



NORTH ESSEX

GARDEN COMMUNITIES

GARDEN COMMUNITIES CHARTER

JUNE 2016

NORTH ESSEX GARDEN COMMUNITIES

CONCEPT FEASIBILITY STUDY

Garden Communities Charter

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INTRODUCTION: THE AMBITION AND VISION

Colchester Borough Council, Braintree District Council and Tendring District Council are collaborating, alongside Essex County Council, to identify an agreed strategic approach to the allocation and distribution of large scale housing led mixed use development, including employment opportunities and infrastructure provision, in the form of Garden Communities.

WHAT IS THE CHARTER?

This Charter sets out 10 placemaking principles developed to articulate the Councils' ambition for the Garden Communities, and help drive forward their development. These are based on the TCPA Garden City Principles, but adapted for the specific North Essex Context in the 21st Century.

The TCPA Garden City Principles provide a good starting point because they were developed to shape the sustainable development of new communities, using the opportunity and economies of scale to innovate and create high-quality places that put people at the heart of developing new communities.

The Charter is divided into the following three key themes under which the North Essex Garden Communities Placemaking Principles sit, together with supporting commentary on how the principles will be achieved

1. PLACE AND INTEGRATION

2. COMMUNITY

3. DELIVERY

WHAT IS A NORTH ESSEX GARDEN COMMUNITY?

Consistent with the principles set out in this Charter, communities will be holistically and comprehensively developed with a distinct identity that respond directly to their context, and are of a sufficient scale to incorporate a range of homes, employment, green space and other uses

to enable residents to meet the majority of their day to day needs, reducing the need for out commuting.

Designed for the 21st Century, the Garden Communities will seek to reflect and respond to the opportunities afforded to place-making, living and working, from technology and data, together with addressing the needs of climate change and climate resilience.

Notably, and different from standard development approaches, the Garden Communities – their planning, promotion and development – will be led by the Councils in partnership with existing and new communities and the private sector, with risks and rewards shared.

WHY A GARDEN COMMUNITY?

The area has seen significant growth in recent years and this is forecast to continue. In response the neighbouring authorities of Braintree, Colchester and Tendring, alongside Essex County Council, have come together because of their shared desire to promote, plan and deliver sustainable strategic growth at scale and over the long-term; providing the housing, employment and necessary supporting infrastructure needed to ensure the best outcomes for current and future communities of North Essex. As illustrated through the principles of this Charter, the Garden Communities concept is ideally suited to facilitating this ambition because it will:

- Enable public sector leadership and a long-term approach to investment and community;
- Foster public/private collaboration and the sharing of development risk and reward;
- Be planned comprehensively with timely delivery of infrastructure;
- Respond positively to the rural context of North Essex; providing the best of town and country;
- Place the concept and function of community at the heart of the settlement;
- Enable the provision of integrated and sustainable transport options, reducing reliance on private car; and
- Overall create a great place to live, work and spend leisure time.

IN NORTH ESSEX NEW GARDEN COMMUNITIES ARE BEING PLANNED THAT WILL CREATE AMAZING PLACES FOUNDED ON A SERIES OF KEY PLACEMAKING PRINCIPLES.



MISSION STATEMENT

The Garden Communities will be designed and delivered to attract residents and businesses who value innovation, community cohesion and high quality environment, and who will be keen to take an active role in managing the garden community to ensure its continuing success. Residents will live in high quality innovatively designed, contemporary homes, accommodating a variety of needs and aspirations. These will be set within a network of leafy streets and green spaces, incorporating and enhancing existing landscape features, and providing areas for leisure and recreation.

KEY THEMES AND PRINCIPLES





1 PLACE AND INTEGRATION

**“CREATED FROM A COMPREHENSIVE
AND INTEGRATED APPROACH
TO PLACEMAKING THE GARDEN
COMMUNITIES WILL BE AMAZING
PLACES TO LIVE, WORK AND SPEND
LEISURE AND RECREATION TIME.”**



THEME 1: PLACE AND INTEGRATION

PRINCIPLE 1 - GREEN INFRASTRUCTURE

THE GARDEN COMMUNITIES WILL PROVIDE A GENEROUS AMOUNT OF GREEN SPACE. THEY WILL BE SET WITHIN A MULTI-FUNCTIONAL AND INTEGRATED NATURAL ENVIRONMENT; PROVIDING SPACE FOR NATURE, MAKING THE COMMUNITIES MORE RESILIENT TO CLIMATE CHANGE; PROMOTING HEALTHY LIFESTYLES, AND CREATING BEAUTIFUL PLACES TO LIVE AND WORK.



02.Functional and attractive green space



01.Neighbourhood park



03.Children playground

1 A RANGE OF GREEN AND OPEN SPACES

A wide range of green and open spaces will be provided including: a country park, community woodlands, neighbourhood and pocket parks, urban plazas, play areas, school playing fields, sports pitches, local nature reserves, swales, ditches and ponds, street trees and verges, pedestrian and cycling routes, allotments, and access to open countryside.

2 MULTIFUNCTIONAL GREEN SPACE

Green infrastructure will be multifunctional providing amenity space for formal and passive recreation, a haven for wildlife and biodiversity, the management of surface water drainage, contribute to climate change resilience, and create an attractive place to live, work and invest in.



3 WATER SENSITIVE URBAN DESIGN

An attenuation based sustainable urban drainage system will be developed and integrated with the green infrastructure network. Surface water storage, bio-filtration cleaning and reuse within the landscape will be key components.



4 PRODUCTIVE LANDSCAPES

Productive landscape will be incorporated where appropriate through the establishment of orchards, allotments and greenhouses, for commercial and neighbourhood growing. These will be distributed through the Garden Communities so they are easily accessible by residents.



5 ACCESS TO OPEN SPACE

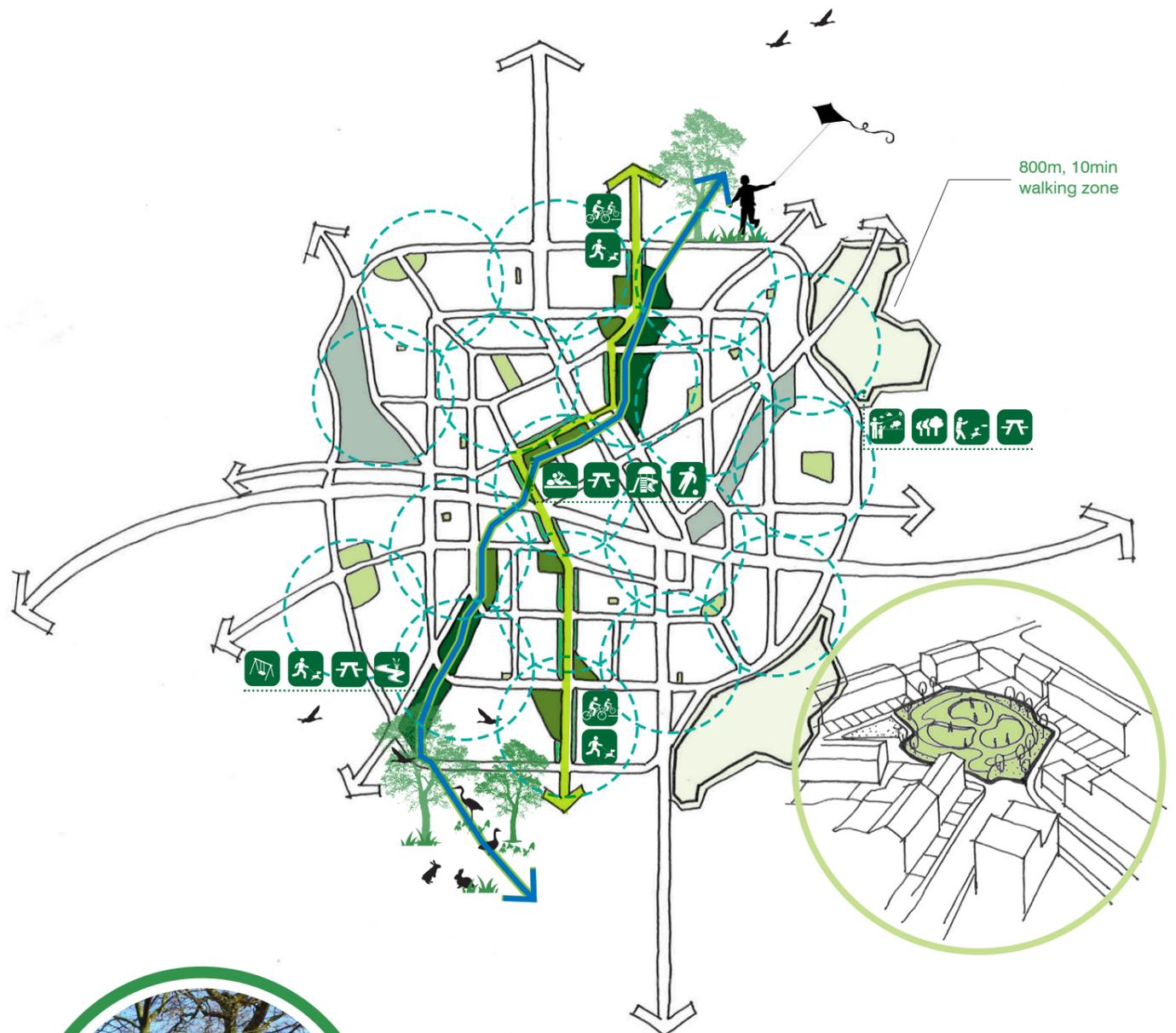
Residents will always be within convenient and safe access of open space; houses will be designed with good sized gardens and neighbourhoods planned with integrated public amenity spaces for all, benefiting from activation and passive surveillance.

6 CONNECTED GREEN SPACE

Green infrastructure will be linked visually and physically. Connectivity will enhance public engagement with the natural environment, improve opportunities for biodiversity migration and assist in facilitating and encouraging sustainable forms of travel. Streets will be tree lined helping to create safe and attractive places to walk and cycle.

7 UTILISING EXISTING LOCAL ASSETS

Existing woodland copse, hedgerows and small water courses are local assets of the North Essex landscape. These will be used as structuring elements of a comprehensive green infrastructure network, and a defining placemaking characteristic of the Garden Communities.



THEME 1: PLACE AND INTEGRATION

PRINCIPLE 2 - INTEGRATED AND SUSTAINABLE TRANSPORT

THE GARDEN COMMUNITIES WILL BE PLANNED AROUND A STEP CHANGE IN INTEGRATED AND SUSTAINABLE TRANSPORT SYSTEM FOR THE NORTH ESSEX AREA, WHICH WILL PUT WALKING, CYCLING AND PUBLIC TRANSIT SYSTEMS AT THE HEART OF THE DEVELOPMENT, AND BE DELIVERED IN A TIMELY WAY TO SUPPORT THE COMMUNITIES AS THEY GROW.



04.Space for cycling and walking



05.High-tech bus stops



06.Electric buses

1 AN INTEGRATED APPROACH TO LANDUSE AND SUSTAINABLE TRANSPORT PLANNING

Landuse type, distribution, mix and density will be planned to maximise the opportunity for the provision and use of sustainable transport internally within the Garden Communities and connecting externally to key centres beyond. Neighbourhoods will be planned to ensure that all residents and employees are within a 10min (800m) walk of public transport. Areas of highest density and mixed use opportunity will be focused in locations of greatest internal and external sustainable transport interchange.

2 SEEKING MODERN FORMS OF RAPID PUBLIC TRANSIT

To maximise the desirability and use of public transport the Garden Communities will be served and connected by new modern forms of rapid public transit networks. These will operate within the North Essex sub-region providing a high frequency, reliable and efficient service, connecting the Garden Communities with existing settlements and key destinations such as the towns of Colchester and Braintree, the University of Essex and key transport interchanges.

3 TIMELY DELIVERY OF SUSTAINABLE TRANSPORT INFRASTRUCTURE

To achieve the step change in sustainable transport use sought, key infrastructure will be funded and provided early within the development of the Garden Communities. The Councils and Essex County Council will therefore work with key agencies such as the Department for Transport (DfT) and Department for Communities and Local Government (DCLG) to help meet this ambition.

4 SPACE FOR CYCLING AND WALKING

Consistent with promoting healthy living, the Garden Communities will be planned to enable safe, attractive and convenient routes for walking and cycling, with participation in active mode choice maximised. Neighbourhoods will be designed with high levels of permeability and a mix and integration of landuses, including connectivity with the green infrastructure network.



5km



2.5km



5 MAKING PROVISION FOR THE CAR

The car will be planned for in the context of making walking, cycling and public transport the most attractive forms of local transport. Car clubs and car sharing will be promoted, together with provision for electric car use and charging.

A specific car parking strategy will be developed that promotes the use of sustainable transport and makes efficient use of land, and provides for attractive and safe streetscapes and residential neighbourhoods.



THEME 1: PLACE AND INTEGRATION

PRINCIPLE 3 - EMPLOYMENT OPPORTUNITY

THE GARDEN COMMUNITIES WILL SEEK TO PROVIDE ACCESS TO ONE JOB PER HOUSEHOLD WITHIN THE NEW COMMUNITY OR WITHIN A SHORT DISTANCE BY PUBLIC TRANSPORT. THE EMPLOYMENT FUNCTION WILL BE A KEY COMPONENT OF CREATING CHARACTER AND IDENTITY AND SUSTAINABLE COMMUNITIES.



07. Affordable and flexible employment space



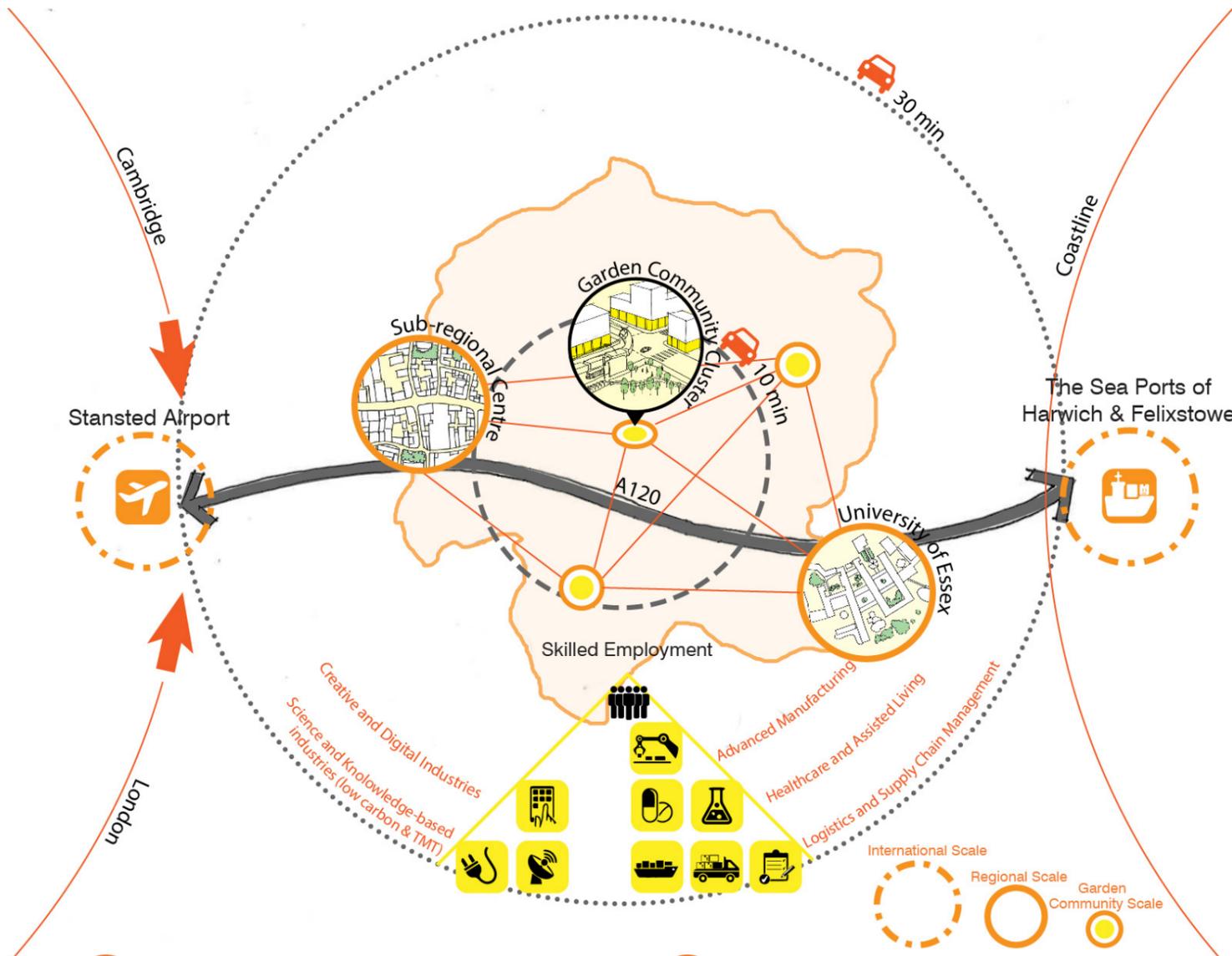
08. Working from coffee shops/other commuter spaces



09. Home working



10. Modern logistics operation



1 MAXIMISING THE SUB-REGIONAL OPPORTUNITY

As a location the North Essex Sub-Region and A120 Haven Gateway, including the A12, provide excellent international and regional connectivity; access to existing centres, including Braintree and Colchester; the internationally renowned University of Essex; and access to attractive countryside and coastline. These assets will be used to attract high value, high-skilled and logistics based employment to the Garden Communities, together with promoting working from home.

2 ATTRACTING INVESTMENT AND ACTIVE JOB CREATION

Proactive marketing and strong local leadership led by the new delivery bodies set up by the Councils will work to attract economic activity and job opportunities into the garden communities, securing links to appropriate skills and training, and enhancing and diversifying local employment opportunities.

3 A DIVERSE COMMUNITY AND A RANGE OF JOBS

As a new settlement the Garden Communities will contain a mix of uses that together provide the conditions for diversity, vibrancy and social cohesion. As such jobs will be created in schools, retail, health and leisure, in addition to business and employment areas.

4 CREATING A QUALITY EMPLOYMENT ENVIRONMENT

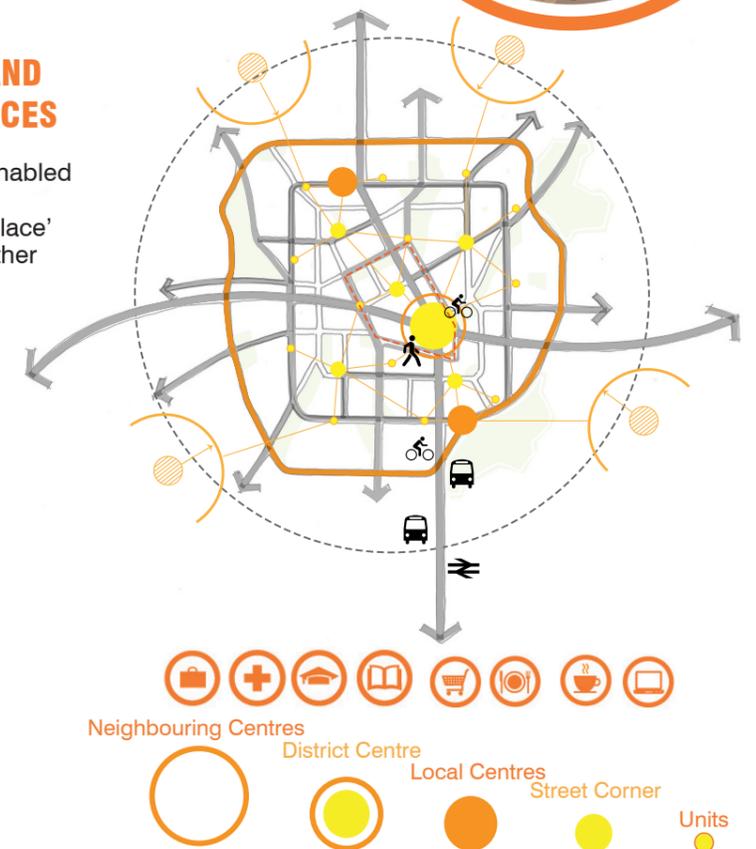
Employment floor space will seek to be affordable, flexible and attractive, and where possible located alongside and interwoven with residential and other land uses. The Garden Communities will aspire to be a location of choice for business and workers alike, attracted by a strong vision, sense of purpose and a clear identity.

5 EMBRACING NEW TECHNOLOGY AND CHANGING EMPLOYMENT PRACTICES

The Garden Communities will be digitally enabled with excellent broadband provision; flexible working, home working and remote/‘third place’ working from coffee shops, libraries, and other public venues will be possible.

6 SUSTAINABLE TRANSPORT ACCESS TO JOBS IN THE LOCAL AREA

Residents of the Garden Communities will be able to access local jobs in neighbouring centres of employment, for example Braintree and Colchester, by being frequently linked by public transport services and safe cycling routes.



THEME 1: PLACE AND INTEGRATION

PRINCIPLE 4 - LIVING ENVIRONMENT

COMMUNITY INCLUSIVENESS AND WALKABLE, SOCIABLE AND VIBRANT NEIGHBOURHOODS WILL BE A DEFINING CHARACTERISTIC OF THE GARDEN COMMUNITIES. A DIVERSE MIX OF HOMES RESPONDING TO EXISTING AND FUTURE LOCAL NEEDS WILL BE PROVIDED ALONGSIDE A RANGE OF COMMUNITY SERVICES, INCLUDING HEALTH, EDUCATION, LEISURE AND RECREATION, CULTURE AND SHOPPING.



11. Community centre



12. Integrated Community services



13. Housing diversity



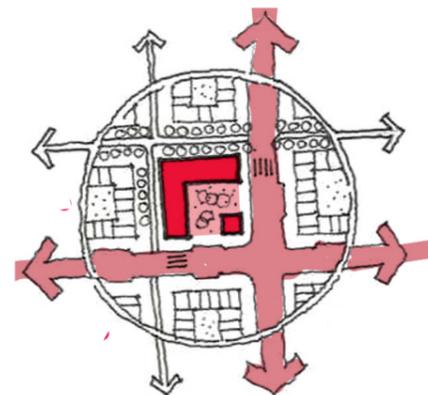
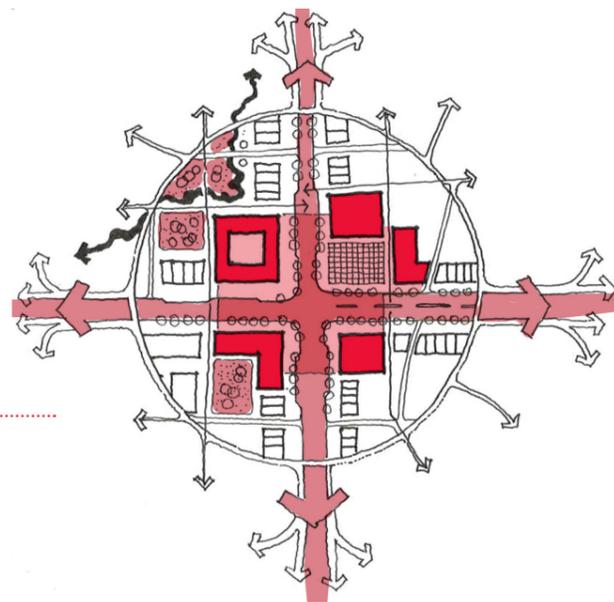
1 FACILITATING SOCIAL, VIBRANT, MIXED AND INCLUSIVE COMMUNITIES

Walkable neighbourhoods will be the building blocks of these garden communities which will be planned around a sustainably connected hierarchy of centres providing a mix of homes, jobs and services, set within attractive and green environments, and activated streets; creating the conditions for residents to socialise, enjoy cultural facilities and lead healthy lifestyles.

A District centres will form the main centre (town centre area) of the garden community. It will likely contain the greatest levels of development density, employment opportunities, retail provision, secondary school provision, retail, cultural and amenity facilities, together with main public transport interchange. These uses will be interspersed with new homes; of typically higher density than elsewhere in the Garden Communities.

B Local centres will contain a smaller range of local services including primary schools, nurseries, doctors' surgeries, day to day convenience retail, and cafés. They will be located in 10 minute walking residential catchments. They may take a clustered form or have a linear identity dispersed within a number of adjacent streets.

C Street corner - these might be individual café's or corner shops located within residential streets.



2 INNOVATIVE APPROACHES TO DELIVERING LOCAL COMMUNITY SERVICES AND FACILITIES

New ways to provide and deliver the education, health and other social and community facilities and services needed to support the new community will be explored in the interest of maximising community inclusiveness and access for all. Options might include:

Co-located services 'hubs' developed around areas of high accessibility to encourage cooperation and collaboration and reduce land requirement and duplication of services.

Flexible and adaptable multi-purpose spaces (outdoor and indoor) that provide for the specific and varying needs of a wide range of individuals, groups, organisations, workers and visitors, which together form the community.

Responsible neighbour - social Infrastructure provision will be planned comprehensively to ensure that where necessary facilities benefit existing and new communities without compromising services which already exist.



3 PROVIDING VARIED HOUSING TENURES, LEVELS OF AFFORDABILITY AND OWNERSHIP MODELS

A mix of dwelling sizes, tenures and types, including provision for self- and custom-built homes, lifetime homes and affordable and starter homes, will be included in the Garden Communities. This will respond to local needs, including how this changes over time.

As part of creating a mixed and balanced community, and vibrant sociable neighbourhoods, a mix of different types and tenures of homes will be provided in each neighbourhood giving single people, couples, families, retirees and elderly people the chance to be part of the Garden Communities.



THEME 1: PLACE AND INTEGRATION

PRINCIPLE 5 - SMART AND SUSTAINABLE LIVING

PLANNED FOR THE 21ST CENTURY, THE GARDEN COMMUNITIES WILL SECURE A SMART AND SUSTAINABLE APPROACH THAT FOSTERS RESILIENT ENVIRONMENTS AND COMMUNITIES; ABLE TO RESPOND POSITIVELY TO CHANGING CIRCUMSTANCES. INNOVATION AND TECHNOLOGY WILL BE EMBRACED TO ACHIEVE RESOURCE EFFICIENCY, HIGHER QUALITY OF LIFE AND HEALTHIER LIFESTYLES; CREATING THE CONDITIONS FOR SUSTAINABLE LIVING.



14. Decentralised energy: solar panels



15. Electric cars



16. Wifi provision in public spaces



17. Automated and remote control of home environment

1 ACCESS AND USE OF SMART TECHNOLOGY

Smart technology will be embraced in the planning, development and management of the Garden Communities, and future proofed to respond to future technological and work based trends and changes. Benefits will include:

A Community-wide benefits:

- Advanced Information, Communication and Technology systems (ICT) will attract business and generate jobs.
- Real time and mobile-enabled public transport timetabling.
- Enabling use of electric cars and car club/ sharing.
- Data analysis and smart monitoring of water and energy use, and waste generation, will create utility management efficiencies.
- Access to data and analysis can assist in the long term management and stewardship of the Garden Communities.
- Potential for micro energy generation to provide the Garden Community with a revenue stream for reinvestment in the community.

B Neighbourhood benefits:

- Residents generate and share data to improve the way the community works.
- Potential to create a 'Garden Communities APP' helping residents to engage with the day to day management of their neighbourhood and wider community, with access to information helping to foster a shared sense of ownership and community identity.
- Wifi provision in cafés and public spaces, including outdoor spaces, will create flexible opportunities to work, study, and socialise.

C Household/Resident benefits:

- Automated and remote control of home environment using mobile devices, enabling reduced energy demand and lower utility bills.
- Greater flexibility for home working and use of local shared workspaces.
- Access to real time on demand data, analysis and information – e.g. public transit timetabling.
- Greater opportunity to lead healthier lifestyles.

2 MAXIMISING NATURAL RESOURCE EFFICIENCY

The Garden Communities will be planned to work with and integrate existing landscape features and topography as much as possible.

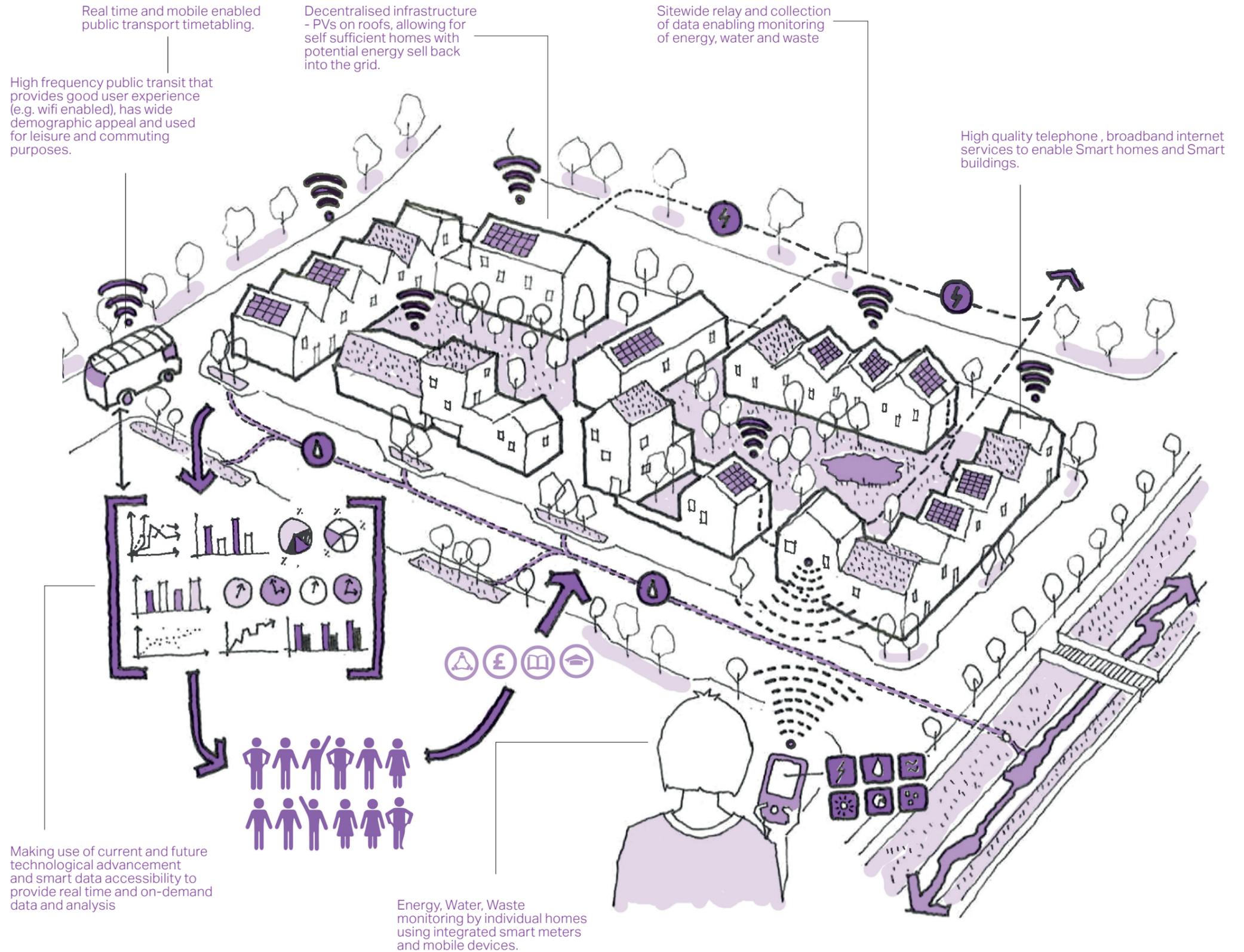
New and existing tree planting, hedgerows, other vegetation will be used to absorb carbon, and through summer shading reduce energy use for cooling buildings.

An integrated approach to water management will be adopted, underpinned by the principles of reducing demand through water efficiency in homes, community buildings, work places and landscape; attenuating and storing surface water drainage; and exploring the potential for grey water (non-potable) networks.

Decentralised energy provision such as the use of solar panels and the orientation of buildings to maximise solar gain and day light will be used to reduce overall energy demand as part of creating low carbon Garden Communities.

3 INTEGRATED INFRASTRUCTURE UTILITIES DELIVERY

Multi utility service corridors will be used where possible within Garden Communities. These can reduce capital and maintenance costs, and more effectively design in physical space and capacity for additional requirements and changing technologies. Consideration will also be given to the use of multi-utility service companies (MUSCOs) to manage and co-ordinate energy and other infrastructure services for the benefit of the community, focusing on the use of best technologies to create efficiencies and resource savings.



THEME 1: PLACE AND INTEGRATION

PRINCIPLE 6 - GOOD DESIGN

THROUGH ALL STAGES OF THE PLANNING, DESIGN AND DEVELOPMENT OF THE GARDEN COMMUNITIES THE HIGHEST QUALITY OF DESIGN AND MANAGEMENT OF THE BUILT AND PUBLIC REALM WILL BE PROMOTED. EXISTING LOCAL ASSETS WILL BE CAPITALISED TO HELP CREATE DISTINCTIVE PLACES.



18. A well planned and structured layout



19. High quality and sustainable design



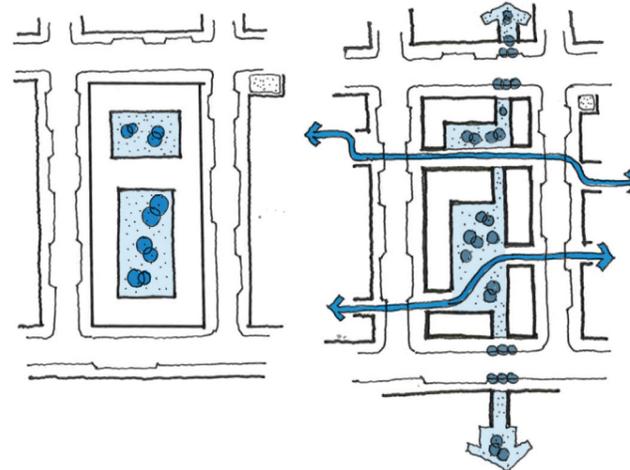
20. Soft development edge

1 HIGH QUALITY AND SUSTAINABLE DESIGN

Garden Communities will be characterised by a permeable layout which is well ordered but which includes informal elements including public, private and communal space to help create distinctiveness and interest. Masterplans and design guidance will be developed and used to inform and influence the shape and detail of the layout and design characteristics of the communities.

Open spaces provision can also vary as being public, semi-public and private, depending on design and brief for each plot

Density + Network + Destinations = Footfall = Passive Surveillance = Safe Neighbourhoods

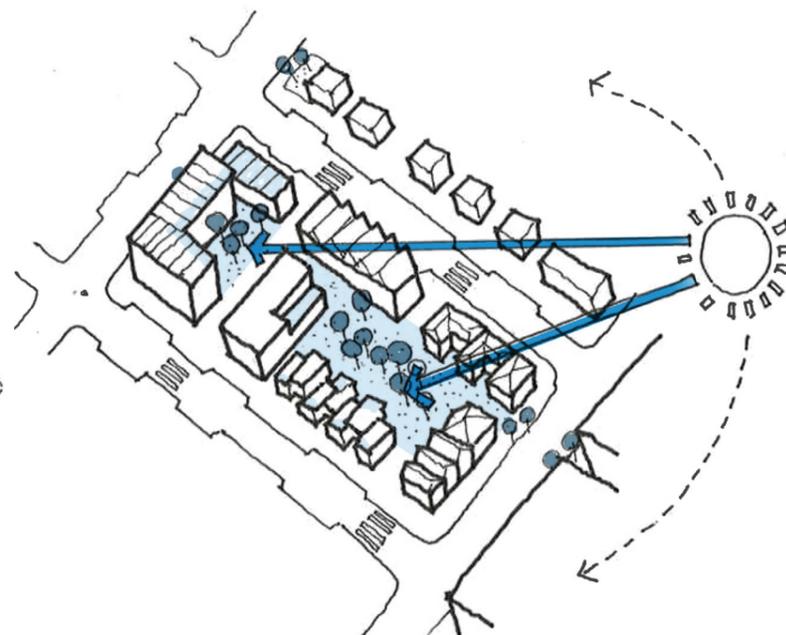
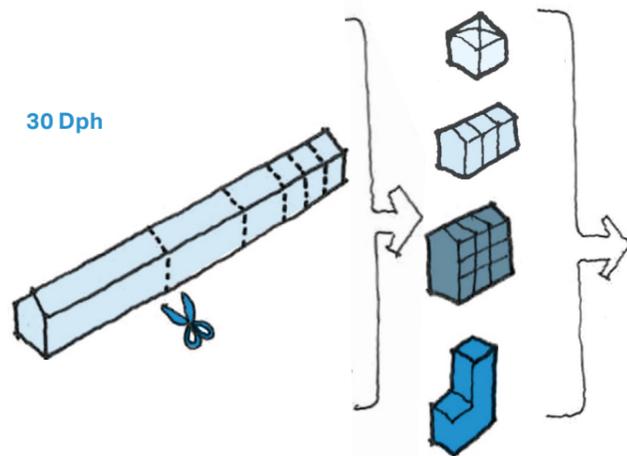


Create appropriate scale and diversity of open spaces within the block.

Create appropriate permeability to facilitate pedestrian movement and networking of open spaces

Massing Diversity

30 Dph



2 GREENER AND MORE EFFICIENT DEVELOPMENT BLOCKS

Development blocks will be a key component of the structure of the Garden Communities. They will be designed so they are outward facing onto the streets to provide good surveillance, yet enclosing substantial areas of green space that can provide for good sized gardens, landscaping, recreation, wildlife and food growing.

Higher densities will be located close to the district and neighbourhood centres and along strategic public transport corridors to both support and take advantage of the accessibility opportunities offered by these locations.

3 A WELL PLANNED AND STRUCTURED LAYOUT

Garden Communities will be characterised by a layout which is well ordered but which includes informal elements, public, private and communal spaces.

4 THE URBAN/RURAL EDGE

A design treatment will be adopted for the edge of the development that achieves a suitable transition from urban development to countryside.

Where a new Garden Community is located adjacent to an existing urban edge, a positive relationship between the existing and new developments will be created; where it is desirable to retain a green gap between the new garden communities and existing villages and towns, the edge treatment to the new community will reflect that ambition.



2 **COMMUNITY**

“ A SENSE OF COMMUNITY AND ACTIVE COMMUNITY PARTICIPATION WILL BE AT THE HEART OF THE GARDEN COMMUNITIES AND CENTRAL TO THEIR PLANNING, DEVELOPMENT AND LONG TERM MANAGEMENT. ”



THEME 2: COMMUNITY

PRINCIPLE 7 - COMMUNITY ENGAGEMENT

THE GARDEN COMMUNITIES ARE A LOCALLY-LED INITIATIVE, AND THEIR DEVELOPMENT WILL BE SHAPED THROUGH ENGAGING EXISTING COMMUNITIES AND EMERGING NEW COMMUNITIES; RESIDENTS WILL BE EMPOWERED TO CONTRIBUTE TO SHAPING THE FUTURE OF NORTH ESSEX.

1 ENGAGING THE COMMUNITY THROUGHOUT

The Garden Communities will be developed from a locally-led vision, and ongoing and meaningful public and stakeholder participation through the Local Plan process and beyond. Community engagement will form a key part of developing a masterplan for each Garden Community and planning applications, utilising the extensive knowledge and views of the existing and new communities to help shape and refine proposals. Exhibitions and other forms of community engagement events will be held locally as the plans for the Garden Communities are progressed.

Existing communities will be given the opportunity to define how they want to engage with the new communities being created. Exhibitions and other forms of consultation events will be held locally as the plans for the Garden Communities are progressed.



PRINCIPLE 8 - ACTIVE LOCAL STEWARDSHIP

THE GARDEN COMMUNITIES WILL BE DEVELOPED AND MANAGED IN PERPETUITY WITH THE DIRECT INVOLVEMENT OF THEIR RESIDENTS AND BUSINESSES; RESIDENTS WILL BE DIRECTLY ENGAGED IN THE LONG-TERM MANAGEMENT AND STEWARDSHIP, FOSTERING A SHARED SENSE OF OWNERSHIP AND IDENTITY.

1 TO CREATE ASSETS THAT FOSTERS THE EMERGENCE OF COMMUNITY

The Garden Communities will be developed over many years, but from the outset will be planned to create the conditions needed to place people, community, identity and belonging at the heart of successful and healthy place making.

The development of community assets such as parks, allotments, community centres, other forms of communal space, schools, local centres and opportunities for formal and passive recreation will form guiding principles of the development.



2 PROVISION FOR LONG TERM STEWARDSHIP AND SOCIAL SUSTAINABILITY

An organisation, such as a community trust or similar, will be set up and funded to maintain and develop community assets over the long term. The new community will be empowered from the start and secure community benefits in perpetuity and provided with sufficient financial resources to deliver on this role. Its remit might include:

- Provision and maintenance of parks and other open space.
- Maintain and develop a property portfolio of community assets.
- Generate revenue streams from community assets.
- Reinvest income for the benefit of the community.
- Advance public education, especially environmental awareness.
- Promote health and well being.
- Provide facilities for leisure and recreation.
- Organise community based events.





3

DELIVERY

**“ THE AMBITION OF THE GARDEN COMMUNITIES
TO CREATE SOMETHING SPECIAL, UNIQUE
AND LASTING FOR NORTH ESSEX WILL BE
SUPPORTED BY A DELIVERY STRUCTURE THAT
EMBRACES COLLABORATION, A COMMON SENSE
OF PURPOSE, COMMITMENT AND VISION, AND
WHERE RISK AND REWARD IS SHARED. ”**



THEME 3: DELIVERY

PRINCIPLE 9 - STRONG CORPORATE & POLITICAL PUBLIC LEADERSHIP

THE COUNCILS OF NORTH ESSEX WILL COLLABORATE TO PROVIDE CLEAR VISION FOR THE GARDEN COMMUNITIES AND COMMITMENT TO THEIR LONG TERM SUCCESS. CENTRAL TO THIS WILL BE A COMMITMENT TO HIGH QUALITY PLACEMAKING, TIMELY INFRASTRUCTURE PROVISION, AND ACHIEVING A STEADY PACE OF HOUSING AND EMPLOYMENT DELIVERY.

1 STRONG CORPORATE AND POLITICAL LEADERSHIP AND VISION

The NEGC project will be led by the local councils. Strong cross-party political support will drive the project forward over several local plan periods and political cycles.

The delivery of this ambitious vision of the Garden Communities will require a positive and active approach by both the public and private sectors. The Councils will explore all opportunities to take a direct stake in the delivery process relating to good place-making, infrastructure delivery, funding and governance.



2 TAKING A LONG TERM VIEW

The councils will take a long term strategic view of development to ensure that the vision and ambitions for the Garden Communities are delivered. This will require forward thinking and planning, and not being limited to the current plan-making timescales, but looking beyond that.



3 A COMMITMENT TO HIGH QUALITY PLACE AND INFRASTRUCTURE

The Garden Communities will place the Councils' commitment to high quality placemaking and infrastructure delivery at the heart of the development, and a central tenet of all governance and delivery mechanisms created to bring forward the new communities.



PRINCIPLE 10 - INNOVATIVE DELIVERY STRUCTURE

THE GARDEN COMMUNITIES WILL BE DELIVERED THROUGH A GENUINE AND PRO-ACTIVE PARTNERSHIP APPROACH BETWEEN THE PUBLIC AND PRIVATE SECTORS, WHERE RISK AND REWARD IS SHARED AND COMMUNITY EMPOWERMENT ENABLED.

1 ESTABLISH GARDEN COMMUNITIES LOCAL DELIVERY VEHICLES

From the outset one or more Local Delivery Vehicles (LDV) will be established as the body responsible for delivering the new community. It will be accountable to the Councils, with both public and private sector representation. The LDVs will be responsible for delivering development and infrastructure required for the new communities in accordance with the approved masterplan and also for meaningful participation of the existing and emerging communities in the process.

2 AN INNOVATIVE APPROACH TO DELIVERY AND SHARING OF RISK & REWARD

A funding arrangement will be established that reflects a partnership approach between the public and private sectors, and the sharing of project risk and reward.

The public sector will directly invest in the funding and delivery process, helping to facilitate the timely and coordinated provision of infrastructure and services, and achieve the level of development ambition set out in this Charter.

The active involvement of the public sector in supporting the delivery of the Garden Communities will be rewarded not just by the creation of great places for the residents of North Essex to live and work in, but also through unlocking a share of the value created through this endeavour.

3 MANAGING DELIVERY OF HOMES AND JOBS

The LDVs will operate to provide new homes and jobs at a steady pace throughout the main build out period of the Garden Community. The scale of the new communities combined with innovative delivery mechanisms provide the opportunity to create variation in the types and tenures of the homes provided and who provides them.

