

NORTH ESSEX GARDEN COMMUNITIES

NEGC Ltd is the body tasked with taking the North Essex Garden Communities project forward. It is wholly owned by, and works on behalf of, Essex County Council, Braintree District Council, Tendring District Council and Colchester Borough Council.

Garden Communities are an opportunity to rethink everything we know about planning and building homes and communities.

Rather than tacking houses on the edge of towns and villages we all have an opportunity to create new communities which provide jobs, education, abundant green space and healthcare facilities.

Built over up to 80 years, the North Essex Garden Communities will reduce the need to increase the size of existing towns and villages.

We are determined to work with residents to create something that is different and better while building a lasting legacy for future generations.

Three Garden Communities

Braintree, Colchester and Tendring Councils along with Essex County Council joined together to put forward plans for three new garden settlements: Tendring Colchester Borders Garden Community, Colchester Braintree Borders Garden Community and West of Braintree Garden Community.

The three sites could deliver up to 41,000 new homes, alongside infrastructure and local employment opportunities. Garden Communities are not intending to be dormitory towns with jobs offered elsewhere. They will provide much of their own employment and 'trade' with bigger centres. Target numbers of homes are shown for each settlement below.



TENDRING COLCHESTER BORDERS GARDEN COMMUNITY

One of the proposed Garden Communities is east of Colchester, on the border between Colchester and Tendring. This settlement could deliver 7,500 homes. Located on the east side of Colchester, this area provides the potential to combine future living, working, learning and technology with the best qualities of existing communities.

Relevant existing communities include Greenstead, Hythe, Wivenhoe and Elmstead Market. This interaction between new and local communities should provide improved facilities and connectivity that will bring benefits for all. Key to this will be new forms of transport, covered later in this exhibition.



General location of the proposed Tendring Colchester Borders Garden Community

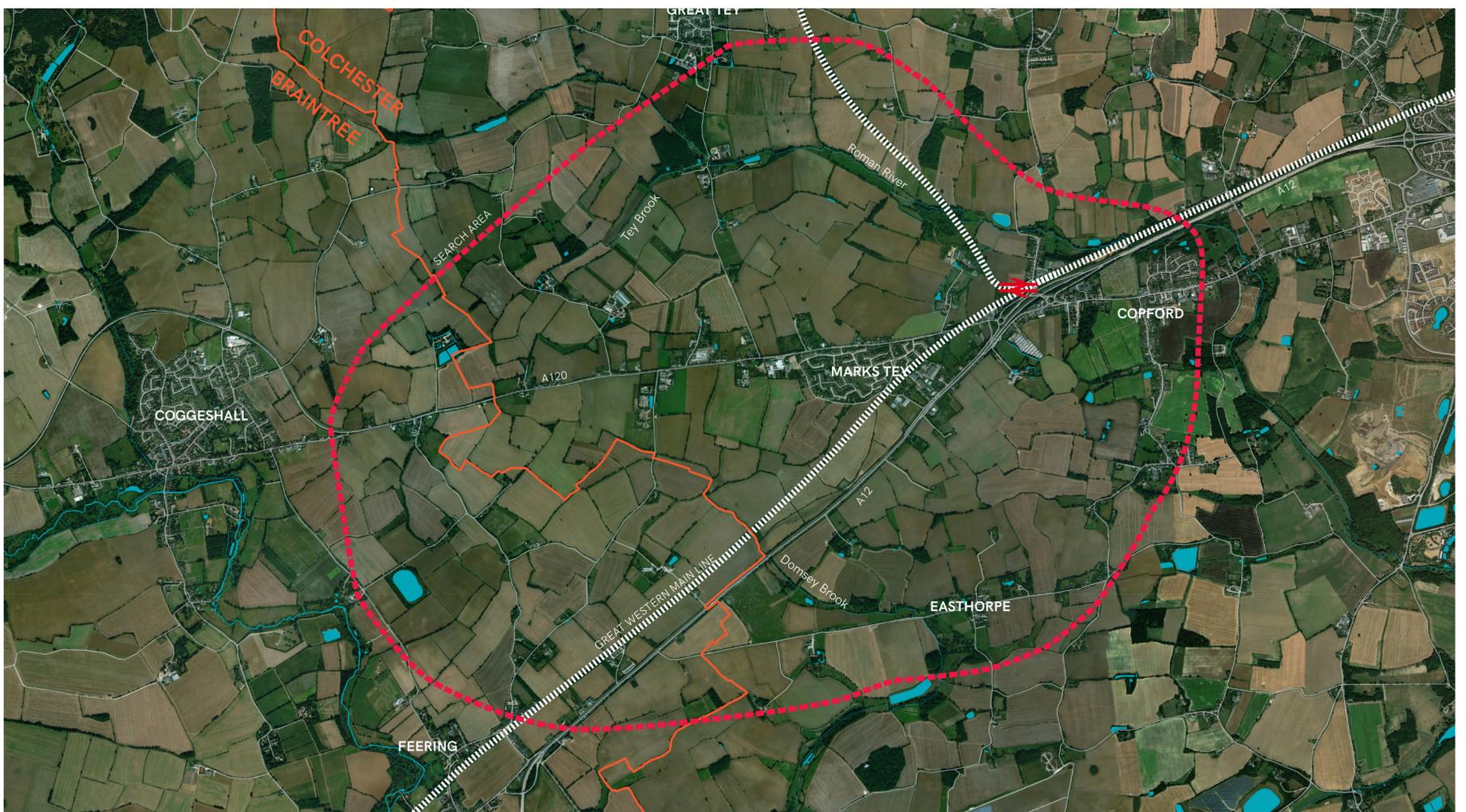
COLCHESTER BRAINTREE BORDERS GARDEN COMMUNITY

One of the proposed Garden Communities is at Marks Tey, on the border between Colchester Borough and Braintree District Councils. Located to the west of Colchester and adjacent to the existing Marks Tey rail station, this settlement is identified as having the potential to deliver 21,000 homes.

A Garden Community in this location and at this scale offers an opportunity to realise future ways of living, working, learning, and interacting with our environment

in order to create sustainable new neighbourhoods.

Nearby communities include Marks Tey, Copford, Kelvedon and Coggeshall. The interaction between new and local communities should provide improved facilities and connectivity that will bring benefits for all. Importantly, the Garden Community will create new open spaces, social infrastructure and forms of transport that will benefit existing and future residents.



General location of the proposed Colchester Braintree Borders Garden Community

WEST OF BRAINTREE GARDEN COMMUNITY

One of the proposed Garden Communities is at West of Braintree, on the border between Braintree and Uttlesford District Councils. It has the potential to deliver 12,500 homes.

A Garden Community in this location and at this scale offers an opportunity to realise future ways of living, working, learning, and interacting with our environment.

We know there are some environmentally sensitive areas (e.g. Boxted Wood and the setting of Saling Grove) which will require careful consideration and specific measures taken in the future masterplanning we do, as will the relationship with neighbouring villages (including Rayne, Stebbing Green and Great Saling).



General location of the proposed West of Braintree Garden Community

WHAT ARE GARDEN COMMUNITIES?

The garden communities of the 21st century are taking inspiration from British Garden Cities which addressed problems of overcrowding in cities to support greener environments, as well as applying new principles for the 21st century.

Pioneering 20th century Garden Cities in the UK

The famous town planner Ebenezer Howard's vision for Garden Cities from the 20th century imagined a series of connected settlements within close proximity to the countryside, linked by good public transport connections and with a range of jobs and social infrastructure. The Garden Cities that emerged from this such as Letchworth and Welwyn are seen as innovative and pioneering places to live.

They pioneered new models of delivery and community stewardship, including the establishment of development corporations and charitable estate management trusts. Designed in the early 20th century, they remain great places to live and continue to inspire the 21st century Garden Community.



Letchworth Garden City



Welwyn Garden City

Principles for North Essex Garden Communities

PLACE AND INTEGRATION

Green infrastructure
Generous green spaces, biodiversity gains, climate resilience.



Sustainable transport
Timely delivery, rapid public transport, space for cycling and walking.



Local jobs
One job per household within sustainable commuting distance.



Good living environment
Walkable sociable neighbourhoods, diverse home types, social services.



Good design
High quality of design, and good management of public assets.



Smart and sustainable
Innovation and technology, resource efficiency.



COMMUNITY

Local stewardship
Community ownership of land and long-term stewardship of assets.



Community engagement
Empowering communities to shape the future of the garden communities.



DELIVERY

Innovative delivery
Pro-active partnership between public and private sector, where risk and reward is shared.



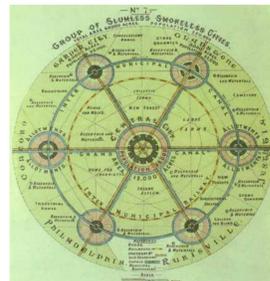
Strong leadership
Strong corporate and political public leadership, Councils collaborating for timely infrastructure delivery.



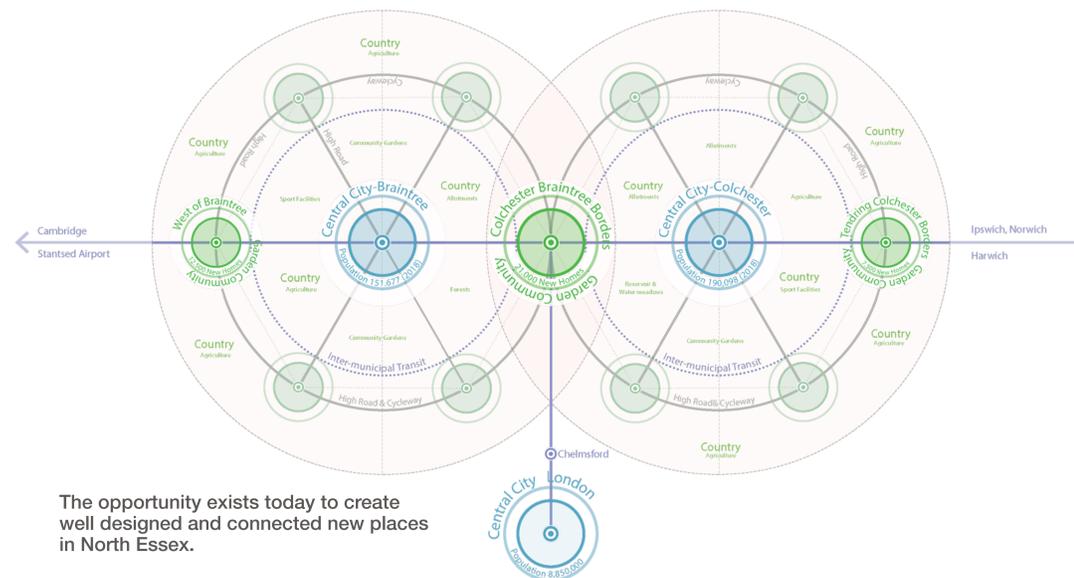
Have your say

Which of the principles do you think are most relevant to North Essex Garden Communities? Do you think something important is missing?

North Essex Garden Communities



Ebenezer Howard's 20th Century Garden Cities proposed well connected places with high quality homes and jobs in a countryside setting.



The opportunity exists today to create well designed and connected new places in North Essex.

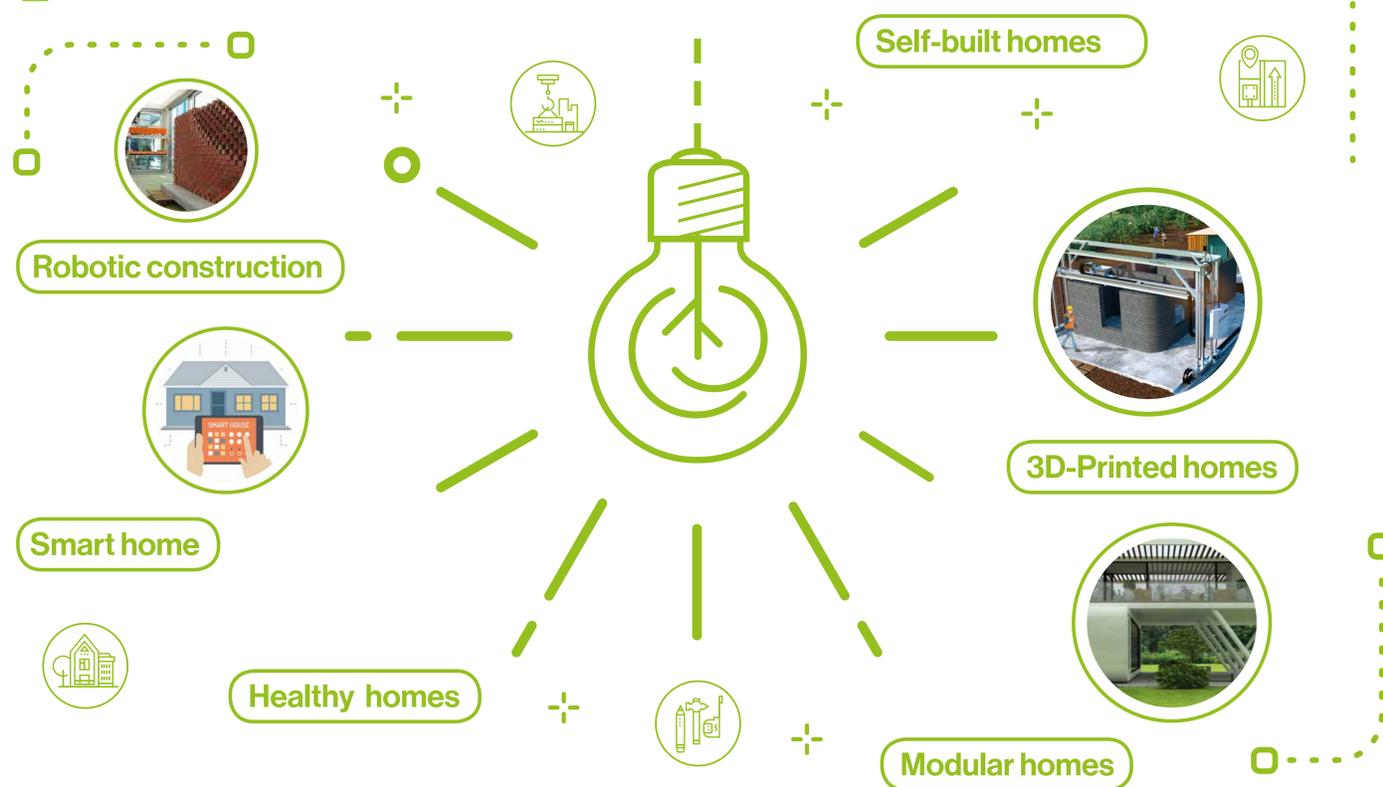
VISIONS FOR GARDEN COMMUNITIES: HOUSING

Housing in the North Essex Garden Communities will be built for people today and for generations to come. We need to deliver the right home for everyone, built to be smart, affordable and sustainable.

Our Ambitions

- Affordable housing for existing local and new residents and lifetime affordability through innovative ownership and stewardship models
- A variety of house types (eg. bungalow, terraced etc.)
- Inclusive community
- Housing that fosters positive social interaction
- Carbon negative housing

Imagine... The Future of Housing



Have your say

What do you think about the ideas you see here? Do you have any other ideas that you feel are relevant and should be considered for this Garden Community?

Ideas and Examples

Lifetime neighbourhoods

People aspire to a choice of house types, designs and tenures that they can adapt over time. In Derwenthorp, York, all homes are built to be eco-friendly and to lifetime homes standards, offering a mix of rental, part-ownership, and homes for sale. The design does not segregate neighbourhoods by tenure.



Derwenthorpe, York

Self-built homes

Graven Hill is a pioneering venture in self and custom built housing, enabling individuals to design inspiring homes on pre-prepared plots, limited only by their imagination and budget.



Graven Hill, Bicester, UK

Affordable sustainable homes

The 105 Passivhaus low energy and high density social homes provided by Norwich City Council have won the biggest prize in UK architecture. We are very pleased these architects are on our team.



Goldsmith Street, Norwich, UK

Intergenerational living

In this intergenerational home, a nursery is placed inside a care home, which benefits the health of both children and older people.



Apple and Honey Nightingale House, London

VISIONS FOR GARDEN COMMUNITIES: HEALTH AND WELLBEING

Residents should live healthier lives in the North Essex Garden Communities. Nature is everywhere. The outdoors is not just something to look at, but where people can play, move, interact and grow. Potentially food and building products can be locally sourced.

Imagine... The Future of Health and Wellbeing



Have your say

What do you think about the ideas you see here? Do you have any other ideas that you feel are relevant and should be considered for this Garden Community?

Our Ambitions

- Large quantities of high quality green space
- Preserving biodiversity
- Incentivising active lifestyles

Ideas and Examples

Green connection

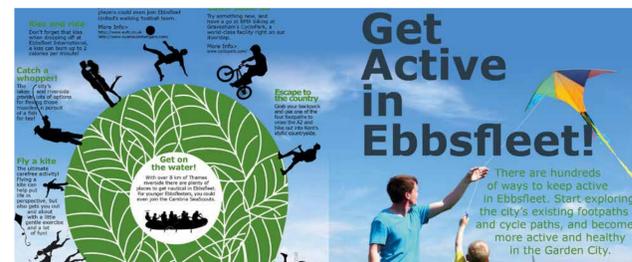
This is a strategic road crossing to the East of the city. Traffic calming and the planting of greenery helped to transform this large avenue between 2012 and 2014.



Garibaldi Street Project, Lyon Part-Dieu

Active lifestyles

Get Active launched in 2018 in partnership with Ebbsfleet Garden City's Healthy New Towns project. It is an initiative that aims to address high levels of childhood obesity and type 2 diabetes by rewarding participants with points on a smartphone app when they are active.



Get Active in Ebbsfleet, Ebbsfleet Garden City

Growing food anywhere

This UK-wide network redesigns small and big green spaces into edible landscapes, builds community gardens and provides training for local residents.



Incredible Edible Network

Recycling of wastewater

In this sustainable community, wastewater is treated locally, the sludge produced by the treatment process is recycled and used for fertilizing farmland and forestry land.



Hammarsby Sjosted, Stockholm, Sweden

VISIONS FOR GARDEN COMMUNITIES: COMMUNITY STEWARDSHIP

The purpose of community stewardship is to ensure that North Essex Garden Communities are successfully developed and managed in perpetuity by creating high quality places, capturing assets for community benefit, embedding the direct involvement of residents and businesses, fostering a shared sense of community ownership and identity, and developing a financially self-sustaining long term stewardship model.

🔍 Ideas and Examples

Community Land Trust homes

St Minver Community Land Trust has to date provided 20 affordable self-build homes in the parish for local people, in an area of high cost housing, helping people into home ownership whilst staying local.



St Minver CLT

Green space stewardship

The Beaulieu Land Trust will take on the long-term ownership and management of the green infrastructure on the site of developers Countryside and L&Q. The Land Trust will manage 72 hectares of parks and open spaces, including children's play areas, orchards and natural meadows.



Land Trust at Beaulieu, Chelmsford

Community centre owned by community

The new Community Centre at Beaulieu, was gifted to the Parish Council by the developer. The Parish Council chose the local Church as a partner and formed a new CIO to manage the building with representatives of the Parish Council, the Church and the Community.



Community centre at Beaulieu, Chelmsford

Community-led culture initiatives

Dublin developed a five year Cultural Strategy (2016-2021) as part of its bid to be European Capital of Culture 2020. The policy takes a holistic view, inviting all the city's communities to take an active part in shaping and enjoying culture.



Community Connect, Dublin

💬 Have your say

What do you think about the ideas you see here? Do you have any other ideas that you feel are relevant and should be considered for this Garden Community?

👉 Our Ambitions

- Quality of place
- Community assets
- Community identity and cohesion
- Professionalism and entrepreneurship
- Financial sustainability
- Accountability and governance
- Incremental approach

VISIONS FOR GARDEN COMMUNITIES: WORKING AND LEARNING

The potential exists for a diverse range of jobs in the North Essex Garden Communities that flourish on the basis of local assets and encourage the continued growth of Colchester and the region.

Imagine... The Future of Working and Learning



Have your say

What do you think about the ideas you see here? Do you have any other ideas that you feel are relevant and should be considered for this Garden Community?

Our Ambitions

- At least one job per household within the local community, at easy commuting distance
- Working anywhere, anytime
- Education linked to local economy with students staying to live and work in the garden community

Ideas and Examples

Spaces for entrepreneurs

All Impact Hubs are designed to encourage a vibrant community of entrepreneurial people, provide events, innovation labs, learning spaces, programs and facilitated conversations and provide a physical space that offers a flexible and highly functional infrastructure to work.



Impact Hub, various locations

Good city economies

Good alternative local economic approaches were mapped in ten UK cities developing a set of 10 steps for a good city economy. Some identified local approaches that help create new economic systems and build affordable housing included: community land trusts, co-working spaces, and social supply chains.



Good City Economy, Centre for Local Economic Strategies

Linking with universities

The Northwest Cambridge development includes a Postdoc Centre: a professional and social hub that strengthens linkages between Cambridge University and promotes collaboration between the university and businesses in the new neighbourhood.



Northwest Cambridge Postdoc Centre

Live / work

Wychwood Barns, Toronto is a mixed-use community space; home to affordable live/work studios for local artists, a greenhouse, community group office spaces, and weekly market that enables tenants to promote and sell their goods and services.



Wychwood Barns, Toronto, Canada

VISIONS FOR GARDEN COMMUNITIES: CULTURE AND LEISURE

Life should be fun in the North Essex Garden Communities. People have endless opportunities to connect with each other, spend time outdoors, learn and enjoy a life of leisure. New technology will boost this further in the years ahead.

Our Ambitions

- Play everywhere
- New facilities and attractions
- Leisure and play with nature

Imagine... The Future of Culture and Leisure



Have your say

What do you think about the ideas you see here? Do you have any other ideas that you feel are relevant and should be considered for this Garden Community?

Ideas and Examples

Playing on streets

Playing Out is a grassroots organisation which organises initiatives where neighbourhood streets are closed for traffic at certain hours on certain days for children to play on.



Playing Out, UK

Civic cinema

By the mid-2020s, UK cinemas will be cultural community spaces that offer film screenings, co-working, education and enhanced dining. An example is Bristol's Watershed cinema, which features a studio for artists, creative companies, technologists and academics to work together.



Watershed cinema, Bristol

Virtual reality

MK2VR is a location-based cinema VR experience designed for groups of up to 12 friends, where people can watch documentaries, short films and simulations together.



MK2VR, Paris, France

Adventure in nature

There are many natural adventure parks in the UK.



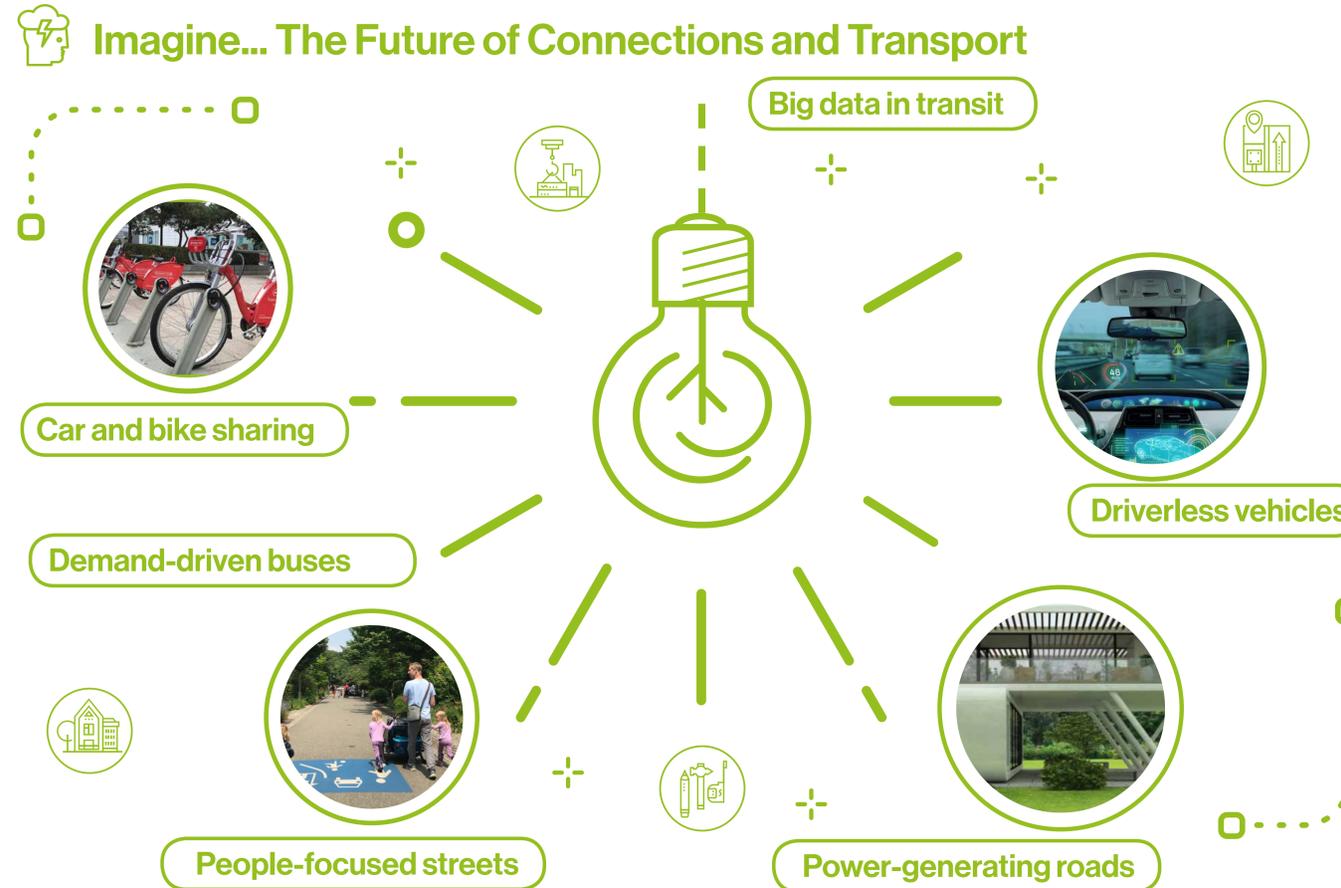
GoApe Parks, UK

VISIONS FOR GARDEN COMMUNITIES: CONNECTIONS AND TRANSPORT

We will aim to ensure that walking, cycling and using public transport are the quickest and easiest options. While streets will accommodate cars, the priority will be creating great places that bring the community together, with flexibility designed in to take advantage of technological advances on the horizon.

Our Ambitions

- Reduced reliance on the car
- High quality rapid transit
- Walking and cycling friendly town
- Easily accessible local jobs, shops and services for local residents



Have your say

What do you think about the ideas you see here? Do you have any other ideas that you feel are relevant and should be considered for this Garden Community?

Ideas and Examples

Streets designed for people

Streets encourage walking, cycling and play, bringing the community together and promoting healthy lives.



Houten, Netherlands

Mobility

Solar energy powered charging station where residents can rent and charge electric cars, and rent and charge electric bikes.



Toyota smart mobility park

Innovative rapid transit

Innovative trackless tram technology could deliver the benefits of trams to North Essex while drawing on the experience of successful existing UK rapid transit schemes, such as the Belfast Glider that achieved its 2031 passenger forecasts within six months and Fastway in Kent that reduced traffic by 19% along its route.



Trackless trams

Autonomous vehicles

The first autonomous on-road bus trial took place in the Netherlands over a 20km route to Schiphol Airport. Trials of autonomous cars, pods and buses are on-going across the UK.



Amsterdam, Netherlands