



Tendring Colchester Borders Garden Community

Introduction

The Tendring Colchester Borders Garden Community (TCGBC) is a joint project between Tendring District Council, Colchester Borough Council and Essex County Council. It is a planned new community, which will be a sustainable and attractive place to live, work and visit and will be developed according to Garden Community principles. The TCGBC will allocate 7,500-8,000 new homes of varying size, type, tenure and densities; 25 hectares of land for employment generating uses, open space, community facilities and retail with additional infrastructure to realise the Garden Community concept. There is a particular emphasis on the quality of the environment and preservation of areas of landscape and ecological importance and the creation of new ecologically important areas.

The Garden Community will provide transformational infrastructure, such as a new link road between the A120 and A133 and a new Rapid Transit System for new and existing residents. Development will take place over many years with an 'infrastructure first' approach to delivery. This will see key facilities and services provided alongside the new homes. The TCBGC is part of a long-term vision of the Councils to help meet the future growth of the area in a more strategic way.

The purpose of the Infrastructure Development Plan

The IDP will show the infrastructure requirements to facilitate the development of the TCBGC. The National Planning Policy Framework (NPPF) states that local planning authorities should work with infrastructure providers to assess the quality and capacity of infrastructure to meet forecast demand. The process should identify, as far as is possible:

- Infrastructure needs and costs
- Phasing of development
- Funding sources costs
- Responsibilities for delivery

The purpose of this work is to demonstrate whether the infrastructure required to support the identified growth is deliverable and that responsibilities for delivery of key infrastructure have been agreed.

Whilst it is accepted that, in many cases, the developers of sites proposed for allocation will be expected to provide or directly fund certain infrastructure items, it is still important to reflect what these items are. The reason is that this helps to alert us to if the overall burden of infrastructure needs being placed on any development is unacceptable. In such circumstances, if it is determined that this could make the proposed allocation undeliverable, then it would be necessary to revisit what is required of that allocation in terms of contributions.

This information will be used by the community, service providers, developers and council officers as well as providing evidence to the Planning Inspector at the Examination in Public (EiP). As such, the work will need to be robust and be capable of withstanding professional scrutiny.

Infrastructure requirements for the Garden Community are included in Colchester ([CBC-Colchester-Local-Plan-Evidence-Base---Emerging-Local-Plan-2017-2033---infrastructure-EBC 5.13 Colchester Infrastructure Delivery Plan.pdf \(windows.net\)](#)) and Tendring's individual IDPs, which were scrutinised as part of Colchester and Tendring's Section 2 Local Plan examinations. The purpose of the IDP for the Garden Community DPD is to compile, align and update this existing work. IDPs are live documents and will naturally date and alter over time. An updated IDP is needed to support the submission version DPD and to update the viability appraisal. The IDP will be reviewed periodically and updated where necessary as part of future work on reviewing the DPD, developing masterplans and considering planning applications.

Where have we got to?

The Councils have consulted on initial masterplan options and a draft plan for TCBGC. The draft plan and evidence base, including the indicative masterplan options, can be accessed via the link below:

<https://talk.tcbgardencommunity.co.uk/>

The submission version (regulation 19) will be developed by the end of 2022/ beginning of 2023.

When do we need it by?

In order to meet the planning milestones, the IDP is required to be completed by the end of October 2022. As such, it would be appreciated if we could meet the following timeframes:

- Draft final submission of infrastructure needs by 31 August 2022.

The information submitted by stakeholders will be reviewed and a draft IDP produced in September 2022. The draft IDP will be shared with you for comments.

If for any reason the above timeframes cannot be met, we would appreciate being informed of this as soon as possible.

Please supply the above information to Matt Bowers and Anthony Brindley.

Useful contacts

If you have any queries about the information required, please contact Matt Bowers.

Development & Phasing

The North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021) set the parameters of the Garden Community as 7,000 - 9000 houses and 25 hectares of employment land; the previous Infrastructure assessments being based on this level of development. However, through the masterplanning process, this has been refined to 7,500 – 8,000 houses whilst currently retaining 25 hectares of employment land.

The evidence base for the DPD continues to develop, and this includes further work on the housing mix for the Garden Community. This work can be provided as it develops.

Health

The Colchester Infrastructure Delivery Plan (IDP) 2021 Update said that the health requirements are to be determined through the masterplanning approach.

The following information was submitted as part of the Draft Plan 2022 Regulation 18 consultation response. Is the infrastructure requirement outlined in the table below still correct? Yes/ No

If not, please amend the table below:

Infrastructure	Needs	Costs during plan period	Costs beyond plan period	Land, hectares	Phasing of requirement i.e. Trigger Point (in relation to the number of houses constructed)
Health	Per dwelling standard rates (rounded down): Primary health £878 Community health £114 Mental health £130 Acute £1385				
Emergency services - ambulance	Per dwelling standard rates (rounded down): £340 (based on 8,000 homes at £340 per dwelling = £2.72m) * Index linked	£2.62m	£100k	ASRB: 1 acre	500 dwellings or 25% of each development

Please provide the justification for the above infrastructure and costs?

East of England Ambulance Services NHS Trust (EEAST)

Since the preparation of the District Council's 2021 IDP Update, the East of England Ambulance Service NHS Trust (EEAST) has considered the likely service mitigation needs arising from new housing and population growth within Colchester IDP.

This has informed the approach and mitigation requirements arising from the proposed new garden community, and the developer funded ambulance infrastructure/ facilities required, which along with the demographic and planning context for EEAST's service needs is therefore outlined below.

Population increase, along with deprivation, age and the increasing number of people living for longer with more complex long-term conditions all impact on the level of ambulance service demand, in respect of both emergency and non-emergency patient transport services.

The age profile is also a key factor, as people at both ends of the age spectrum consume a disproportionately large quantity of healthcare services and resource. Those aged over 75 years are most likely to have multiple long-term conditions and complex care needs.

Analysis of EEAST activity from 2019/20 indicates residents aged 65 years and over account for over 1/3 (35%) of Category 1 ambulance activity and 52% of all activity. Those aged 2-18 years account for 15% of Category 1 activity and 8% of all activity. EEAST's operational standards/ thresholds and response times are included for information at Annex 1.

EEAST will require developer funding to mitigate the impacts arising on its service capacity from the population increase associated with the proposed new garden community.

In the absence of CIL, a 'standard charge' of **£340/ dwelling** is considered necessary to fund the increased operational capacity and resources EEAST is likely to require through additional ambulance service infrastructure/ facilities provision.

Each planning application would be assessed on its merits to determine the likely funding required, which would be secured via agreement with the developer(s) through a planning obligation.

The range of infrastructure (comprising staff, vehicle fleet & estate assets) likely to be required to mitigate the impacts arising, and enable EEAST to maintain nationally mandated contractual response times and treatment outcomes, is summarised below:

- An increase in the number & type of ambulances
- Provision of additional medical, pharmacy & IT equipment/digital software to manage the increased number of incidents from the new population
- The recruitment, training & equipping of Paramedics & Community Responders, tasked to/ based within the locality of the Garden Community and its environs

- Provision of a new ambulance station within the masterplanned area of the Garden Community to meet the increased local demand arising from related housing developments

How will the cost of this infrastructure be funded?

East of England Ambulance Services NHS Trust (EEAST)

In the absence of CIL, a 'standard charge' of **£340/dwelling** is considered necessary to fund the increased operational capacity and resources EEAST is likely to require through additional ambulance service infrastructure/ facilities provision. This cost should be * index-linked and reviewed on an annual basis, as necessary, to ensure sufficient ambulance service infrastructure/ facilities are available to meet the demands of the population growth/housing developments arising from the new Garden Community.

Is it possible to physically provide that piece of infrastructure to serve the proposed allocation?

East of England Ambulance Services NHS Trust (EEAST)

A new Ambulance Hub is planned for Colchester, one of 18 across the East of England, from which ambulances will be "Made Ready" and then transfer to Ambulance Response Posts (ASRP) where they will serve residents in the local community. EEAST anticipates the new Hub being open from 2024. ASRPs are located within a 30-minute drive time from the Hub. The number and best location for each ASRP is based on the mean 7-minute response time for Category 1 incidents (ie life threatening, where EEAST aims to get to a heart attack patient with 4-minutes) using 5 years of activity data.

The site of the new Garden Community meets this locational criteria, and due to the increased impact on ambulance services arising from the planned population growth, there is a requirement for a new ASRP to be provided within the masterplanned area of the new Garden Community. This ought to be provided by the developer following the construction of 500 dwellings.

Who is responsible for the delivery of the item of infrastructure?

The developer should provide the ASRP in a location and to a specification to be agreed with Tendring DC in liaison with East of England Ambulance Services NHS Trust (EEAST)

At what point should the infrastructure be delivered?

East of England Ambulance Services NHS Trust (EEAST)

ASRP/ASRB should be in place ready for when the new population growth. At least 2 years of planning/building should be anticipated to establish a new ASRP/ASRB or provide an extension to the Colchester Hub. – a series of triggers ought to be included here to secure delivery of the ASRP at a defined point (as decided in the table above) along with a series of payments for ‘ambulance facilities’ (i.e. as defined by the bullet points above)

An initial view ought to be taken on the frequency of ‘triggered payments’ for the type/ range of ambulance vehicles EEAST requires, and also for all the other resources & EEAST is best placed to decide.

As an example you could approach it in the following way:

- Defined types of ambulance provision to be provided every 1,000 or 1,500 (or more) dwelling completions – continuing up to 8,000 dwellings
- Defined funding amounts for equipment/paramedics/community responders etc every 250 dwellings (600 new population) – continuing up to 8,000 dwellings.

ANNEX 1

EEAST Operational Standards & Thresholds

Ambulance Service Response Times

Operational Standards	Threshold	Consequence of Breach
Category 1 (life-threatening) calls – proportion of calls resulting in a response arriving within 15 minutes	Operating standard that 90th centile is no greater than 15 minutes	Issue of a Contract Performance Notice and subsequent process in accordance with GC9. For each second by which the Provider's actual 90th centile performance exceeds 15 minutes, £2.50 per 1,000 Category 1 calls received in the Quarter
Category 1 (life-threatening) calls – mean time taken for a response to arrive	Mean is no greater than 7 minutes	Issue of a Contract Performance Notice and subsequent process in accordance with GC9
Category 2 (emergency) calls – proportion of calls resulting in an appropriate response arriving within 40 minutes	Operating standard that 90th centile is no greater than 40 minutes	Issue of a Contract Performance Notice and subsequent process in accordance with GC9. For each second by which the Provider's actual 90th centile performance exceeds 40 minutes, £2.50 per 1,000 Category 2 calls received in the Quarter
Category 2 (emergency) calls – mean time taken for an appropriate response to arrive	Mean is no greater than 18 minutes	Issue of a Contract Performance Notice and subsequent process in accordance with GC9
Category 3 (urgent) calls – proportion of calls resulting in an appropriate response arriving within 120 minutes	Operating standard that 90th centile is no greater than 120 minutes	Issue of a Contract Performance Notice and subsequent in process accordance with GC9. For each second by which the Provider's actual 90th centile performance exceeds 120 minutes, £2.50 per 1,000 Category 3 calls received in the Quarter
Category 4 (less non-urgent "assess, treat, transport" calls only) – proportion of calls resulting in an appropriate response arriving within 180 minutes	Operating standard that 90th centile is no greater than 180 minutes	Issue of a Contract Performance Notice and subsequent process in accordance with GC9. For each second by which the Provider's actual 90th centile performance exceeds 180 minutes, £2.50 per 1,000 Category 4 calls received in the Quarter

For All Indicators:

Method of Measurement:	See AQI System Indicator Specification at: https://www.england.nhs.uk/statistics/statistical-work-areas/ambulance-quality-indicators/ Review of Service Quality Performance Reports
Timing of Application of Consequence	Quarterly for all indicators
Application	AM