now underway below (see image below)



Above: Essex Highways proposals for the Colchester Rapid Transit System & construction underway



What is the Rapid Transit System?

- The Rapid Transit System (RTS) is a high frequency public transport system on priority corridors meaning it takes priority over other traffic
- Within the Garden Community this will be along a dedicated route called 'main lane' delivering fast and frequent public transport connecting the area to Colchester city centre, rail station, hospital, sports park and community stadium
- The RTS will serve the new Park and Choose site which will allow traffic from outside the development to swap to the Park and Choose and RTS to access Colchester.

How is the RTS being delivered

- Works have commenced on the RTS section between the University Knowledge Gateway and Greenstead Roundabout.
- The construction will provide a dedicated lane for the RTS and other buses to have priority into Greenstead Roundabout to give journey time reliability along this section of the RTS route.
- Improvements for walking and cycling are also being made.
- The work is expected to be completed in the Autumn of 2025
- Further RTS and walking and cycling infrastructure is required to connect his section into the Garden Community and the Park and Choose site.

For more information on the delivery of the new Link Road and Rapid Transit System a scan here!



Above: Image of potential Colchester Rapid Transit System vehicle