



# *Tendring* District Council



## Appendix A7(c)

## **Tendring District Local Plan Pre-Submission Focussed Changes**

## **Changes to the Policies Maps**

Date of publication to be confirmed.

## Important Notice

This document is the Tendring District Local Plan: Pre-Submission Focussed Changes (2014) setting out 'Changes to the Policies Maps'. It contains all proposed changes to the policies maps that formed part of the Tendring District Local Plan: Proposed Submission Draft (2012) aimed at resolving issues that were raised during public consultation on that document and ensuring the plan is up to date and meets the requirements of latest national planning policy. It is important to address these issues before the Local Plan is submitted to the Secretary of State to be examined by a Planning Inspector, hence the term 'pre-submission focussed changes'.

This is one of three documents setting out the Council's proposed changes: 'Major Changes to the Written Statement'; 'Minor Changes to the Written Statement'; and 'Changes to the Policies Maps'.

It is the Council's intention that the policies and proposals in the Local Plan, as amended by these pre-submission focussed changes, will eventually supersede, in full, all of the policies and proposals in the Tendring District Local Plan that was formally adopted in December 2007.

These changes are the subject of six weeks public consultation ending on [date to be confirmed] and the Council is inviting any interested parties to make representations in accordance with Regulation 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

You can send us your comments of support, or objection, in a number of ways:

- If you have access to the internet, the Council's website [www.tendringdc.gov.uk](http://www.tendringdc.gov.uk) allows you to submit your comments on line;
- You can send in your comments on the standard comment form that is available on request and the various 'deposit points' where this document is available for public view; and
- We are happy to accept your comments in the form of an e-mail or a letter, but it is important that you make it clear which of the proposed changes you are commenting on, particularly if you are objecting, and what changes you would like to be made.

**The closing date for submitting your comments is [date and time to be confirmed]. Any submissions received after that time will not be considered.**

If you intend to make your representation by post, please send it to the following address:

**The Planning Policy Manager  
Tendring District Council  
Council Offices  
Thorpe Road  
Weeley  
Clacton-on-Sea  
Essex CO16 9AJ**

Following public consultation, it is the Council's intention to submit the Local Plan (along with relevant supporting documentation and any representations received) to the Secretary of State in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. There will then be an independent examination where an appointed Planning Inspector will consider the soundness of the Local Plan having regard to all of the representations received.

## Making Your Comments

If you wish to **support** any of the proposed changes, please do make representations stating this. Representations of support will help the Council demonstrate to an independent planning inspector that the Council has taken on board the views of local people and businesses expressed during previous consultation exercises. Representations of support will also help the Council to minimise the risk of the Local Plan getting rejected by the inspector or getting delayed - which could leave the district vulnerable to unwanted development and powerless to influence detailed elements of design and layout.

If you wish to **object** to any of the proposed changes, your representations will need to explain to both the Council and an independent planning inspector that the plan, as amended, would fail to meet one or more of the government's 'tests of soundness'. The tests of soundness say that Local Plans must be:

- **“Positively Prepared”** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **“Justified”** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **“Effective”** – the plan should be deliverable over its plan period and based on effective joint working on cross-boundary strategic priorities; and
- **“Consistent with national policy”** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework

In making your comments, please be sure to indicate which policy or proposal it is you are objecting to and what changes you think should be made to the plan.

### Further information and contacts

Information on the Local Plan, including background technical documents and the sustainability appraisal and are available to view and download on the planning pages of the Council's website [www.tendringdc.gov.uk](http://www.tendringdc.gov.uk).

If you have any questions regarding the Local Plan, please feel free to contact a member of the Council's Planning Policy Team by telephone on 01255 686177 or by e-mail on [planning.policy@tendringdc.gov.uk](mailto:planning.policy@tendringdc.gov.uk).

For more detailed information and guidance on the national planning system, please visit the Communities and Local Government website [www.communities.gov.uk](http://www.communities.gov.uk).

## Understanding and using this Document

On Friday 9<sup>th</sup> November 2012, the Council published the Tendring District Local Plan: Proposed Submission Draft for just over 8 weeks public consultation which ended on Monday 7<sup>th</sup> January 2013. During the consultation period, the Council received approximately 800 representations in response to the draft Local Plan containing a range of comments on various policies and proposals both in objection and in support. It also received some preliminary advice from the Planning Inspectorate highlighting certain elements of the Local Plan that would need to be reviewed in order to meet the government's tests of soundness. Having considered all of these comments and the Planning Inspectorate's advice, the Council proposes to make a number of 'Pre-Submission Focussed Changes' to the draft Local Plan before it is submitted to the Secretary of State to be formally 'examined' by an Inspector.

The Focussed Changes are now the subject of public consultation in their own right to allow interested parties the opportunity to make any final comments before the draft Local Plan is amended and thereafter submitted to the Secretary of State. The Focussed Changes are contained within three documents:

- Major Changes to the Written Statement;
- Minor Changes to the Written Statement; and
- **Changes to the Policies Maps.**

The 'Changes to the Policies Maps' are contained in this document and include all proposed changes to the Policies Maps such as the introduction or deletion of development sites, the amendment of settlement boundaries, changes to policy designations and other necessary corrections and amendments. These are presented in the form of '2012 Draft Local Plan and proposed' diagrams to enable readers to see clearly what the changes are.

The 'Major Changes to the Written Statement' are contained in a separate document and include changes to certain policies and supporting paragraphs which are significant in their nature and which represent a fundamental change to the way in which policies and proposals will be interpreted. The major changes include alterations to the time-frame of the Local Plan and the strategies for economic development and housing growth, the deletion of certain policies, the inclusion of new policies and notable changes to the wording of both district-wide and site-specific policies.

The 'Minor Changes to the Written Statement' are also contained in a separate document and include changes to the text often designed to address relatively minor objections, make minor factual corrections and to generally ensure the document is consistent, accurate and correct throughout.

For each proposed change, the documents contain the following information:

- **Change reference:** This is a unique code for each of the proposed changes (e.g. MAJ1.1 denoting the first major change to Chapter 1, MIN4.3 denoting the third minor change to Chapter 4 or PMI18.1 denoting the first change to Policies Map Inset 18 for Bradfield and Bradfield Heath).
- **Type of change:** A broad indication of why type of change is being suggested, e.g. the deletion of text, a significant change to policy wording or the inclusion of new policy.
- **Proposed Change:** Changes to the policies maps are shown as 'before and after' diagrams.

- **Reason for change:** A brief account of why the change is proposed. In the majority of cases it will be to address objections received during the last consultation exercise, to reflect the latest available information or to ensure consistency with other proposed changes to the plan.
- **Necessary consequential changes:** This lists all of the paragraphs, policies or policies maps that need to change as a consequence of the main change being proposed so that readers can understand the wider implications of each change.

## Notable Changes to the Policies Maps

**Horsley Cross:** Change **PM0.1** proposes the deletion of the employment land allocation at Horsley Cross following advice contained within the Council's 2013 Employment Land Review prepared by consultants Regeneris which suggests that an allocation of employment land in this location a considerable distance from any major settlements is not supported by the evidence of anticipated demand for business and industrial space in the Tendring District.

**Holiday Parks:** Changes **PM1.1, PM1.2, PM1.4, PM1.6, PM1b.1, PM1b.3, PM2.3, PM3.4, PM3b.1, PM5.1, PM10.3, PM11ab.1, PM12.1, PM13.1** and **PM13.2** propose the removal of safeguarded holiday parks located around the periphery of settlements from Settlement Development Boundaries to make it even clearer, alongside Policy PRO9: 'Holiday Parks', that these sites should remain in leisure/tourism use and that the Council is unlikely to support proposals for redevelopment. Removing these sites from Settlement Development Boundaries makes it clear that they are not considered to be part of the continuous residential built up area where residential development is usually directed to.

**Developments at Rouses Farm and Thorpe Road, Clacton-on-Sea:** Changes **PM1.3** and **PM1.5** show the allocation of two 2 hectare areas of land for the provision of new primary schools and commensurate early years and childcare facilities alongside the housing and mixed-use developments proposed at Rouses Farm and Thorpe Road, Clacton. According to evidence produced by Essex County Council as the Local Education Authority, these facilities will be needed to meet Clacton's education needs into the future. The area of land allocated for housing in each area has also been expanded to ensure sufficient room for the level of housing development envisaged along with these new facilities.

**Anglefield, Clacton-on-Sea:** Change **PM1a.2** proposes the deletion of the 'Cliffside Hotel Proposal' at Anglefield, Clacton-on-Sea and the reinstatement of the previous protected green space notation. This proposal attracted a considerable number of objections from residents mainly concerned about the impact of the development on the Clacton Seafront Conservation Area, the loss of an attractive open space and the justification for building a new hotel when others in the town were struggling to remain economically viable. It was also highlighted that there is a substantial sewerage pipe running underneath the site that was likely cause further complications if development on the site were to take place.

**'Historic Towns' designation:** Changes **PM2a.2, PM4.2** and **PM11.2** propose the reinstatement of the 'Historic Towns' designation in Harwich Old Town, Manningtree and St. Osyth from the previous local plan, to help highlight more sensitive locations in the district where there is likely to be a presence of archaeological remains.

**Turpins Farm, Frinton-on-Sea:** Change **PM3.3** proposes the extension of the site allocated for housing at Turpins Farm, Frinton-on-Sea to enable a larger and more mixed residential development that achieves a higher quality and more practical layout that still aims to respect the important views over Hamford Water and retain the physical gap between Frinton-on-Sea and Kirby-le-Soken.

**Stourview Close, Mistley:** Change **PM4.4** reflects the proposed new allocation of land off Stourview Close, Mistley to ensure a better spread of housing in the Manningtree, Lawford and Mistley urban area and has been informed by an updated Strategic Land Availability Assessment (SHLAA).

**Elmstead Market:** Change **PM8.1** proposes splitting the residential development proposed for the village equally between two sites instead of being concentrated on a single site of Holly Way which attracted a considerable number of objections from local residents. The new site off Church Road will deliver a new Community Hall and open space and the new site off Meadow Close will provide a new pedestrian crossing at the western end of the village.

**St. Osyth:** Change **PM11.1** proposes the deletion of the three sites that were allocated for housing development in St. Osyth in the 2012 Draft Local Plan. These proposals attracted a significant number of local objections but the Council's Strategic Housing Land Availability Assessment (SHLAA) identifies concerns about the likely deliverability of these sites the uncertainty surrounding proposals for residential enabling development associated with the restoration of St. Osyth Priory which may, or may not, have implications for housing supply in the village.

**Village Settlement Development Boundaries:** Changes **PM10.3**, **PM12.2**, **PM18.1**, **PM28.1** and **PM32.1** propose the tightening of Settlement Development Boundaries around certain villages to reflect the more 'sustainable, fair and proportionate' approach to development across the different parts of the district which recognises that some villages are more better placed to accommodate additional housing development than others. These changes should help to address a number of concerns raised by local residents.



## Full Index of Changes to the Policies Maps

### Changes to the Main Policies Map

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### Changes to Policies Map Inset 1: Clacton-on-Sea

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PM1.1 St. Osyth Beach, Seawick and Martello Beach Holiday Parks, St. Osyth/Jaywick  
PM1.2 Leisure Glades Park, Pump Hill, St. John's Road, Clacton-on-Sea  
PM1.3 Land at Rouses Farm, Jaywick Lane, Clacton-on-Sea  
PM1.4 Highfield Grange Holiday Park, London Road, Clacton-on-Sea  
PM1.5 Land off Thorpe Road and north of Centenary Way, Clacton-on-Sea/Little Clacton  
PM1.6 Valley Farm Holiday Park, Valley Road, Clacton-on-Sea  
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### Changes to Policies Map Inset 1b: Jaywick

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### Changes to Policies Map Inset 2: Harwich, Dovercourt, Parkeston, Little Oakley and Ramsey

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PM2.1 Land East of Pond Hall Farm, south of the A120, Dovercourt  
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### Changes to Policies Map Inset 3: Frinton, Walton and Kirby Cross

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<b><a href="#">Changes to Policies Map Inset 28: Great Holland</a></b>		<b><a href="#">Page 66</a></b>
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PM29.2	Land at Sparrow's Farm, Sparrow's Corner, Great Oakley	
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<b><a href="#">Changes to Policies Map Inset 32: Kirby-le-Soken</a></b>		<b><a href="#">Page 70</a></b>
PM32.1	Land north of Walton Road, Kirby-le-Soken	
<b><a href="#">Changes to Policies Map Inset 34: Little Bentley</a></b>		<b><a href="#">Page 71</a></b>
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PM40.1 White Hart Inn, Harwich Road, Wix

For the following Policies Map Insets, the Council proposes no changes.

- Policies Map Inset 14: Aingers Green
- Policies Map Inset 16: Ardleigh Heath
- Policies Map Inset 17: Beaumont-Cum-Moze
- Policies Map Inset 19: Bromley Cross
- Policies Map Inset 20: Burnt Heath
- Policies Map Inset 22: Crockleford Heath
- Policies Map Inset 24: Foxash Estate
- Policies Map Inset 25: Fox Street
- Policies Map Inset 26: Frating, Balls Green, Hare Green and Ravens Green
- Policies Map Inset 27: Great Bromley
- Policies Map Inset 30: Horsleycross Street
- Policies Map Inset 33: Little Bromley
- Policies Map Inset 35: Stones Green
- Policies Map Inset 36: Tendring
- Policies Map Inset 37: Tendring Green
- Policies Map Inset 38: Thorpe Green
- Policies Map Inset 39: Thorrington and Thorrington Cross
- Policies Map Inset 41: Wrabness

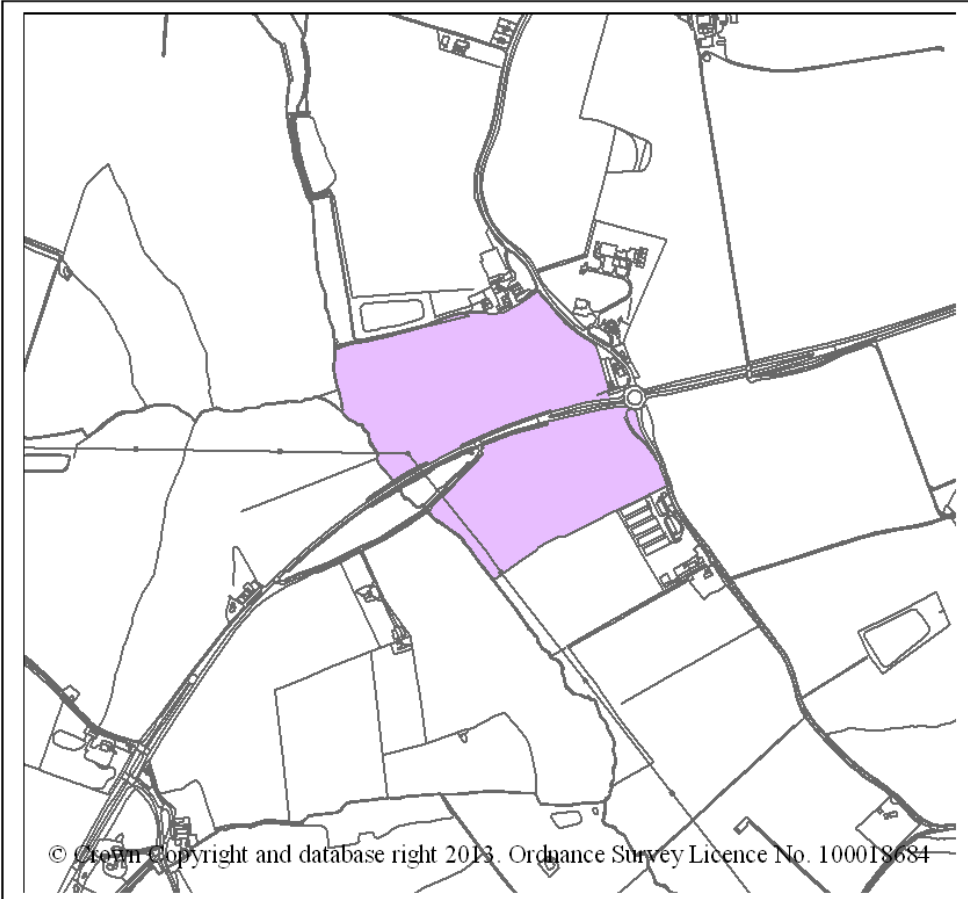
## Changes to the Main Policies Map

**Change reference: PM0.1**

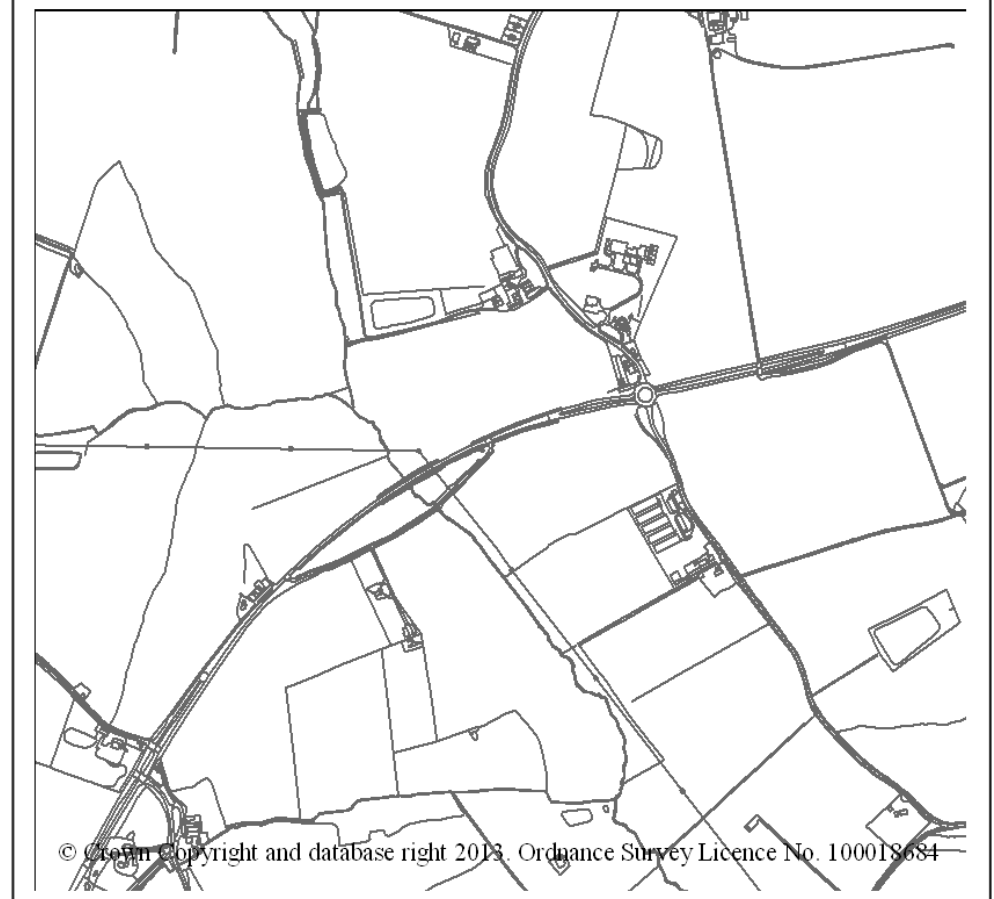
**Type of change:** Deletion of proposed employment site.

**Location:** Land at Horsley Cross.

### 2012 Draft Local Plan



### Proposed Change



**Reason for change:** To reflect the findings of the 2013 Employment Land Review which suggest that projected demand for industrial land does not justify the allocation of a large site in a remote rural location. See section on 'Notable Changes to the Policies Maps' for more details.

**Necessary consequential changes:** This change reflects the proposed deletion of Policy MLM6 'Development at Horsley Cross', supporting paragraphs 9.39 to 9.42 and diagram from Chapter 9 of the Local Plan Written Statement (see Major Change MAJ9.4).

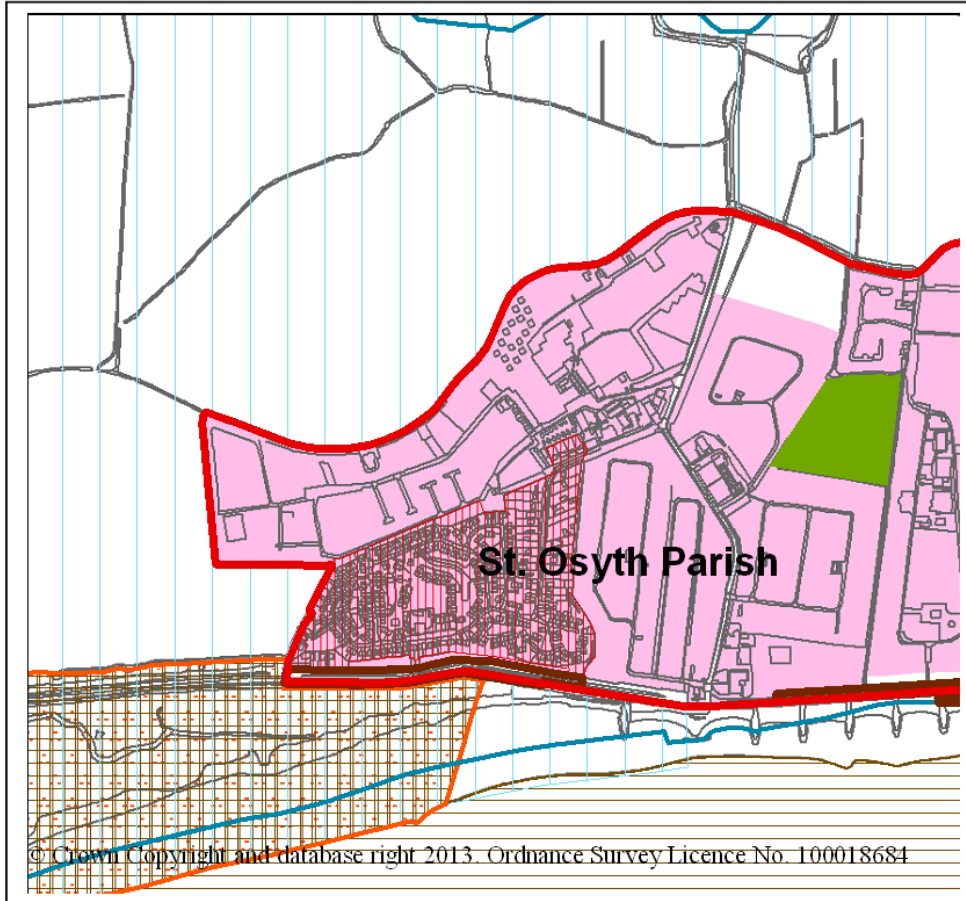
## Changes to Policies Map Inset 1: Clacton-on-Sea

### Change reference: PM1.1

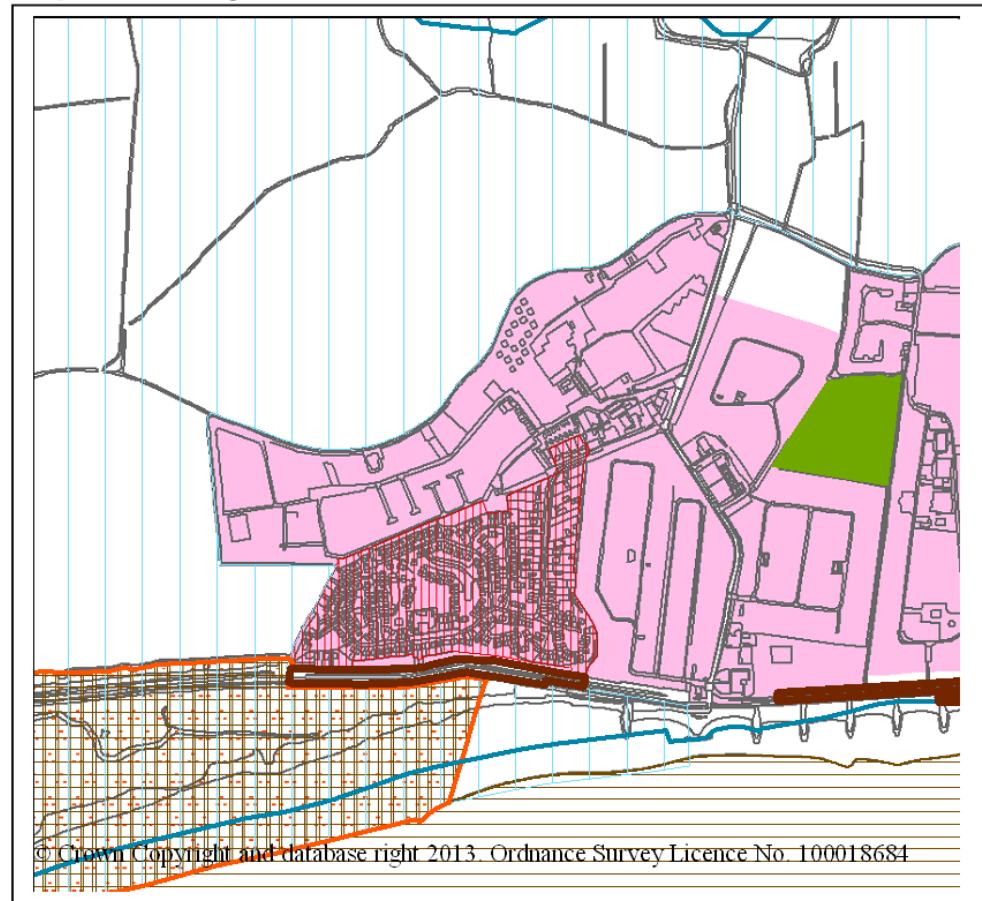
**Type of change:** Removal of safeguarded holiday parks from the Settlement Development Boundary.

**Location:** St. Osyth Beach, Seawick and Martello Beach Holiday Parks, St. Osyth/Jaywick.

#### 2012 Draft Local Plan



#### Proposed Change



**Reason for change:** To ensure a consistent approach to the depiction of safeguarded holiday parks on the periphery of settlements. It is proposed that all safeguarded holiday parks on the periphery of settlements be removed from Settlement Development Boundaries. See section on 'Notable Changes to the Policies Maps' for more details.

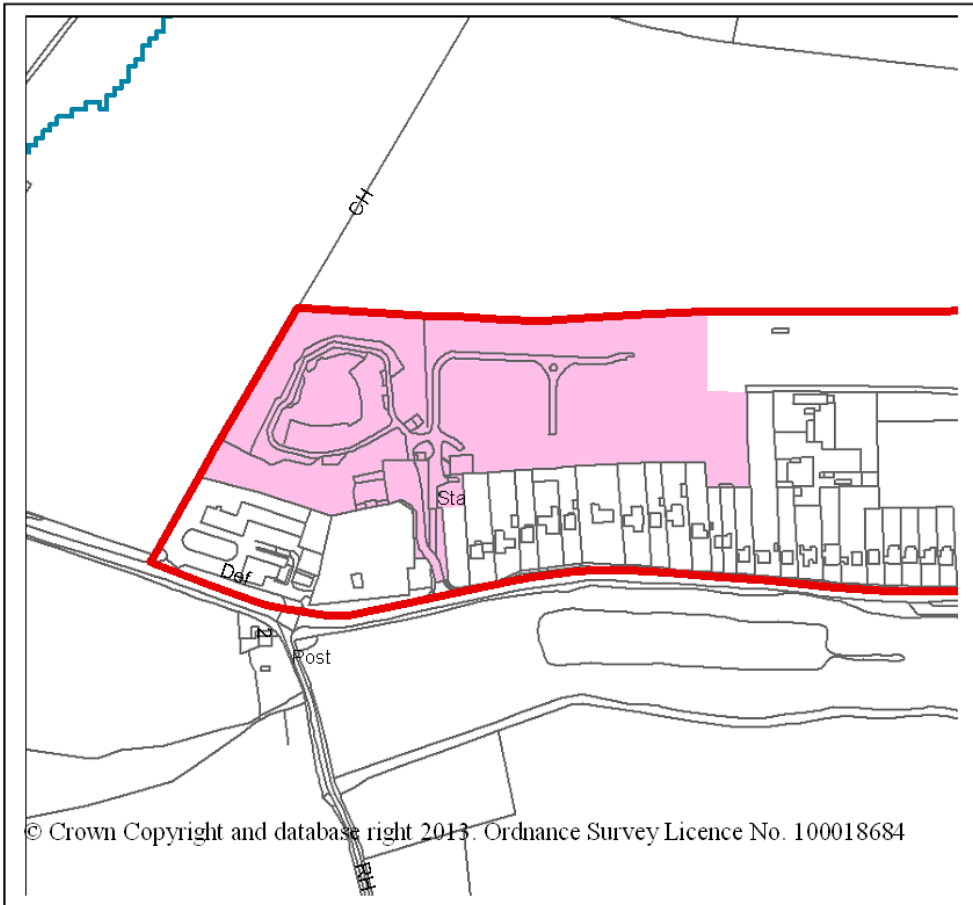
**Necessary consequential changes:** Deletion of paragraph 6.5 (see Minor Change MIN6.1).

**Change reference: PM1.2**

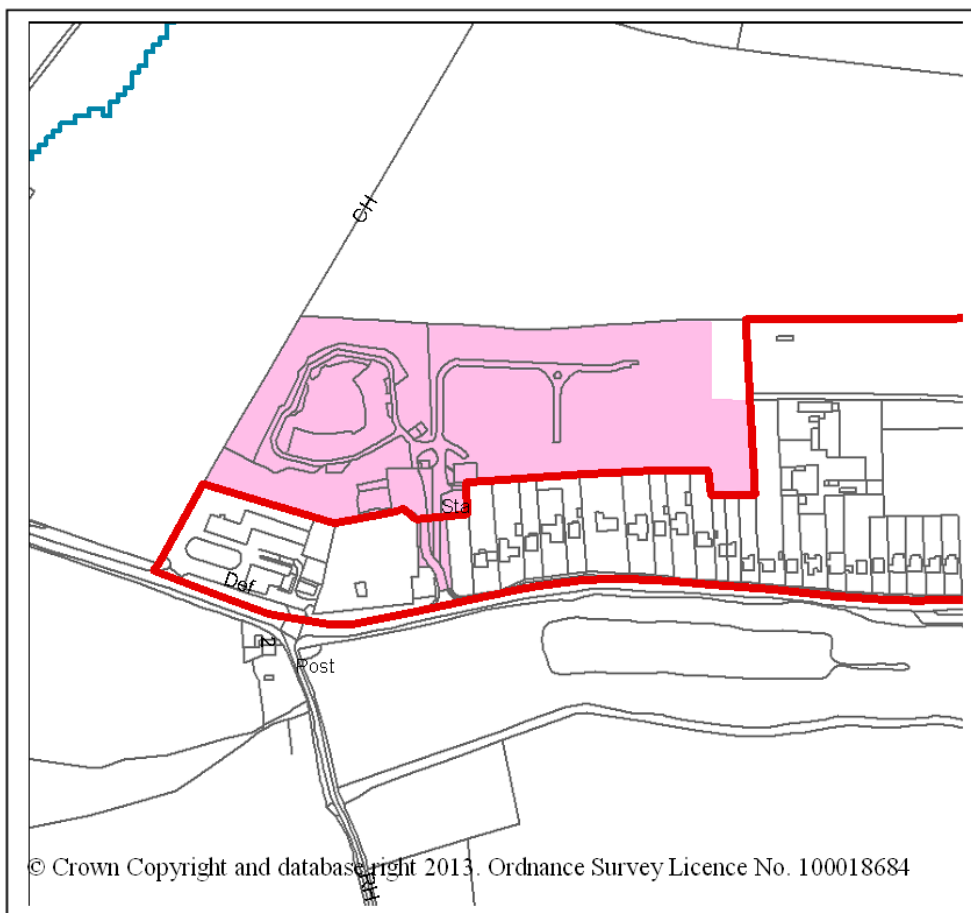
**Type of change:** Removal of safeguarded holiday parks from the Settlement Development Boundary.

**Location:** Leisure Glades Park, Pump Hill, St. John's Road, Clacton-on-Sea.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To ensure a consistent approach to the depiction of safeguarded holiday parks on the periphery of settlements. It is proposed that all safeguarded holiday parks on the periphery of settlements be removed from Settlement Development Boundaries. See section on 'Notable Changes to the Policies Maps' for more details.

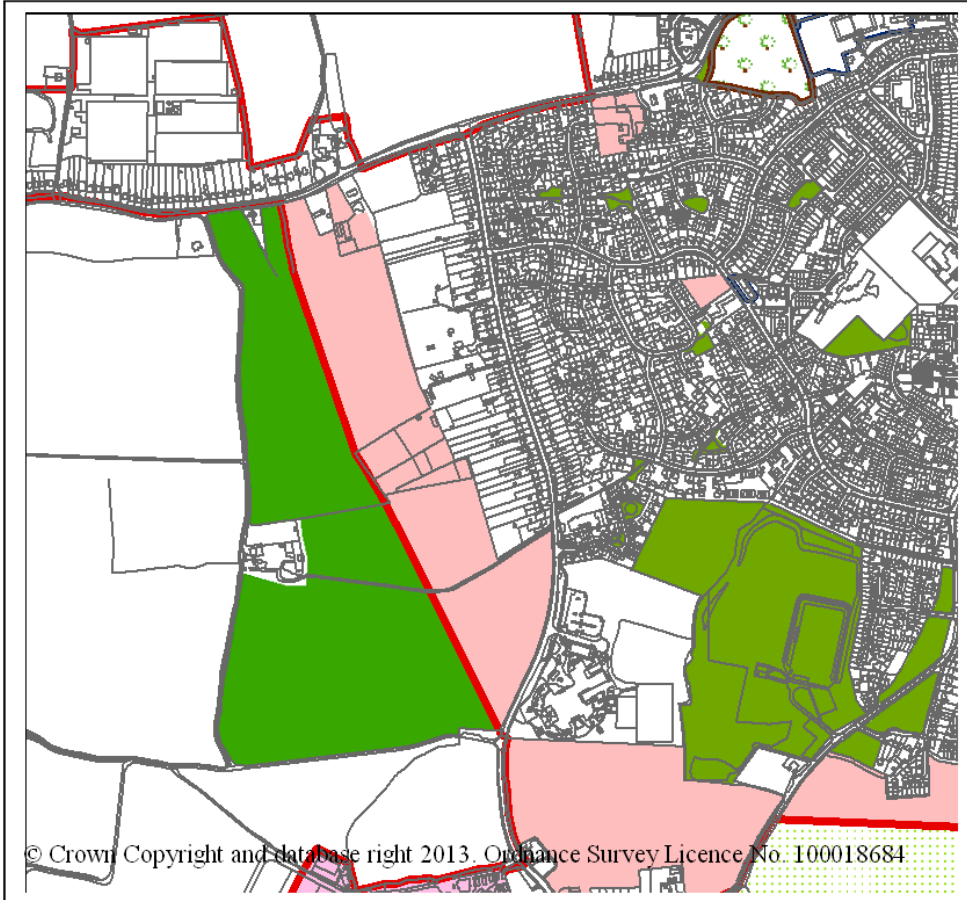
**Necessary consequential changes:** None.

**Change reference: PM1.3**

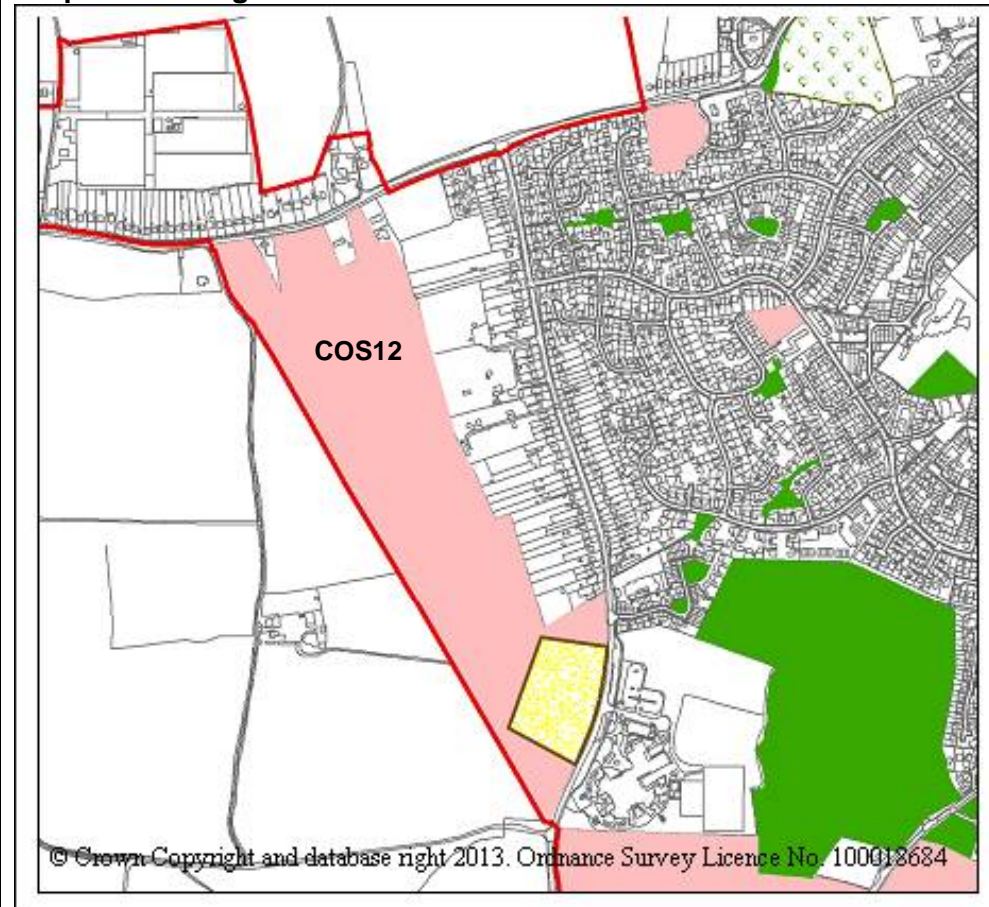
**Type of change:** Extension of proposed housing site and allocation of a 2ha site for the provision of a new primary school with early years and childcare facilities. Removal of proposed green infrastructure.

**Location:** Land at Rouses Farm, Jaywick Lane, Clacton-on-Sea.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To ensure the site provides land to deliver a new primary school with commensurate early years and childcare facilities in a location where existing facilities are operating at capacity. See section on 'Notable Changes to the Policies Maps' for more details. Whilst the development site has been expanded to accommodate the new facilities, the anticipated number of homes expected in the first 10 years of the Local Plan (350) is not being changed.

**Necessary consequential changes:** This change reflects changes to Policy COS12: 'Development at Rouses Farm, Jaywick Lane' (see Major Change MAJ6.5) and the inclusion of a new Policy COS19 in Chapter 6 to explain how the new educational facilities will be delivered (see Major Change MAJ6.10).



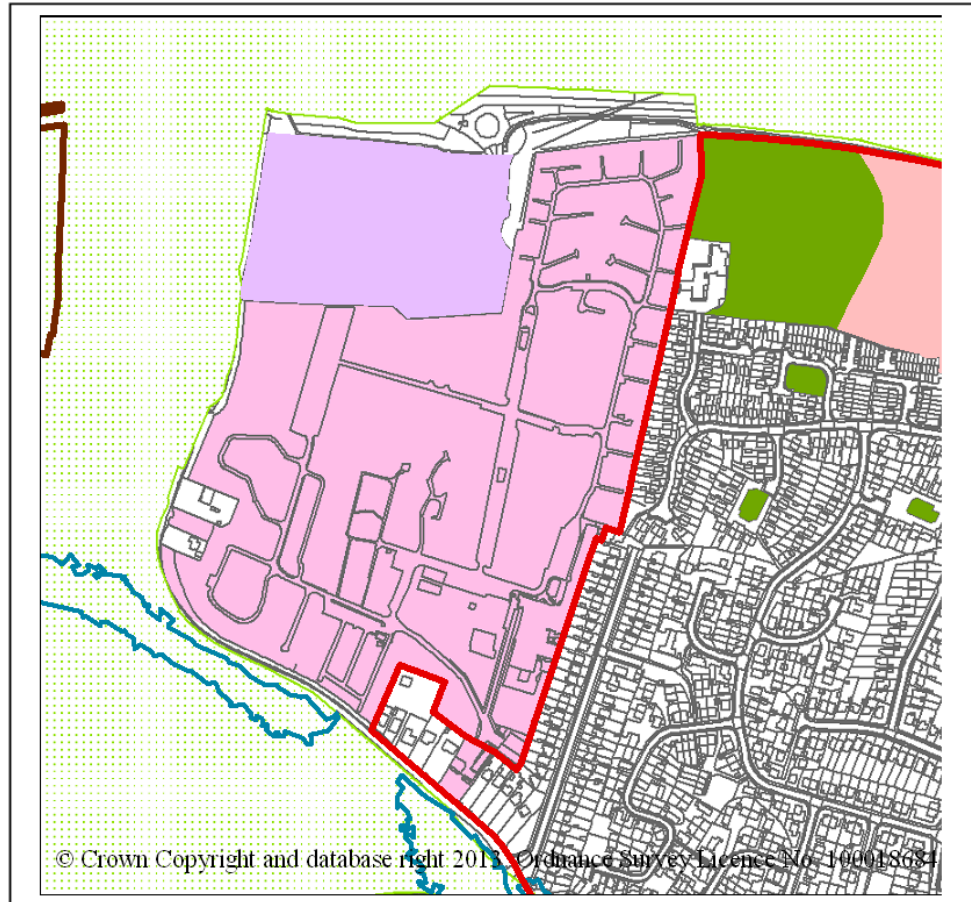
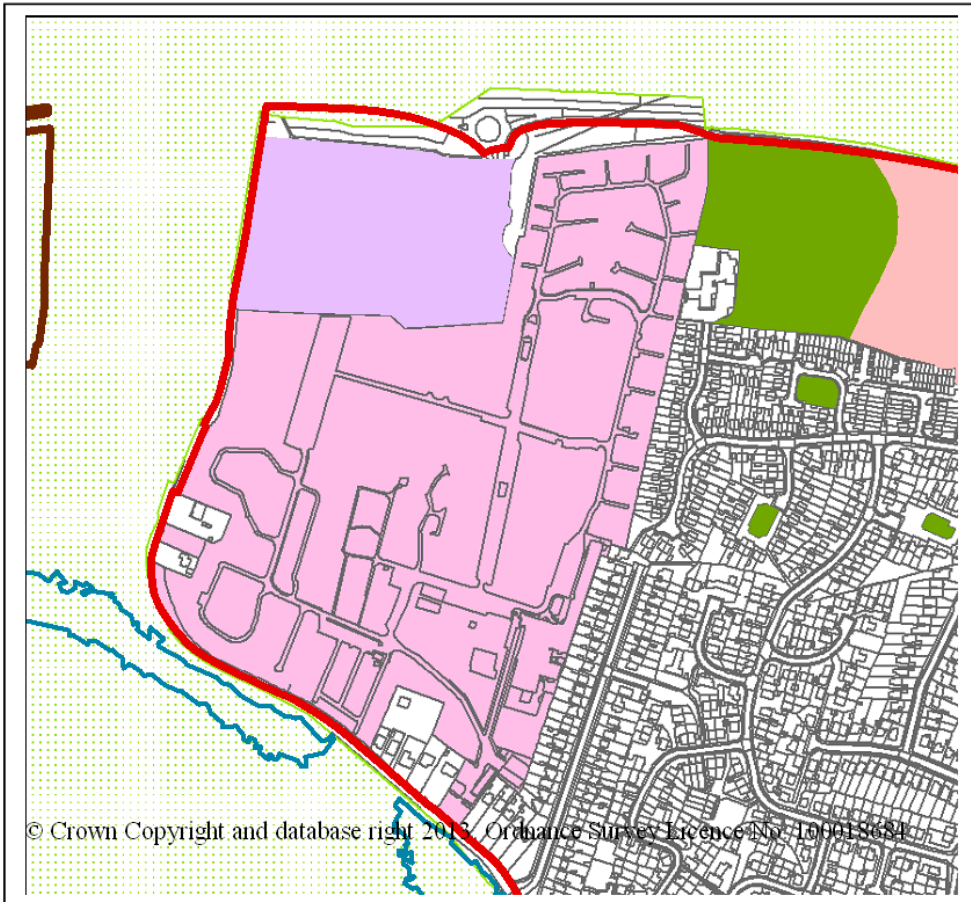
**Change reference: PM1.4**

**Type of change:** Removal of safeguarded holiday parks from the Settlement Development Boundary.

**Location:** Highfield Grange Holiday Park, London Road, Clacton-on-Sea.

**2012 Draft Local Plan**

**Proposed Change**



**Reason for change:** To ensure a consistent approach to the depiction of safeguarded holiday parks on the periphery of settlements. It is proposed that all safeguarded holiday parks on the periphery of settlements be removed from Settlement Development Boundaries. See section on 'Notable Changes to the Policies Maps' for more details.

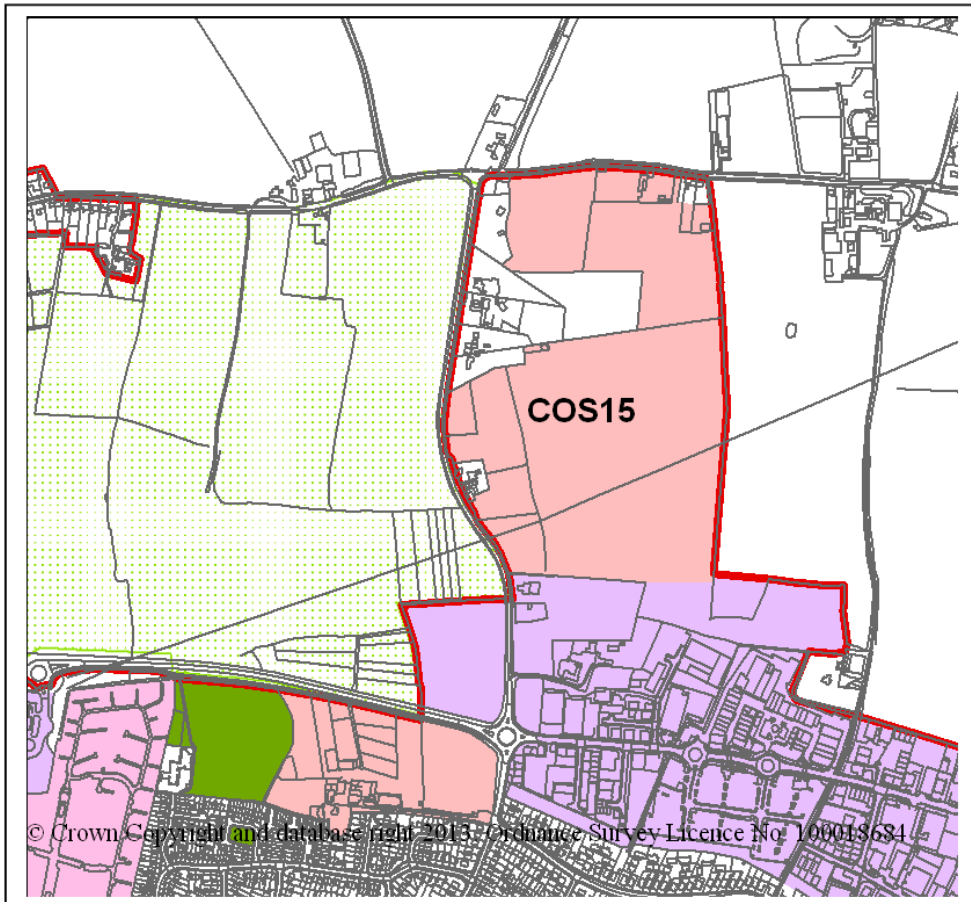
**Necessary consequential changes:** None.

**Change reference: PM1.5**

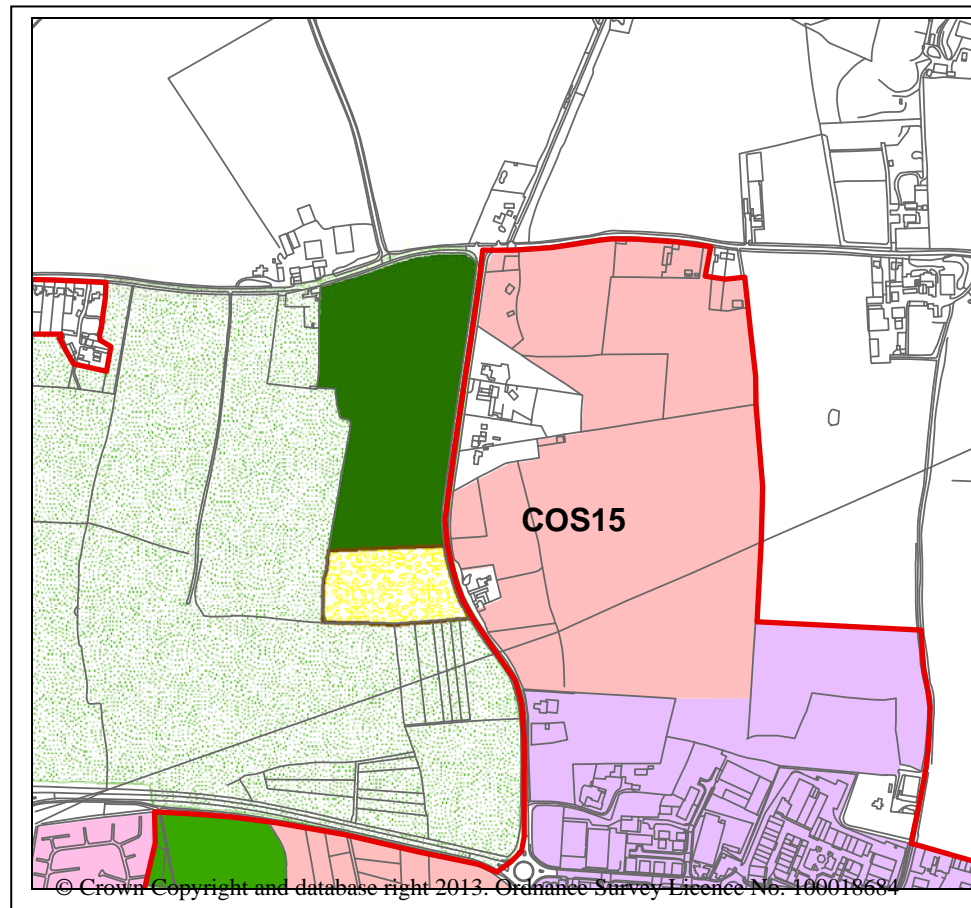
**Type of change:** Extension of proposed housing site, allocation of a 2ha site for the provision of a new primary school with early years and childcare facilities and allocation of land for proposed green infrastructure.

**Location:** Land off Thorpe Road and north of Centenary Way, Clacton-on-Sea/Little Clacton.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To ensure the site delivers the necessary critical mass of development to provide land and developer contributions for a new primary school with commensurate early years and childcare facilities in a location where existing facilities are operating at capacity. Also opportunity to reinforce the Strategic Green gap to Little Clacton and ensure better pedestrian connections. See section on 'Notable Changes to the Policies Maps' for more details.

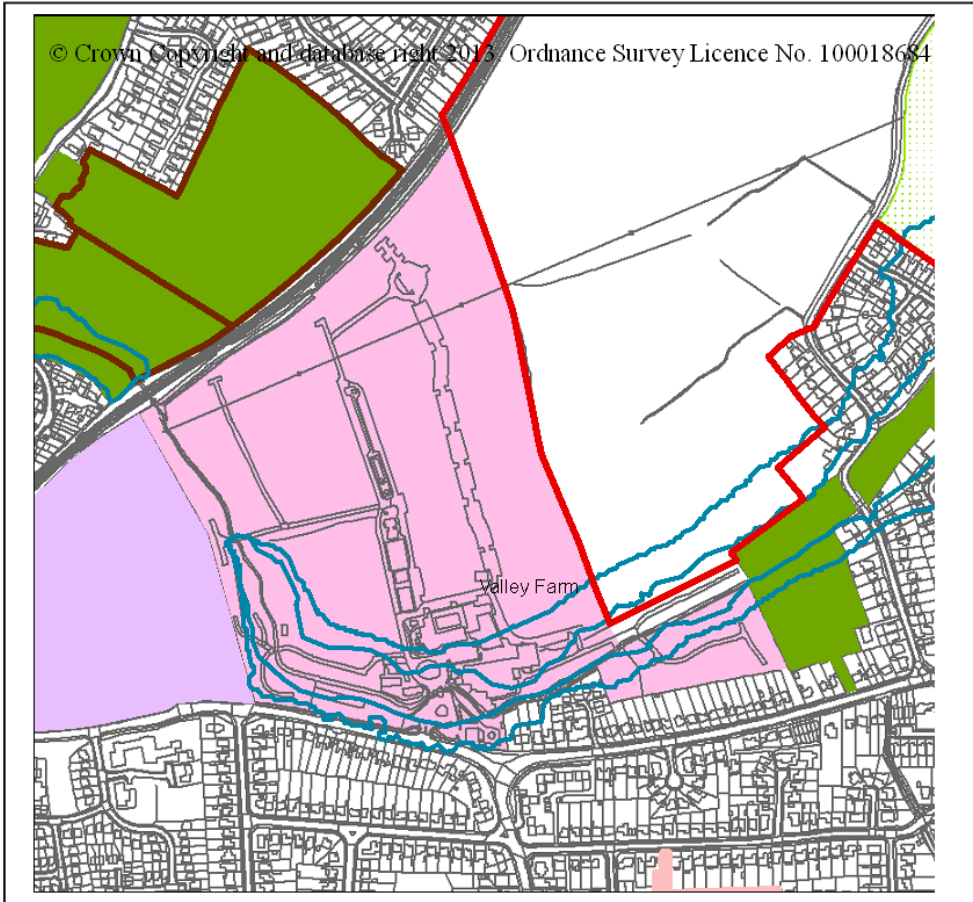
**Necessary consequential changes:** This change reflects the proposed increase of the estimated number of dwellings for this site in Appendix 3 from 300 dwellings to 350 dwellings (see Major Change MAJ13.2) and the inclusion of a new Policy COS19 in Chapter 6 to explain how the new educational facilities will be delivered (see Major Change MAJ6.10).

**Change reference: PM1.6**

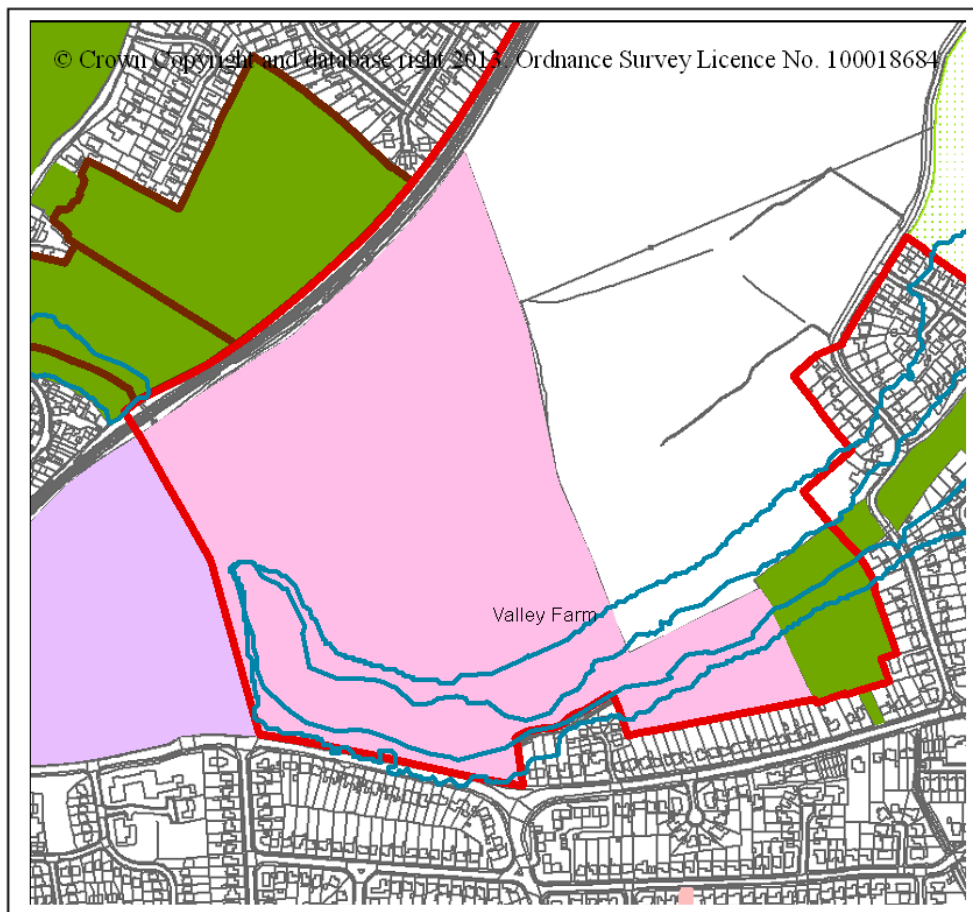
**Type of change:** Removal of safeguarded holiday parks from the Settlement Development Boundary and extension of holiday park notation.

**Location:** Valley Farm Holiday Park, Valley Road, Clacton-on-Sea.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To ensure a consistent approach to the depiction of safeguarded holiday parks on the periphery of settlements. It is proposed that all safeguarded holiday parks on the periphery of settlements be removed from Settlement Development Boundaries. See section on 'Notable Changes to the Policies Maps' for more details. The holiday park notation is also being extended slightly over a narrow strip of land that forms part of the park but that was incorrectly omitted from the notation in the 2012 Draft Local Plan.

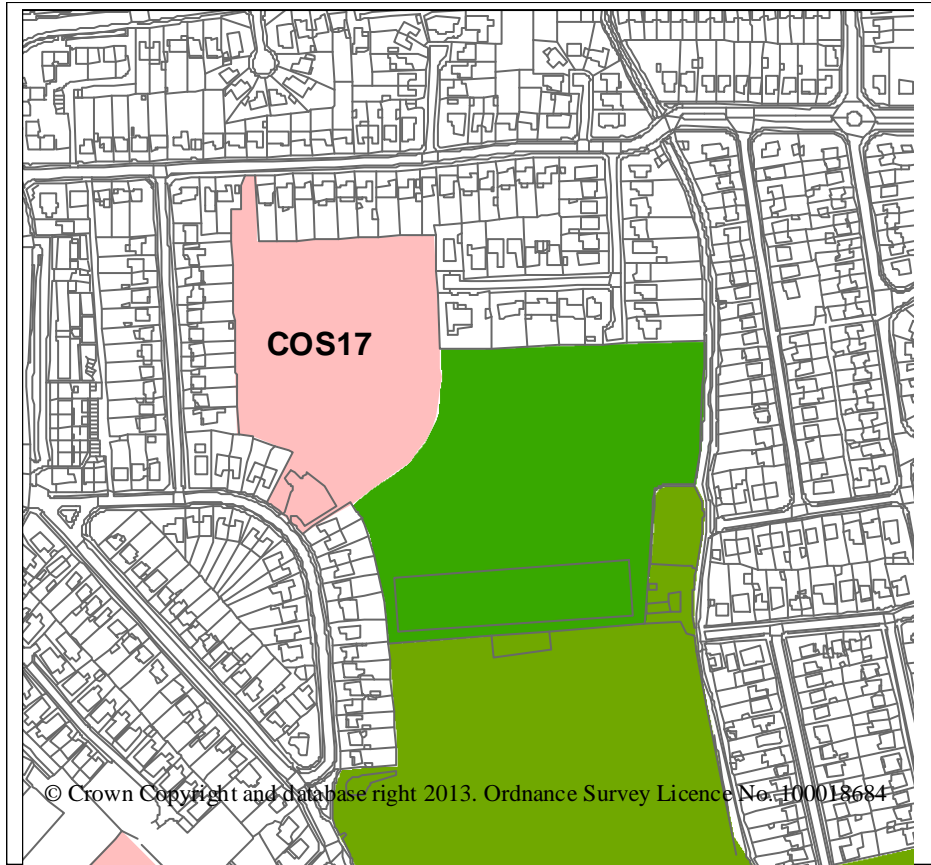
**Necessary consequential changes:** None.

**Change reference: PM1.7**

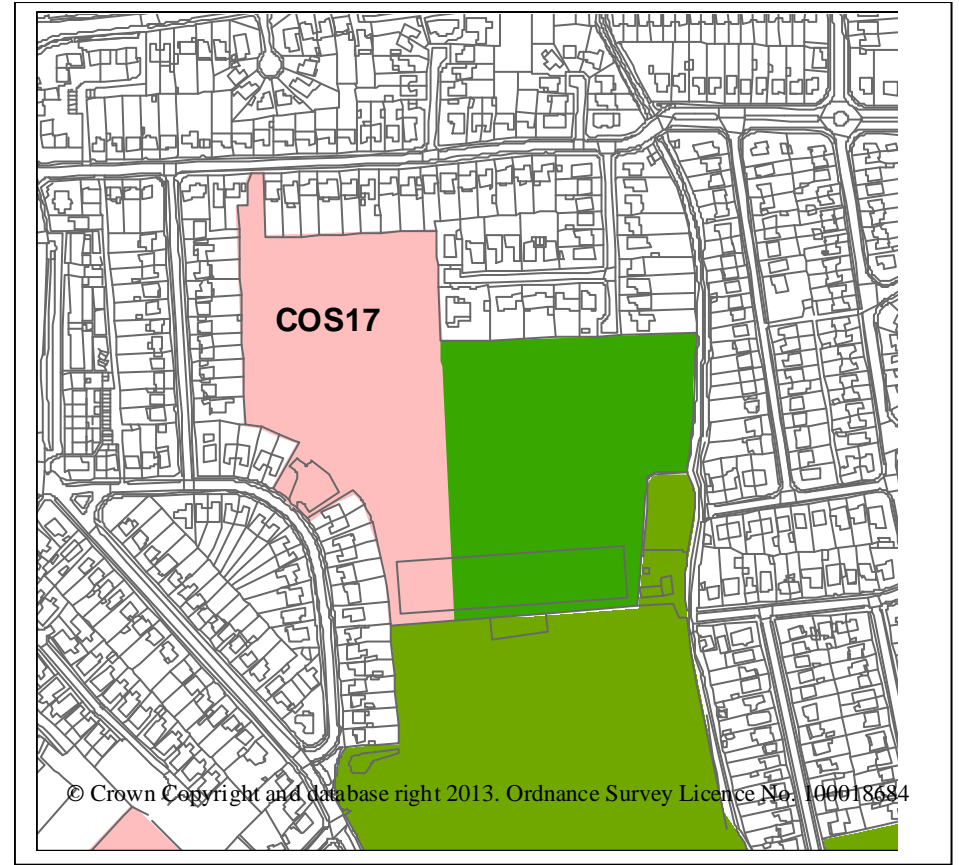
**Type of change:** Expansion of housing allocation.

**Location:** Land at Gainsford Avenue, Clacton-on-Sea.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To enable a higher quality development that better relates to its surroundings following recent discussions with the developer.

**Necessary consequential changes:** None.

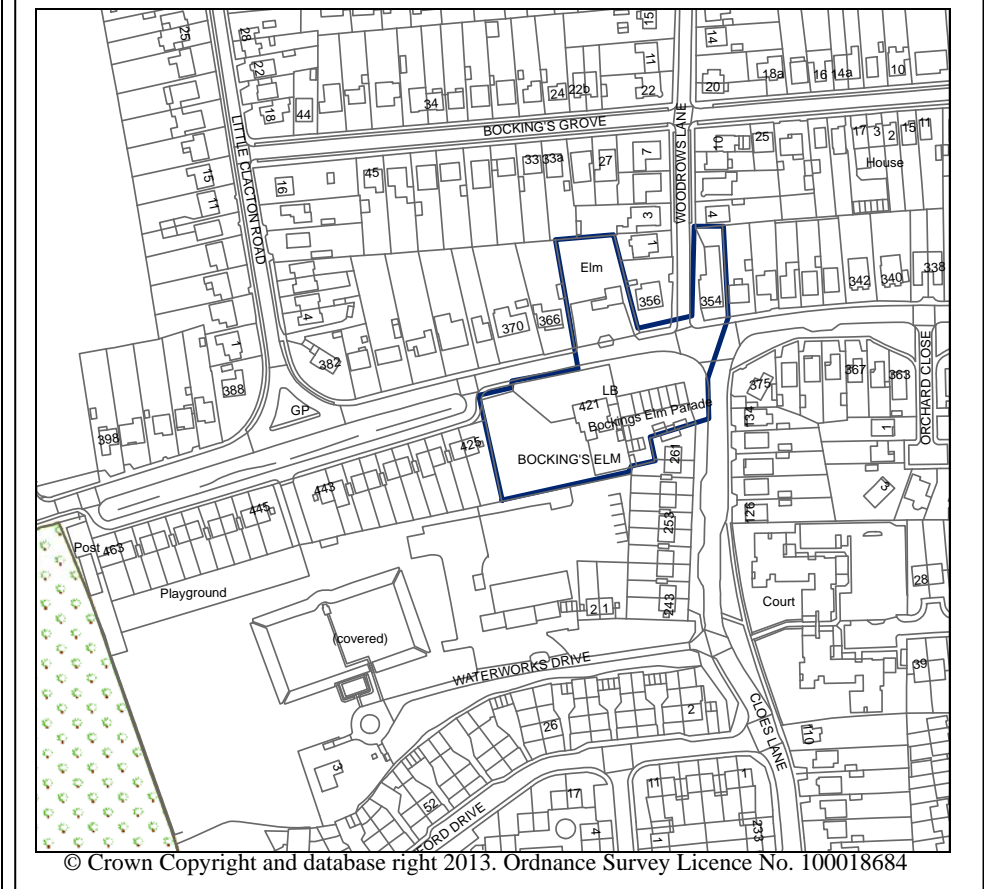
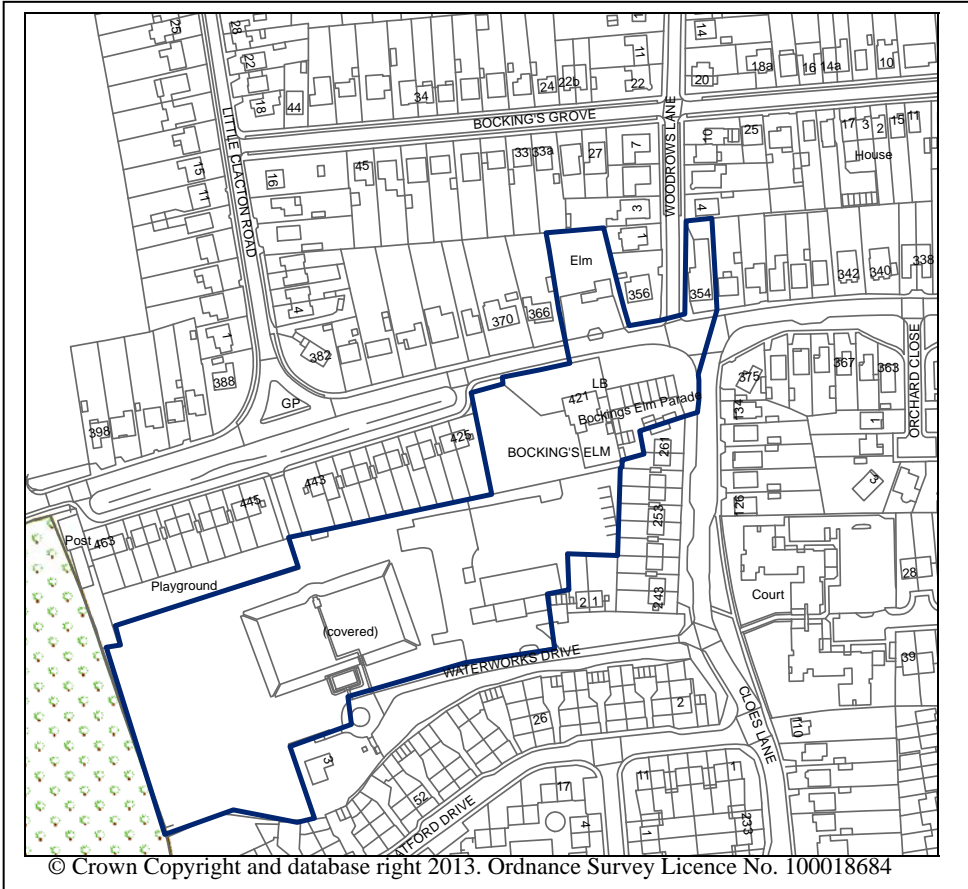
**Change reference: PM1.8**

**Type of change:** Amendment of Bockings Elm Neighbourhood Centre.

**Location:** Land off Waterworks Drive, Bockings Elm, Clacton-on-Sea.

**2012 Draft Local Plan**

**Proposed Change**



**Reason for change:** To provide greater flexibility to enable proposals on land off Waterworks Drive to be considered on their merits, should the land become available for development.

**Necessary consequential changes:** None.

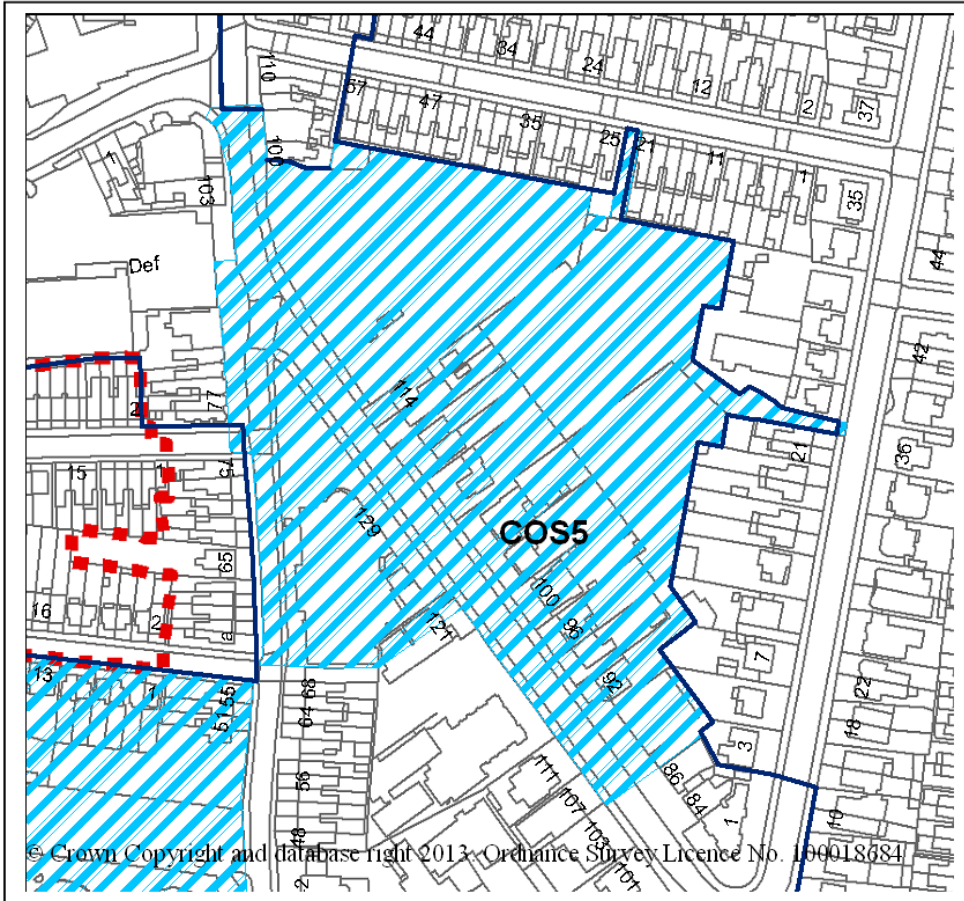
## Changes to Policies Map Inset 1a: Clacton Town Centre

**Change reference:** PM1a.1

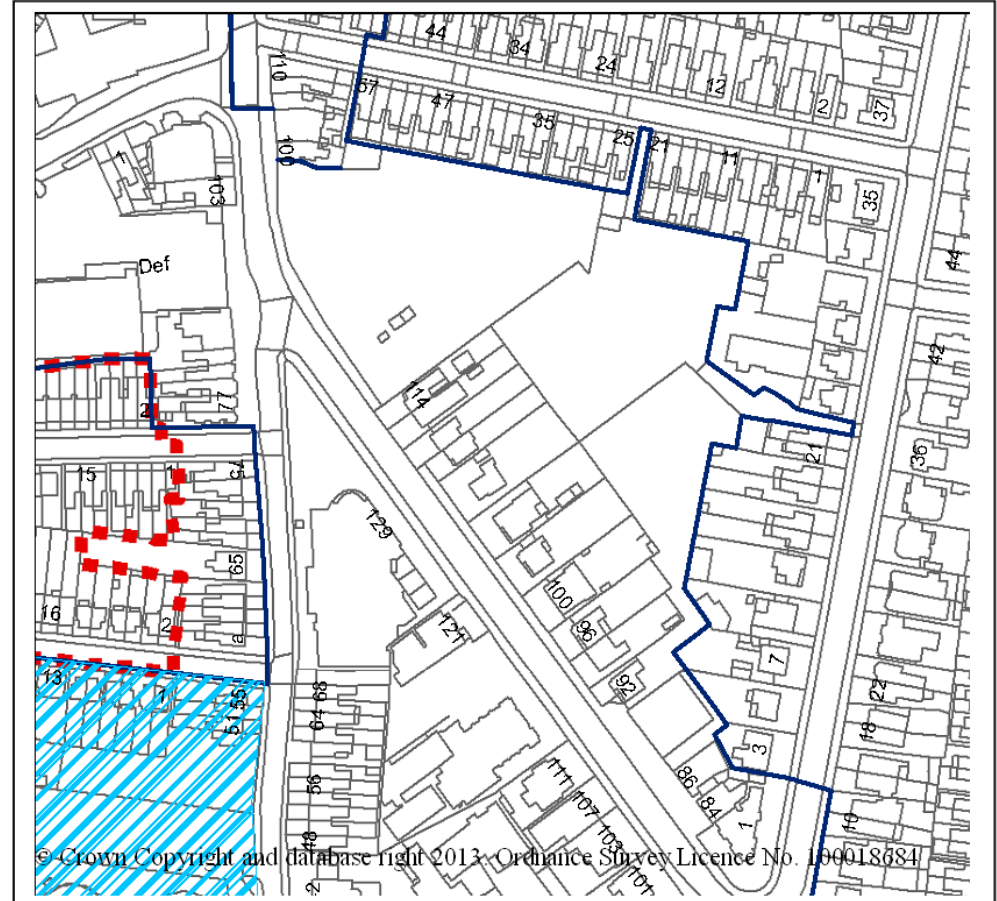
**Type of change:** Deletion of proposed town centre opportunity site.

**Location:** Land at and adjoining the former Warwick Castle Market Site, Old Road/Pier Avenue, Clacton-on-Sea.

### 2012 Draft Local Plan



### Proposed Change



**Reason for change:** The development of a food store has now commenced on the site and therefore the realistic prospect, within the revised plan period, of a more comprehensive development incorporating adjoining land has passed.

**Necessary consequential changes:** This change reflects the proposed deletion of Policy COS5 'Warwick Castle Market Site' and associated supporting text from the Local Plan Written Statement (see Major Change MAJ6.2).

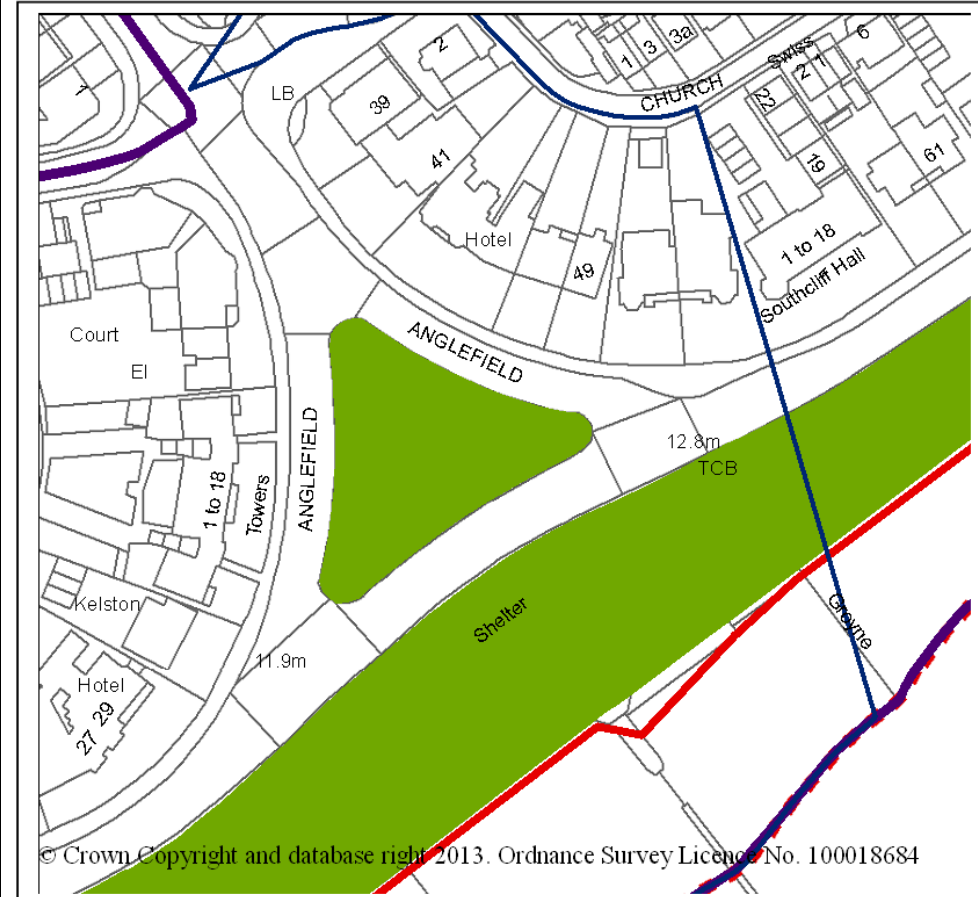
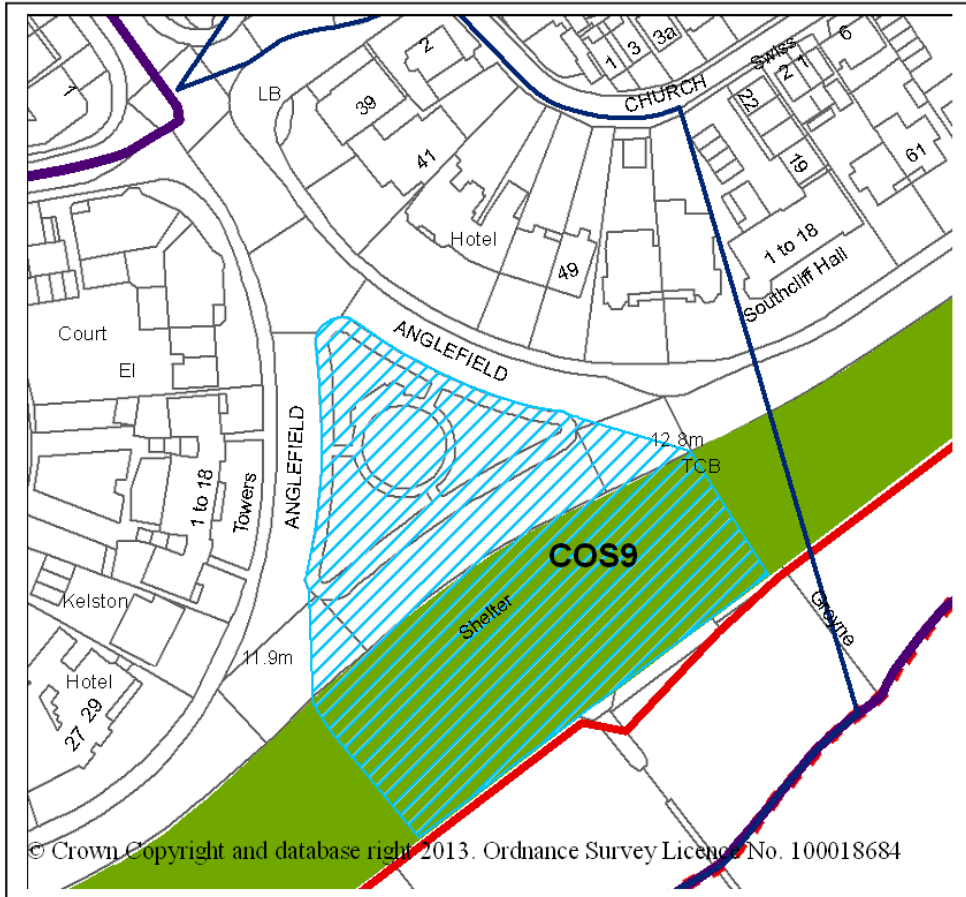
**Change reference: PM1a.2**

**Type of change:** Deletion of proposed town centre opportunity site and reinstatement as protected local green space.

**Location:** Anglefield, Clacton-on-Sea.

**2012 Draft Local Plan**

**Proposed Change**



**Reason for change:** Concerns about the impact and realistic deliverability of a hotel on this site, as raised by a large number of local residents in their representations. See section on 'Notable Changes to the Policies Maps' for more details.

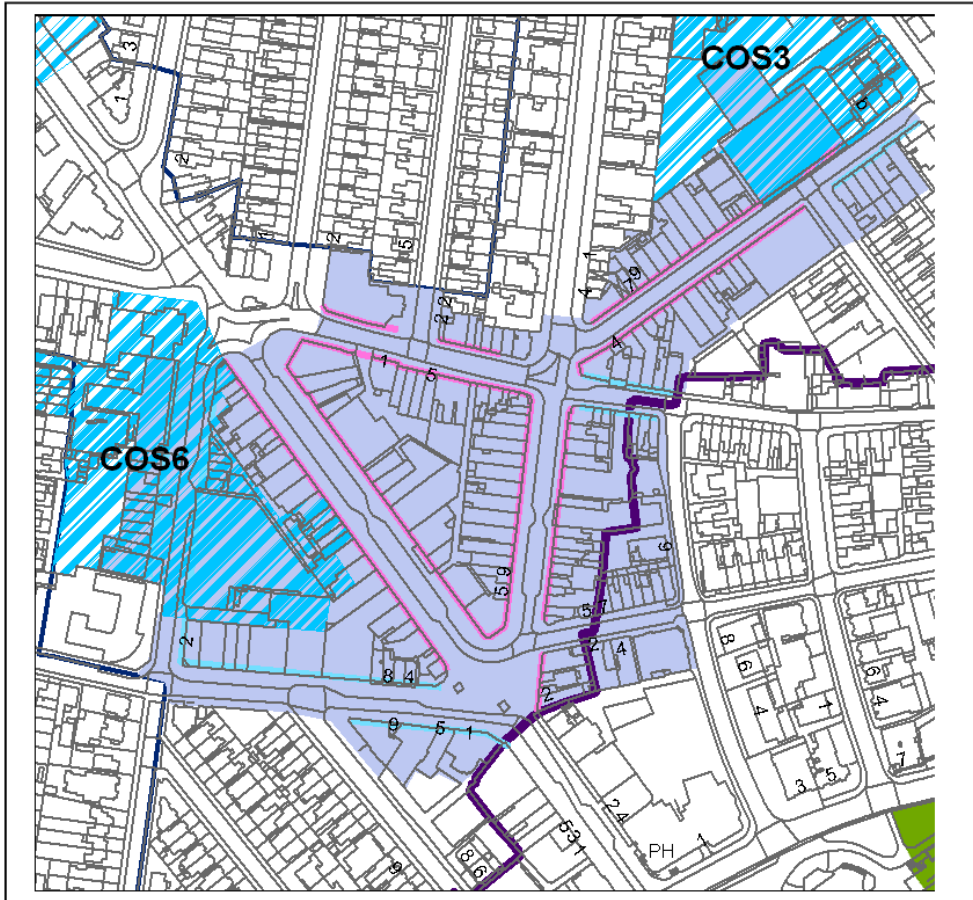
**Necessary consequential changes:** This change reflects the proposed deletion of Policy COS3 'Anglefield Cliff-Side Hotel Proposal' and associated supporting text from the Local Plan Written Statement (see Major Change COS6.3).

**Change reference: PM1a.3**

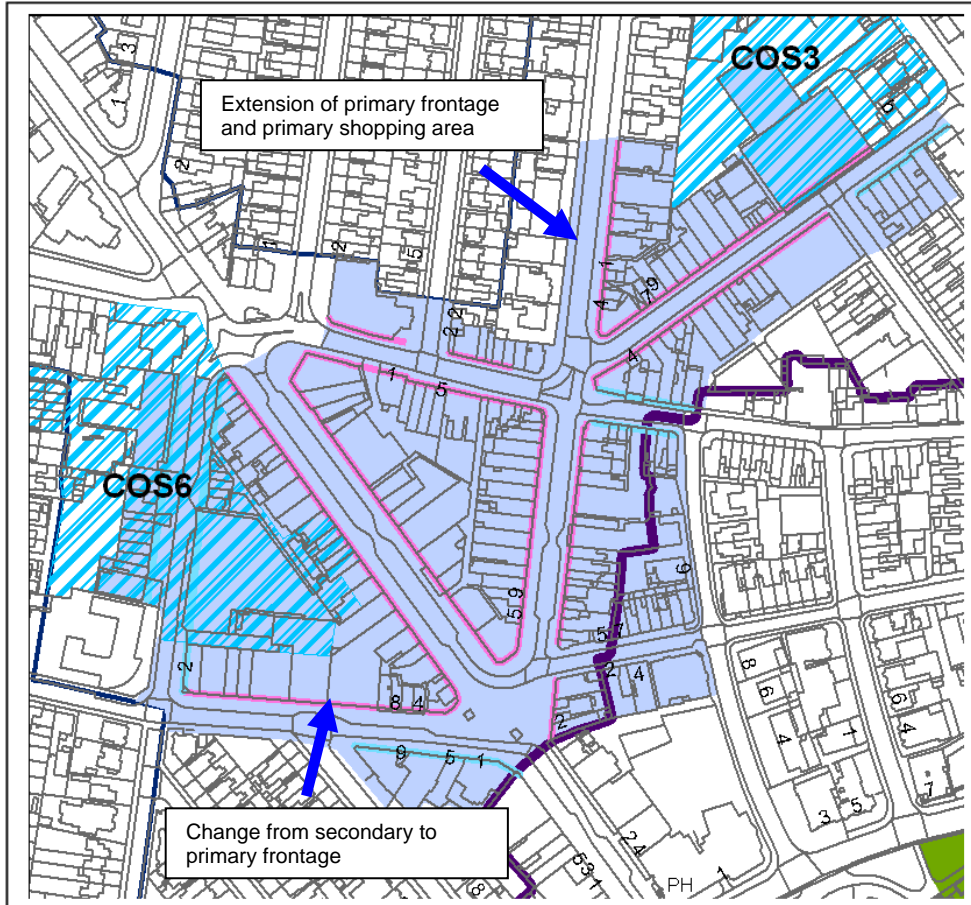
**Type of change:** Amendments to the primary shopping area and primary and secondary frontages in Clacton Town Centre.

**Location:** Clacton Town Centre.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To ensure the extent of the primary shopping area and primary shopping frontage reflects the actual location of retail premises in the town centre. This includes premises along the eastern frontage of Station Road north of the junction with Rosemary Road.

**Necessary consequential changes:** None.



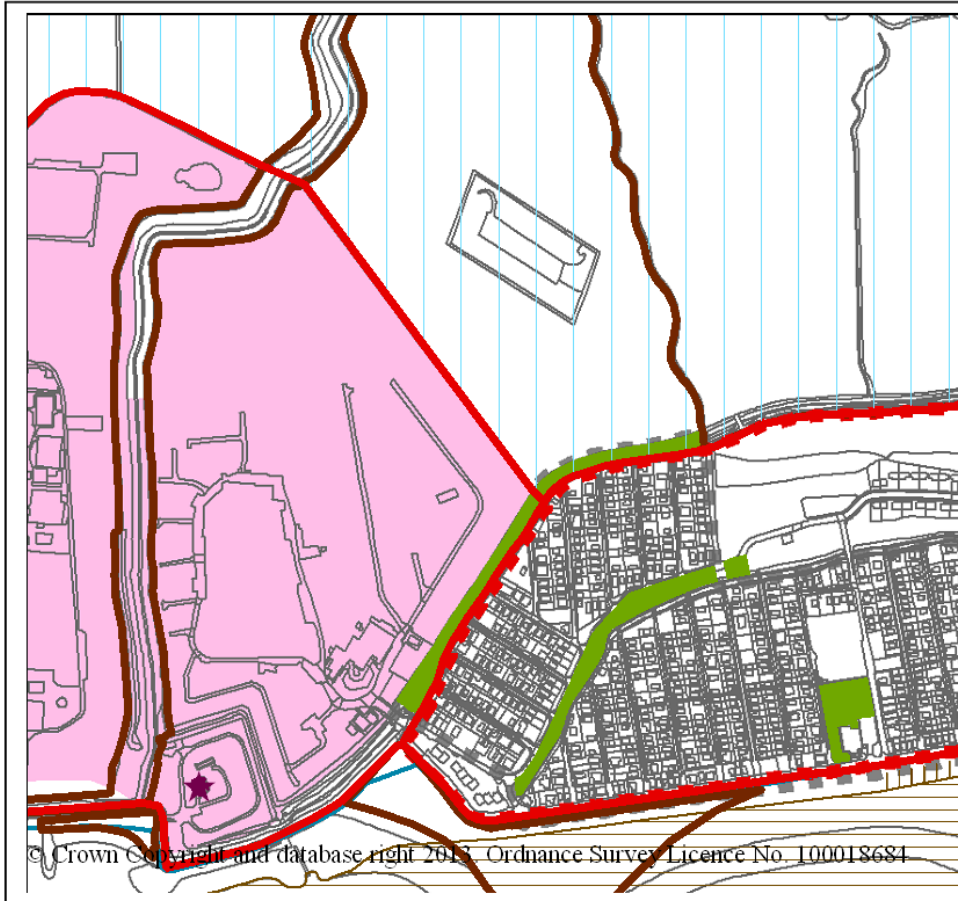
## Changes to Policies Map Inset 1b: Jaywick

**Change reference:** PM1b.1

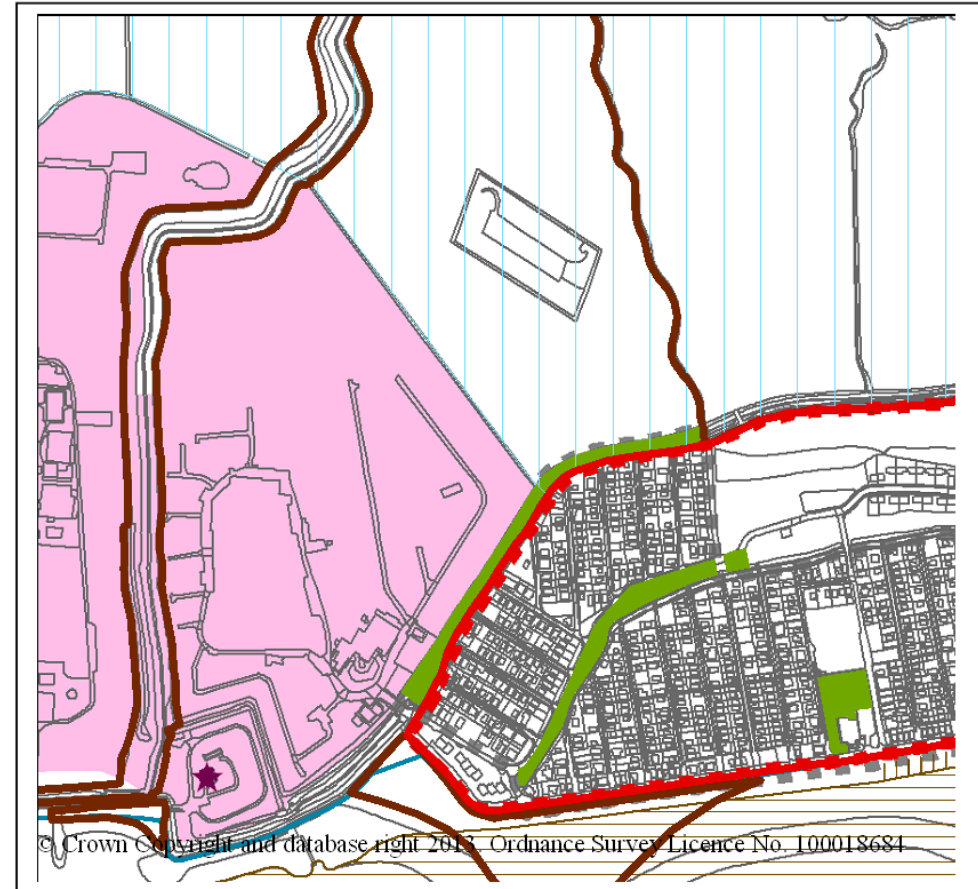
**Type of change:** Removal of safeguarded holiday parks from the Settlement Development Boundary.

**Location:** Martello Beach Holiday Park, Jaywick.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To ensure a consistent approach to the depiction of safeguarded holiday parks on the periphery of settlements. It is proposed that all safeguarded holiday parks on the periphery of settlements be removed from Settlement Development Boundaries. See section on 'Notable Changes to the Policies Maps' for more details.

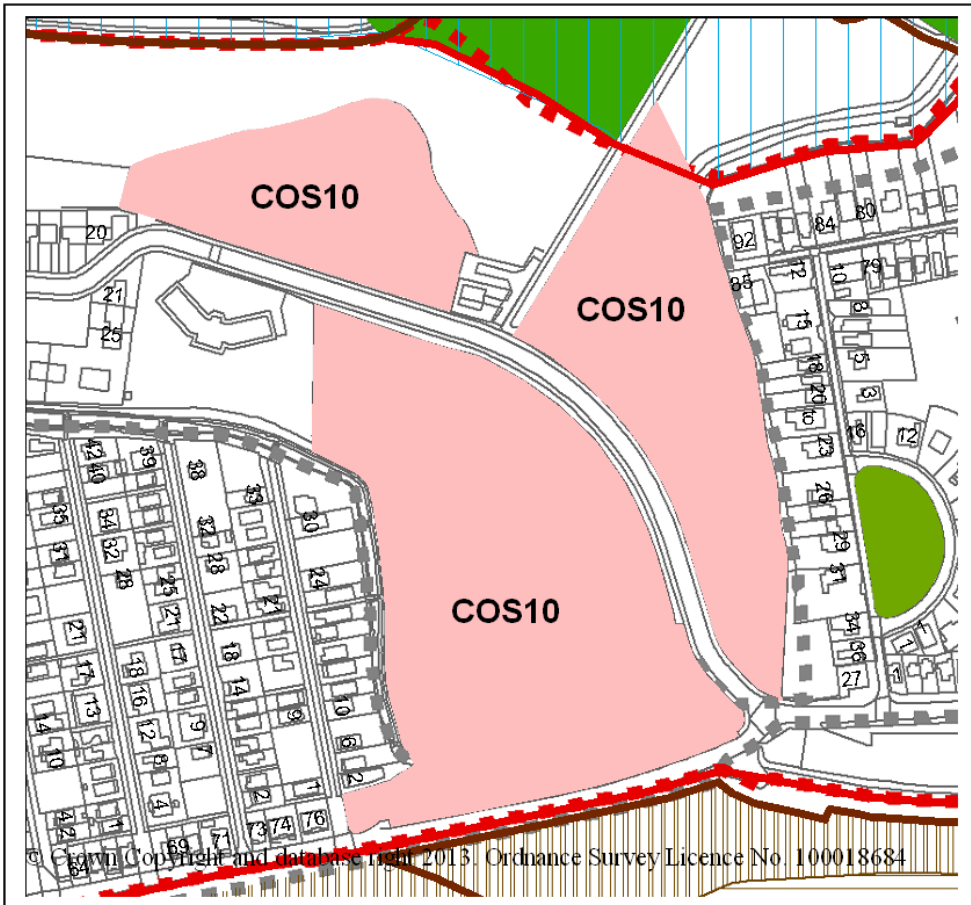
**Necessary consequential changes:** None.

**Change reference: PM1b.2**

**Type of change:** Deletion of proposed housing sites.

**Location:** Land off Lotus Way, Jaywick.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** Concerns over the genuine deliverability of new homes on these sites within the revised plan period. Although development in this location will still be supported through Policy COS10 to help regenerate this area of Jaywick, the Council cannot justify relying on these sites to contribute toward district-wide housing provision. These sites can therefore come forward as 'windfall sites' within the Settlement Development Boundary.

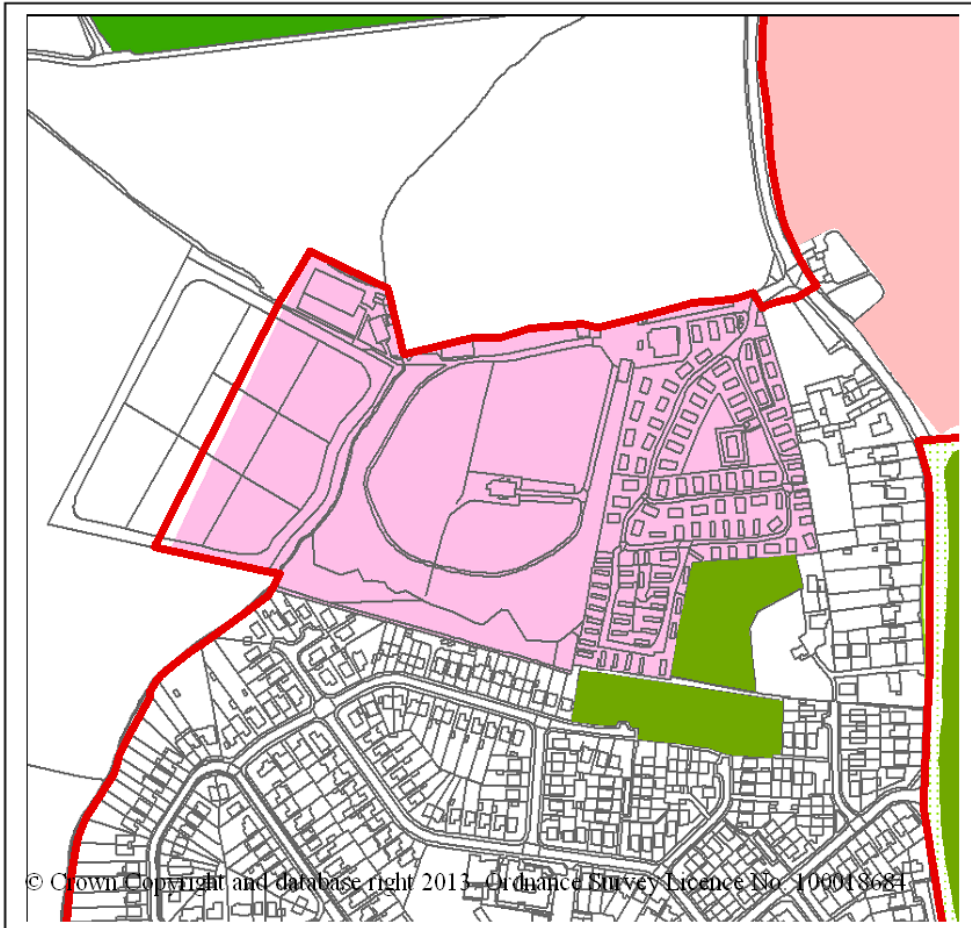
**Necessary consequential changes:** This change reflects the proposed minor wording change to paragraph 6.35 and the deletion of 'Land off Lotus Way, Jaywick' from paragraph 6.47 (see Major Change MAJ6.4) and Appendix 3 (see Major Change 13.2).

**Change reference: PM1b.3**

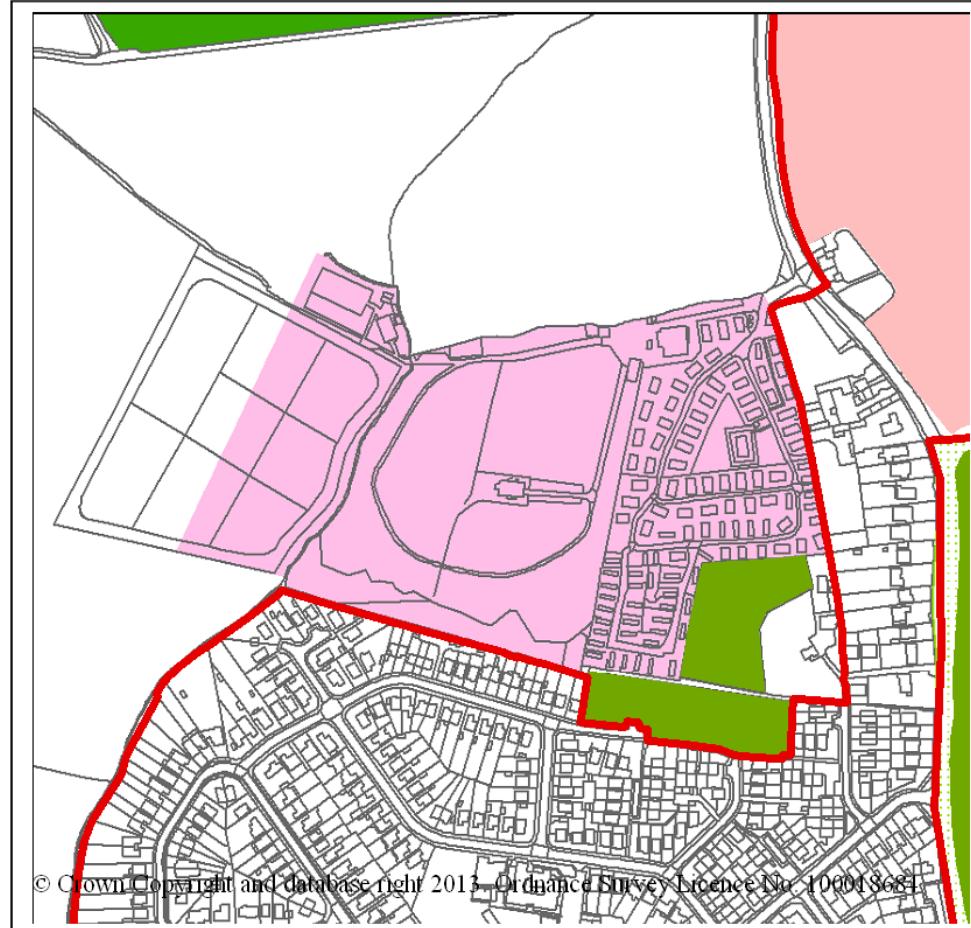
**Type of change:** Removal of safeguarded holiday parks from the Settlement Development Boundary.

**Location:** Sacketts Grove Holiday Park, Jaywick Lane, Clacton-on-Sea.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To ensure a consistent approach to the depiction of safeguarded holiday parks on the periphery of settlements. It is proposed that all safeguarded holiday parks on the periphery of settlements be removed from Settlement Development Boundaries. See section on 'Notable Changes to the Policies Maps' for more details.

**Necessary consequential changes:** None.

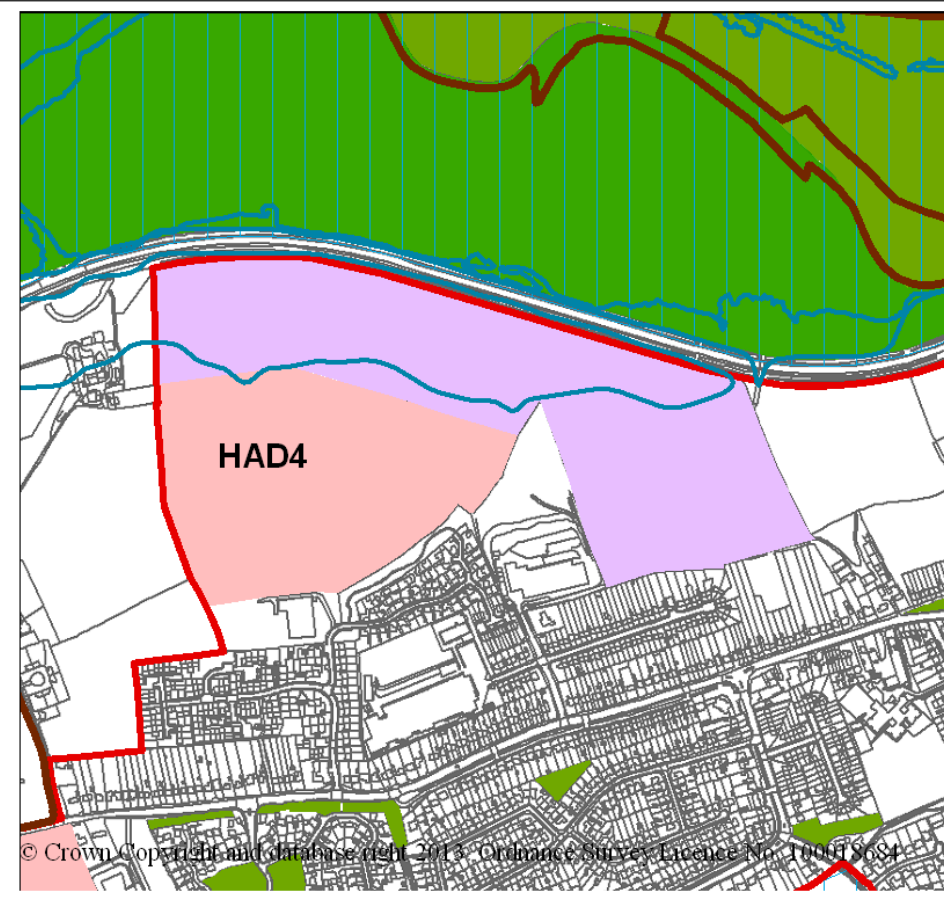
## Changes to Policies Map Inset 2: Harwich, Dovercourt, Parkeston, Little Oakley and Ramsey

### Change reference: PM2.1

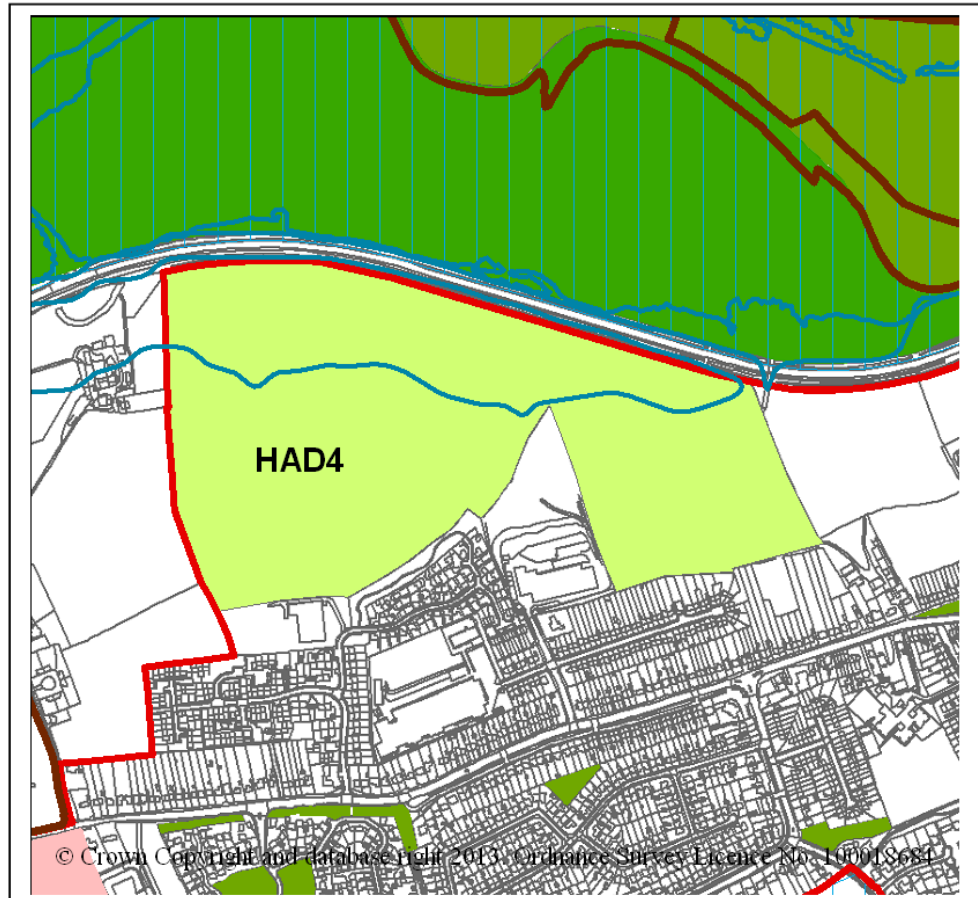
**Type of change:** Re-designation of land as a single 'mixed-use development site' as opposed to separate employment and housing sites.

**Location:** Land East of Pond Hall Farm, south of the A120, Dovercourt.

#### 2012 Draft Local Plan



#### Proposed Change



**Reason for change:** To enable flexibility for the actual distribution of uses on the site to be determined through a more detailed master-planning exercise, as requested by the landowners in their representations.

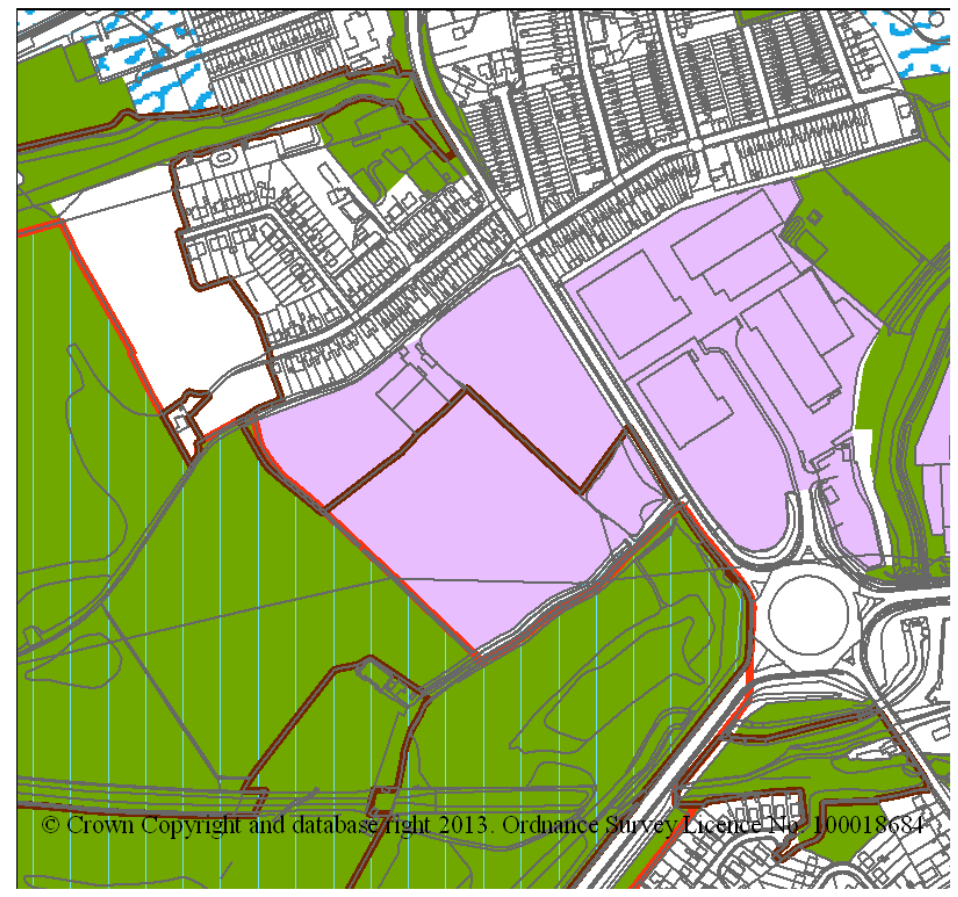
**Necessary consequential changes:** This change reflects the proposed minor wording change to Policy HAD4 (see Minor Change MIN7.18).

**Change reference: PM2.2**

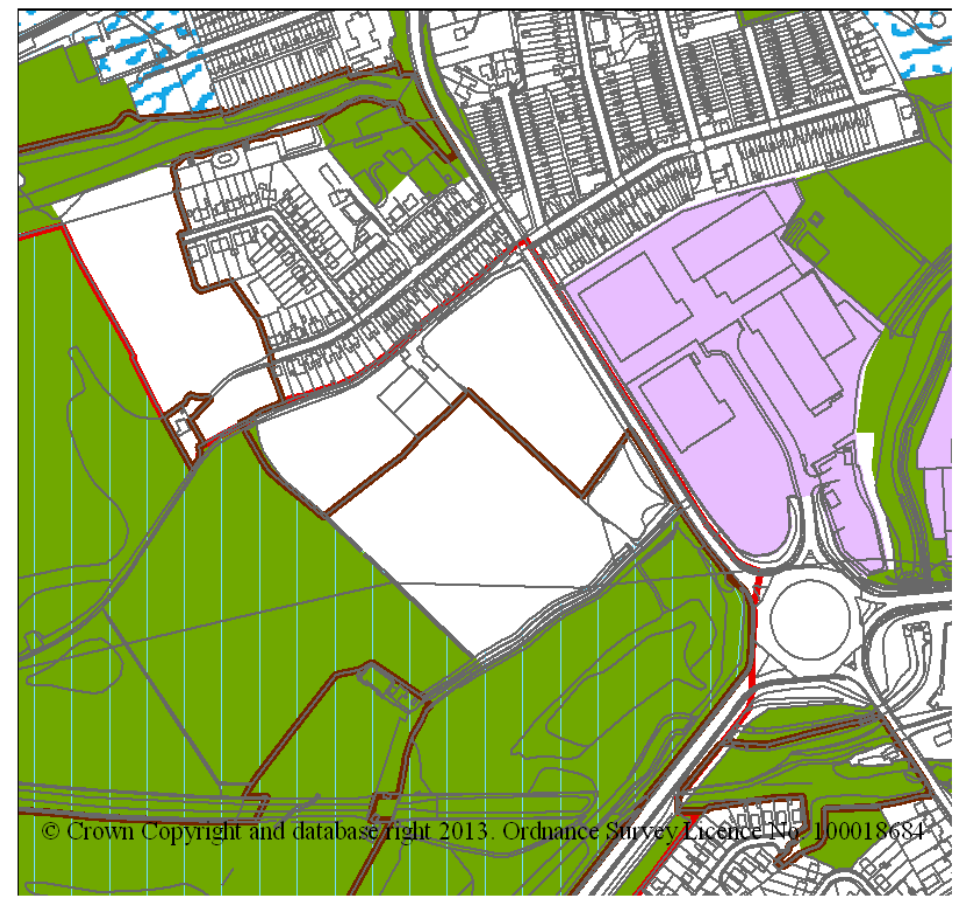
**Type of change:** Deletion of a proposed employment site.

**Section:** Land west of Station Road, Parkeston.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To reflect the findings of the 2013 Employment Land Review which suggest that projected demand for industrial land does not justify the allocation of a large site that is less suitable and less likely to deliver than other sites in the Harwich area. See section on 'Notable Changes to the Policies Maps' for more details.

**Necessary consequential changes:** Deletion of 'Land West of Station Road, Parkeston' from paragraph 7.18 of the Local Plan Written Statement (see Minor Change MIN7.15).

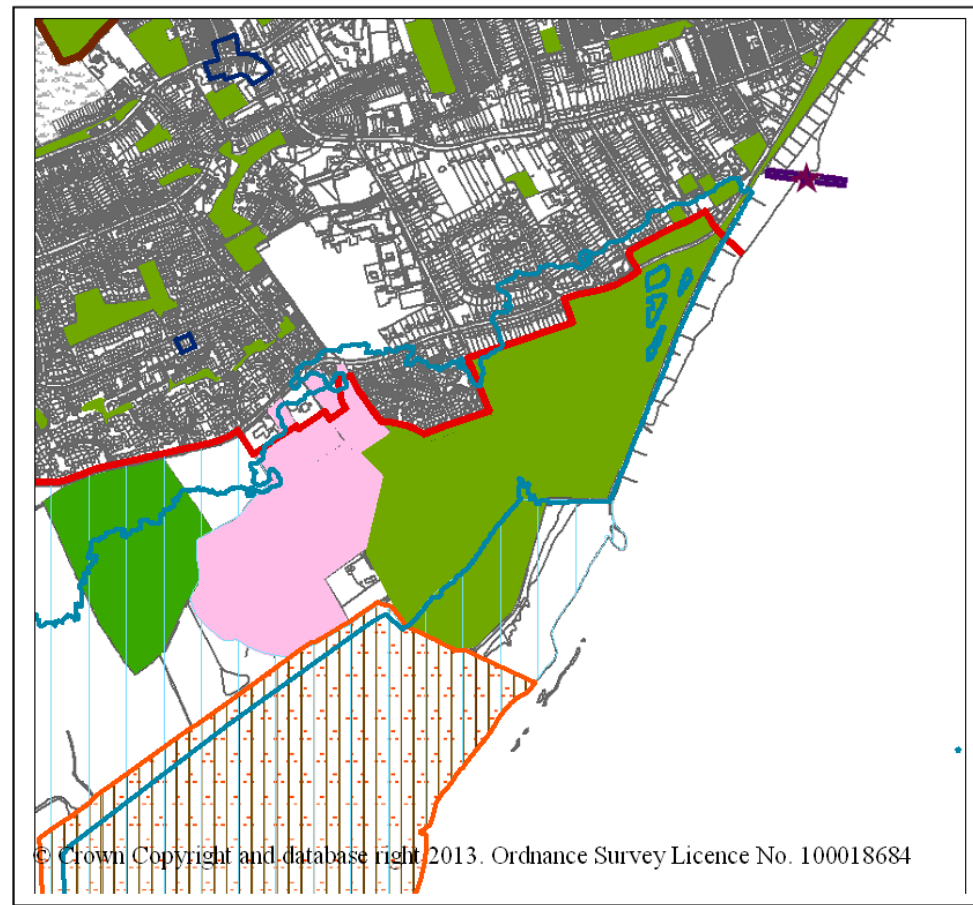
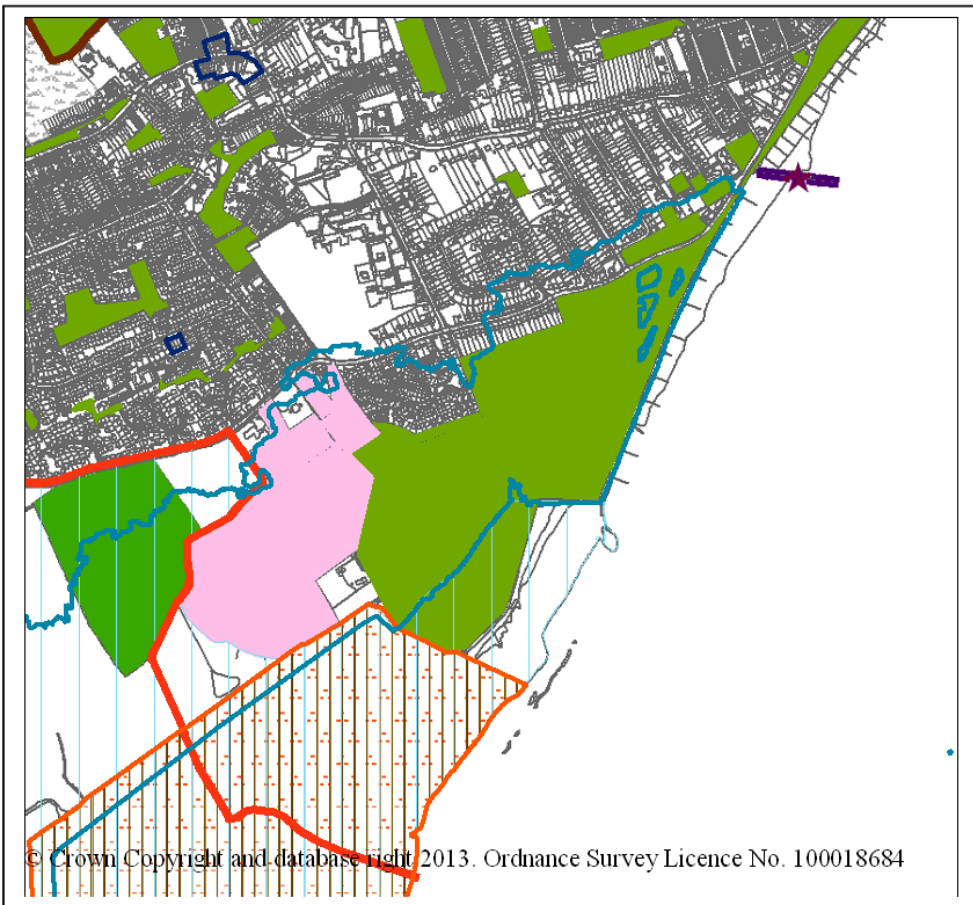
**Change reference: PM2.3**

**Type of change:** Removal of safeguarded holiday parks from the Settlement Development Boundary and correction of a cartographic error.

**Location:** Land around Low Road, Dovercourt.

**2012 Draft Local Plan**

**Proposed Change**



**Reason for change:** To ensure a consistent approach to the depiction of safeguarded holiday parks on the periphery of settlements. It is proposed that all safeguarded holiday parks on the periphery of settlements be removed from Settlement Development Boundaries. See section on 'Notable Changes to the Policies Maps' for more details. This change also rectifies a cartographical error that incorrectly included an area of open space, greenfield land and international wildlife designation within the Settlement Development Boundary.

**Necessary consequential changes:** None.

## Changes to Policies Map Inset 2a: Harwich/Bathside Bay

**Change reference:** PM2a.1

**Type of change:** Deletion of a proposed housing site.

**Location:** Land adjoining Harwich and Parkeston Football Club, Main Road, Dovercourt.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** Concern over the genuine deliverability of new homes on this site within the revised plan period. The site could still however come forward as a 'windfall site' within the Settlement Development Boundary.

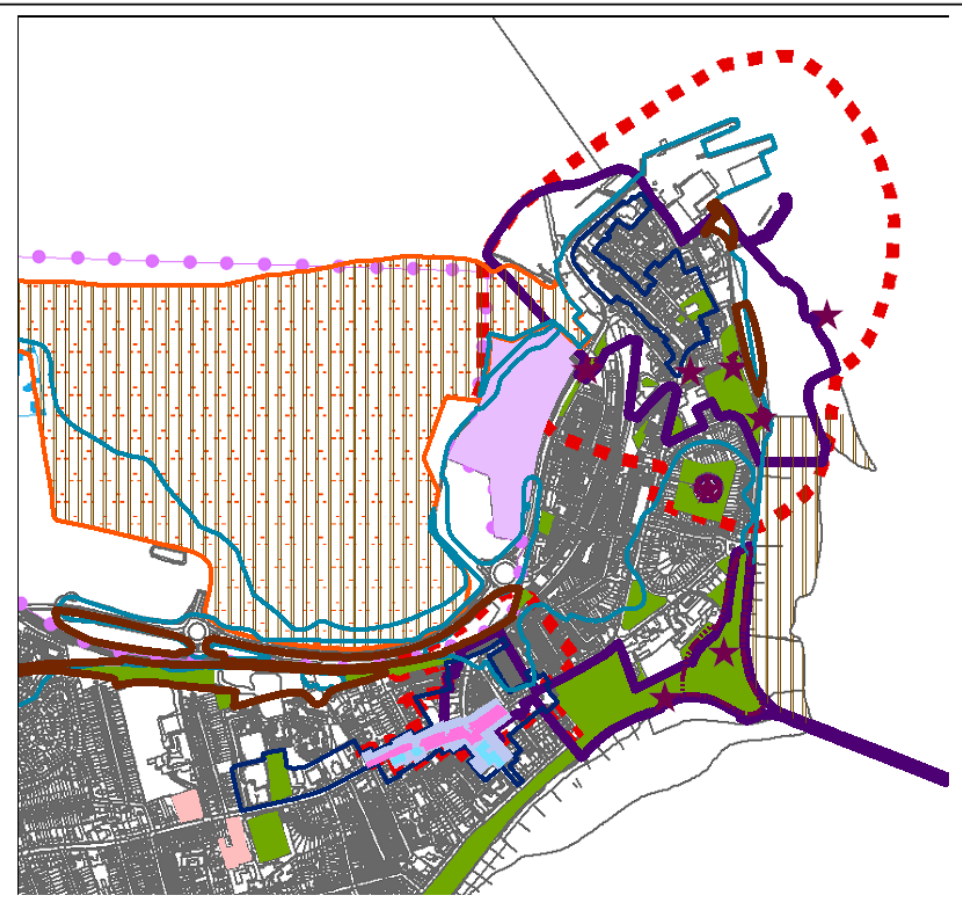
**Necessary consequential changes:** This change reflects the proposed deletion of 'Land adjacent Harwich and Parkeston Football Club, Main Road, Dovercourt' from paragraph 7.21 (see Major Change MAJ7.2) and Appendix 3 (see Major Change 13.2).

**Change reference: PM2a.2**

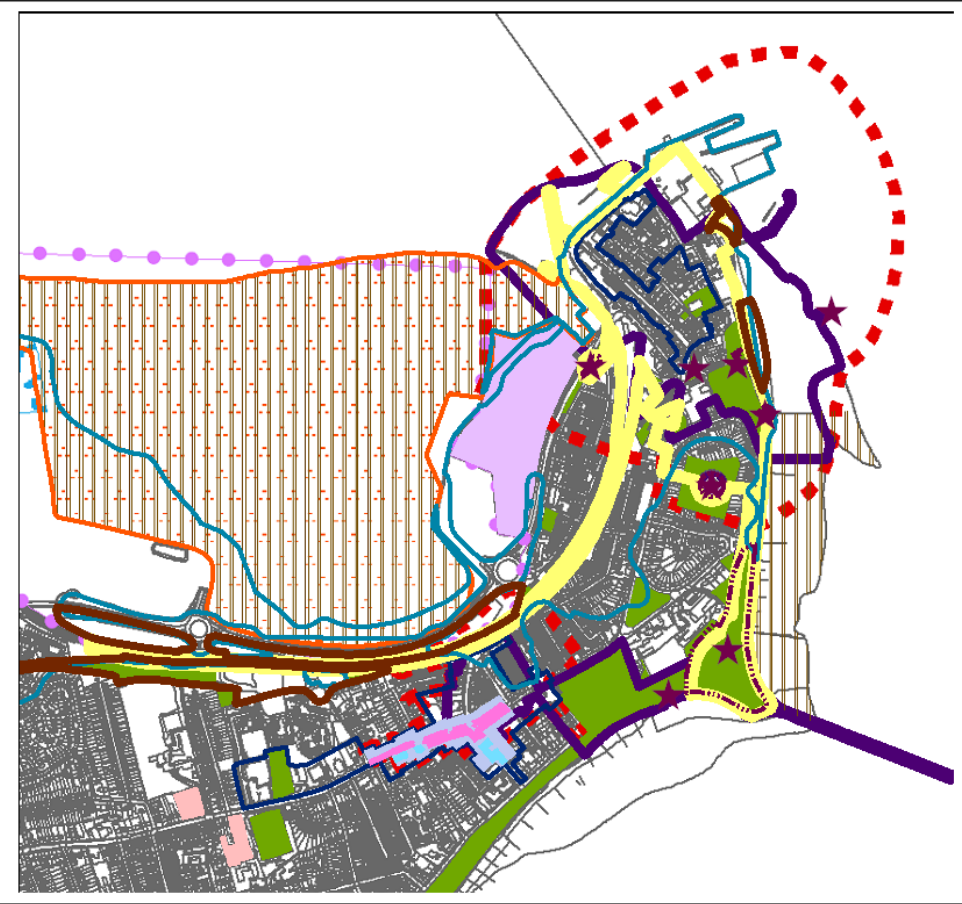
**Type of change:** Reinstatement of the 'Historic Towns' designation that was in the 2007 Adopted Local Plan but not in the 2012 Draft Local Plan.

**Location:** Harwich Old Town and the Hangings.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** It is proposed that the 'Historic Towns' designation be re-instated for Harwich, Manningtree and St. Osyth. See section on 'Notable Changes to the Policies Maps' for more details. The area covered by the Historic Towns designation is shown by a yellow line on the diagram above.

**Necessary consequential changes:** This change reflects the proposed addition of the Historic Towns status in Policy PLA6 (see Major Change MAJ5.1) and supporting paragraph 5.39 (see Minor Change MIN5.19).



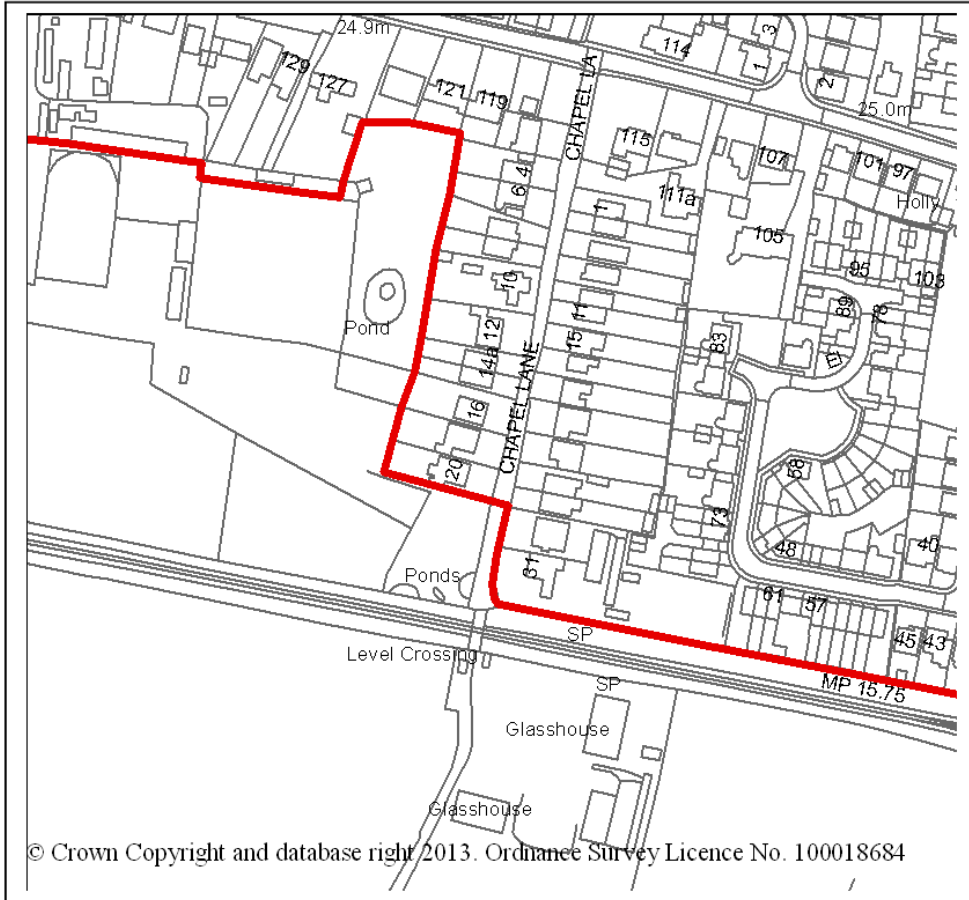
## Changes to Policies Map Inset 3: Frinton, Walton and Kirby Cross

**Change reference:** PM3.1

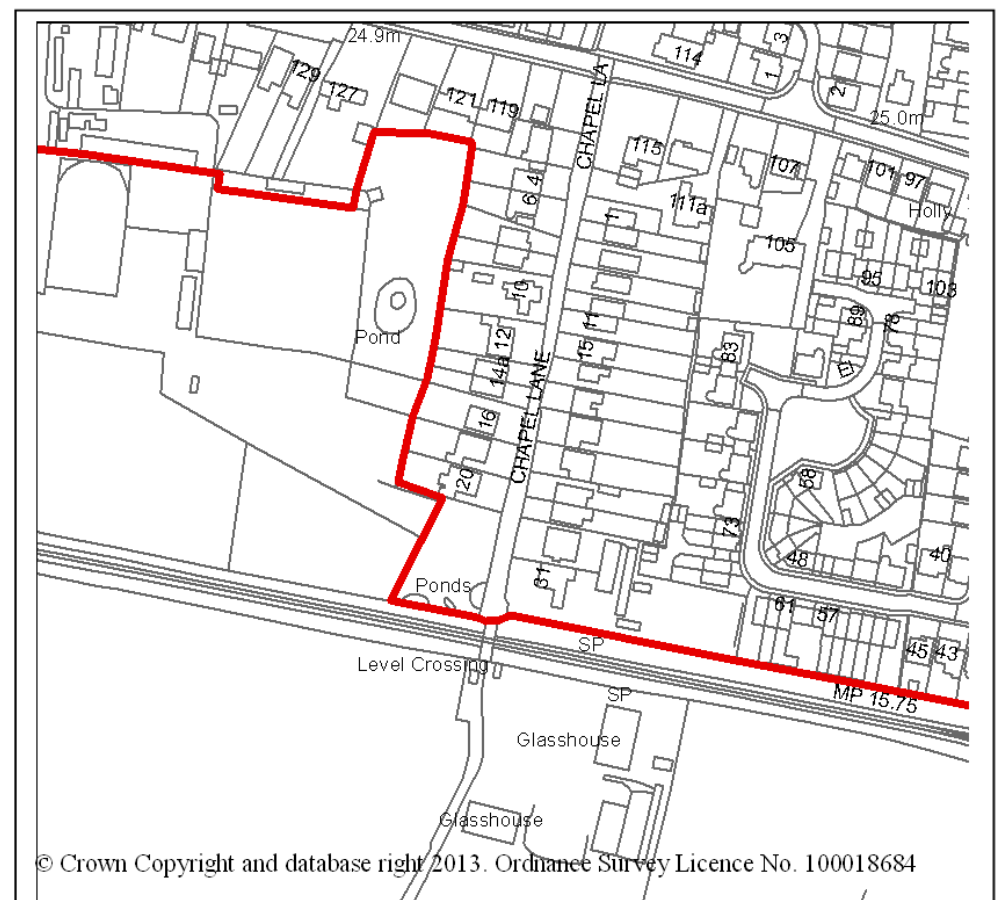
**Type of change:** Extension of Settlement Development Boundary around a site that has now obtained planning permission for housing.

**Location:** Land south of 20 Chapel Lane, Kirby Cross.

### 2012 Draft Local Plan



### Proposed Change



**Reason for change:** To reflect the fact that this site has obtained planning permission (12/01238/FUL) for two dwellings and that these dwellings will form part of the built up area when constructed.

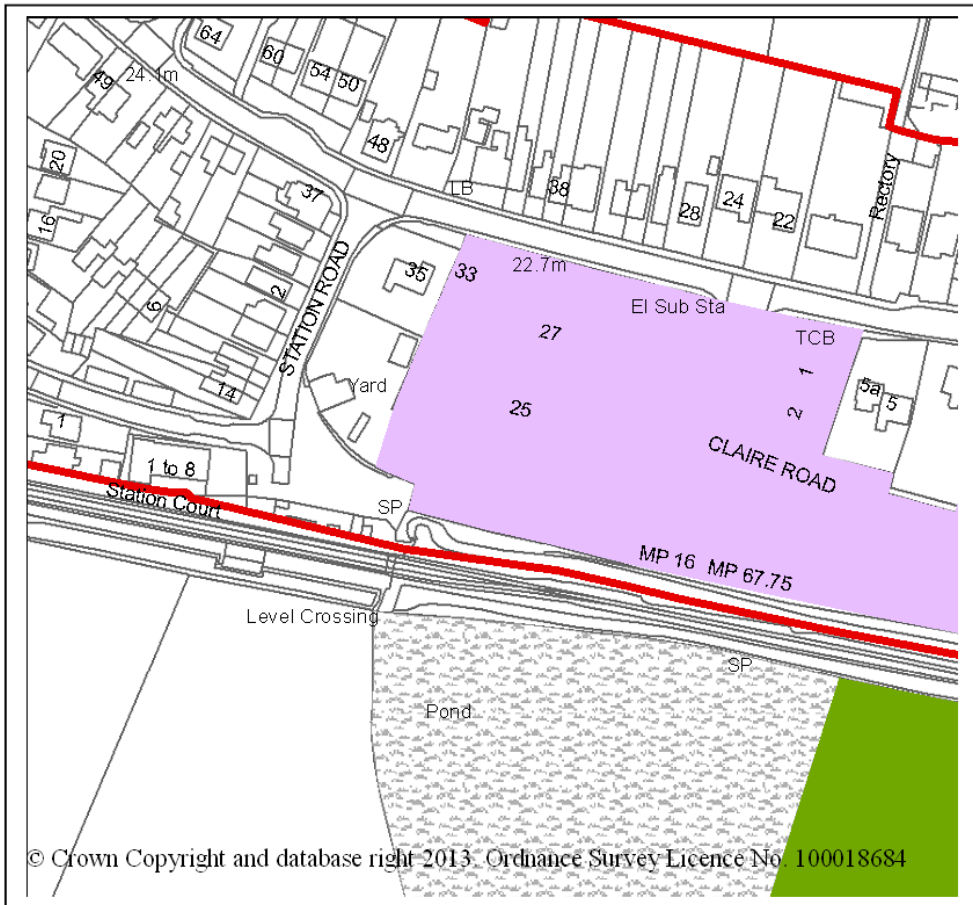
**Necessary consequential changes:** None.

**Change reference: PM3.2**

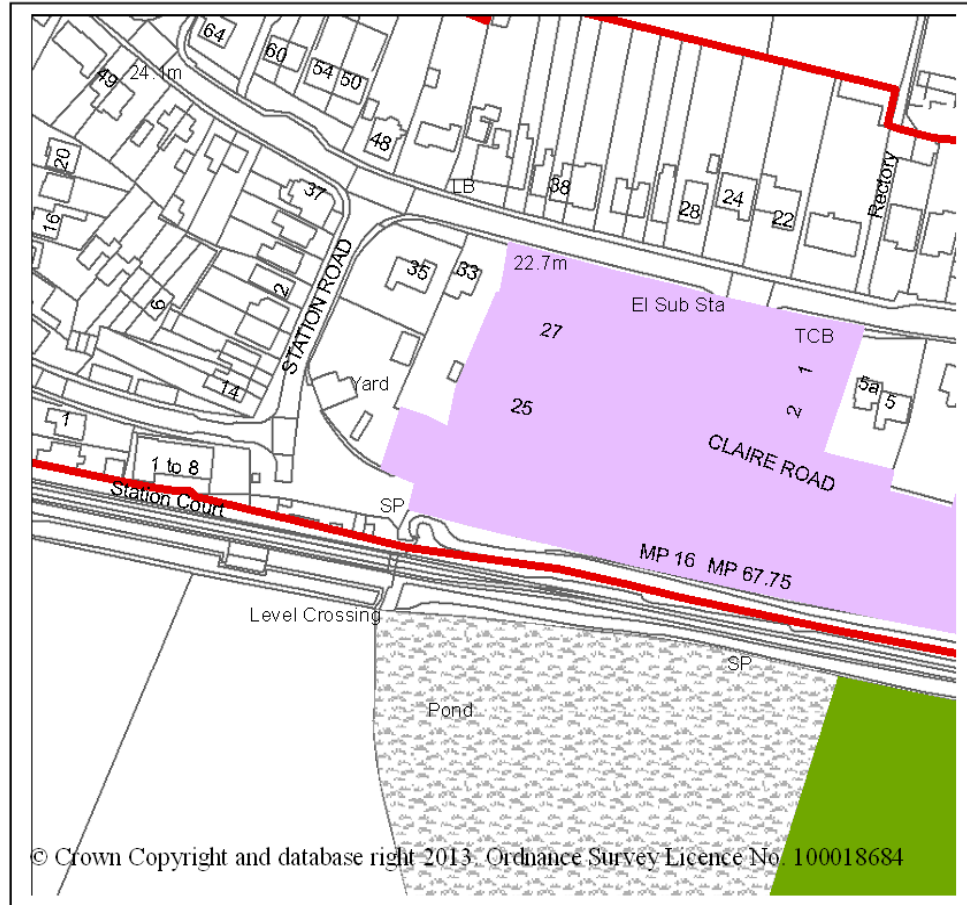
**Type of change:** Correction of a minor cartographic error.

**Location:** 33 Thorpe Road, Kirby Cross.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To ensure 33 Thorpe Road, Kirby Cross (a residential dwelling) is not incorrectly shown as part of an employment site.

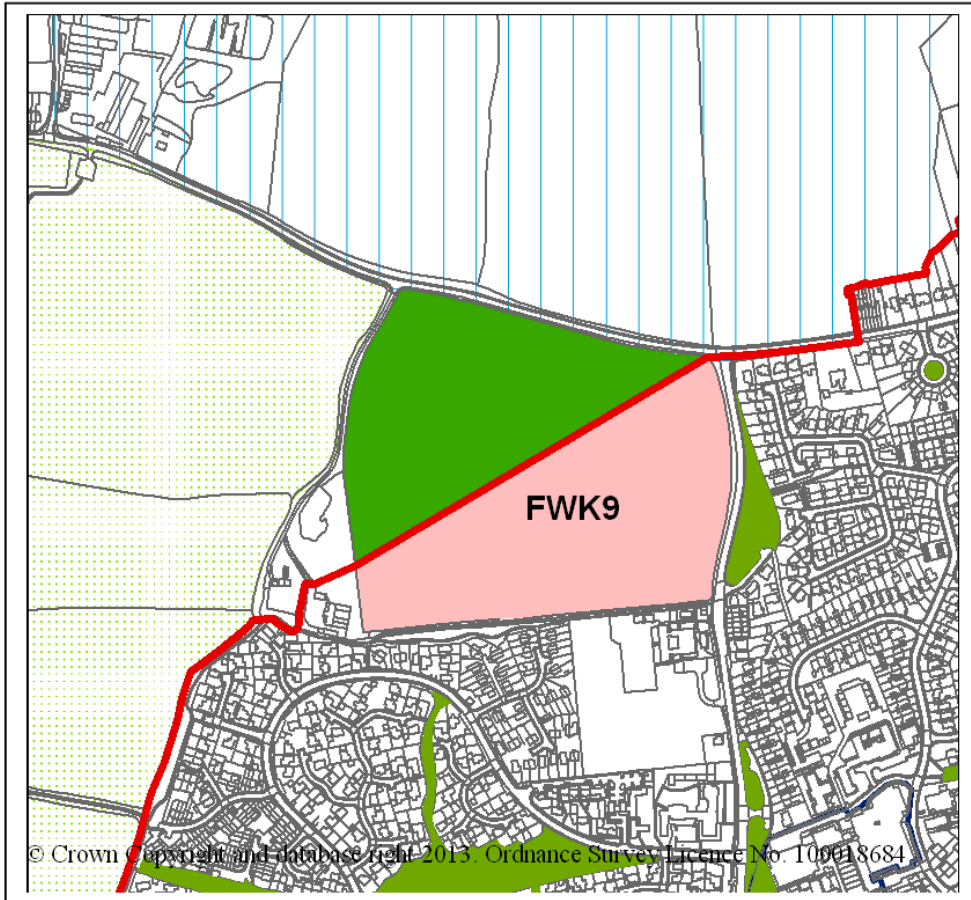
**Necessary consequential changes:** None.

**Change reference: PM3.3**

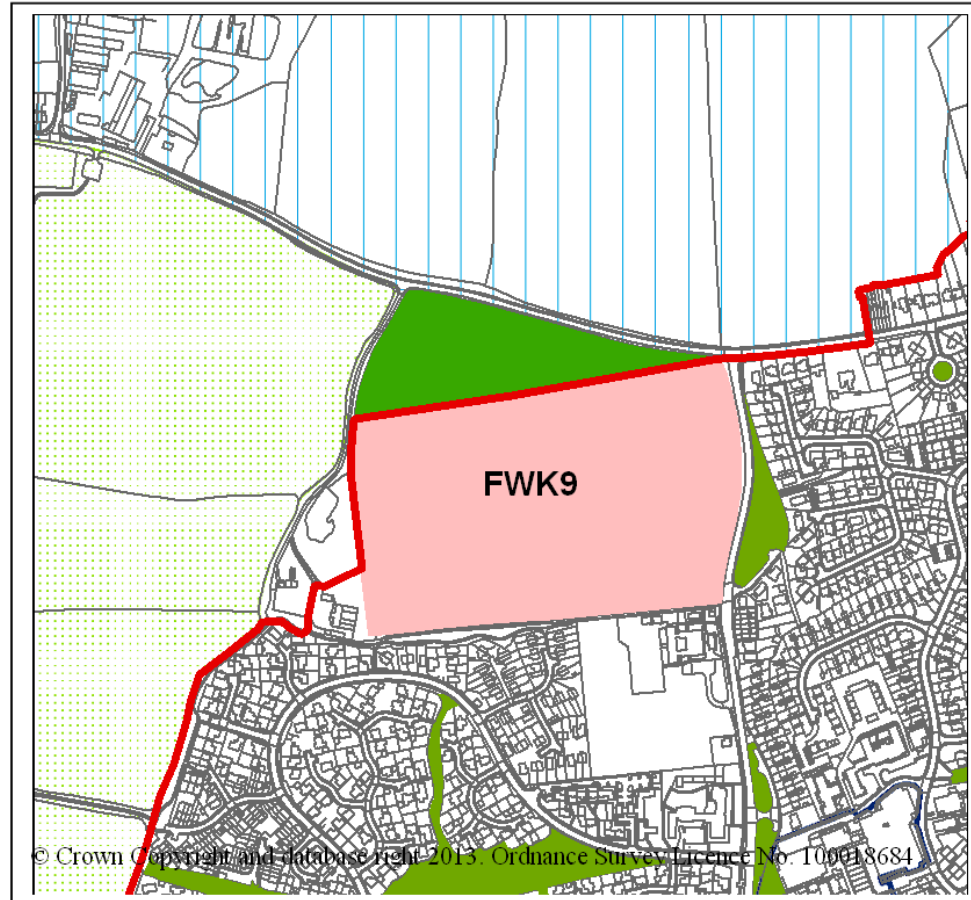
**Type of change:** Extension of proposed housing development site.

**Location:** Land at Turpins Farm, Elm Tree Avenue, Frinton-on-Sea.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To address objections from the landowner by removing onerous restrictions on housing mix and housing numbers to allow a larger, more mixed residential development whilst still ensuring low density and high quality design.

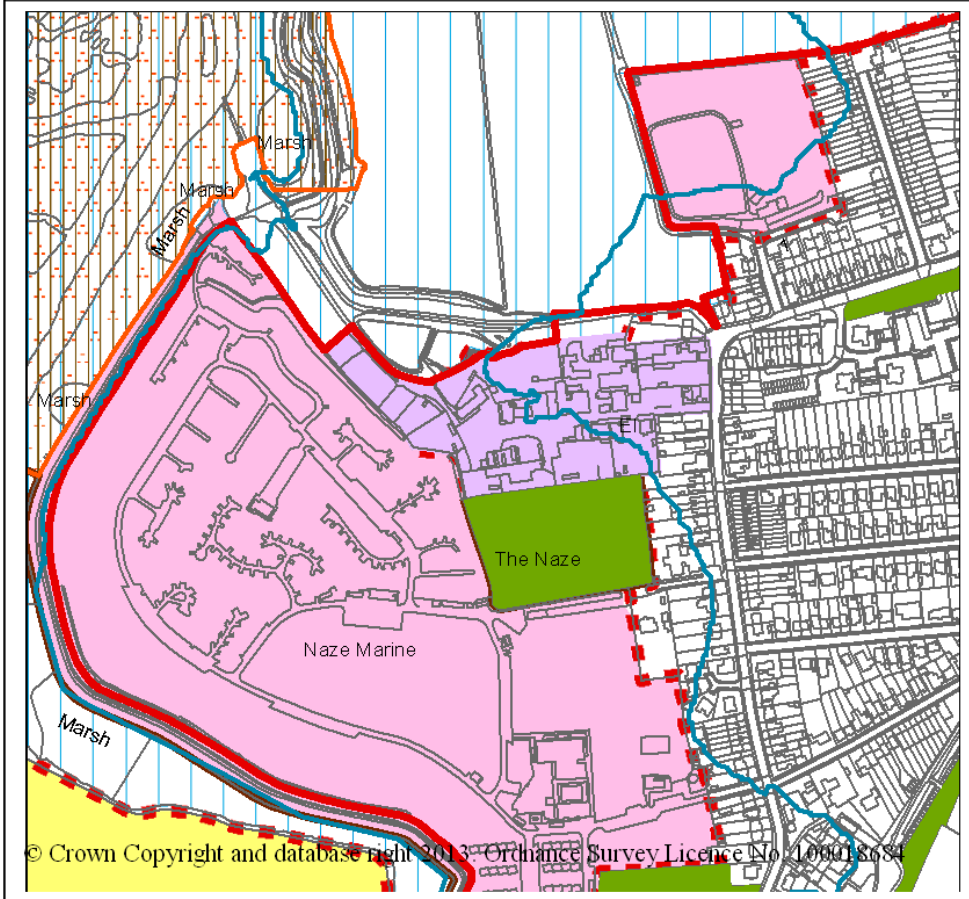
**Necessary consequential changes:** This change reflects the proposed increase of the estimated number of dwellings for this site in Appendix 3 from 50 dwellings to 150 dwellings (see Major Change MAJ13.2) and changes made to Policy FWK9: 'Development at Turpins Farm' (see Major Change MAJ8.8).

**Change reference: PM3.4**

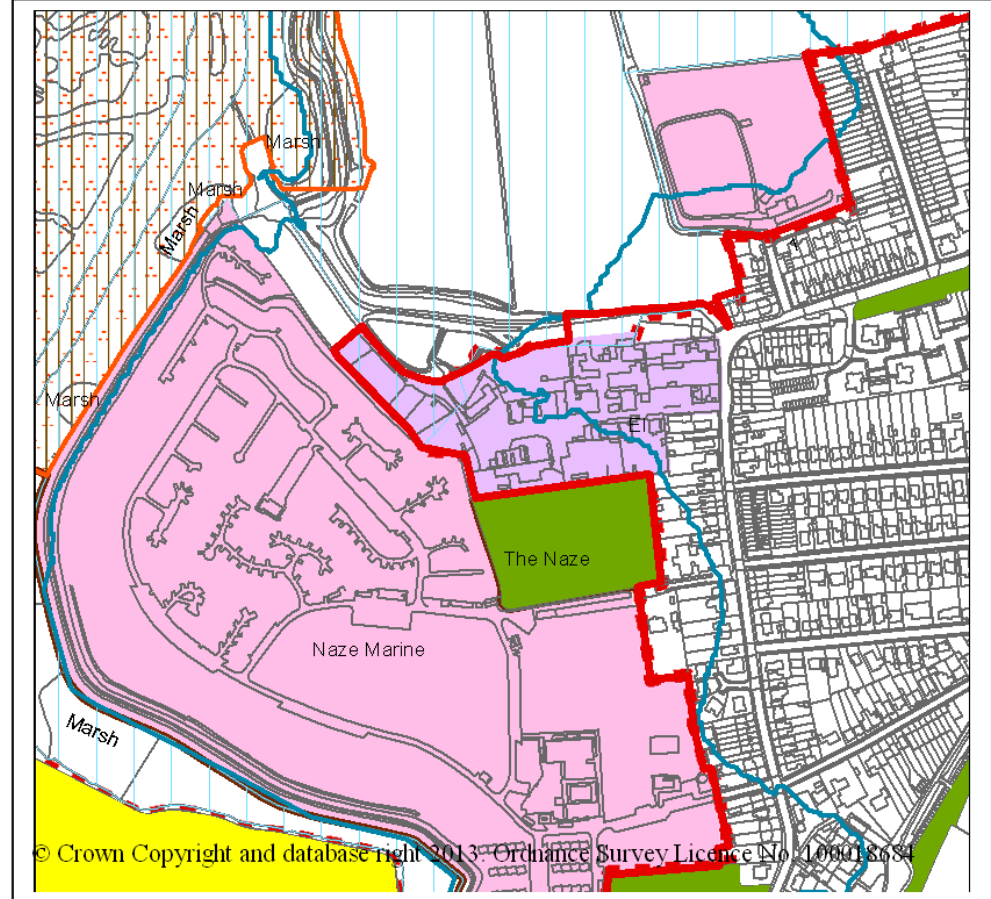
**Type of change:** Removal of safeguarded holiday parks from the Settlement Development Boundary and removal of a thin strip of land from the Coastal Protection Belt.

**Location:** Naze Marine Holiday Park and Willows Caravan Park, Walton-on-the-Naze.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To ensure a consistent approach to the depiction of safeguarded holiday parks on the periphery of settlements. It is proposed that all safeguarded holiday parks on the periphery of settlements be removed from Settlement Development Boundaries. See section on 'Notable Changes to the Policies Maps' for more details. A thin strip of land has also been removed from the Coastal Protection Belt in recognition that a small extension of the holiday park in this area would not have a significant adverse landscape impact, if the site owners were looking to expand.

**Necessary consequential changes:** None.

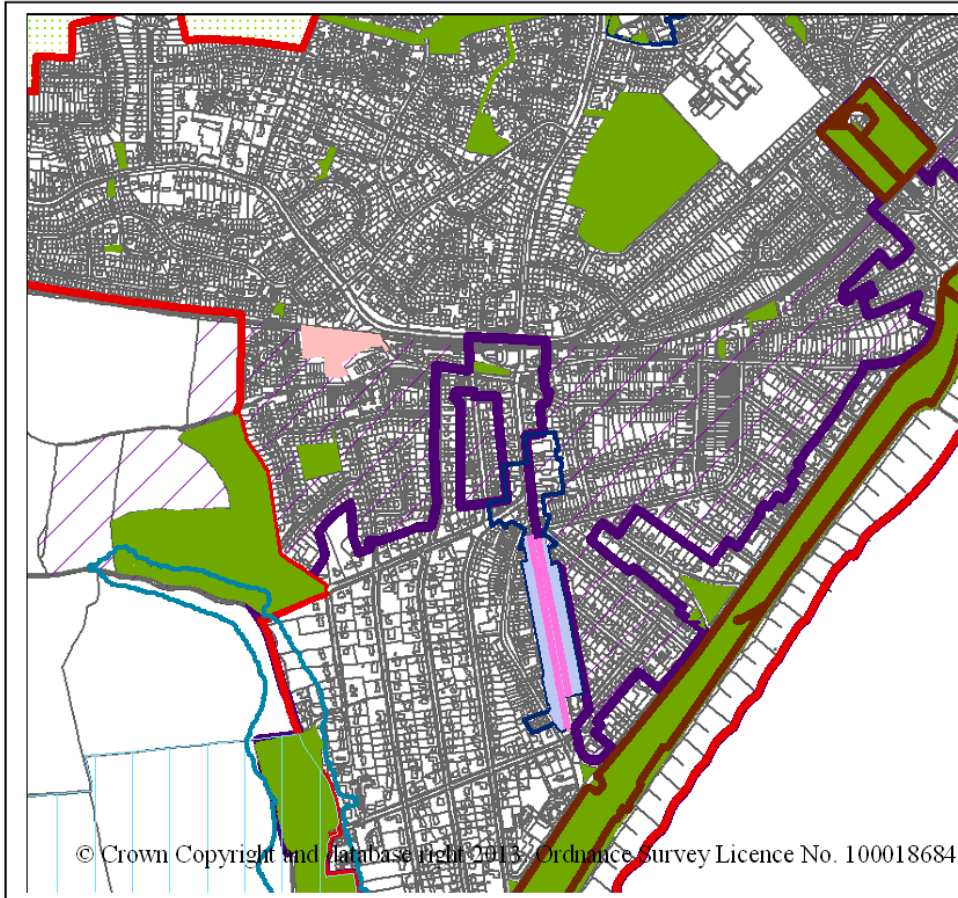
## Changes to Policies Map Inset 3a: Connaught Avenue and “The Avenues”, Frinton

**Change reference:** PM3a.1

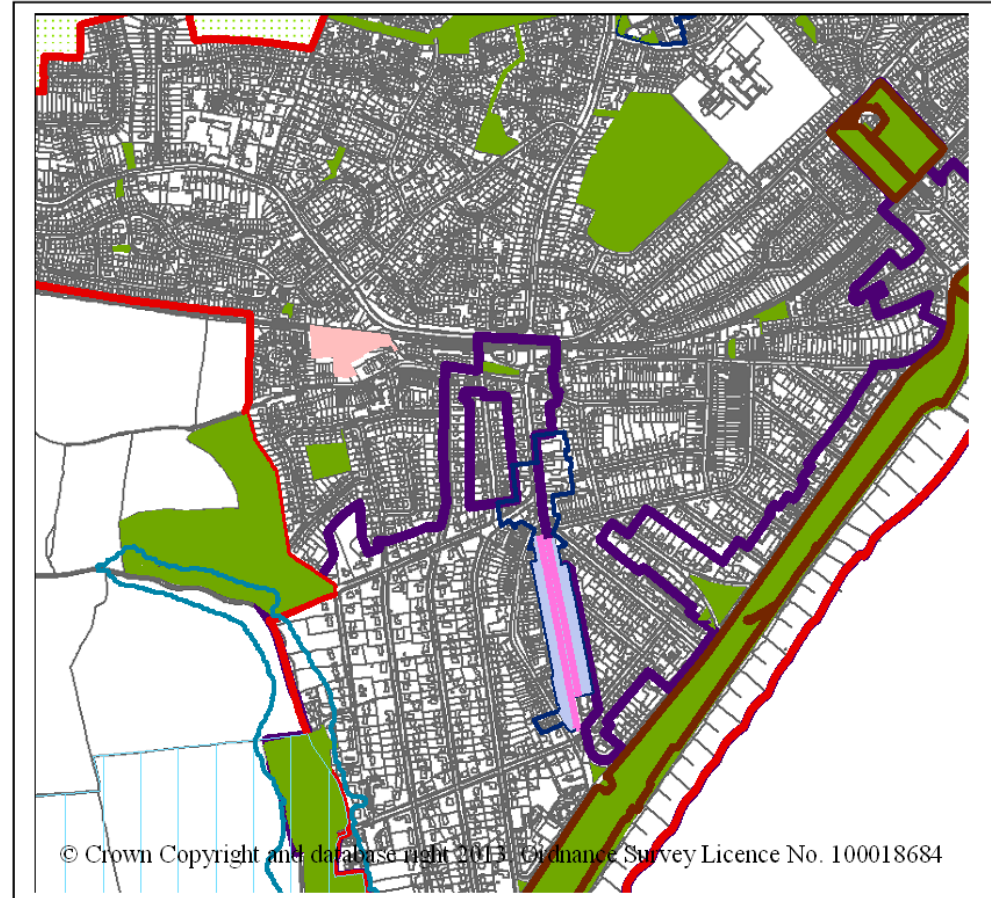
**Type of change:** Removal of the ‘Proposed Conservation Area Extension’ notation.

**Location:** The electoral ward of Frinton (as depicted on Policies Map Inset 3a and partly on Inset 3).

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To acknowledge that the extension of a Conservation Area can only be justified through a robust assessment of the various features that together contribute positively and negatively toward the special character of the area. This assessment can be undertaken separate to the Local Plan process.

**Necessary consequential changes:** This change reflects the proposed deletion of Policy FWK4 (see Major Change MAJ8.4).

## Changes to Policies Map Inset 3b: Walton Town Centre

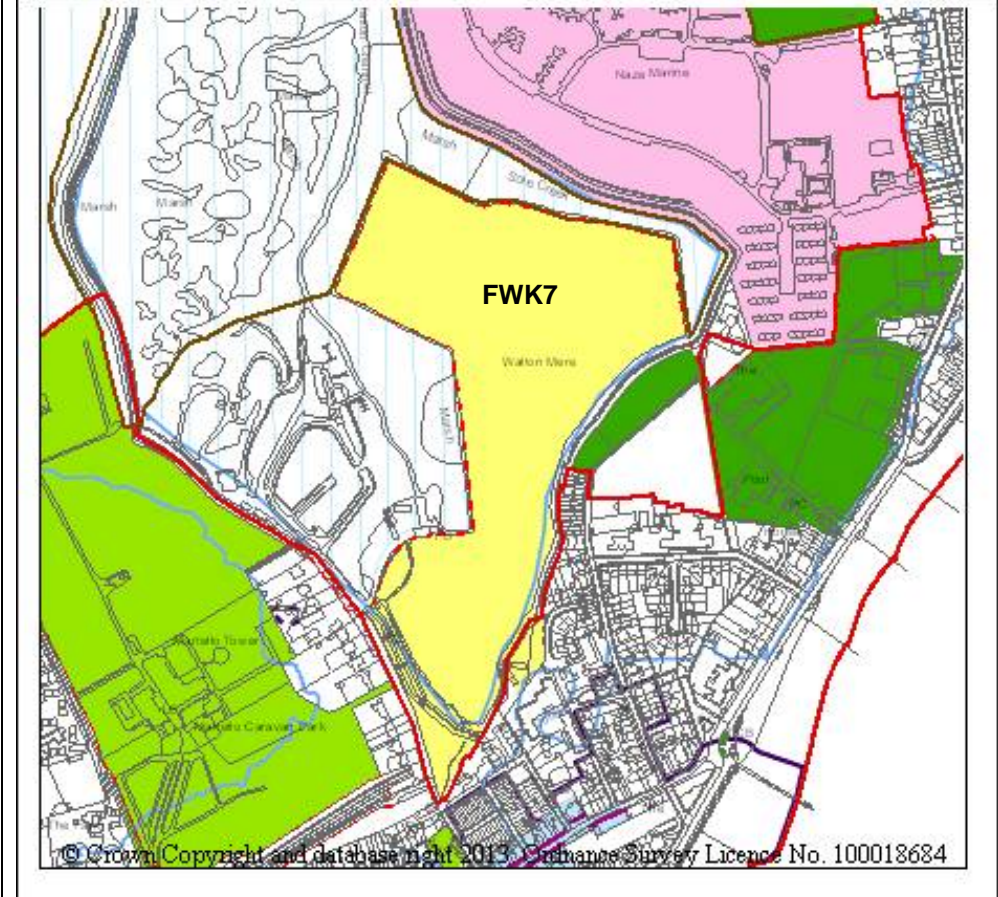
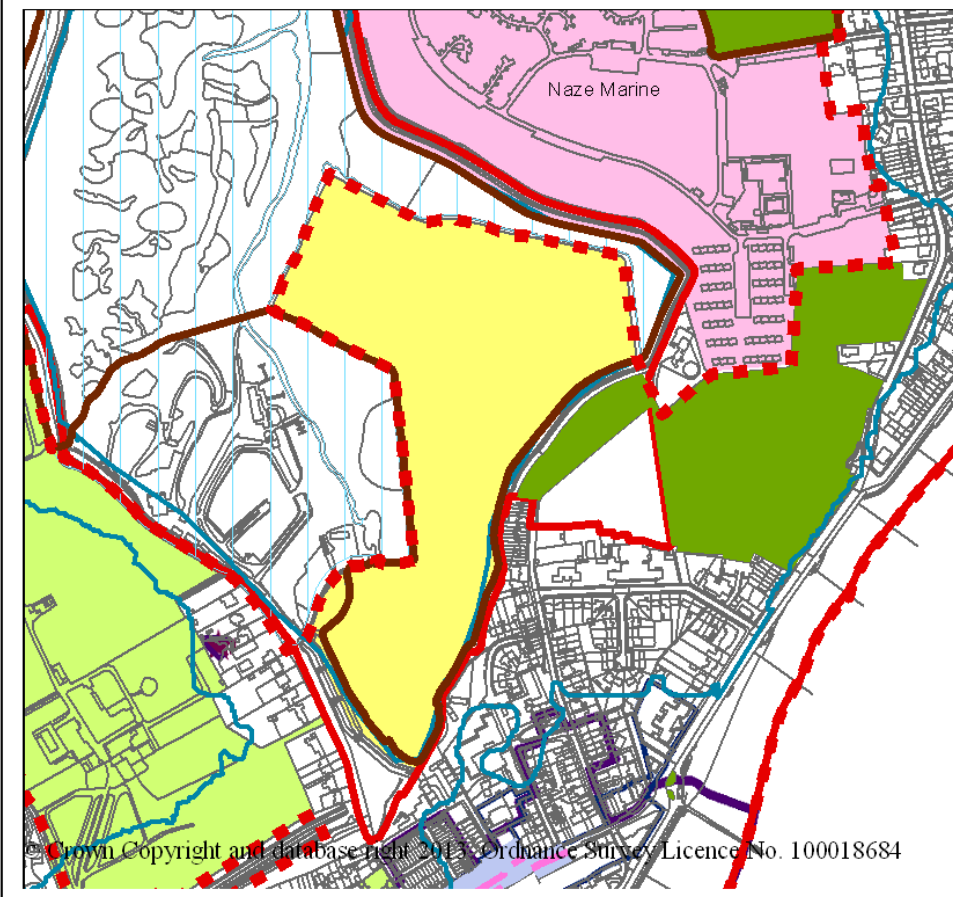
**Change reference: PM3b.1**

**Type of change:** Extension of mixed-use development notation and removal of Local Wildlife Site Designation.

**Section:** Walton Mere and adjoining land, Walton-on-the-Naze.

2012 Draft Local Plan

Proposed Change



**Reason for change:** To re-affirm the Council's support for the principle of restoring the Mere and its use for leisure, recreation or tourism purposes in order to help bring about the regeneration of Walton-on-the-Naze.

**Necessary consequential changes:** This change reflects the proposed changes to Policy FWK7: 'Walton Mere' (see Major Change MAJ8.6).

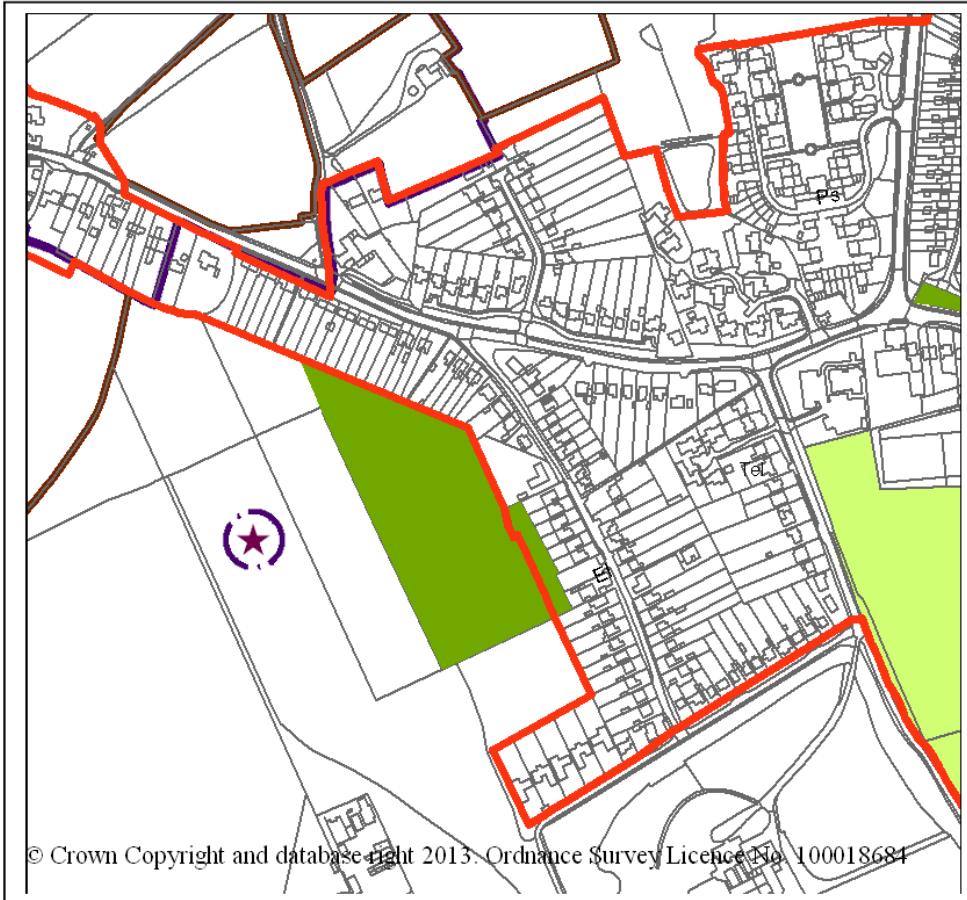
## Changes to Policies Map Inset 4: Manningtree, Lawford, Mistley and Mistley Heath

**Change reference:** PM4.1

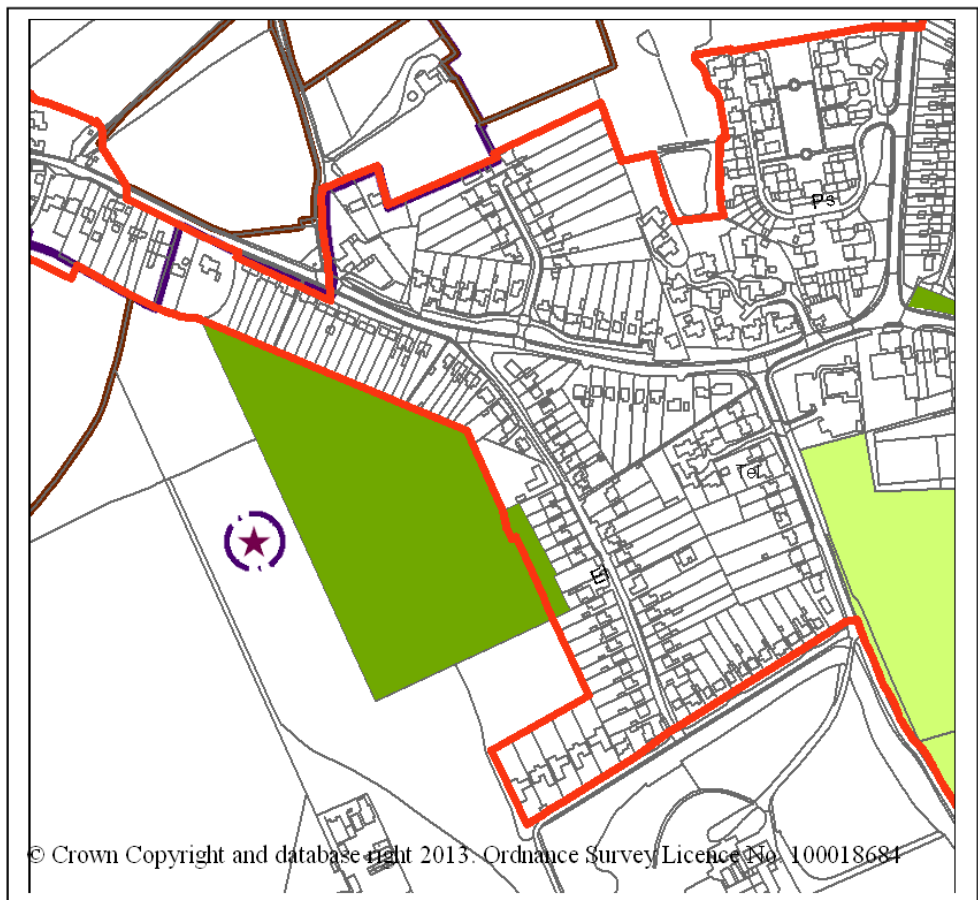
**Type of change:** Extension of protected local green space notation.

**Location:** Playing Field at School Lane, Lawford.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To recognise that the Parish Council has acquired this land for open space use and is therefore worthy of protection through Policy PEO19 'Green Infrastructure'.

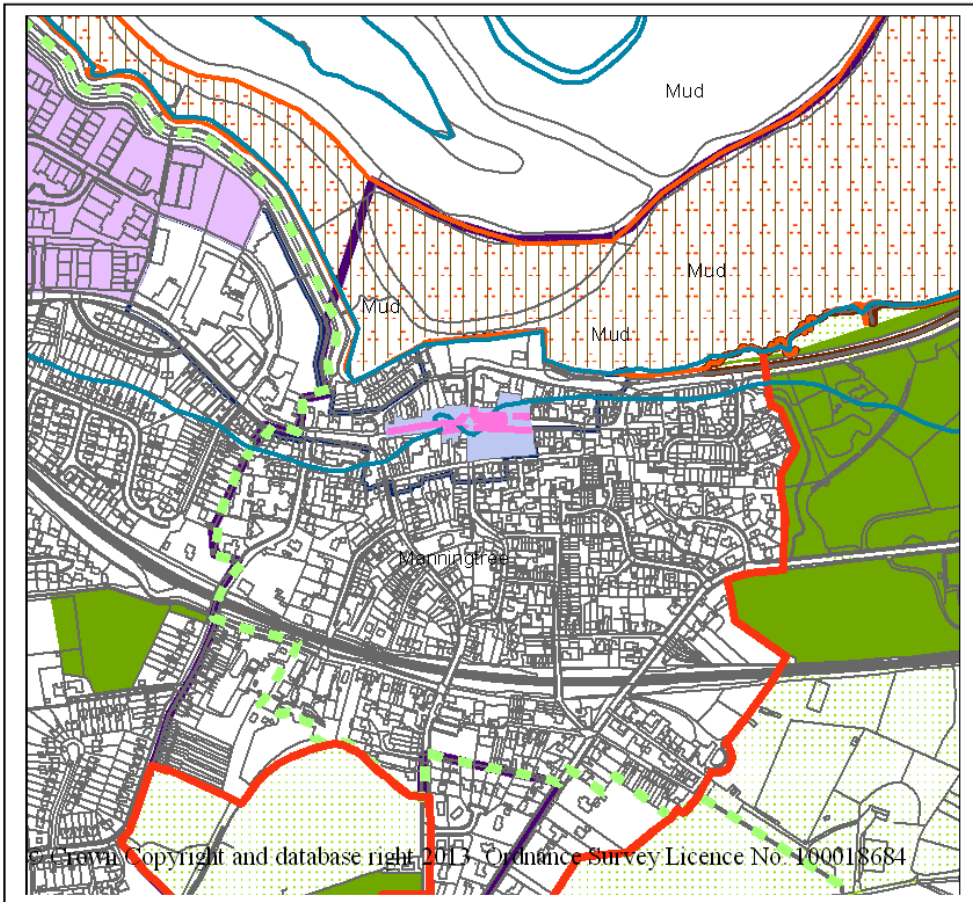
**Necessary consequential changes:** None.

**Change reference: PM4.2**

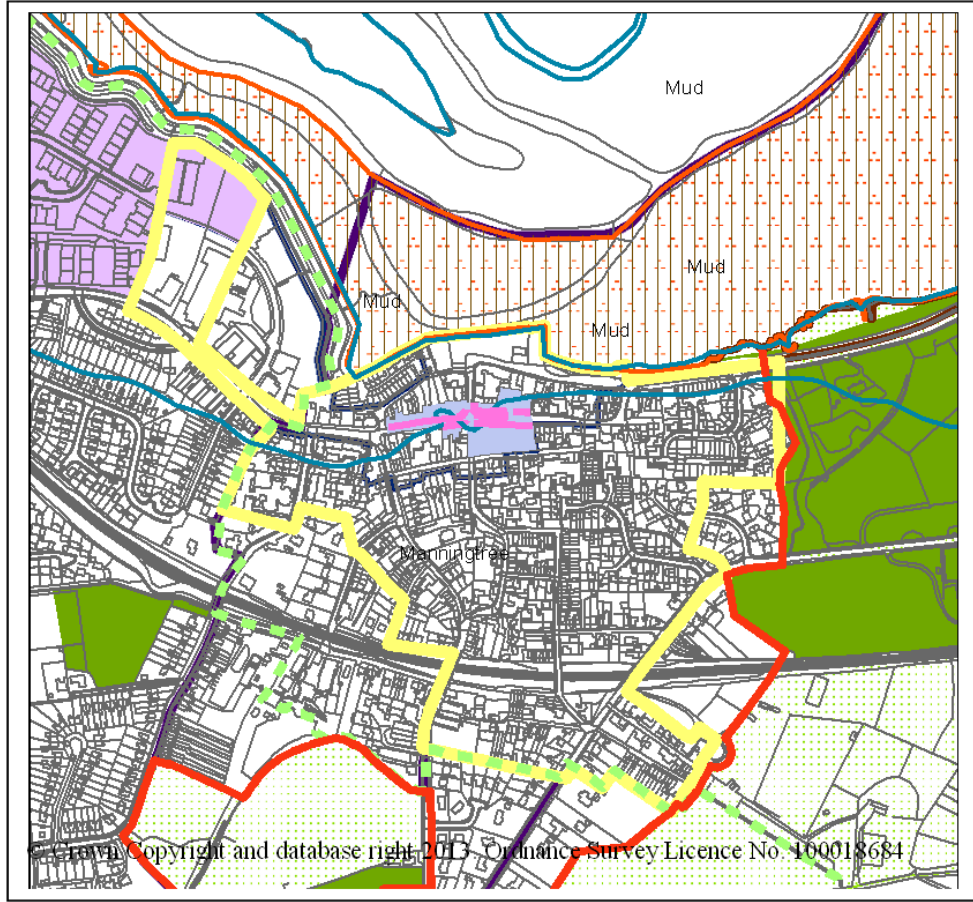
**Type of change:** Reinstatement of the 'Historic Towns' designation that was in the 2007 Adopted Local Plan but not in the 2012 Draft Local Plan.

**Location:** Manningtree.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** It is proposed that the 'Historic Towns' designation be re-instated for Harwich, Manningtree and St. Osyth. See section on 'Notable Changes to the Policies Maps' for more details. The area covered by the Historic Towns designation is shown by a yellow line on the diagram above.

**Necessary consequential changes:** This change reflects the proposed addition of the Historic Towns status in Policy PLA6 (see Major Change MAJ5.1) and supporting paragraph 5.39 (see Minor Change MIN5.19).

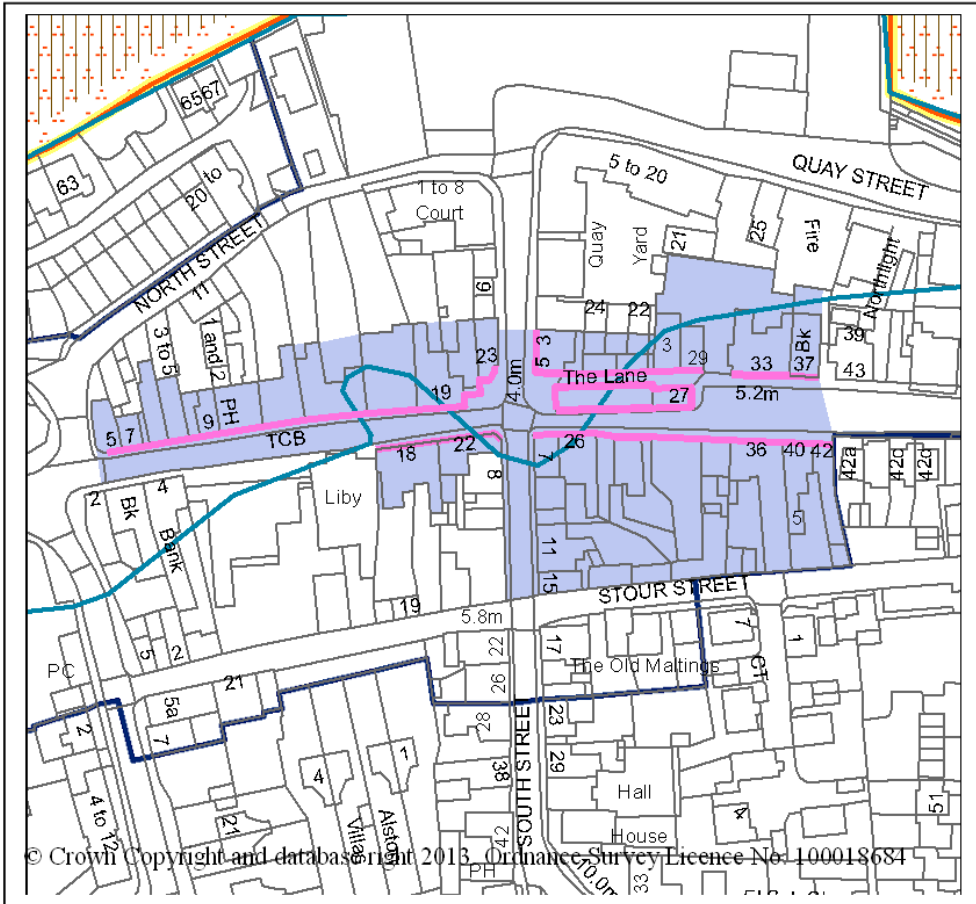


**Change reference: PM4.3**

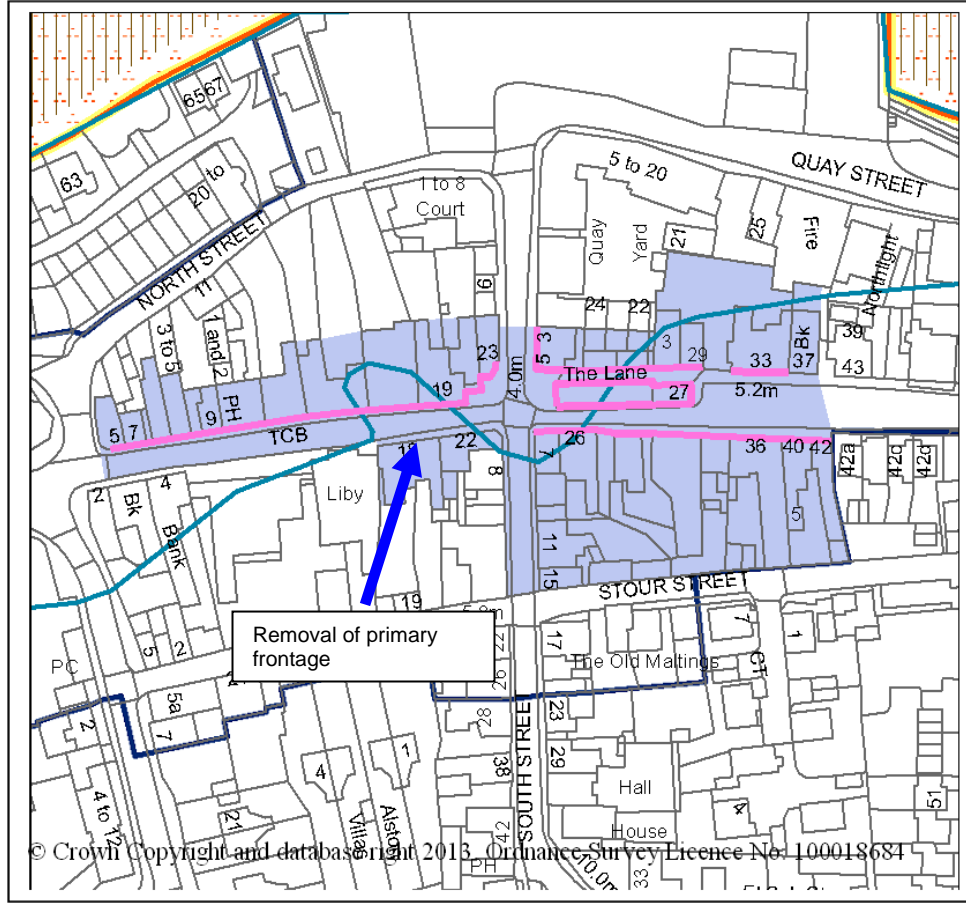
**Type of change:** Reduction in the length of the primary shopping frontage in Manningtree Town Centre.

**Location:** 18, 22 and 37 High Street, Manningtree.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To recognise that 18, 22 and 37 High Street are not in retail use and it is not necessary for them to be protected through the new Policy PRO5 'Use of Shop Units in Town Centres' (see Major Change MAJ3.5).

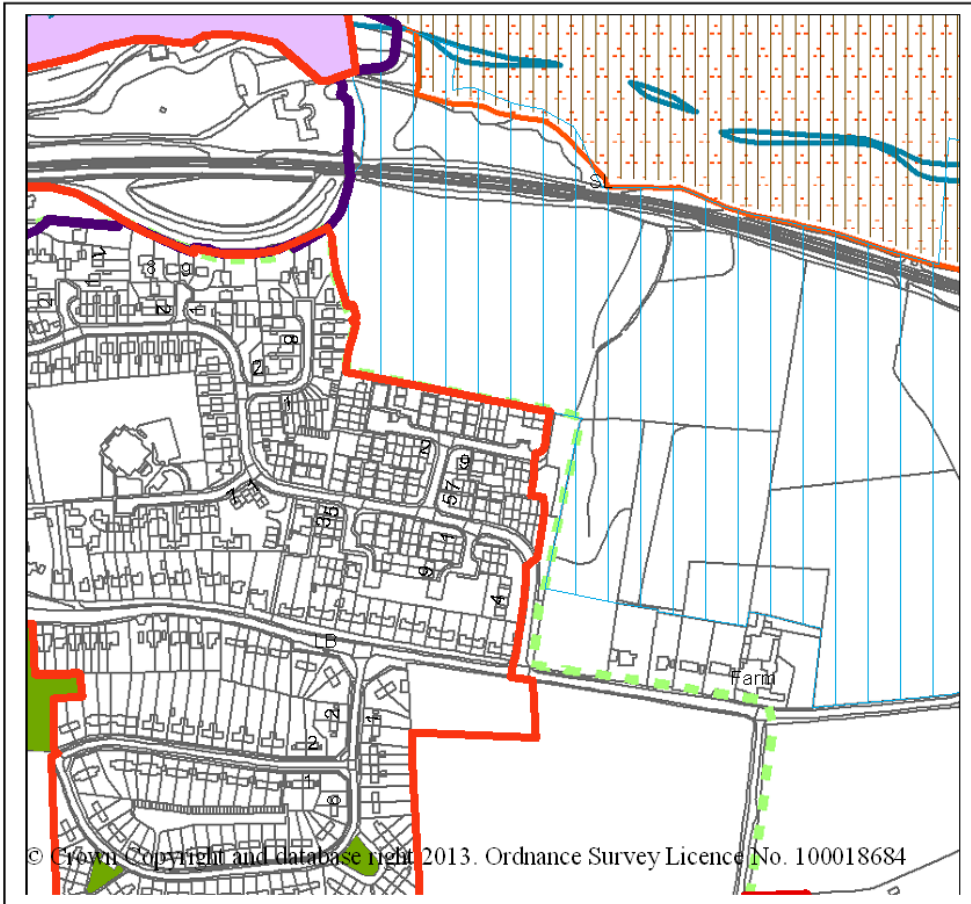
**Necessary consequential changes:** None.

**Change reference: PM4.4**

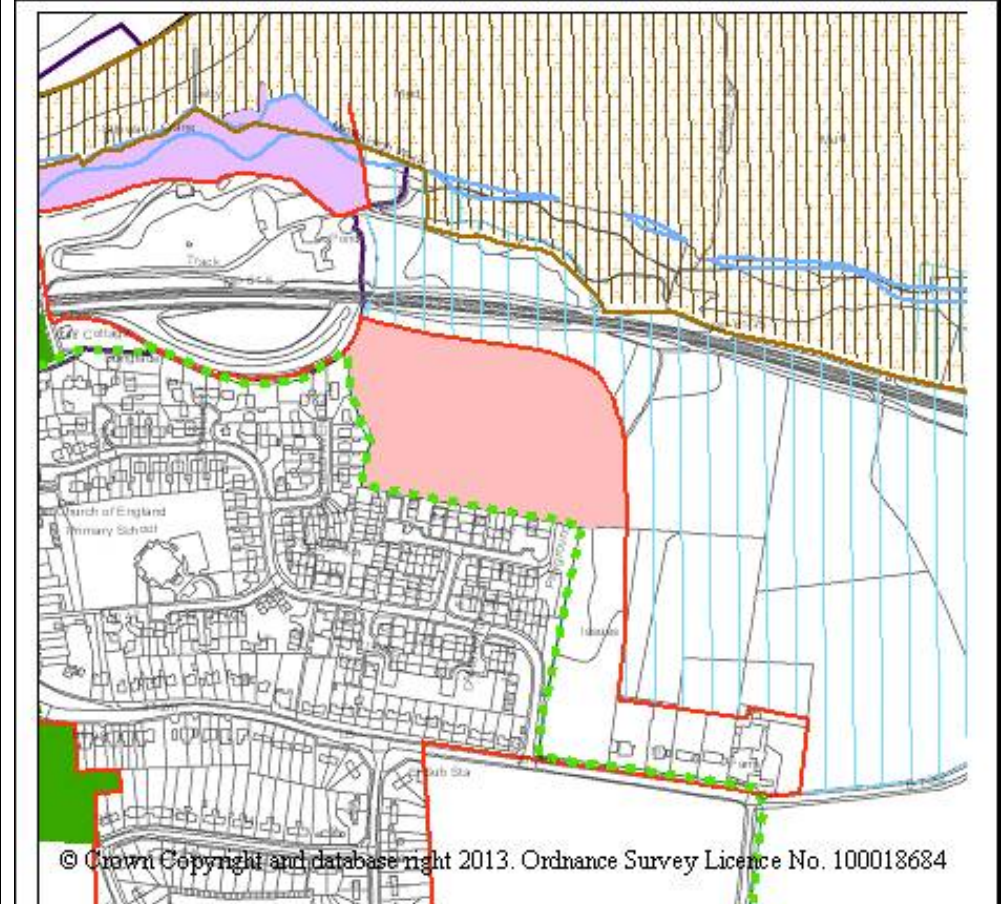
**Type of change:** Allocation of a new housing site and alterations to the Settlement Development Boundary and Coastal Protection Belt.

**Location:** Land off Harwich Road and north of Stourview Close, Mistley.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** Acceptance of the case put forward by the landowners that this site should be allocated for housing. See section on 'Notable Changes to the Policies Maps' for more details. Also land south of Harwich Road removed from the Settlement Development Boundary as there are doubts as to whether a scheme for affordable housing, which has obtained planning permission in line with the Rural Exceptions Policy, will actually be built.

**Necessary consequential changes:** This change reflects the proposed inclusion of new Policy MLM5a 'Development north of Stourview Close, Mistley' and associated supporting text (see Major Change MAJ9.3).

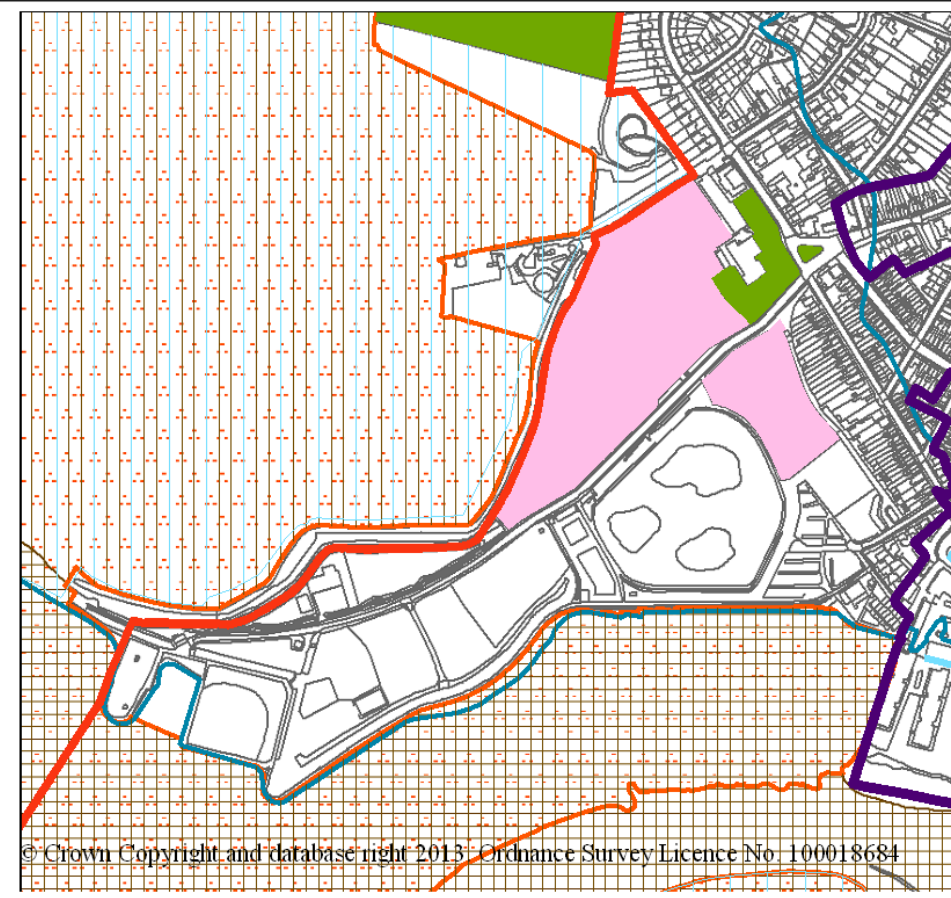
## Changes to Policies Map Inset 5: Brightlingsea

**Change reference:** PM5.1

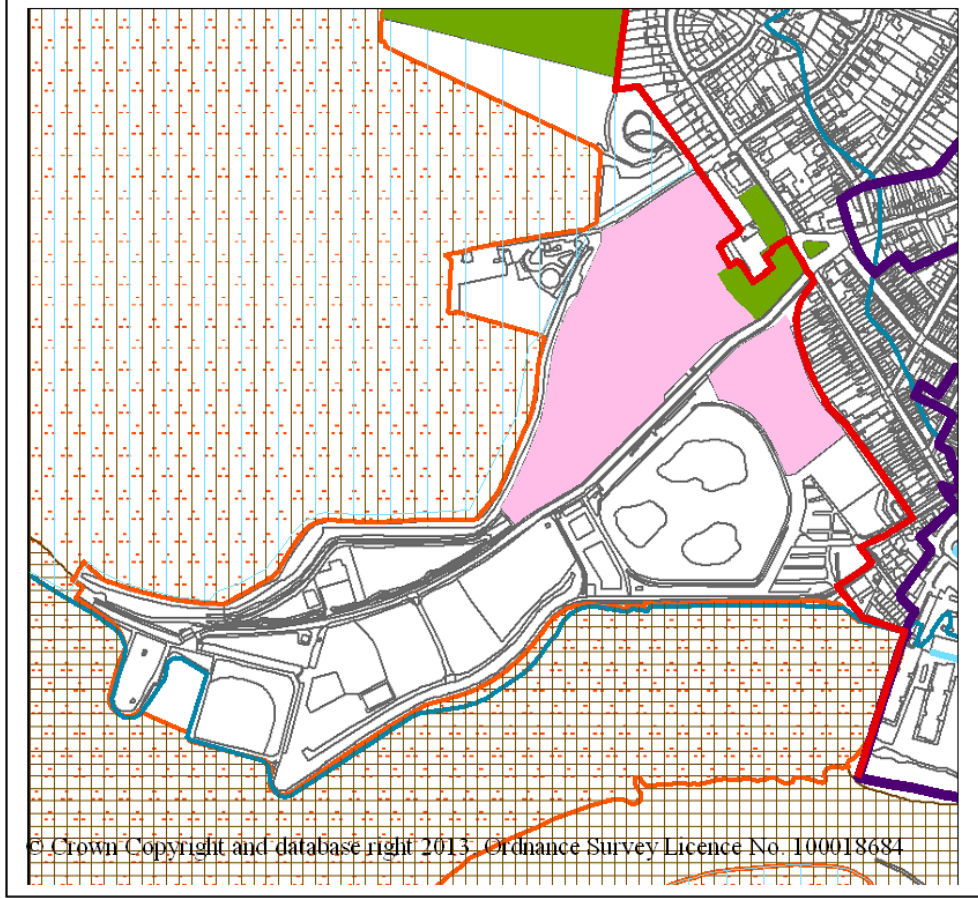
**Type of change:** Removal of safeguarded holiday parks from the Settlement Development Boundary.

**Location:** Brightlingsea Leisure Village.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To ensure a consistent approach to the depiction of safeguarded holiday parks on the periphery of settlements. It is proposed that all safeguarded holiday parks on the periphery of settlements be removed from Settlement Development Boundaries. See section on 'Notable Changes to the Policies Maps' for more details.

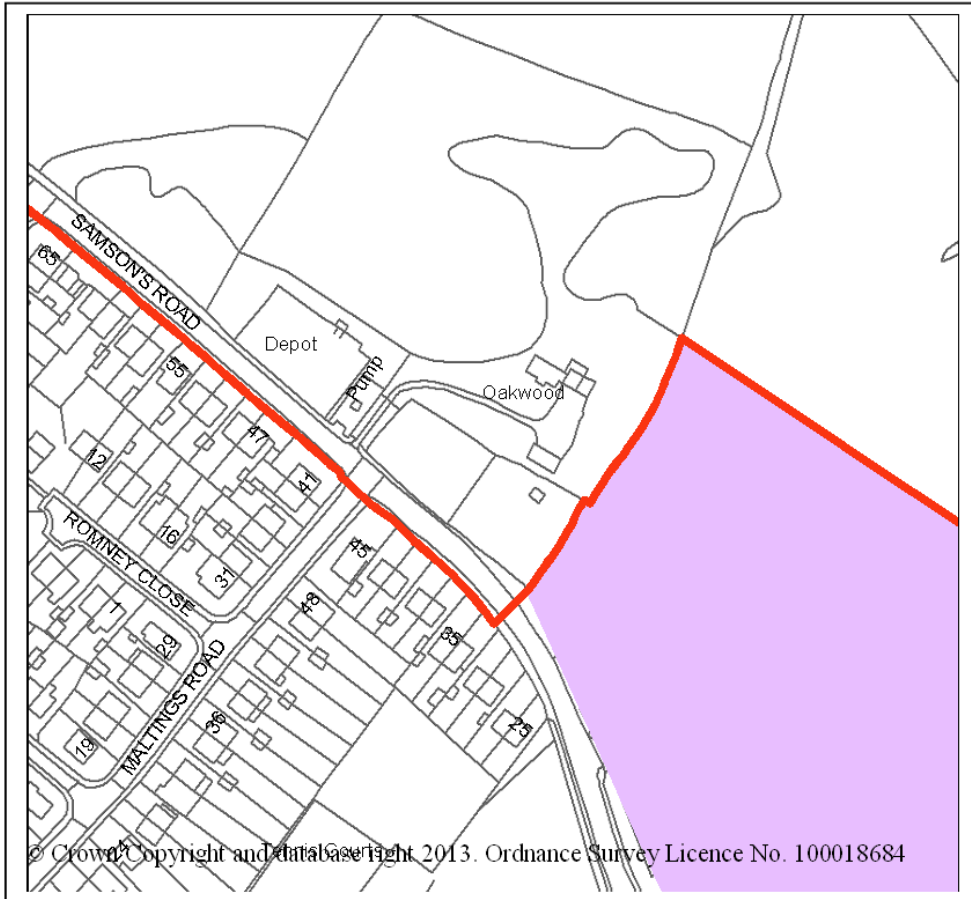
**Necessary consequential changes:** None.

**Change reference: PM5.2**

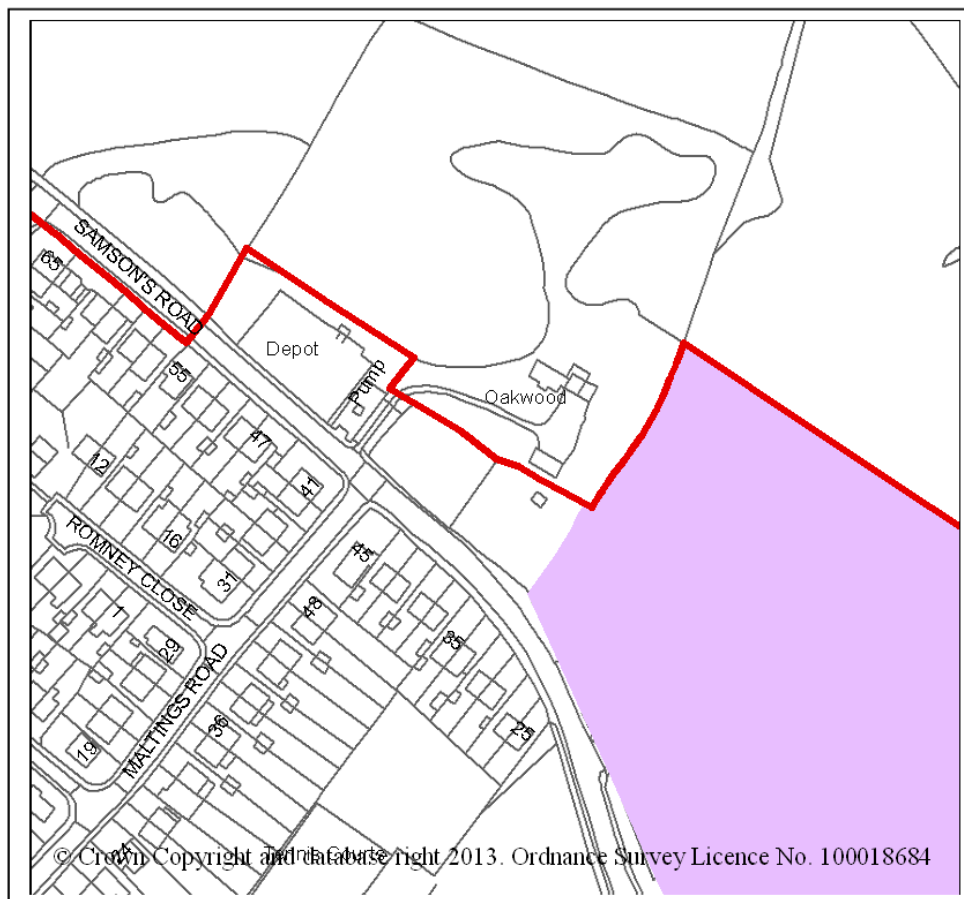
**Type of change:** Extension of Settlement Development Boundary to incorporate additional previously developed land.

**Location:** Land north of Samson Road, Brightlingsea.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To acknowledge, in response to representations from the landowner, that a small development on this brownfield site may be suitable and that its inclusion within the Settlement Development Boundary is justified.

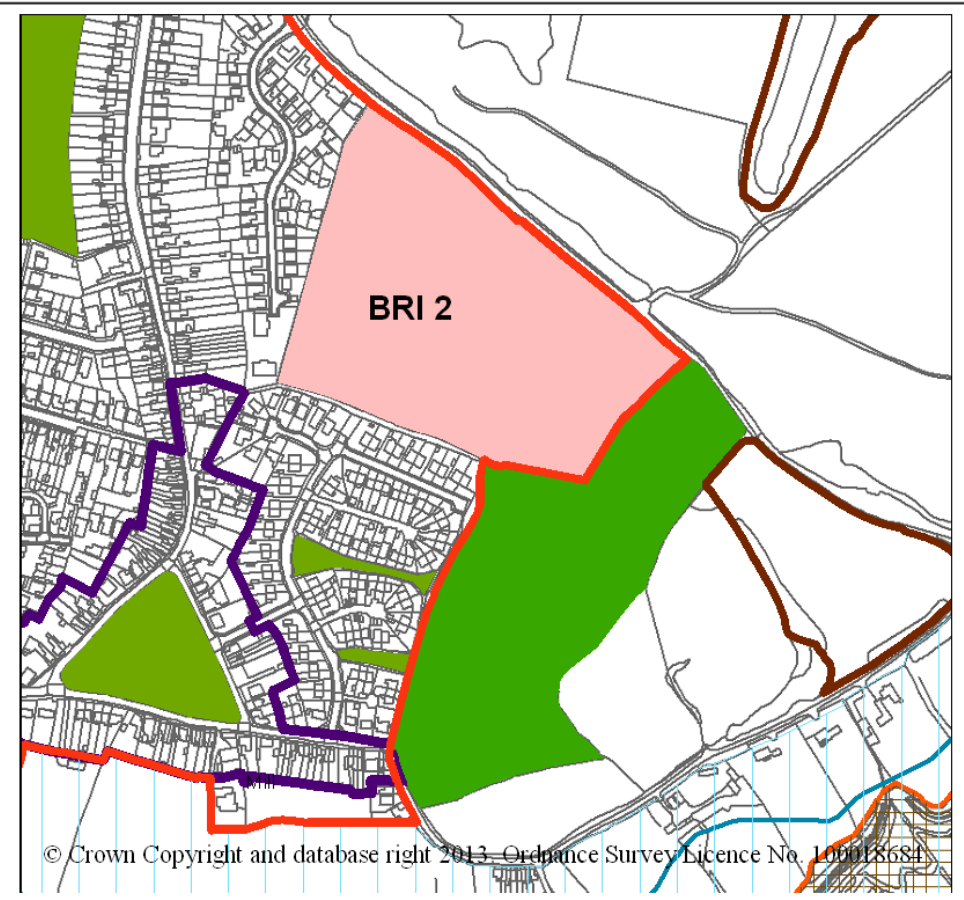
**Necessary consequential changes:** None.

**Change reference: PM5.3**

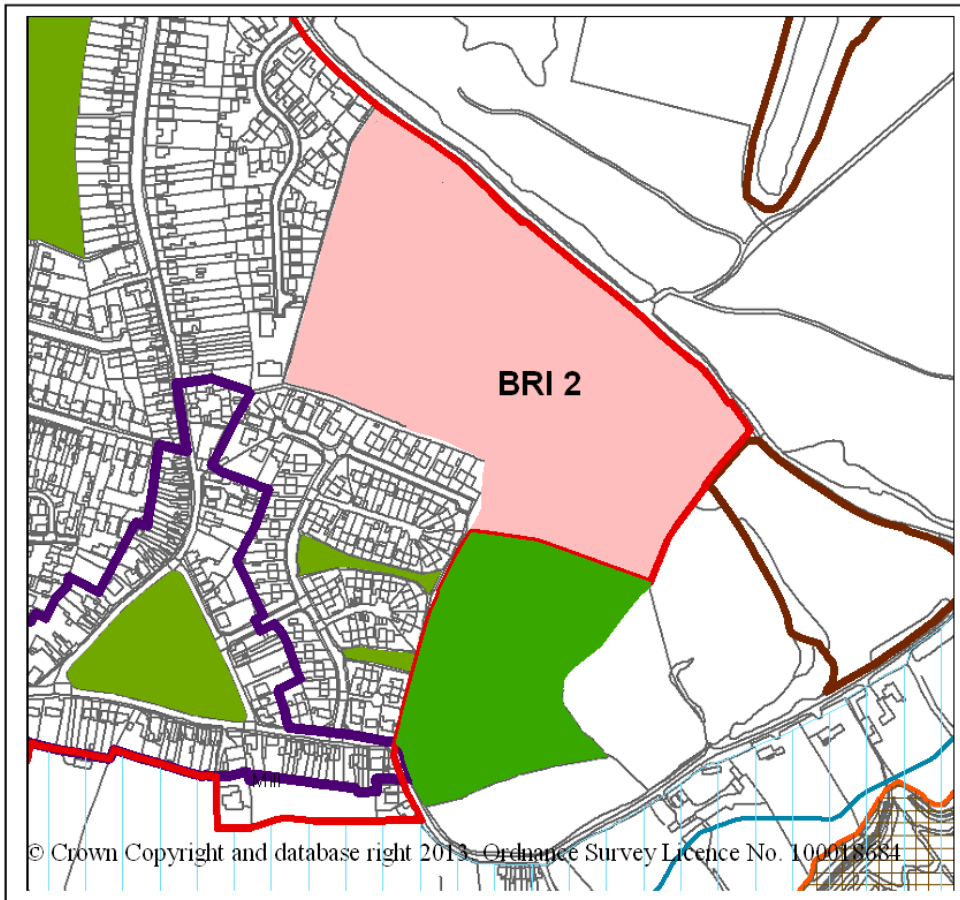
**Type of change:** Extension of proposed housing site and Settlement Development Boundary.

**Location:** Land south of Robinson Road, Brightlingsea.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To enable a higher quality development that better relates to its surroundings following recent discussions with the landowner.

**Necessary consequential changes:** None.

## Changes to Policies Map Inset 6: Colchester Fringe

### Change reference: PM6.1

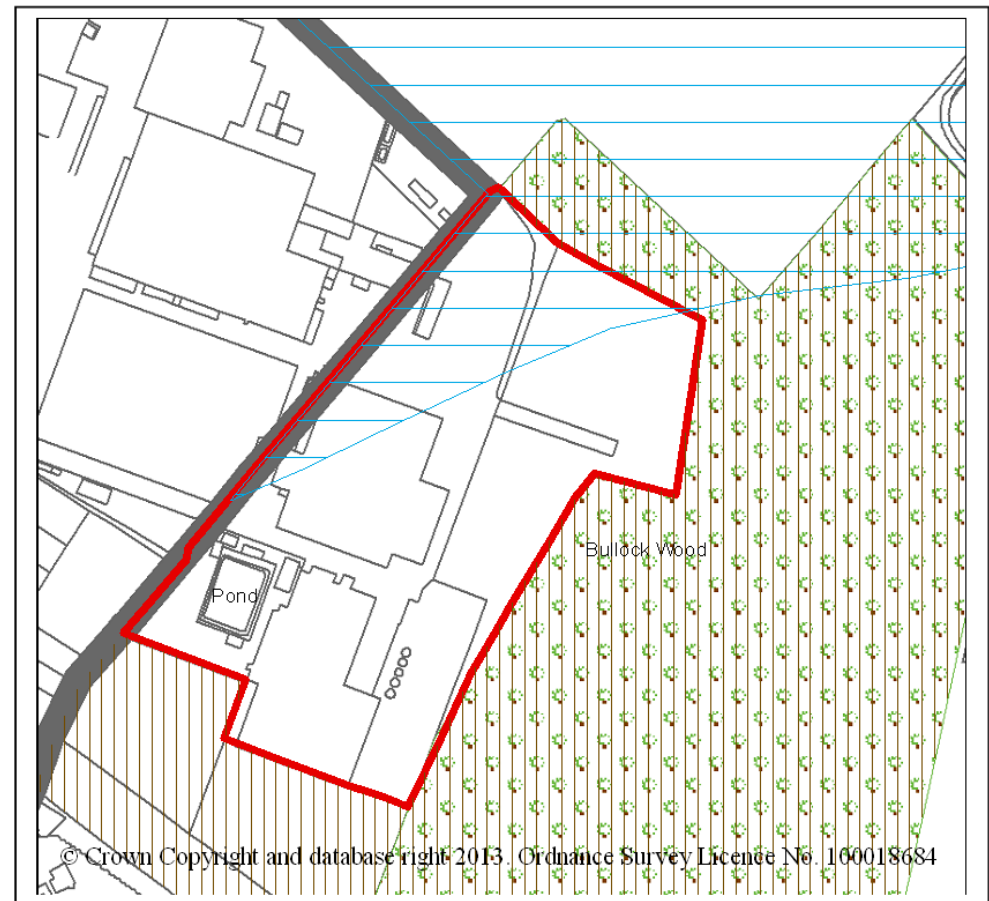
**Type of change:** Adjustments to the Settlement Development Boundary and areas shown as ancient woodland/SSSI.

**Location:** Land at the former Betts Factory, 505 Ipswich Road, Ardleigh (Colchester Fringe).

#### 2012 Draft Local Plan



#### Proposed Change



**Reason for change:** To ensure that the Settlement Development Boundary accurately reflects planning permission 12/00885/OUT.

**Necessary consequential changes:** None.

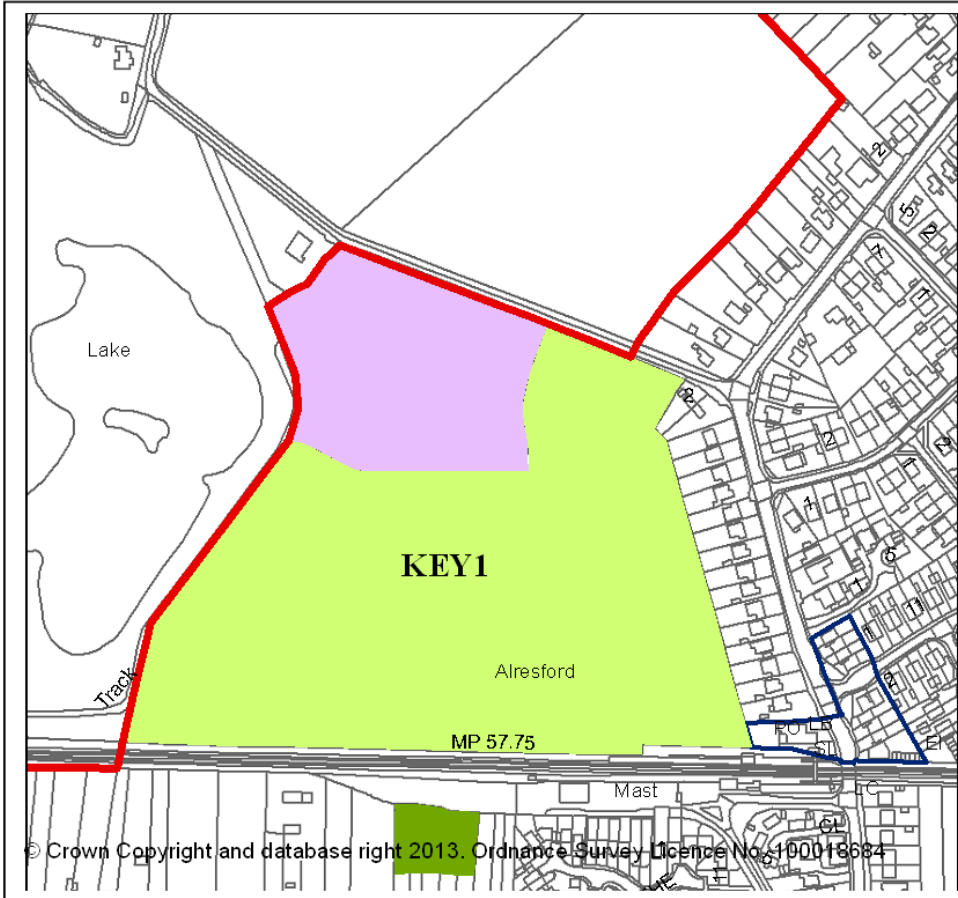
## Changes to Policies Map Inset 7: Alresford

### Change reference: PM7.1

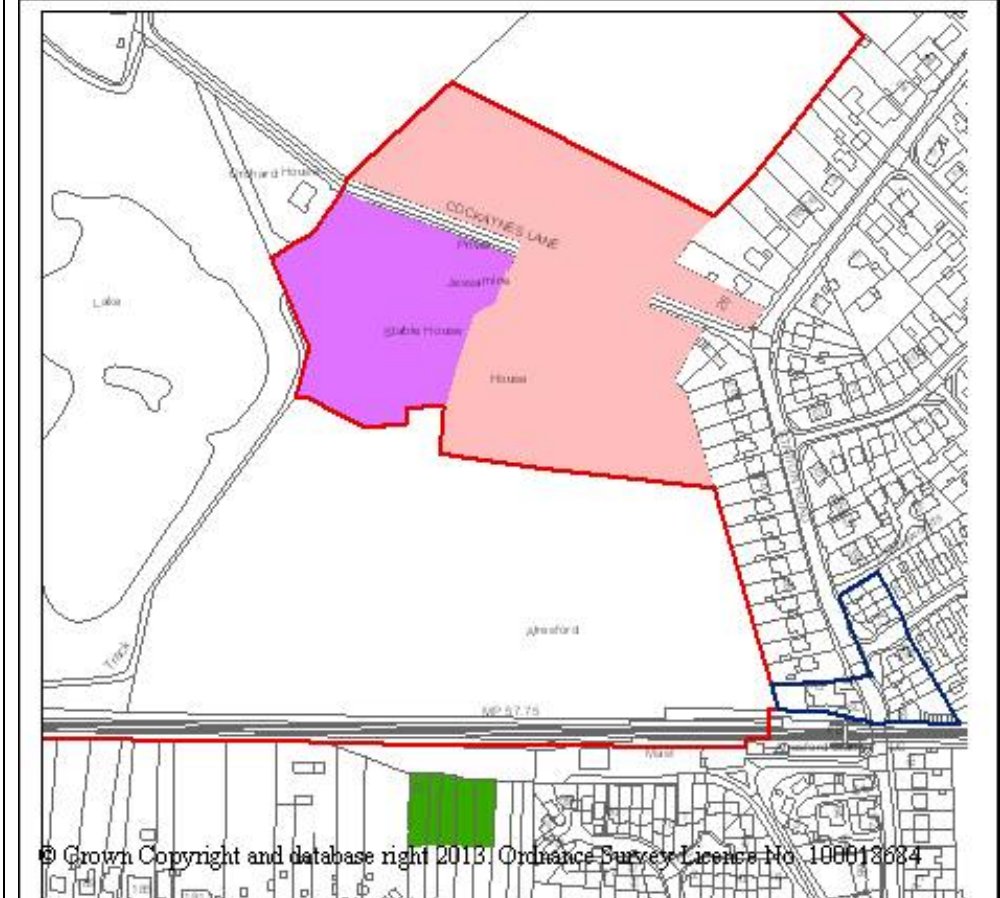
**Type of change:** Significant change to land allocated for housing and mixed-use development and minor change to the employment site notation to address a cartographic error.

**Location:** Land off Cockaynes Lane, Alresford.

### 2012 Draft Local Plan



### Proposed Change



**Reason for change:** To ensure development does not overly exceed the number of homes that is considered 'fair and proportionate' for Alresford in accordance with the Local Plan spatial strategy and to remove a residential dwelling that was incorrectly included within the employment site notation.

**Necessary consequential changes:** This change reflects the changes proposed to paragraph 11.12 (see Major Change MAJ11.1) and Policy KEY1: 'Development South of Cockaynes Lane, Alresford' (see Major Change MAJ11.2).

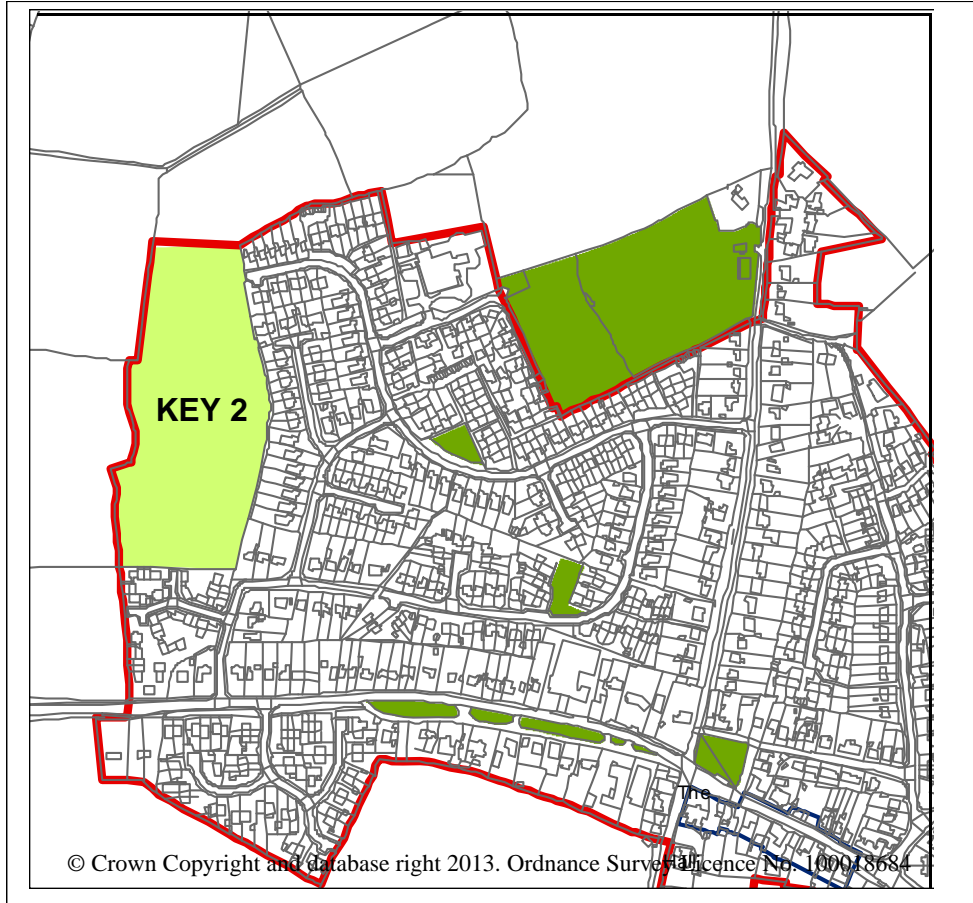
## Changes to Policies Map Inset 8: Elmstead Market

**Change reference:** PM8.1

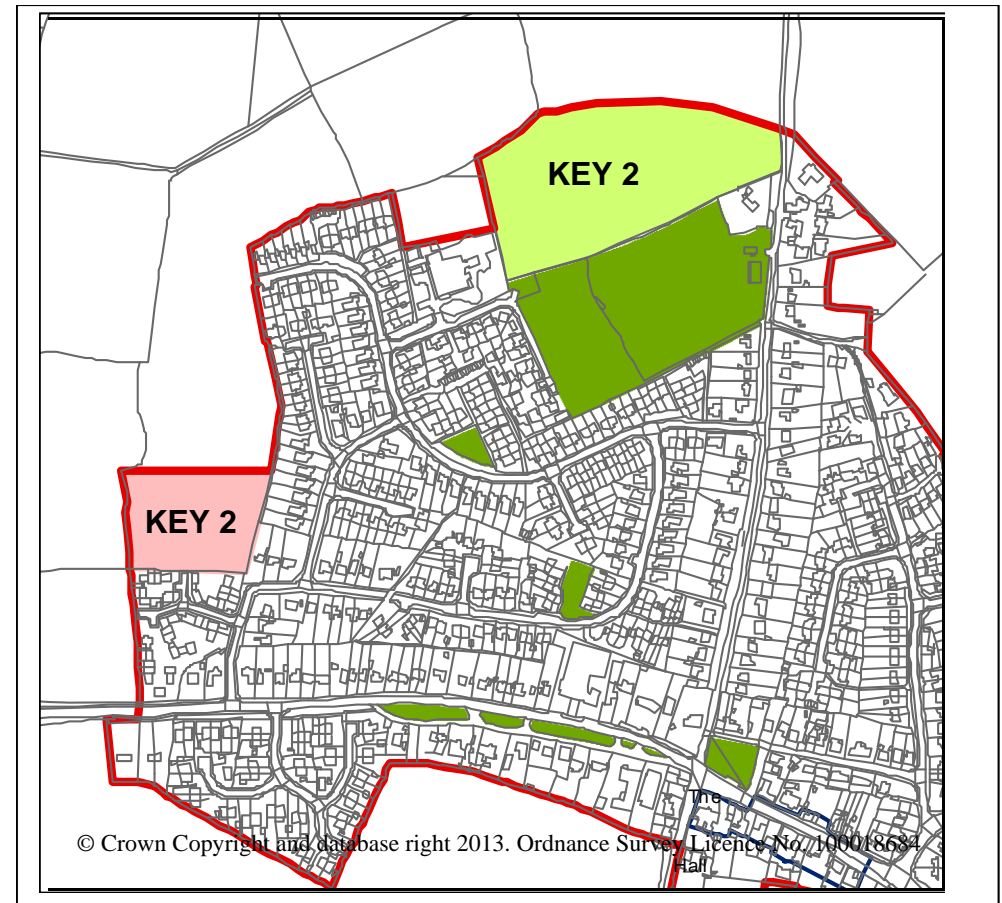
**Type of change:** Significant change to land allocated for housing and mixed-use development.

**Location:** Land off Meadow Close, Holly Way and Church Road, Elmstead Market.

### 2012 Draft Local Plan



### Proposed Change



**Reason for change:** In response to a significant number of objections from residents in Elmstead Market.

**Necessary consequential changes:** This change reflects the changes proposed to paragraph 11.12 (see Major Change MAJ11.1) and Policy KEY2: 'Development off Holly Way, Elmstead Market' (see Major Change MAJ11.3).



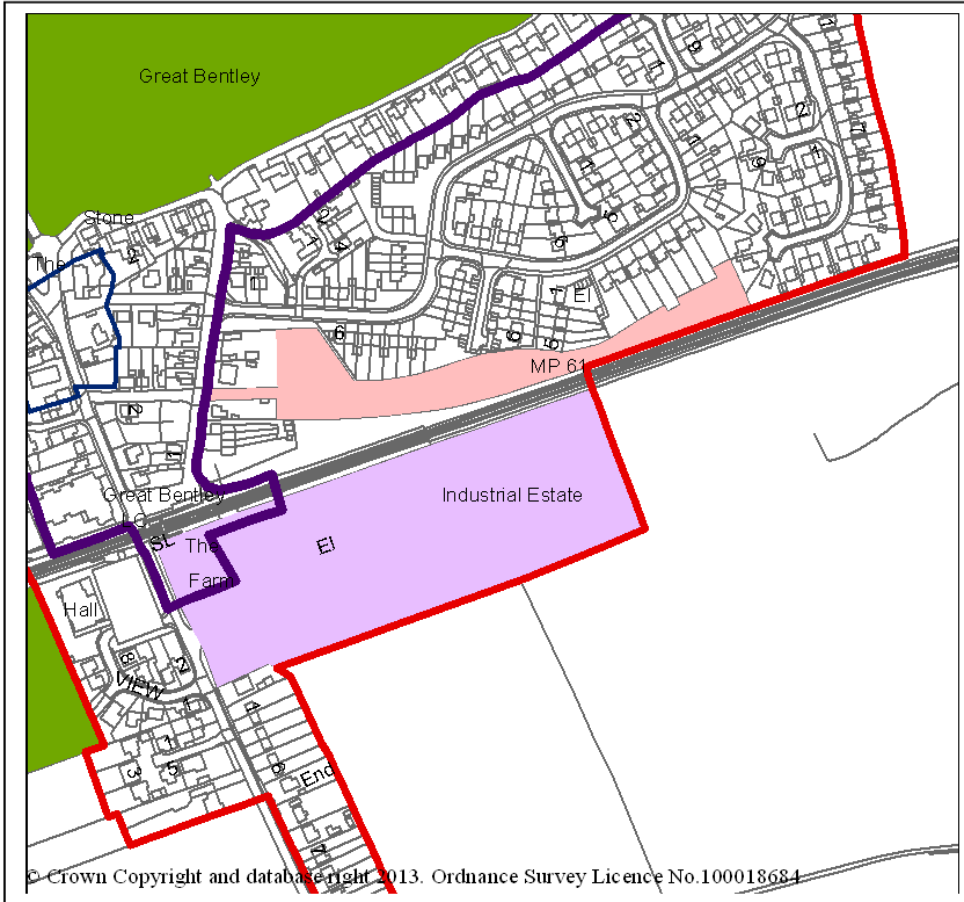
## Changes to Policies Map Inset 9: Great Bentley

**Change reference: PM9.1**

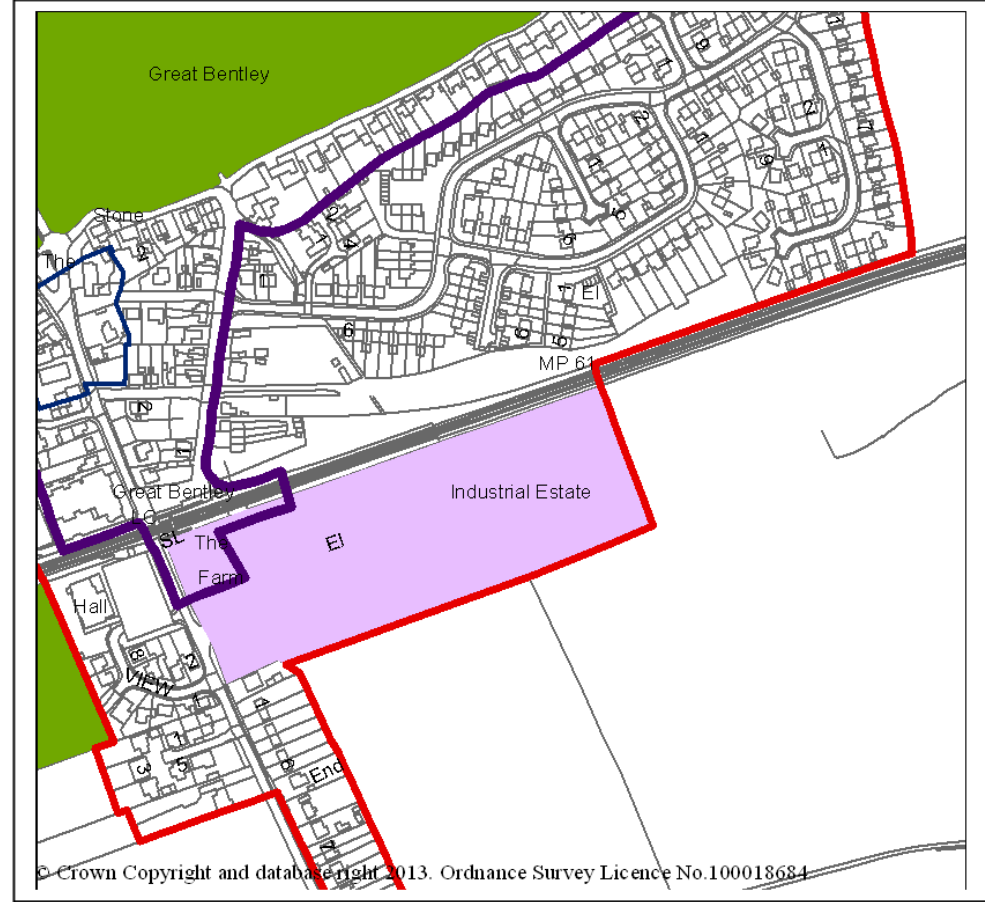
**Type of change:** Deletion of allocated housing site.

**Location:** Land east of Station Road, Great Bentley.

### 2012 Draft Local Plan



### Proposed Change



**Reason for change:** To reflect the fact that at 31<sup>st</sup> March 2013, this site had been granted planning permission for 22 dwellings and is therefore counted as a 'commitment'.

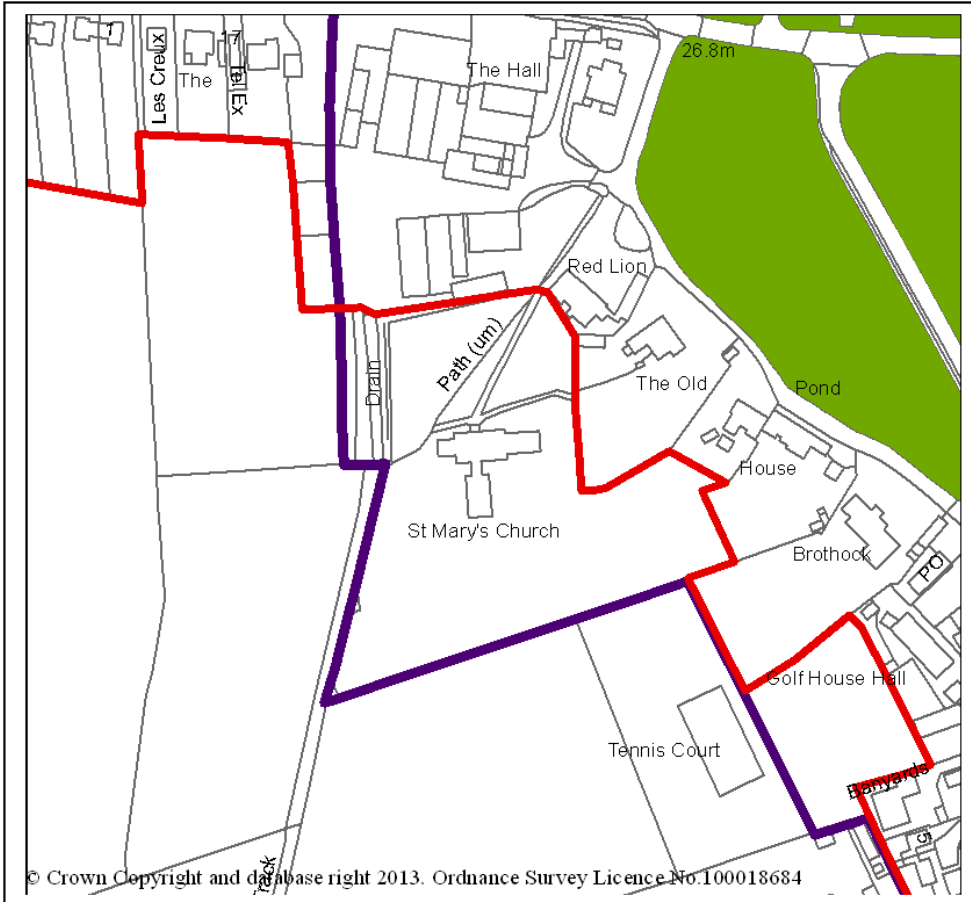
**Necessary consequential changes:** This change reflects the proposed deletion of 'Land east of Station Road, Great Bentley' from paragraph 11.12 (see Major Change MAJ11.1) and Appendix 3 (see Major Change 13.2).

**Change reference: PM9.2**

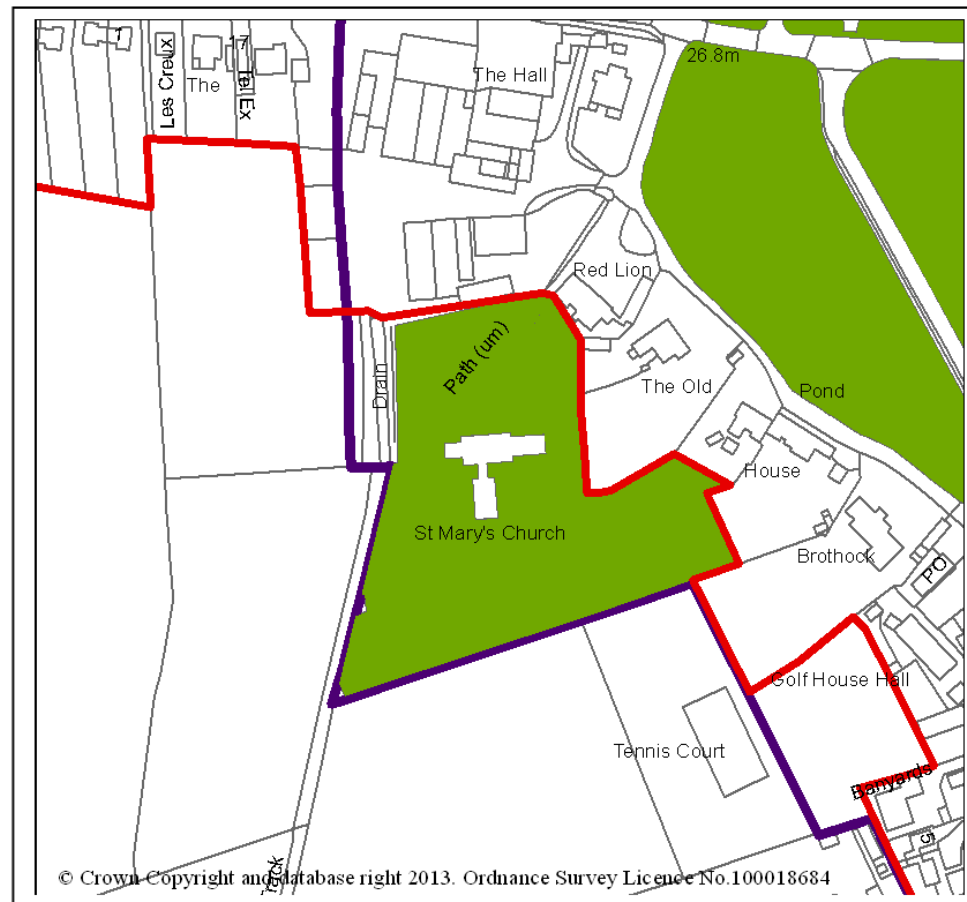
**Type of change:** Designation of land as protected local green space to address a cartographic error.

**Location:** St. Mary's Church, Great Bentley.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To ensure that the churchyard around St. Mary's Church is afforded protection from development through Policy PEO19 'Green Infrastructure'.

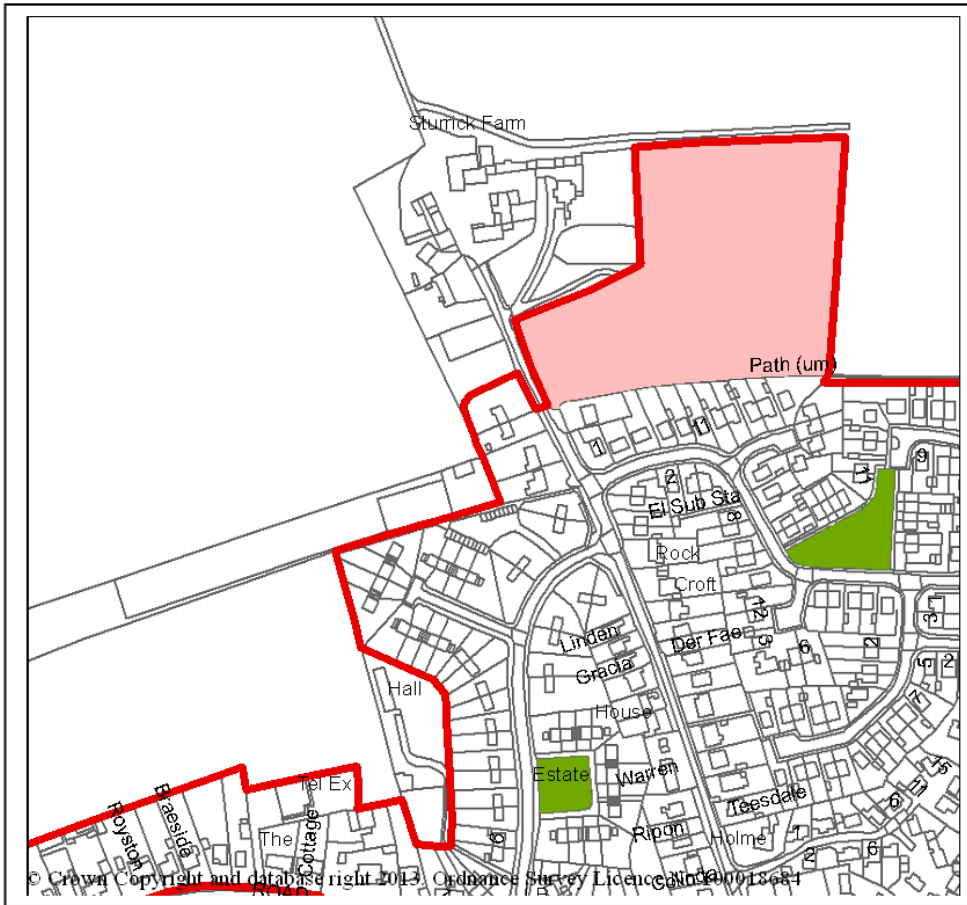
**Necessary consequential changes:** None.

**Change reference: PM9.3**

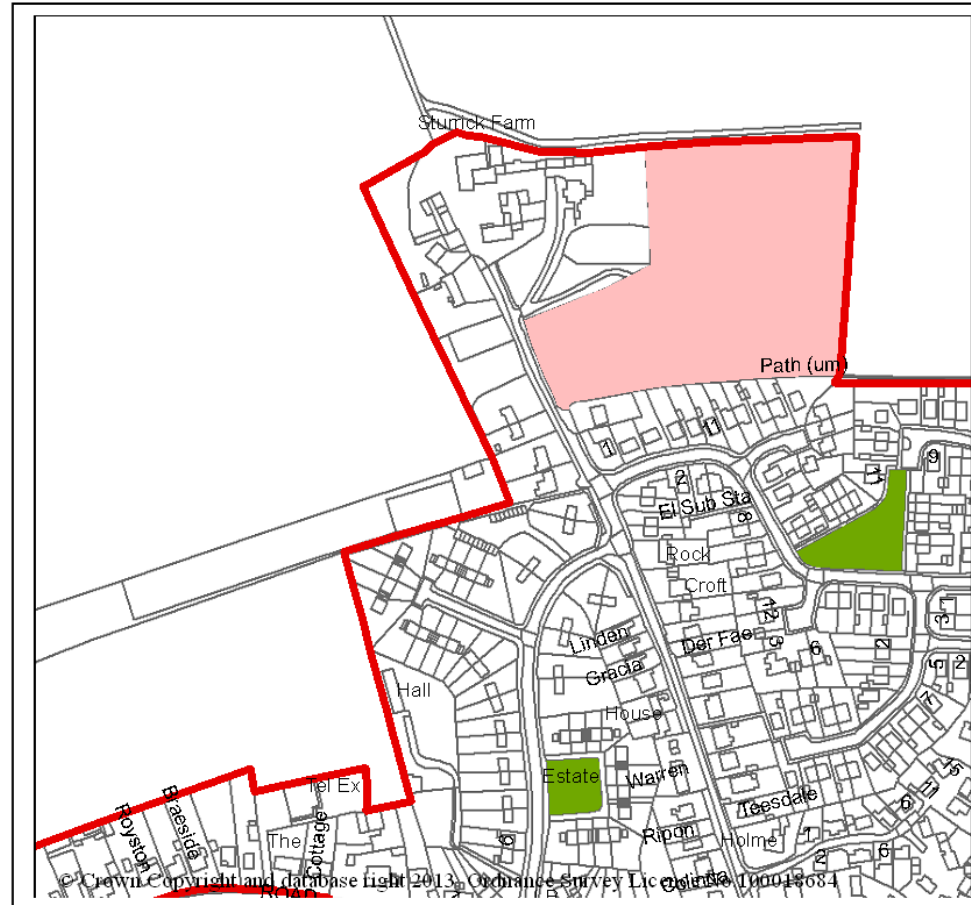
**Type of change:** Extension of Settlement Development Boundary.

**Location:** Land at and adjoining Sturrick Farm, Great Bentley.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To ensure that the Settlement Development Boundary is drawn logically around the extent of the built up area around Great Bentley given the context of the allocated housing site on land east of Sturrick's Lane.

**Necessary consequential changes:** None.

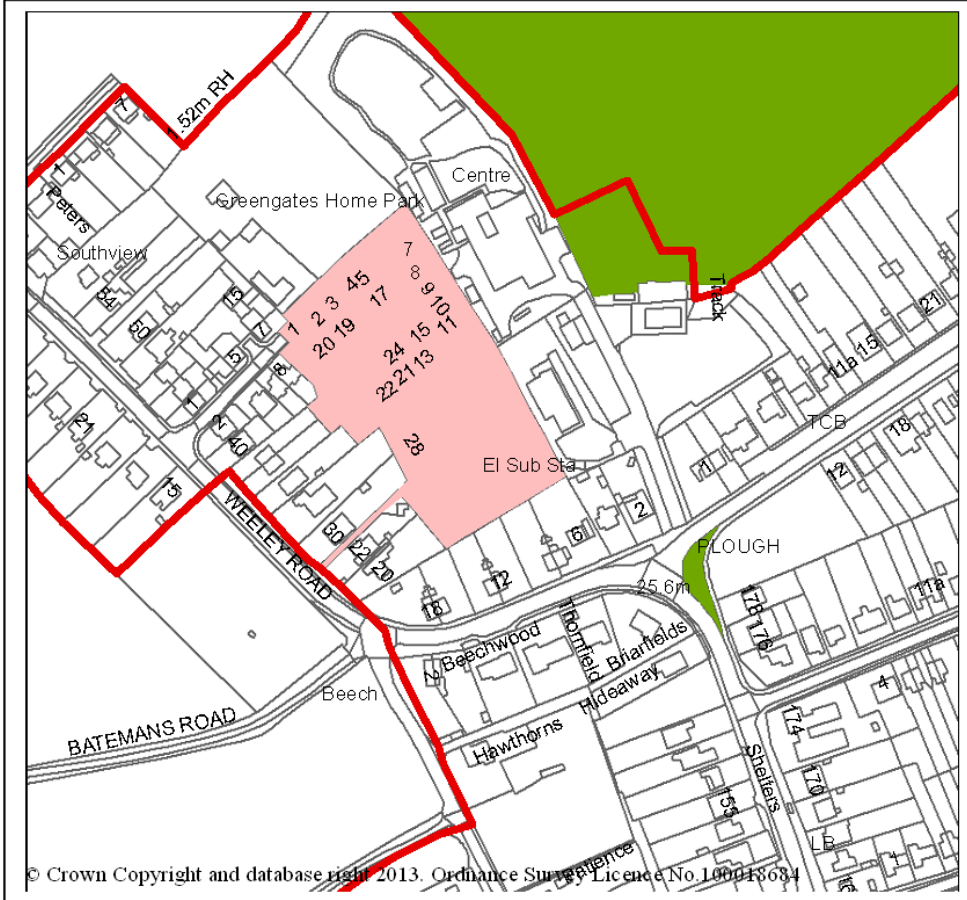
## Changes to Policies Map Inset 10: Little Clacton

**Change reference:** PM10.1

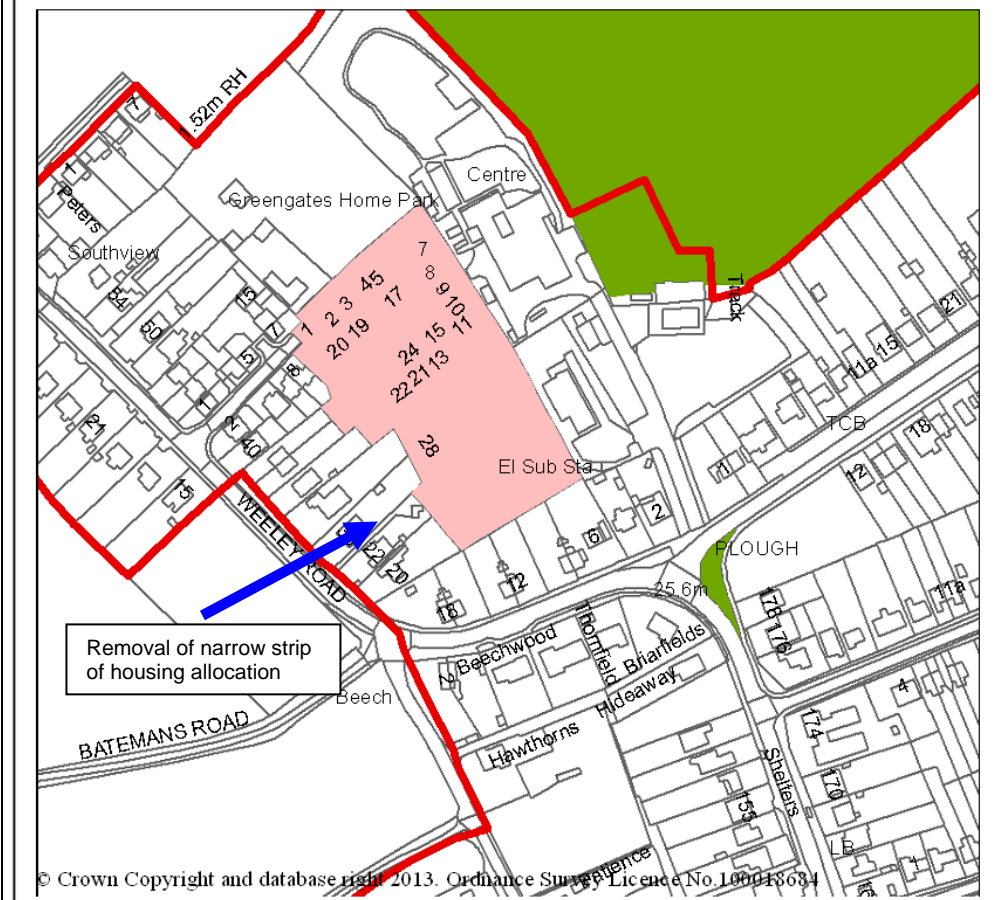
**Type of change:** Amendment to an allocated housing site.

**Location:** Land off Springfield Meadows, Little Clacton.

### 2012 Draft Local Plan



### Proposed Change



**Reason for change:** To remove the thin strip of land between 22 and 30 Weeley Road which is too narrow to accommodate development or provide a practical means of vehicular access.

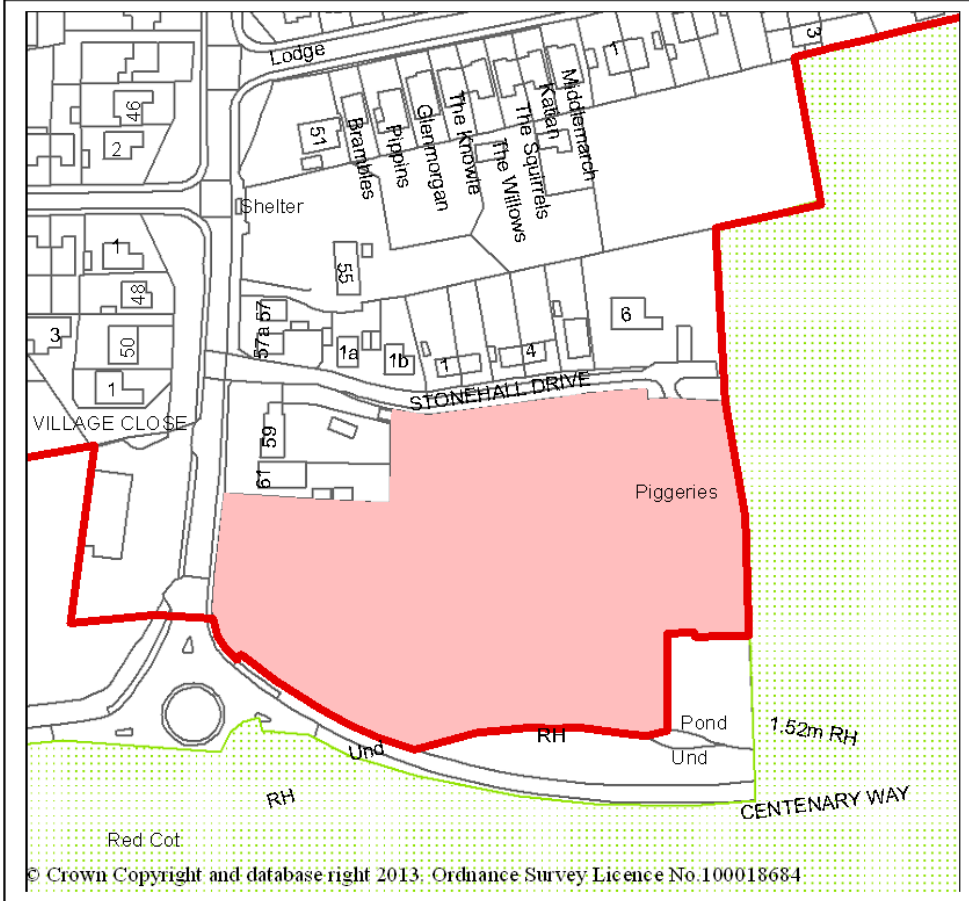
**Necessary consequential changes:** None.

**Change reference: PM10.2**

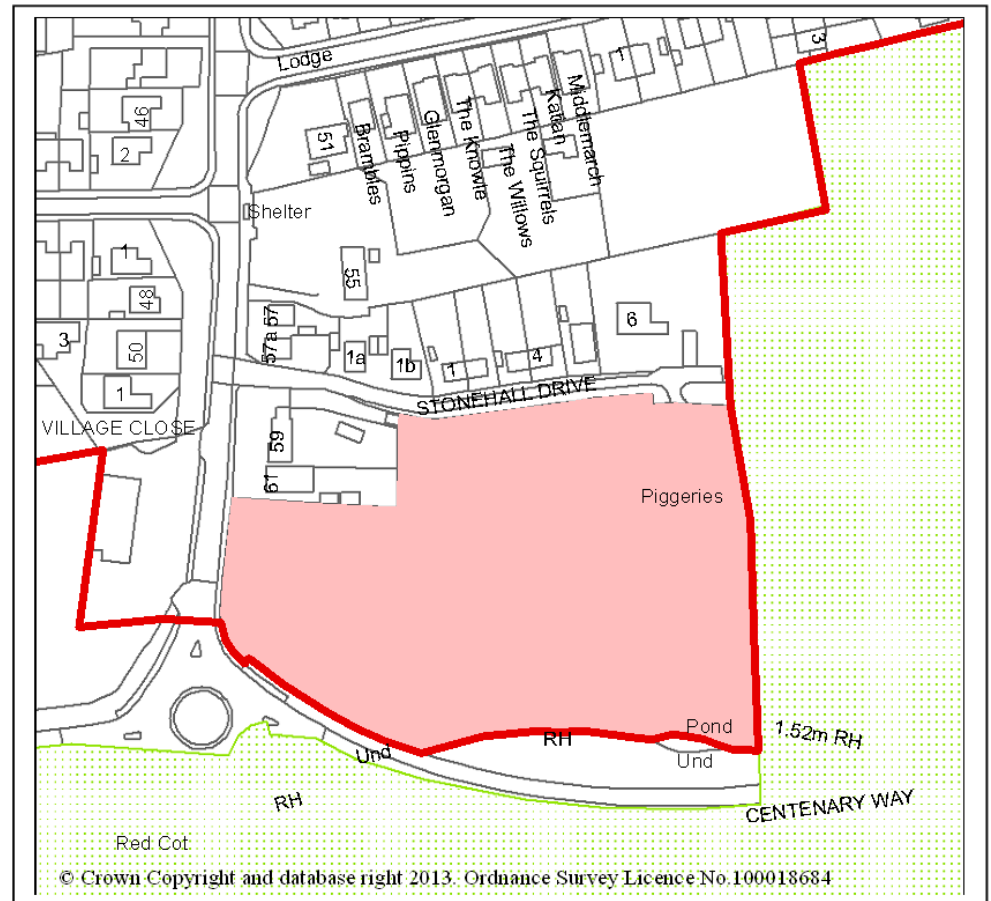
**Type of change:** Minor extension to a proposed housing site.

**Location:** Land north-east of Montana Roundabout, London Road, Little Clacton.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To provide a more logical and defensible boundary along the eastern edge of the site and the Strategic Green Gap to the east.

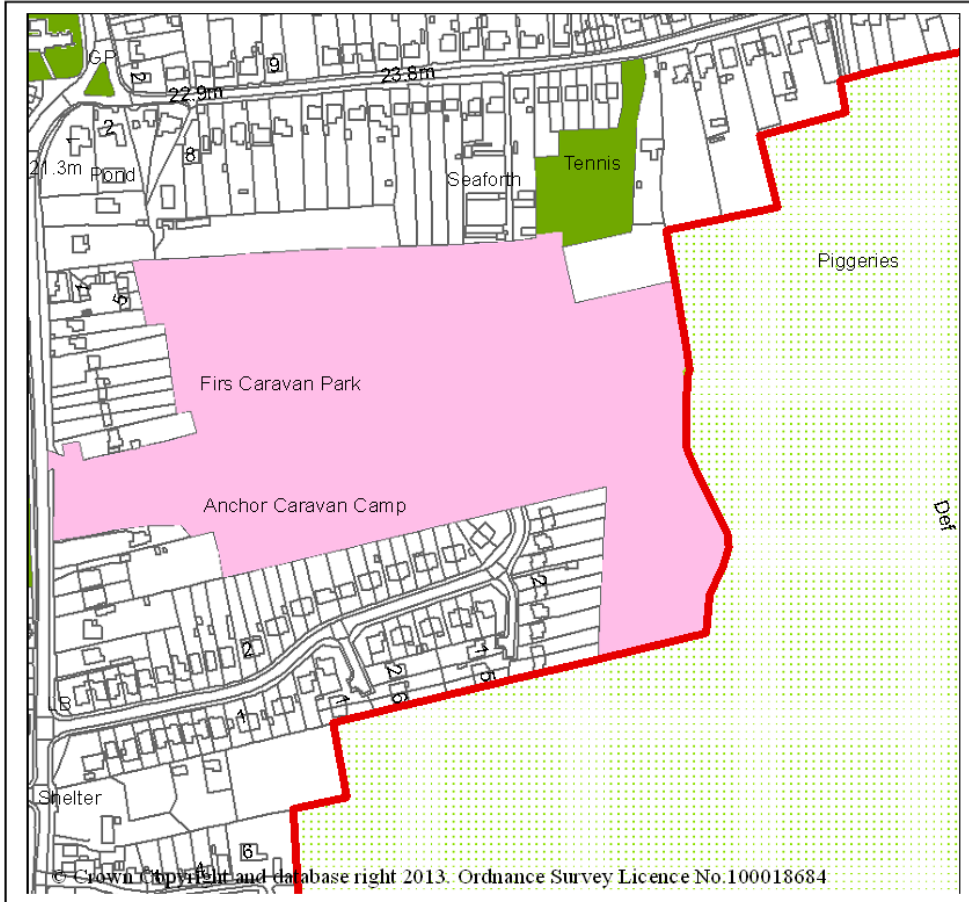
**Necessary consequential changes:** None.

**Change reference: PM10.3**

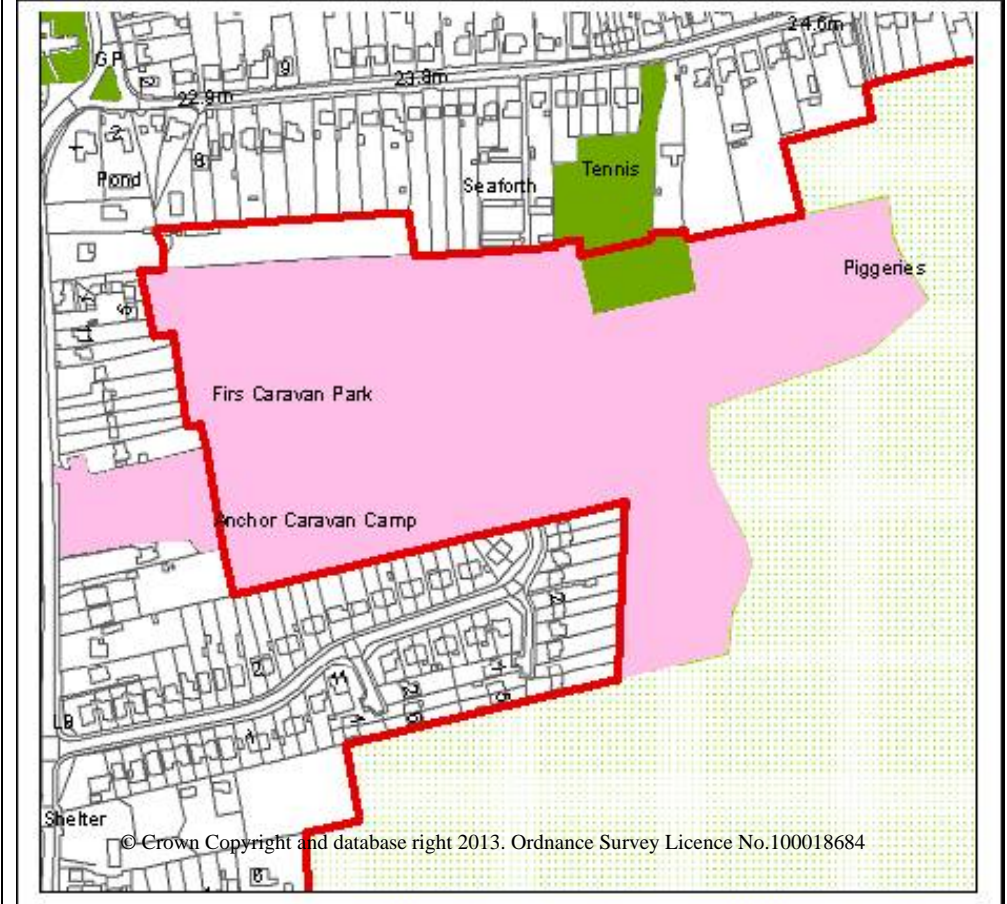
**Type of change:** Removal of safeguarded holiday parks from the Settlement Development Boundary, allocating land to allow the Holiday Park to expand and extension of open green space notation.

**Location:** Firs Caravan Park, London Road, Little Clacton.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To indicate the Council's support for existing businesses wishing to expand and to ensure a consistent approach to the depiction of safeguarded holiday parks on the periphery of settlements. It is proposed that all safeguarded holiday parks on the periphery of settlements be removed from Settlement Development Boundaries. See section on 'Notable Changes to the Policies Maps' for more details. Extension of green open space to ensure the whole of Little Clacton Tennis Club is protected.

**Necessary consequential changes:** None.

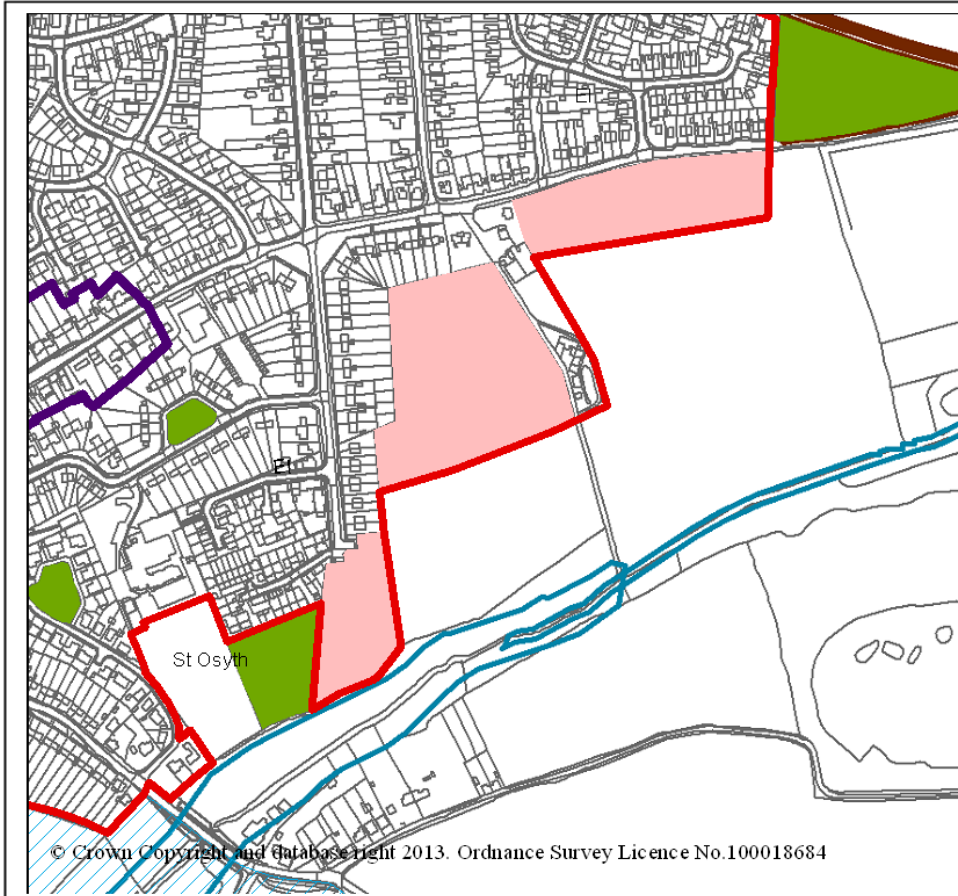
## Changes to Policies Map Inset 11: St. Osyth

**Change reference:** PM11.1

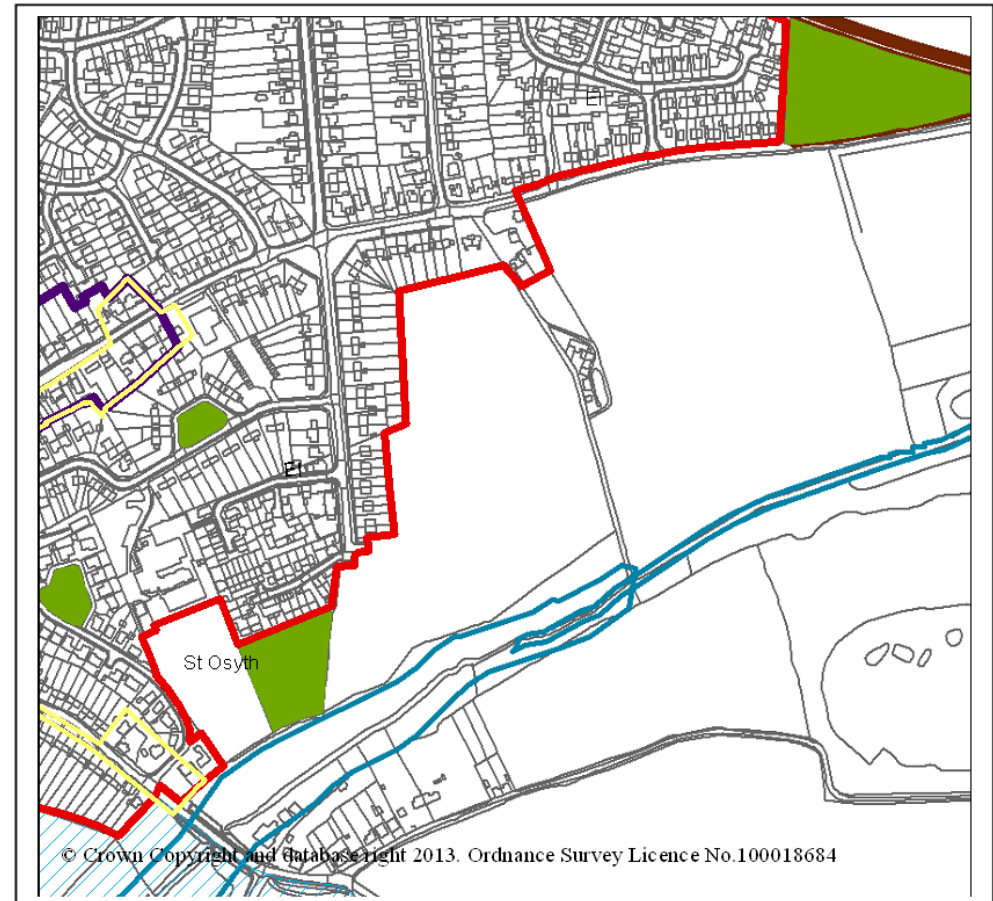
**Type of change:** Deletion of proposed housing sites.

**Location:** Land off Clacton Road and Rochford Road, St. Osyth.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** Uncertainty over the deliverability of these sites within the first 10 years of the revised plan period, uncertainty over the proposals for 'enabling development' related to the restoration of St. Osyth Priory and a high number of local objections raising a variety of concerns.

**Necessary consequential changes:** This change reflects the proposed deletion of 'land south of Rochford Road, St. Osyth', 'land rear of Clacton Road and Rochford Road, St. Osyth' and 'land south of Clacton Road St. Osyth' from paragraph 11.12 (see Major Change MAJ11.1) and Appendix 3 (see Major Change 13.2) and paragraph 11.6 (see Minor Change MIN11.2).

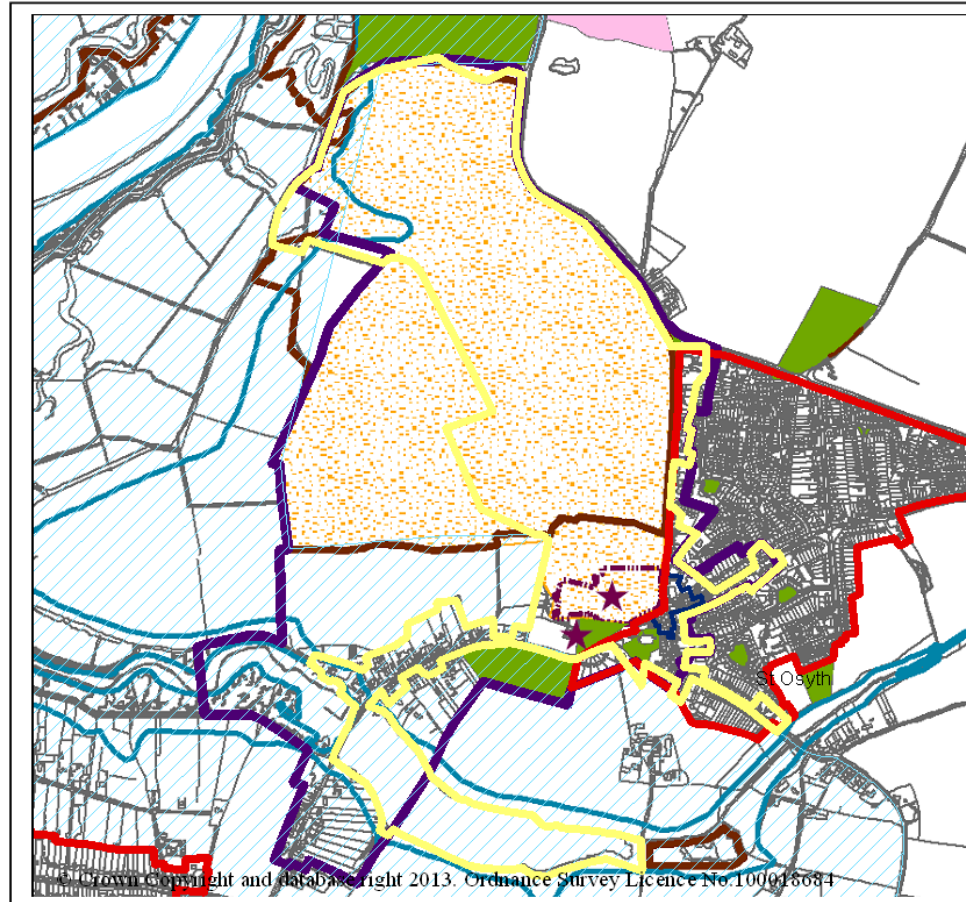
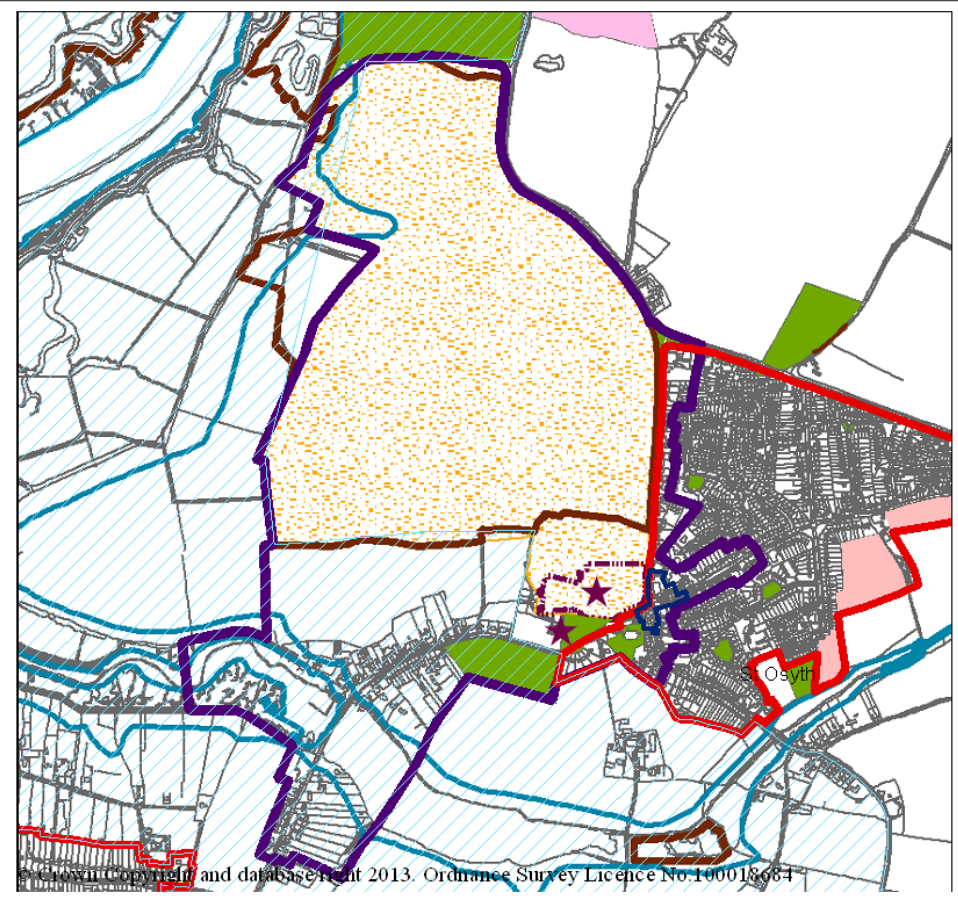
**Change reference: PM11.2**

**Type of change:** Reinstatement of the 'Historic Towns' designation that was in the 2007 Adopted Local Plan but not in the 2012 Draft Local Plan.

**Location:** St. Osyth village and St. Osyth Priory.

**2012 Draft Local Plan**

**Proposed Change**



**Reason for change:** It is proposed that the 'Historic Towns' designation be re-instated for Harwich, Manningtree and St. Osyth. See section on 'Notable Changes to the Policies Maps' for more details. The area covered by the Historic Towns designation is shown by a yellow line on the diagram above.

**Necessary consequential changes:** This change reflects the proposed addition of the Historic Towns status in Policy PLA6 (see Major Change MAJ5.1) and supporting paragraph 5.39 (see Minor Change MIN5.19).



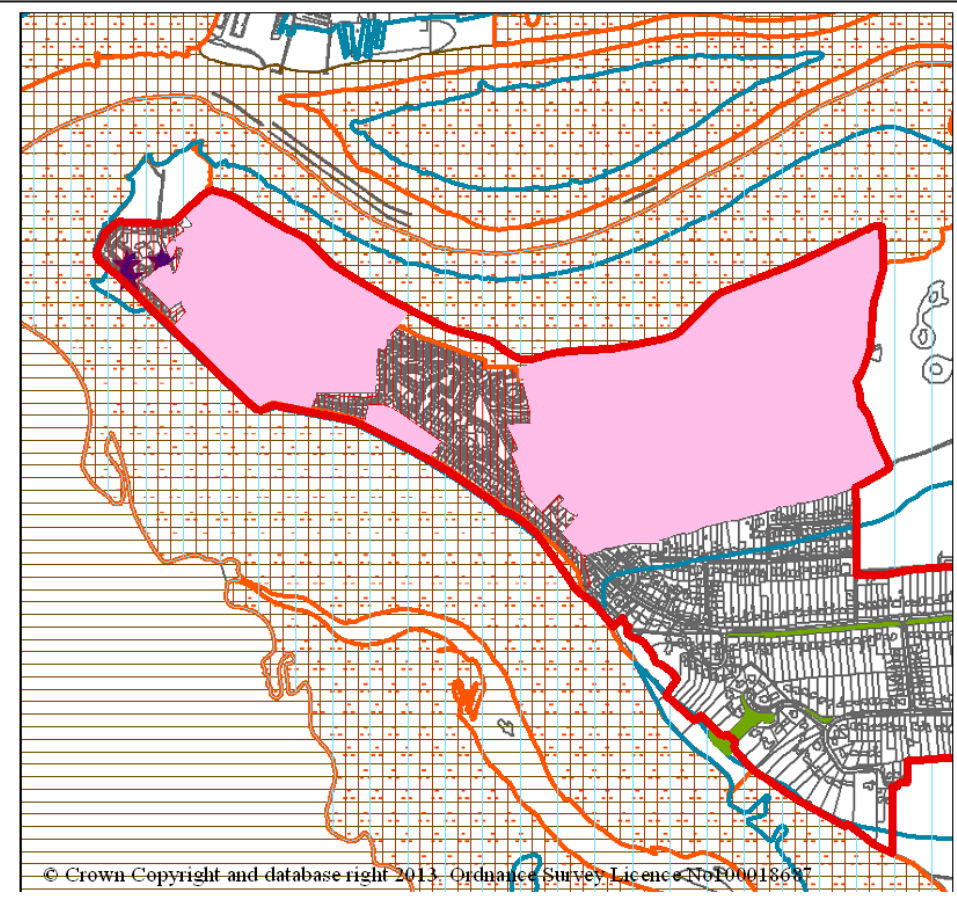
## Changes to Policies Map Inset 11a: Point Clear East and 11b: Point Clear West

**Change reference:** PM11ab.1

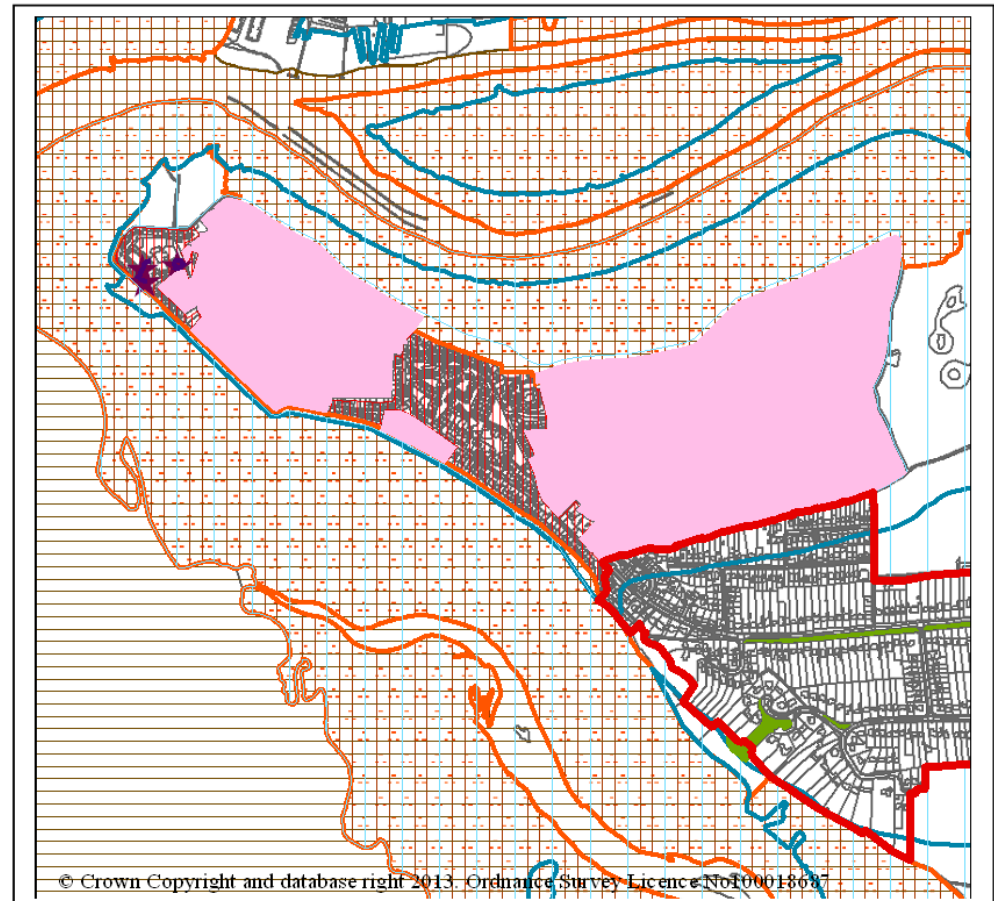
**Type of change:** Removal of safeguarded holiday parks from the Settlement Development Boundary.

**Location:** Point Clear Bay.

### 2012 Draft Local Plan



### Proposed Change



**Reason for change:** To ensure a consistent approach to the depiction of safeguarded holiday parks on the periphery of settlements. It is proposed that all safeguarded holiday parks on the periphery of settlements be removed from Settlement Development Boundaries. See section on 'Notable Changes to the Policies Maps' for more details.

**Necessary consequential changes:** None.

## Changes to Policies Map Inset 12: Thorpe-le-Soken and Thorpe Maltings

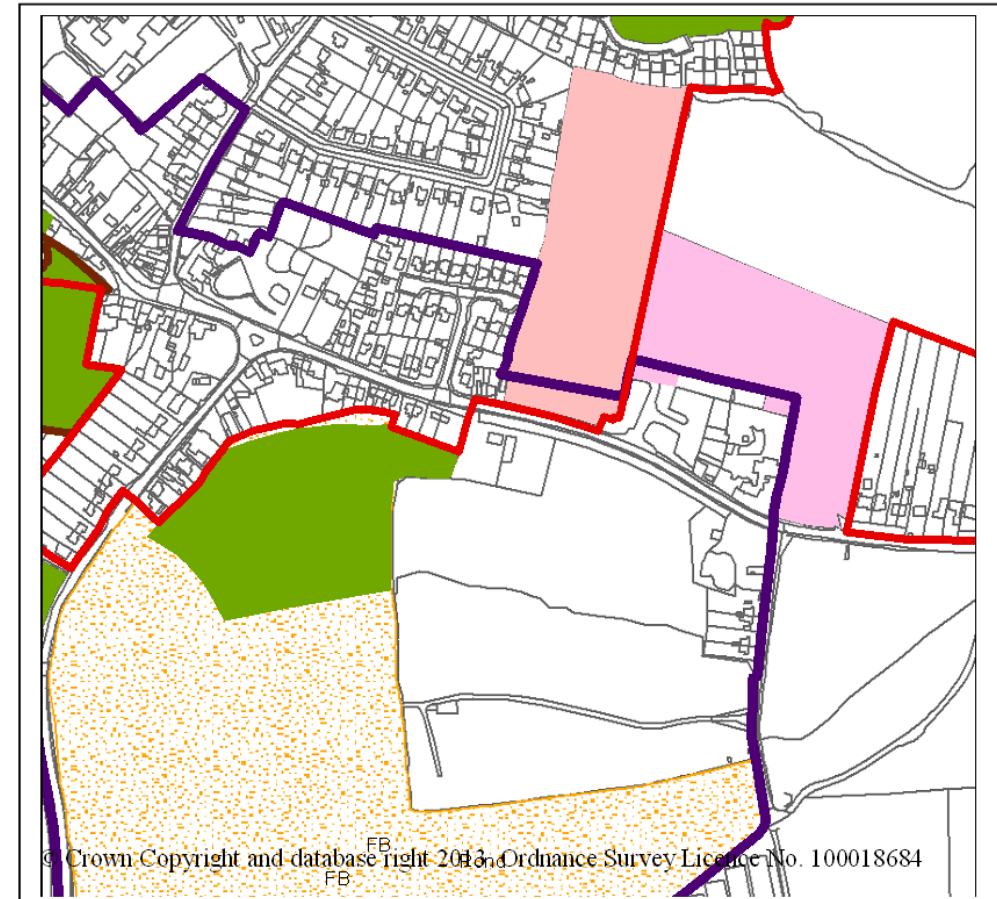
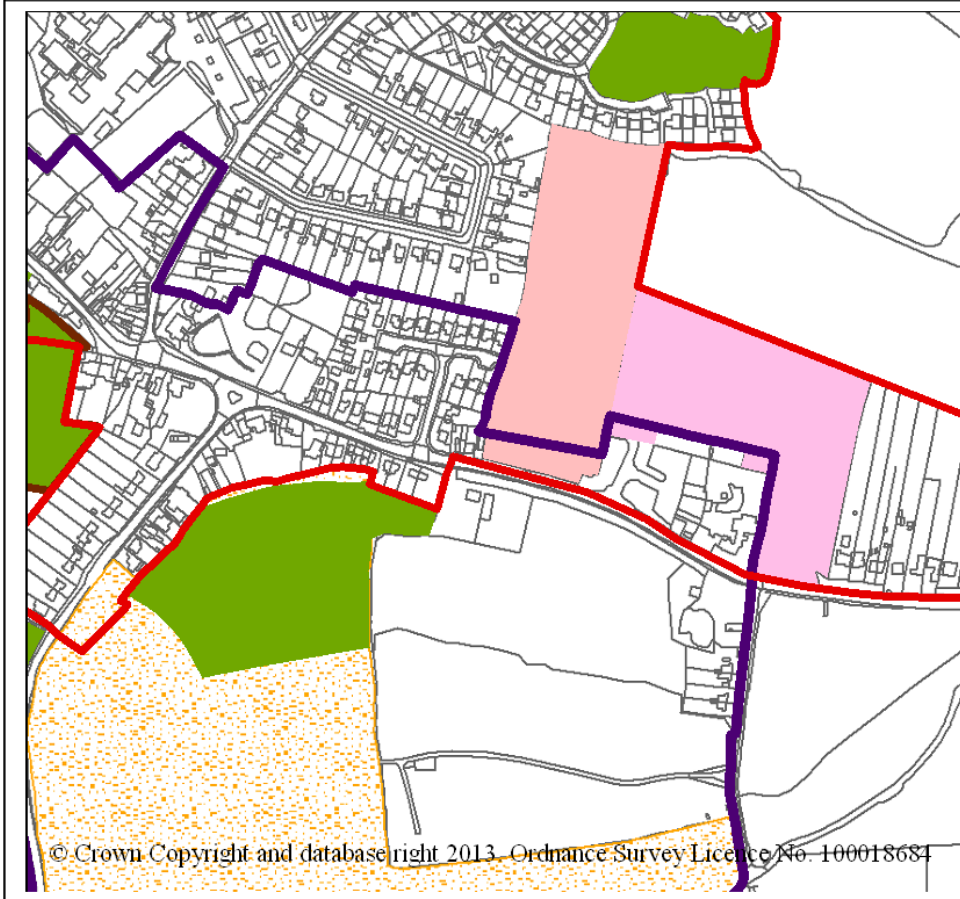
**Change reference:** PM12.1

**Type of change:** Removal of safeguarded holiday parks from the Settlement Development Boundary and tightening of the Settlement Development Boundary to exclude land forming part of a registered park and garden.

**Location:** Land east of Station Road and Elm Farm Country Park, Frinton Road, Thorpe-le-Soken.

**2012 Draft Local Plan**

**Proposed Change**



**Reason for change:** To ensure a consistent approach to the depiction of safeguarded holiday parks on the periphery of settlements. It is proposed that all safeguarded holiday parks on the periphery of settlements be removed from Settlement Development Boundaries. See section on 'Notable Changes to the Policies Maps' for more details and to remove land forming part of a registered park and garden from the Settlement Development Boundary.

**Necessary consequential changes:** None.

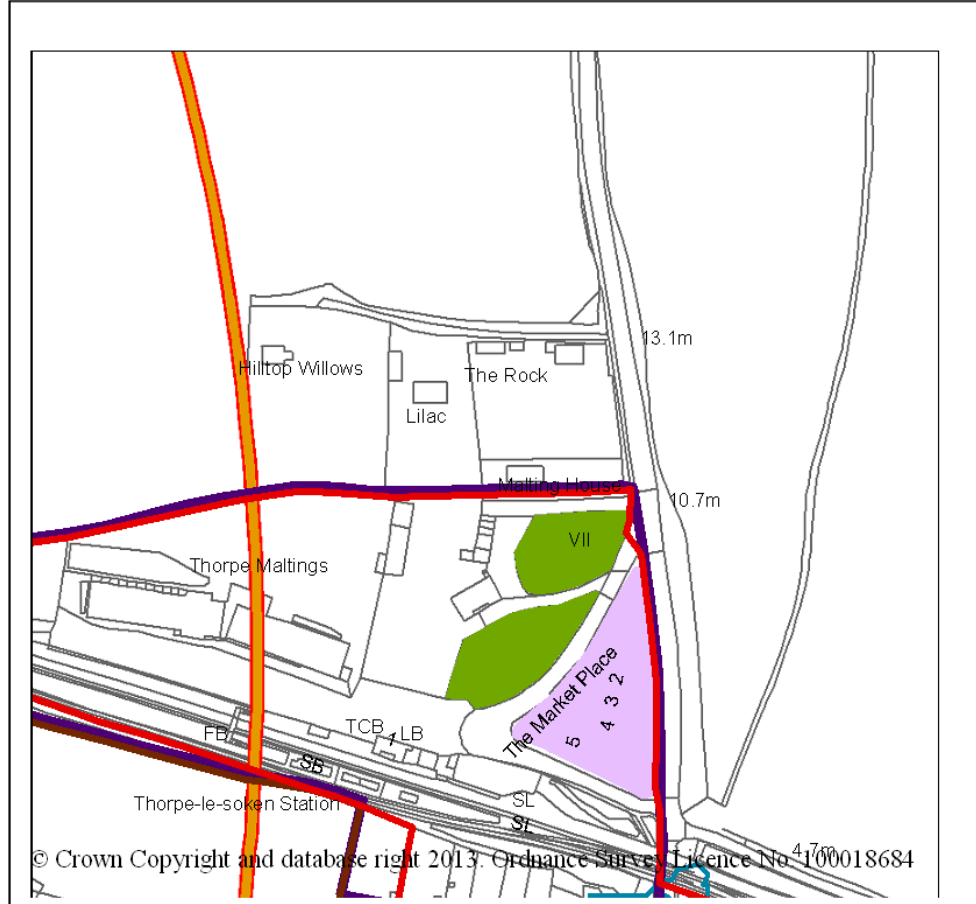
**Change reference: PM12.2**

**Type of change:** Tightening of Settlement Development Boundaries to the north of Thorpe Station and Maltings.

**Location:** Land north of Thorpe Maltings, west of Station Road, Thorpe-le-Soken.

**2012 Draft Local Plan**

**Proposed Change**



**Reason for change:** To bring the Settlement Development Boundary more in line with the Conservation Area and to help prevent further intensification of development in an area that is more dispersed in character.

**Necessary consequential changes:** None.

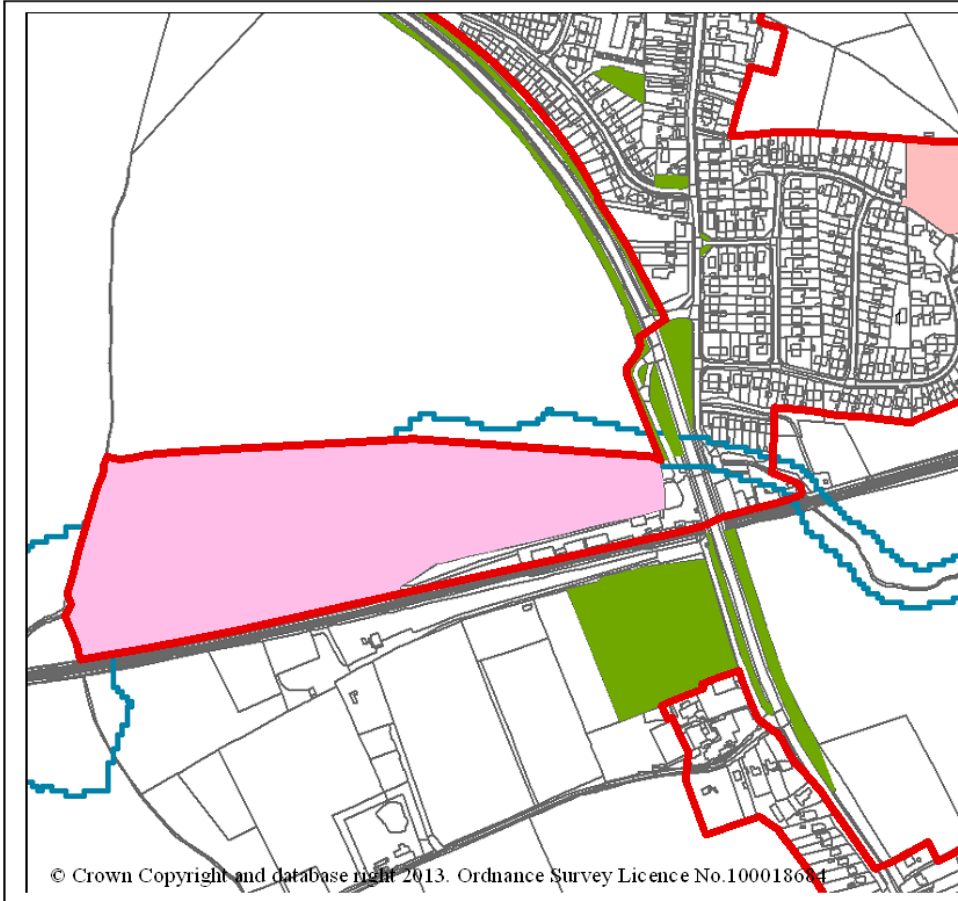
## Changes to Policies Map Inset 13: Weeley/Weeley Heath

**Change reference:** PM13.1

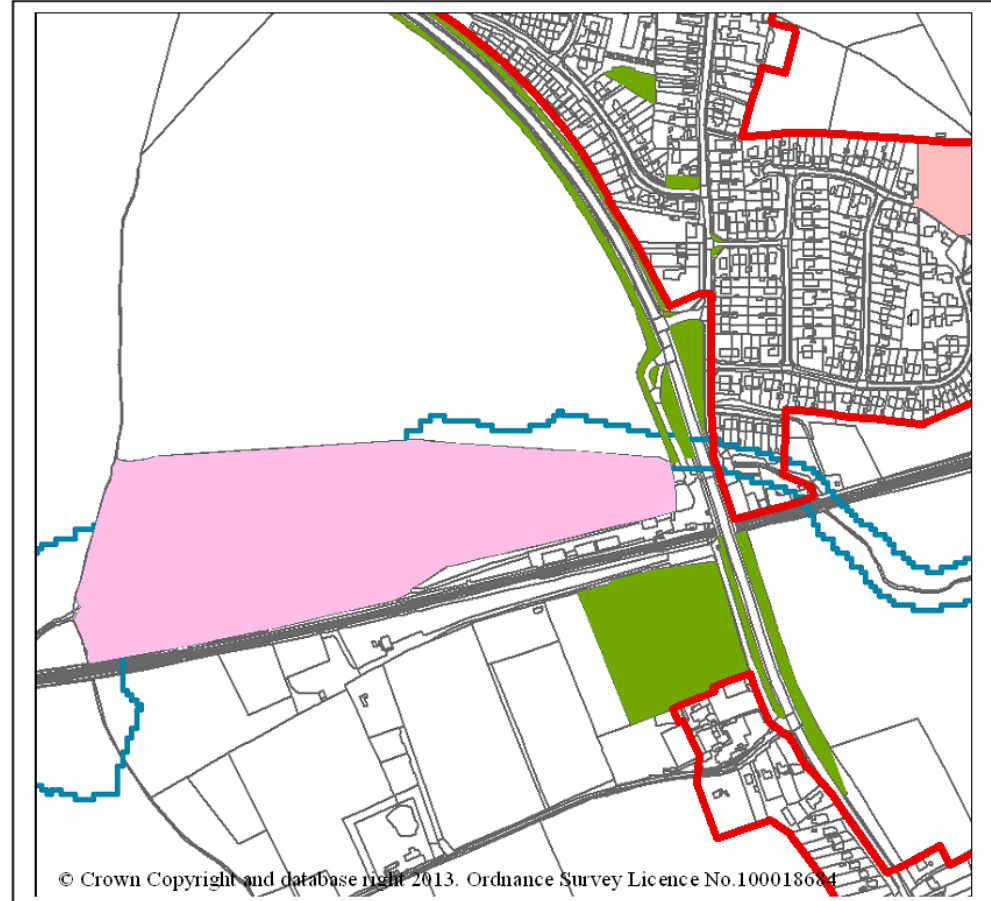
**Type of change:** Removal of safeguarded holiday parks from the Settlement Development Boundary.

**Location:** Weeley Bridge Holiday Park, Clacton Road, Weeley.

### 2012 Draft Local Plan



### Proposed Change



**Reason for change:** To ensure a consistent approach to the depiction of safeguarded holiday parks on the periphery of settlements. It is proposed that all safeguarded holiday parks on the periphery of settlements be removed from Settlement Development Boundaries. See section on 'Notable Changes to the Policies Maps' for more details.

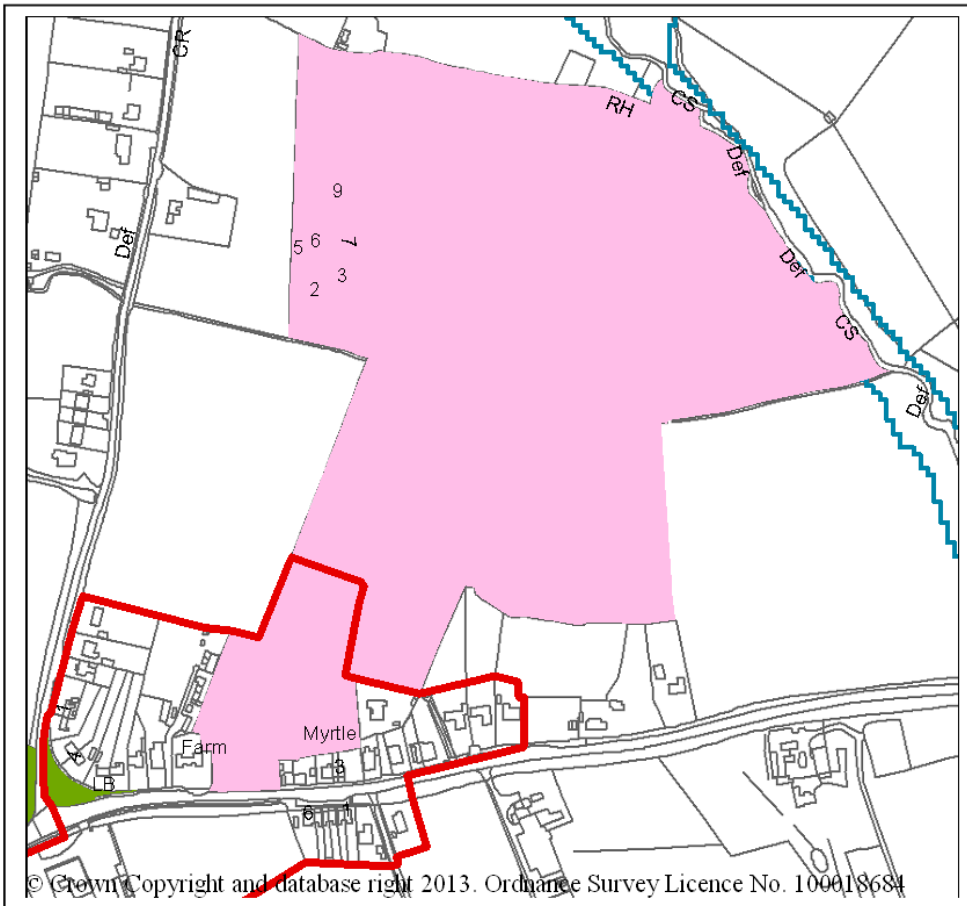
**Necessary consequential changes:** None.

**Change reference: PM13.2**

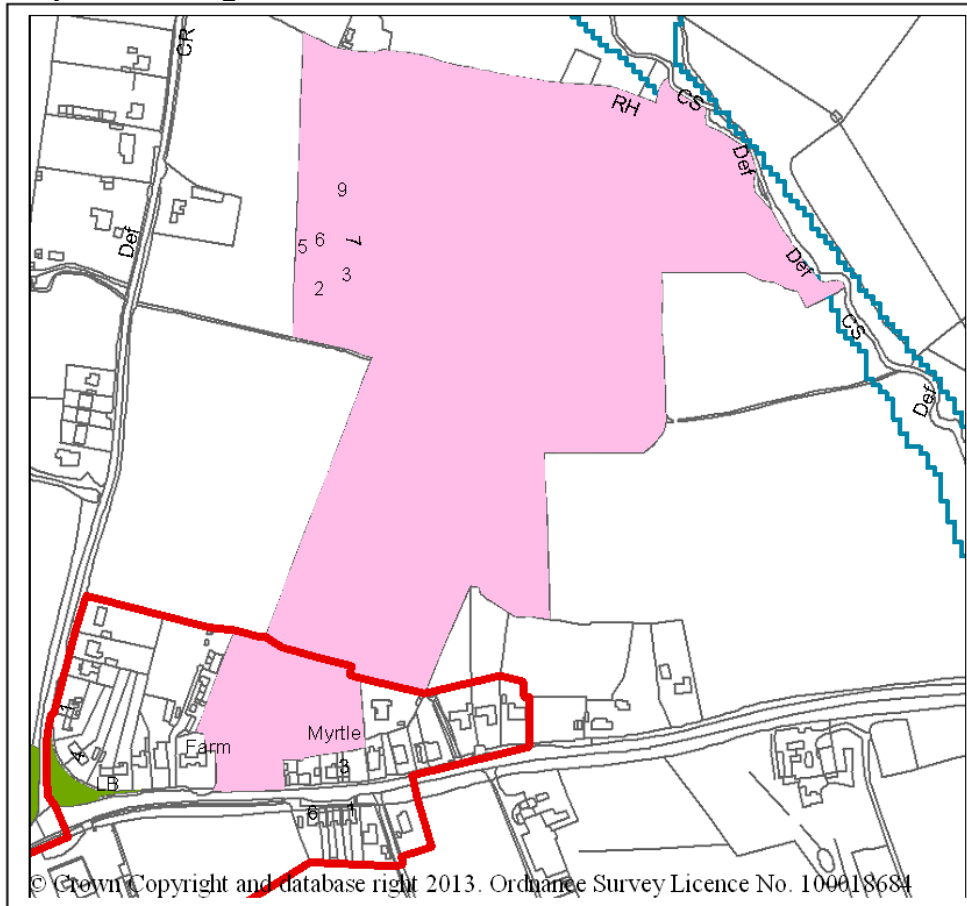
**Type of change:** Tightening of the Settlement Development Boundaries to exclude part of a safeguarded Holiday Park and to remove areas of land incorrectly included within the Holiday Park notation.

**Location:** Homestead Lake Country Park, Thorpe Road, Weeley.

**2012 Draft Local Plan**



**Proposed Change**



**Reason for change:** To ensure a consistent approach to the depiction of safeguarded holiday parks on the periphery of settlements. It is proposed that all safeguarded holiday parks on the periphery of settlements be removed from Settlement Development Boundaries. See section on 'Notable Changes to the Policies Maps' for more details and to remove land that was incorrectly included within the Holiday Park notation.

**Necessary consequential changes:** None.

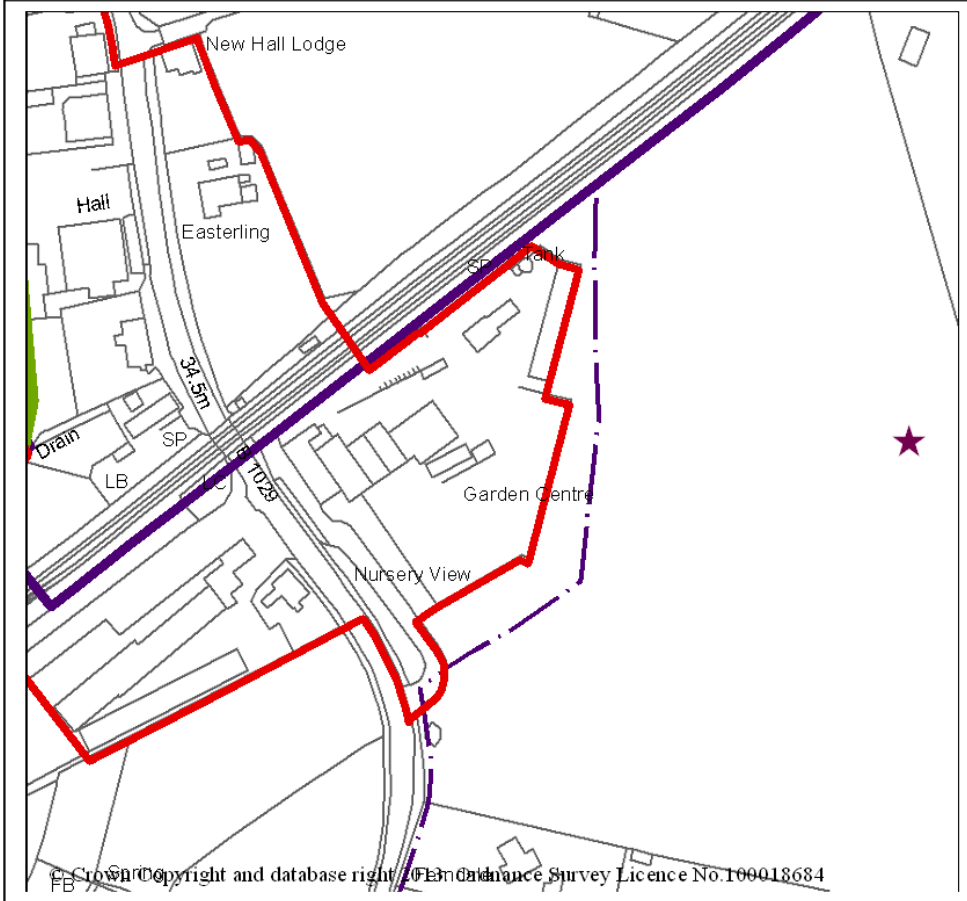
## Changes to Policies Map Inset 15: Ardleigh

**Change reference: PM15.1**

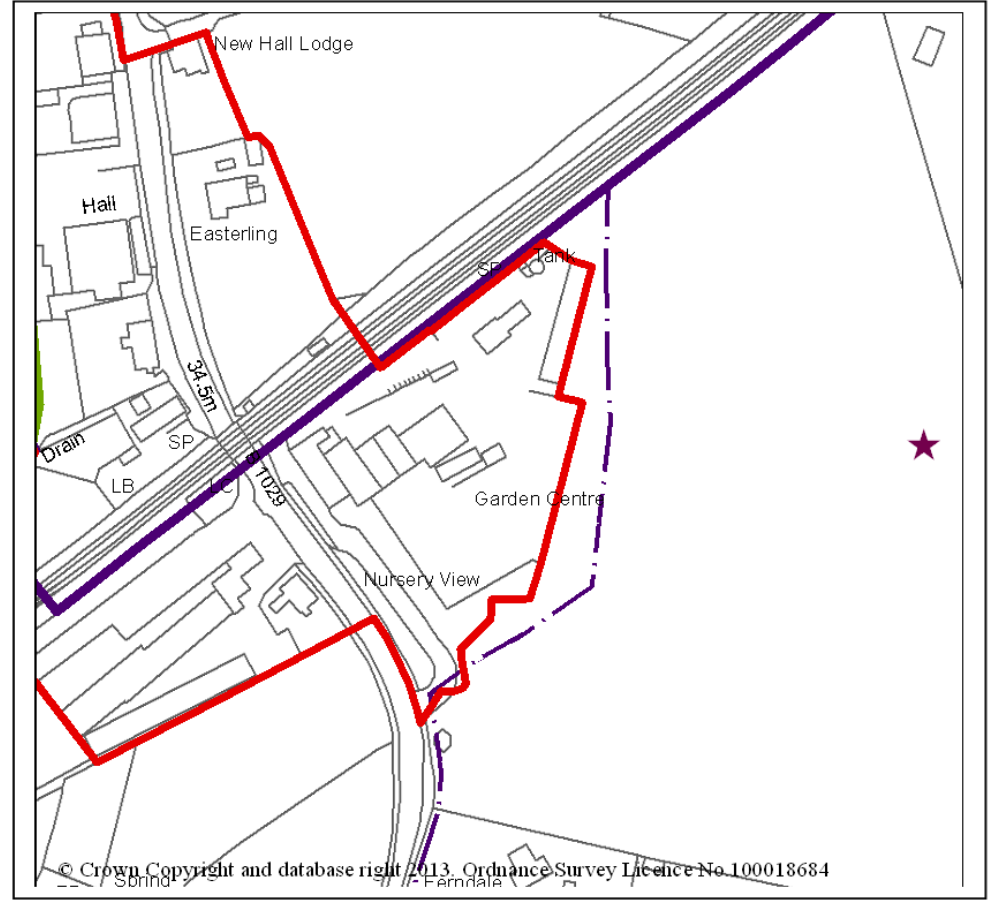
**Type of change:** Minor adjustment to the Settlement Development Boundary.

**Location:** Land at the former Notcutts Garden Centre, Station Road, Ardleigh.

### 2012 Draft Local Plan



### Proposed Change



**Reason for change:** To ensure that the Settlement Development Boundary accurately reflects planning application 13/00036/OUT which is currently pending consideration.

**Necessary consequential changes:** None.

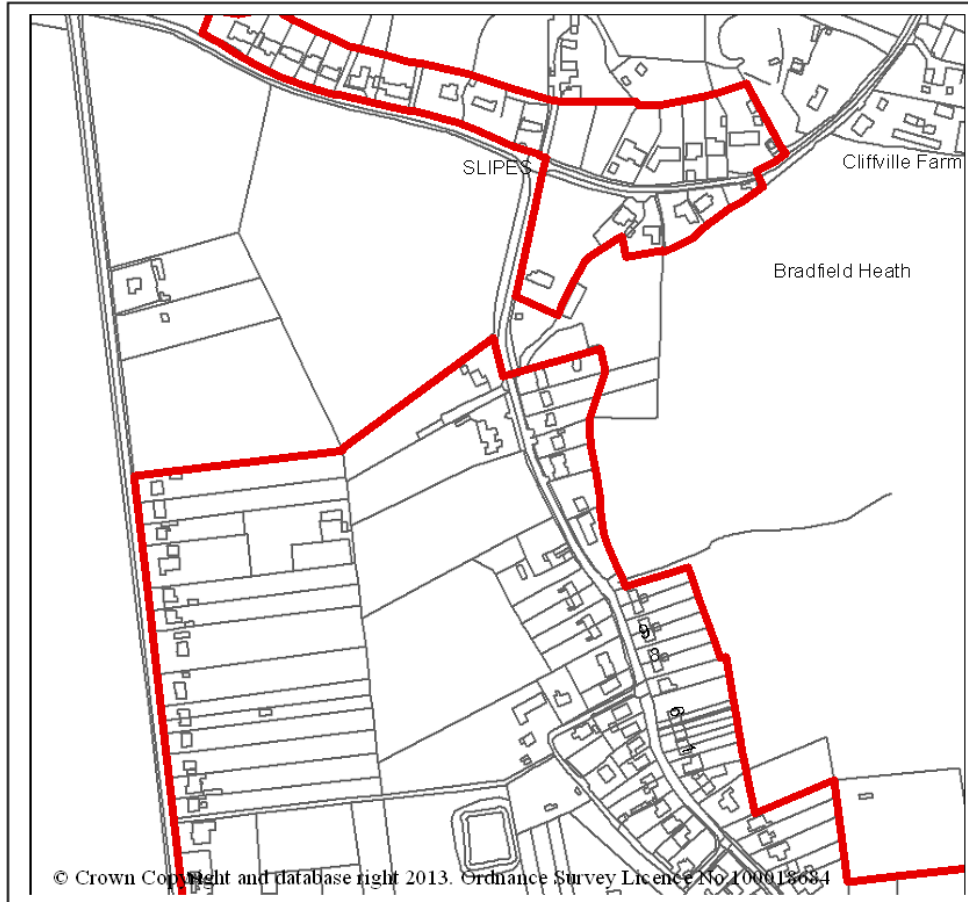
## Changes to Policies Map Inset 18: Bradfield and Bradfield Heath

**Change reference:** PM18.1

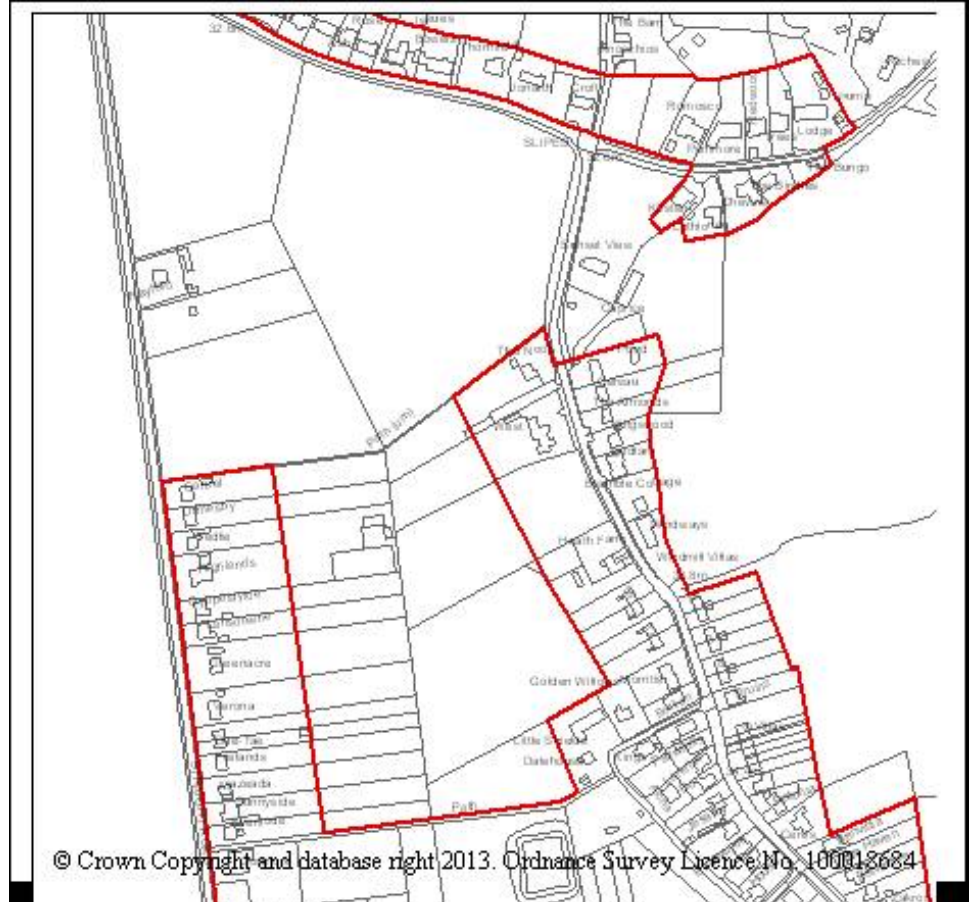
**Type of change:** Tightening of the Settlement Development Boundary.

**Location:** Land behind Windmill Road and Straight Road.

### 2012 Draft Local Plan



### Proposed Change



**Reason for change:** To address concerns from local residents about the inclusion of the large area of open land to the rear of properties in Straight Road and Windmill Road, which could result in development over what is considered fair and proportionate for Bradfield and to reinforce the gap between the main part of the village and Bradfield Heath to the north.

**Necessary consequential changes:** None.

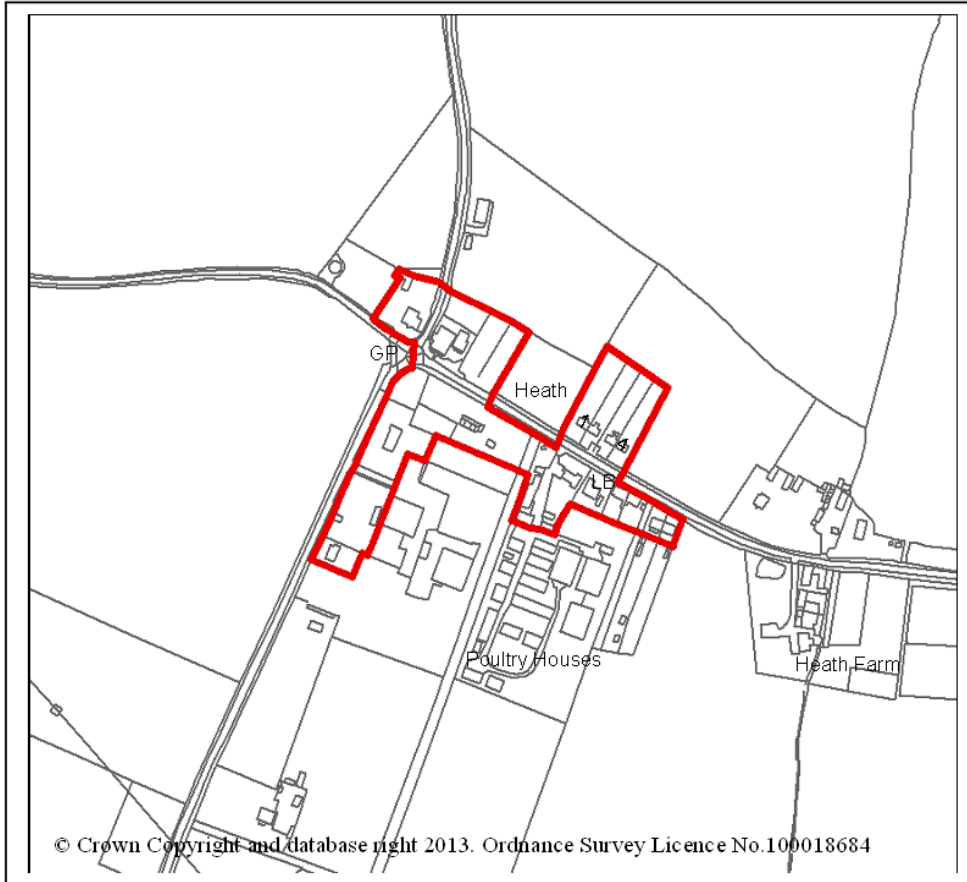
## Changes to Policies Map Inset 21: Chisbon Heath

### Change reference: PM21.1

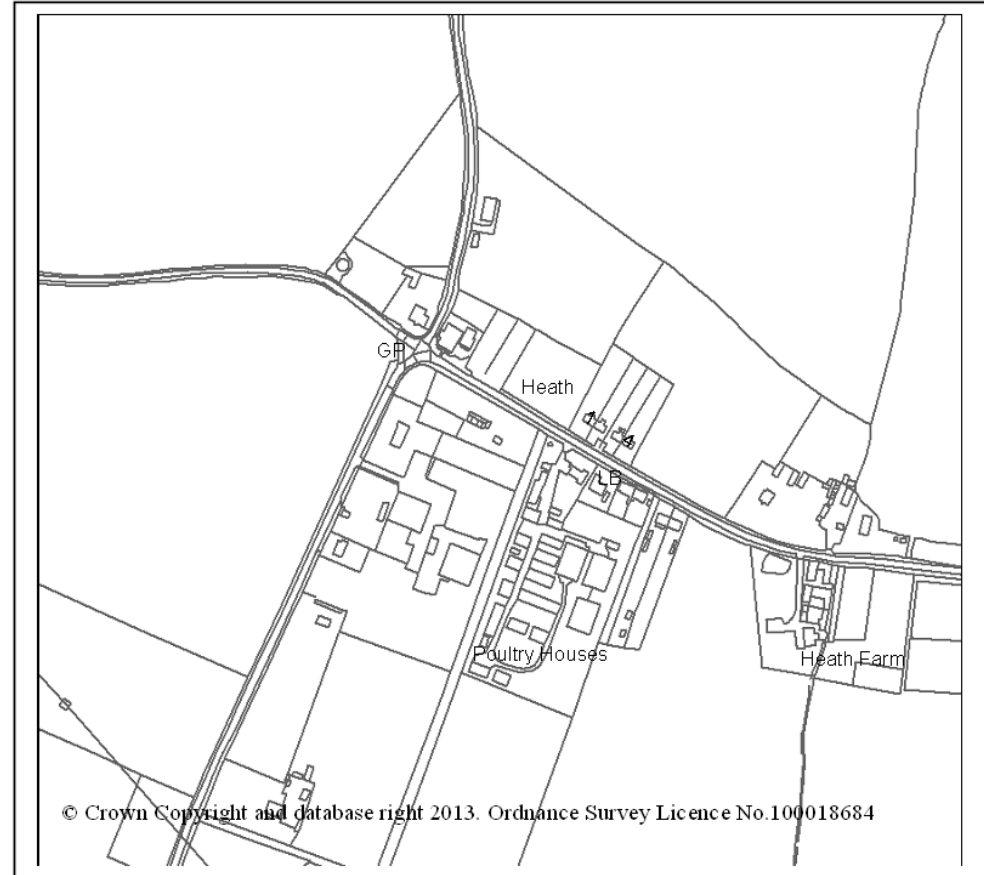
**Type of change:** Removal of the Settlement Development Boundary from a whole settlement and subsequent removal of the Policies Map Inset, in its entirety, from the Local Plan.

**Location:** Chisbon Heath, St. Osyth.

#### 2012 Draft Local Plan



#### Proposed Change



**Reason for change:** To address concerns raised by St. Osyth Parish Council and a number of residents about further intensification of development in Chisbon Heath, a difficult settlement to define within Settlement Development Boundaries due to its dispersed character.

**Necessary consequential changes:** This change reflects the proposed deletion of Chisbon Heath from Policy SD4: 'Smaller Rural Settlements' (see Major Change MAJ2.5). This will result in the removal of Policies Map Inset 21 from the Local Plan as it will no longer be necessary.



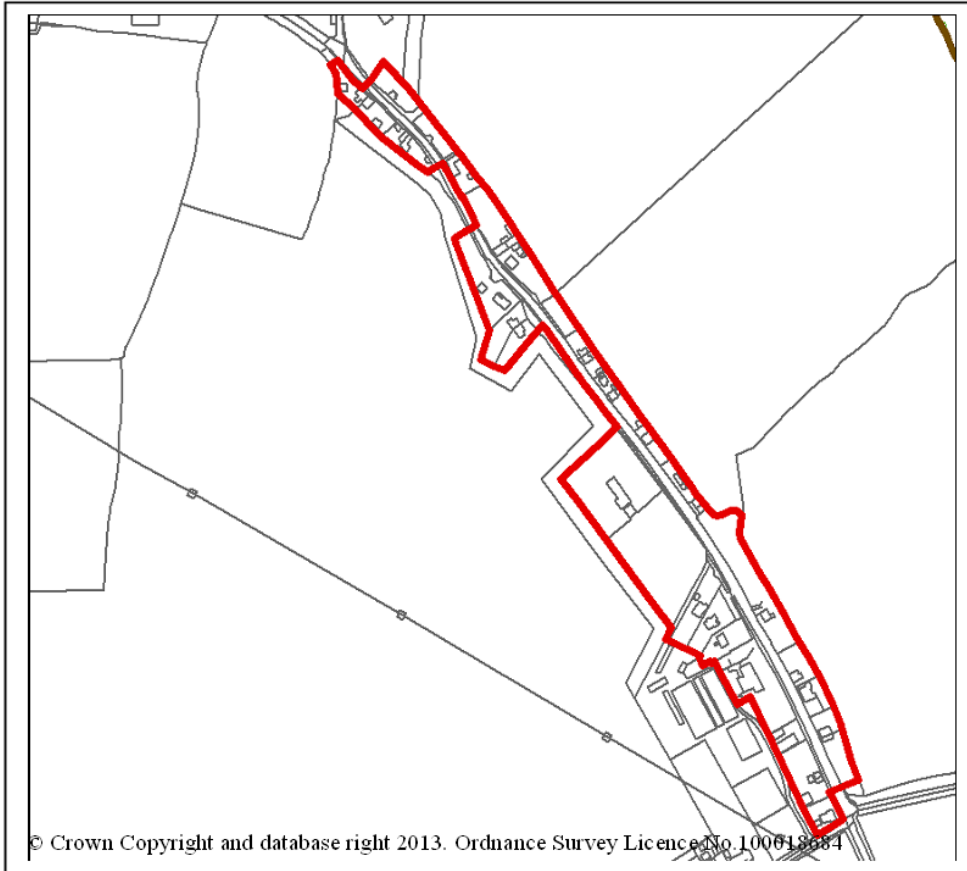
## Changes to Policies Map Inset 23: Elmstead Heath

### Change reference: PM23.1

**Type of change:** Removal of the Settlement Development Boundary from a whole settlement and subsequent removal of the Policies Map Inset, in its entirety, from the Local Plan.

**Location:** Elmstead Heath, Alresford.

#### 2012 Draft Local Plan



#### Proposed Change



**Reason for change:** To address concerns raised by Alresford Parish Council about further intensification of development in Elmstead Heath.

**Necessary consequential changes:** This change reflects the proposed deletion of Elmstead Heath from Policy SD4: 'Smaller Rural Settlements' (see Major Change MAJ2.5). This will result in the removal of Policies Map Inset 23 from the Local Plan as it will no longer be necessary.

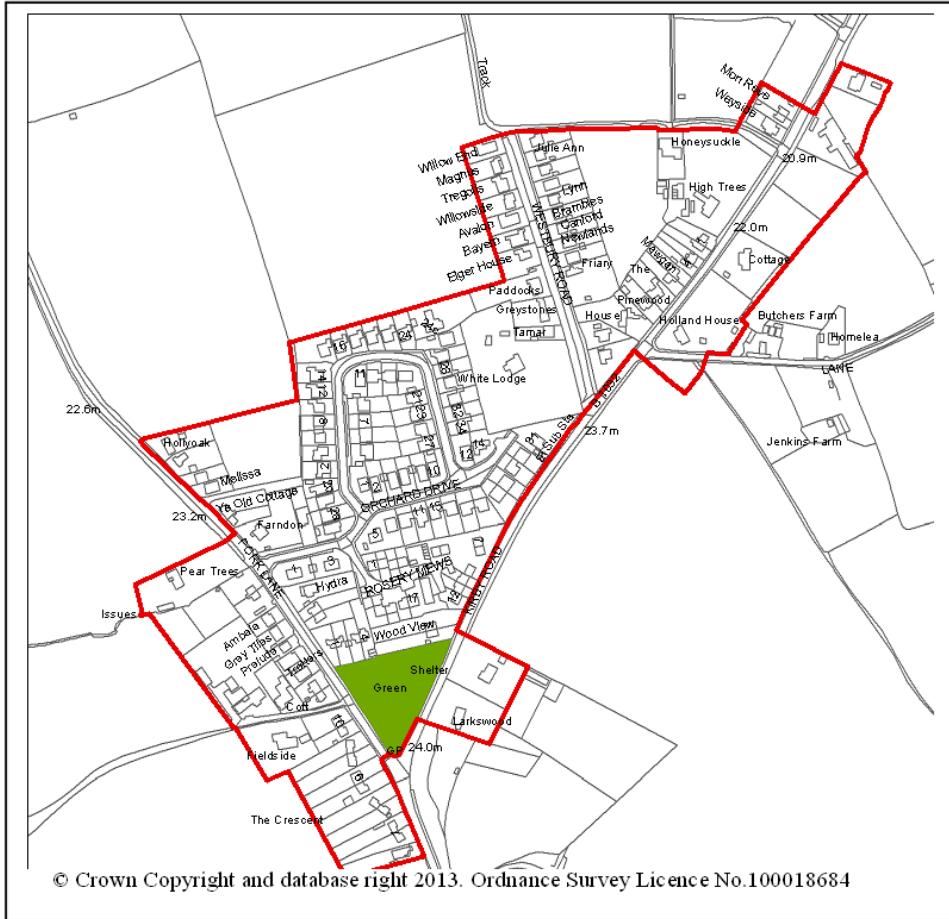
# Changes to Policies Map Inset 28: Great Holland

**Change reference: PM28.1**

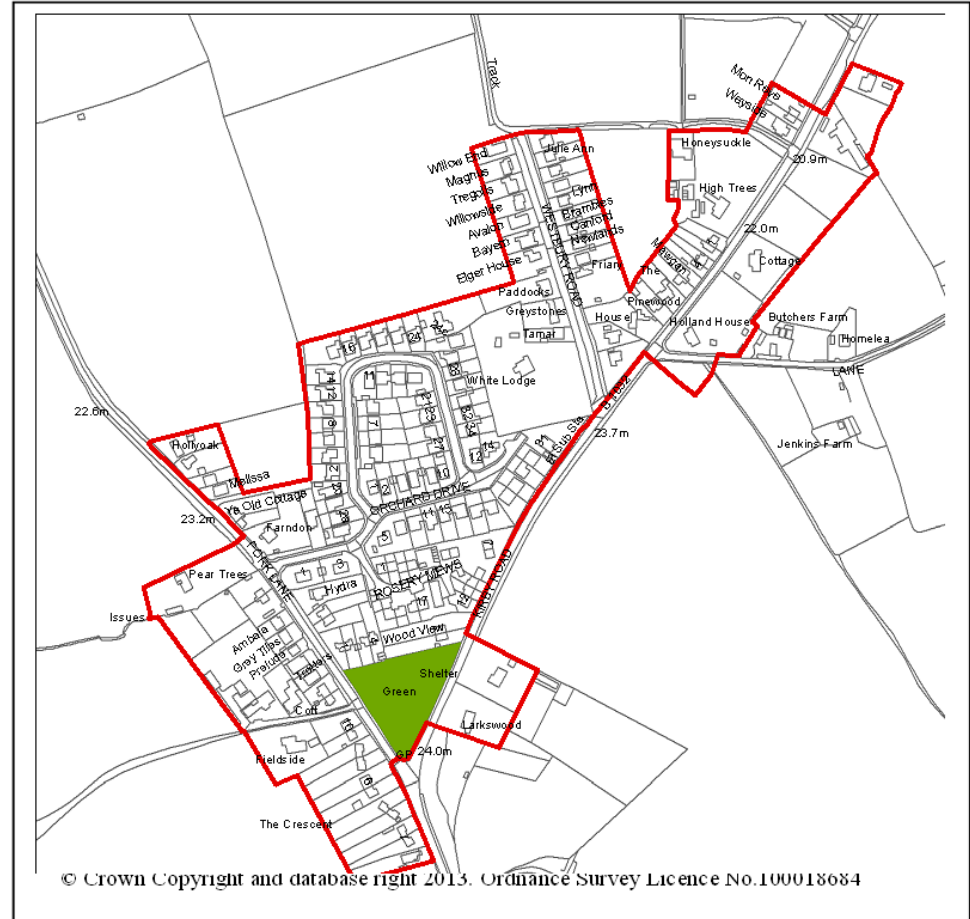
**Type of change:** Tightening of the Settlement Development Boundary.

**Location:** Northern part of Great Holland.

## 2012 Draft Local Plan



## Proposed Change



**Reason for change:** To address objections raised by Great Holland residents about the extent of the Settlement Development Boundary and to ensure it only surrounds the compact built up area.

**Necessary consequential changes:** None.

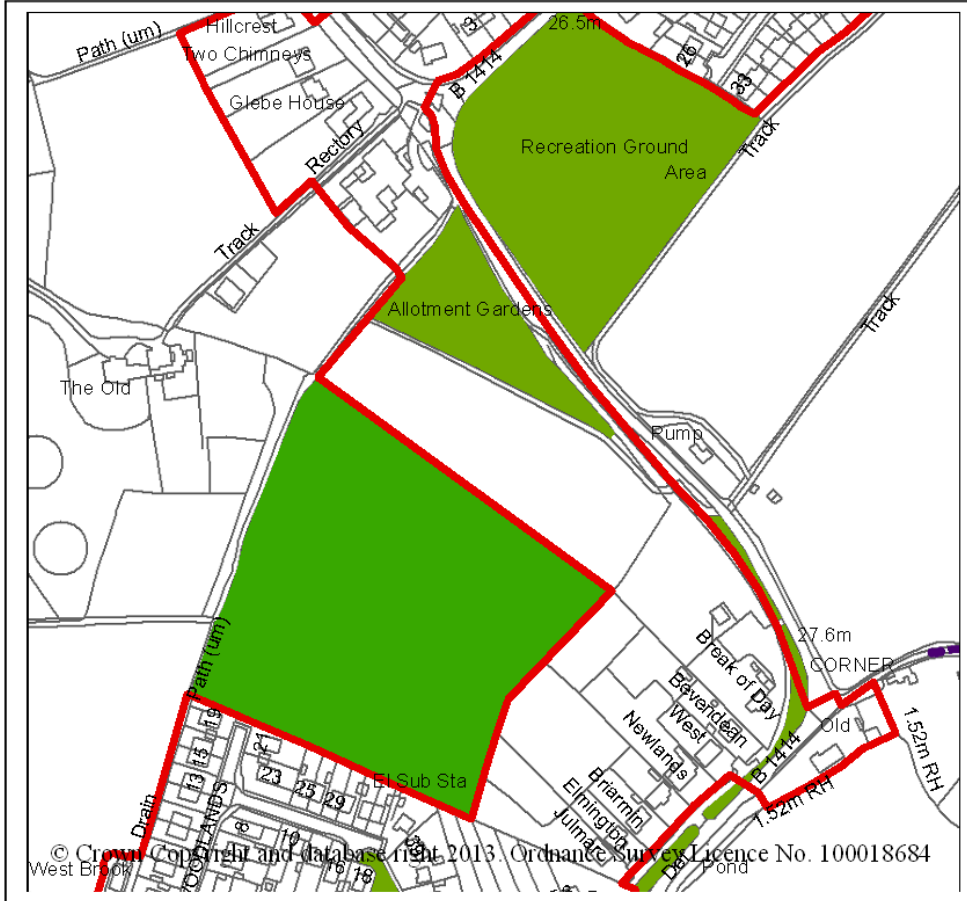
## Changes to Policies Map Inset 29: Great Oakley

**Change reference: PM29.1**

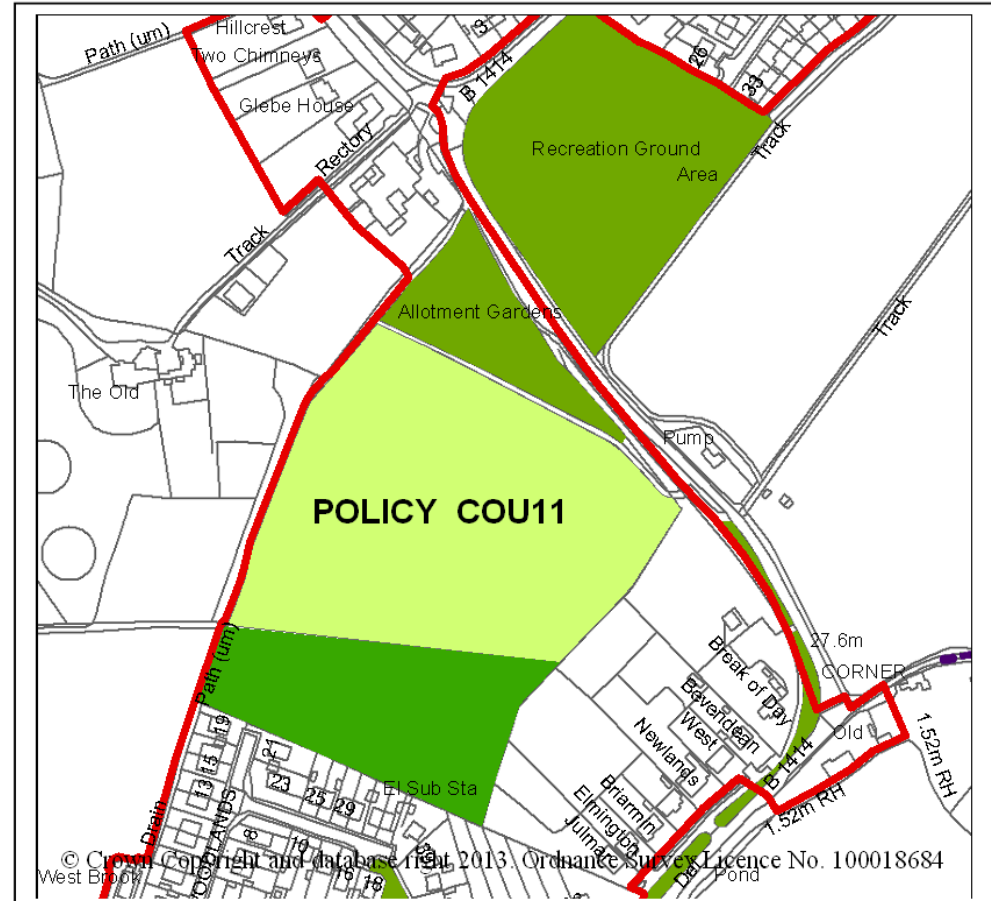
**Type of change:** Allocation of a new mixed-use development site.

**Location:** Land west of Harwich Road, Great Oakley.

### 2012 Draft Local Plan



### Proposed Change



**Reason for change:** To enable a mixed-use development including housing, a new village hall and a car park as an exception to the normal approach to development in Smaller Rural Settlements and therefore help deliver the positive aspirations of the Parish Council and the local landowner.

**Necessary consequential changes:** This change reflects the inclusion of new Policy COU11 in Chapter 12 of the Local Plan to ensure the delivery of the community facilities are secured, through necessary conditions or legal agreements, to the development of housing.



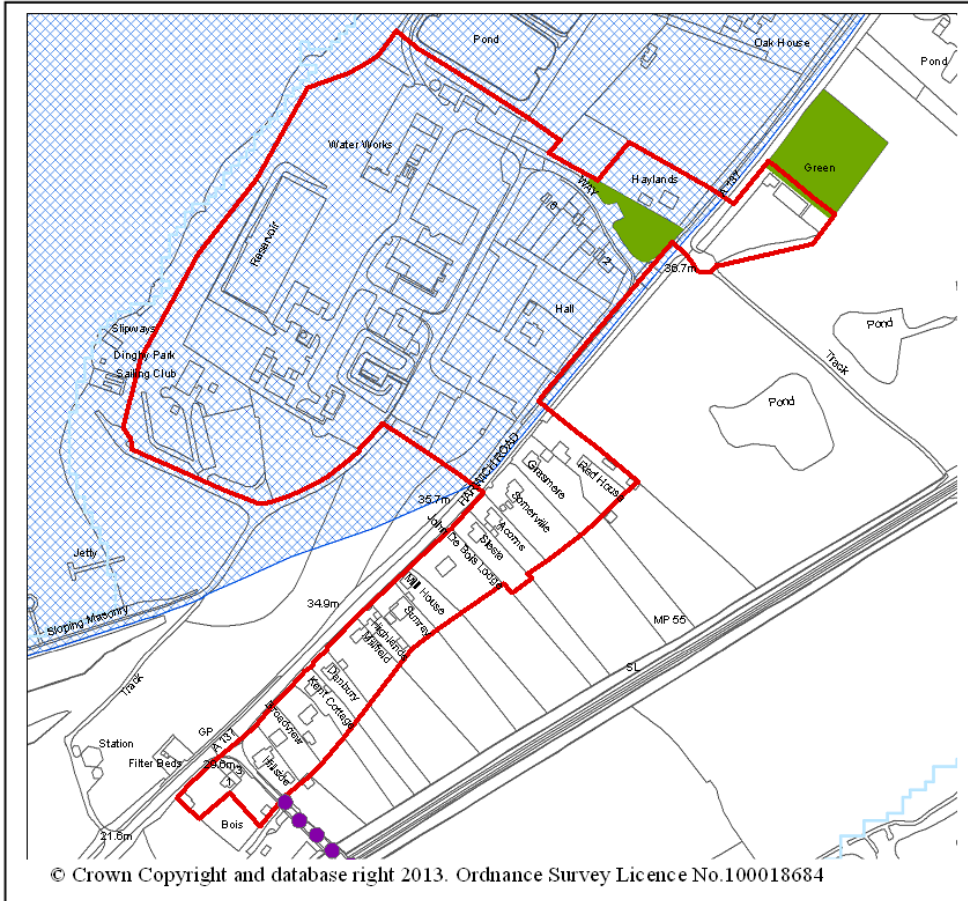
# Changes to Policies Map Inset 31: John De Bois Hill

**Change reference: PM31.1**

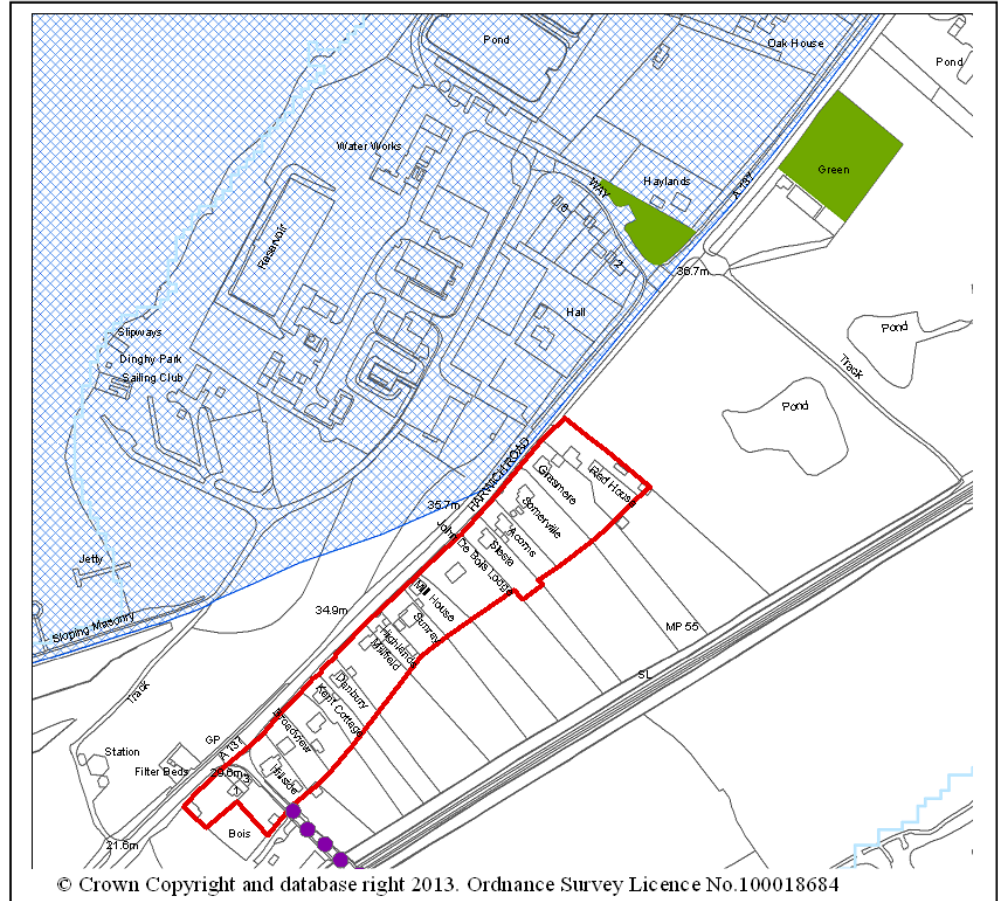
**Type of change:** Tightening of the Settlement Development Boundary to exclude water works.

**Location:** Treatment Plant Ardleigh Reservoir Clover Way Ardleigh.

## 2012 Draft Local Plan



## Proposed Change



**Reason for change:** To ensure the Settlement Development Boundary only surrounds the compact built up area of the settlement.

**Necessary consequential changes:** None.

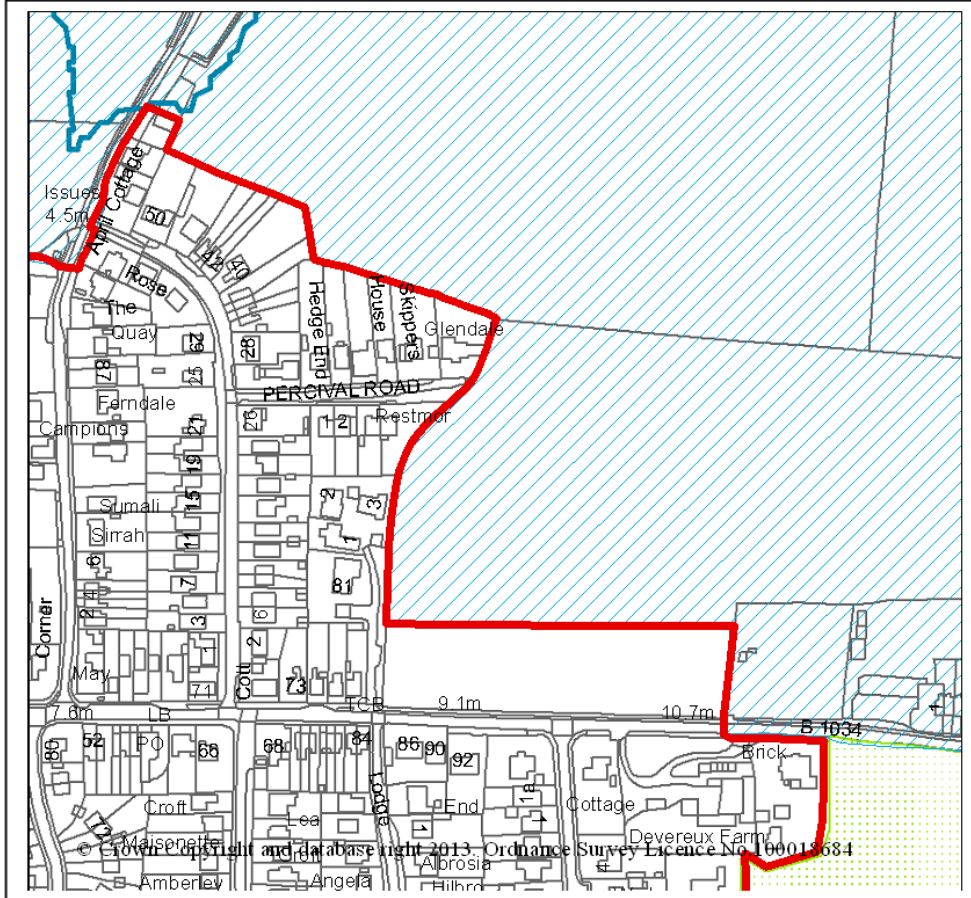
## Changes to Policies Map Inset 32: Kirby-le-Soken

**Change reference:** PM32.1

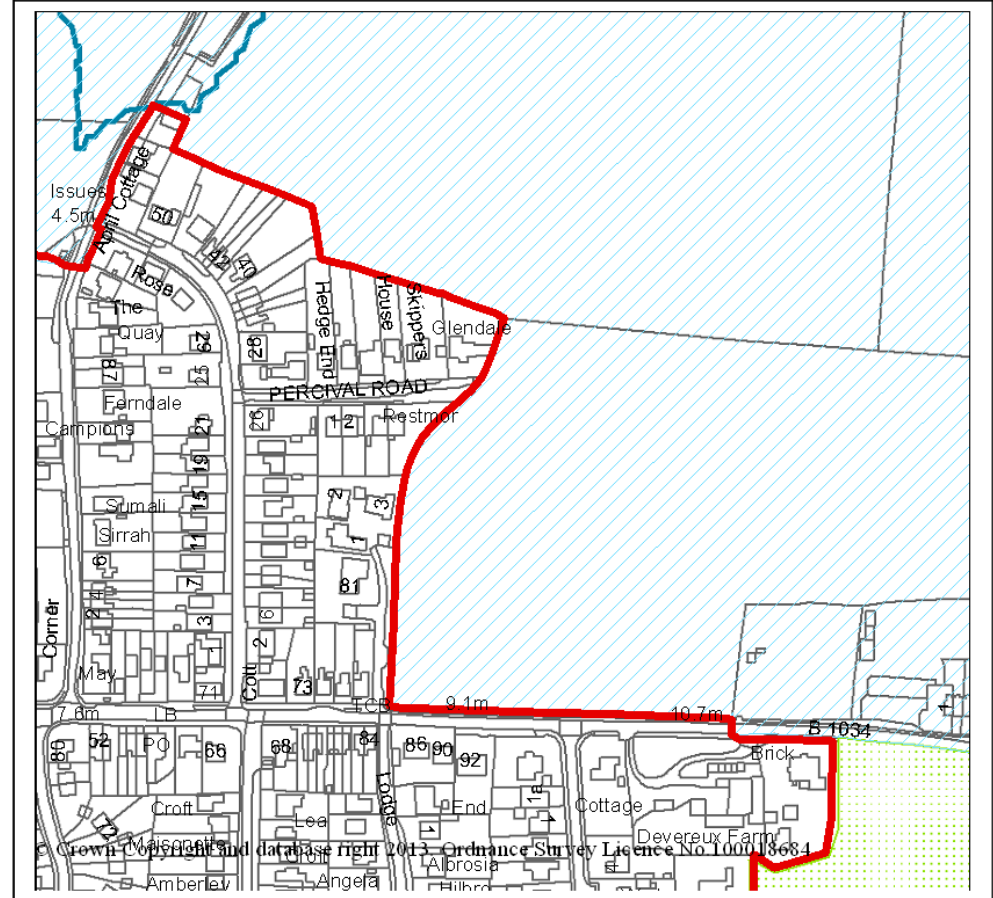
**Type of change:** Tightening of the Settlement Development Boundary.

**Location:** Land north of Walton Road, Kirby-le-Soken.

### 2012 Draft Local Plan



### Proposed Change



**Reason for change:** To address objections raised by Kirby-le-Soken residents about the extent of the Settlement Development Boundary and to ensure it only surrounds the compact built up area.

**Necessary consequential changes:** None.

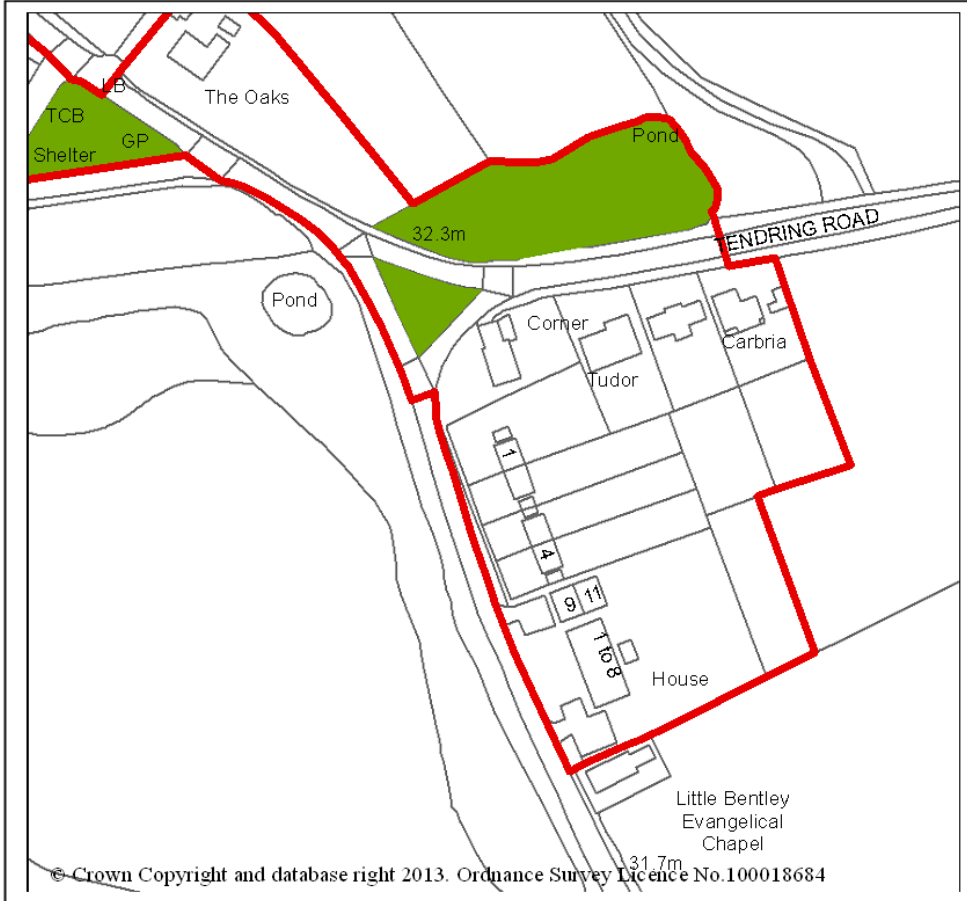
## Changes to Policies Map Inset 34: Little Bentley

**Change reference: PM34.1**

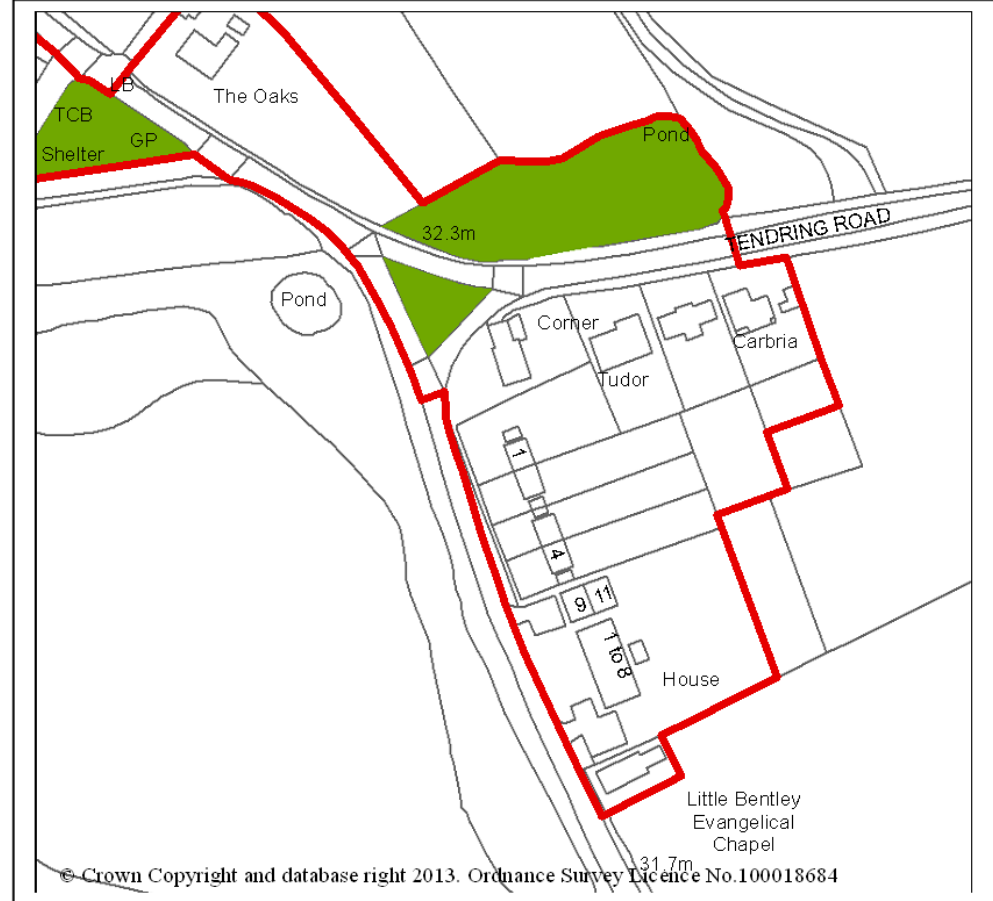
**Type of change:** Tightening of the Settlement Development Boundary.

**Location:** Land to the rear of Tendring Road and Church Road, Little Bentley

### 2012 Draft Local Plan



### Proposed Change



**Reason for change:** To ensure the Settlement Development Boundary only surrounds the compact built up area of the settlement.

**Necessary consequential changes:** None.

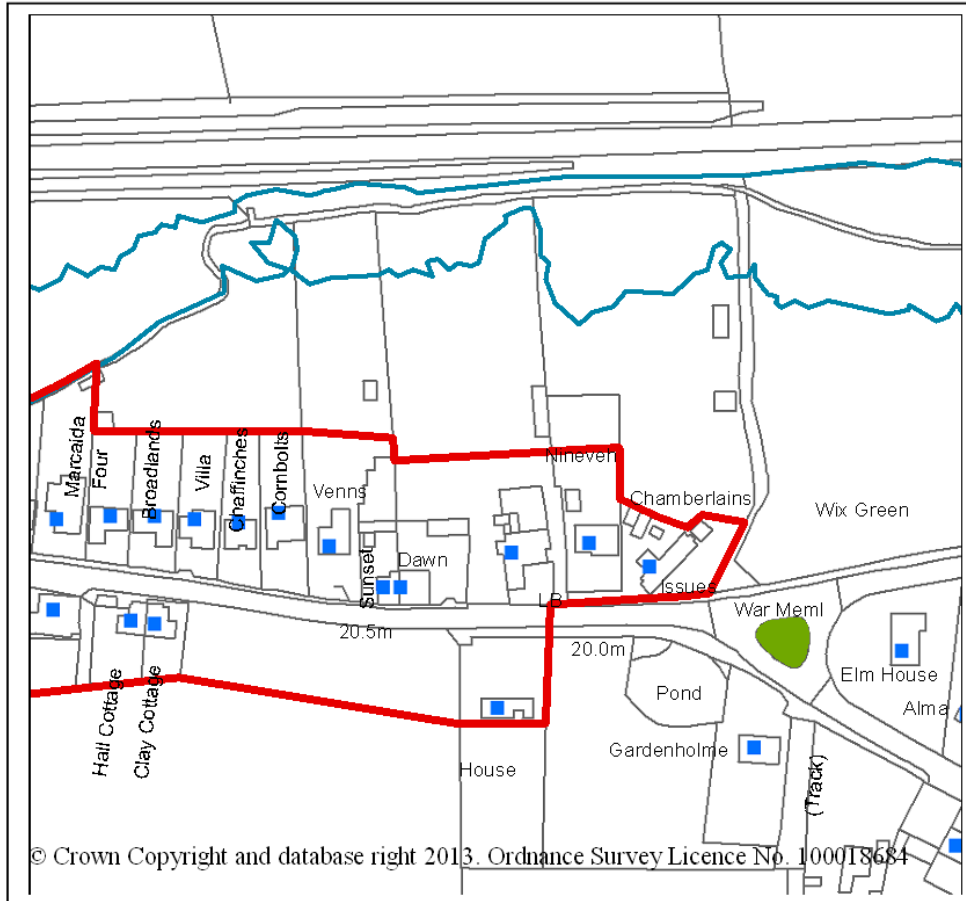
## Changes to Policies Map Inset 40: Wix

**Change reference:** PM40.1

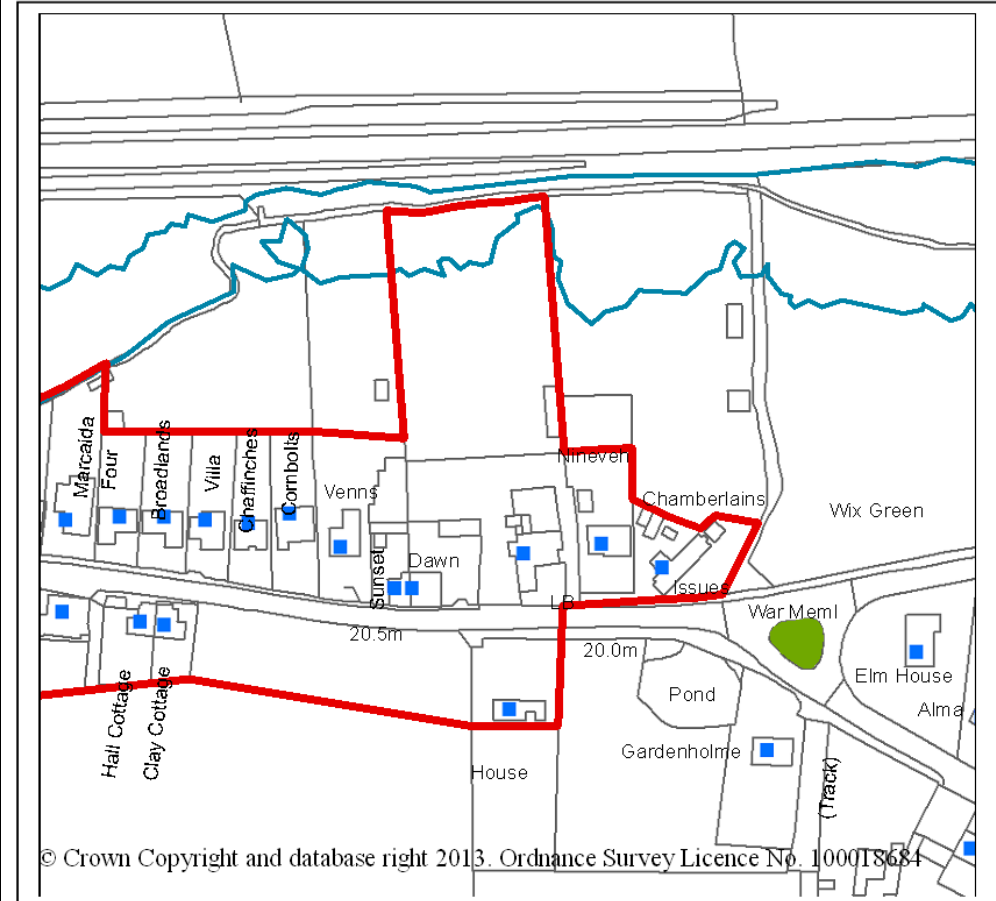
**Type of change:** Extension to the Settlement Development Boundary.

**Location:** White Hart Inn, Harwich Road, Wix.

### 2012 Draft Local Plan



### Proposed Change



**Reason for change:** To ensure that the Settlement Development Boundary accurately reflects planning permission 12/01135/OUT.

**Necessary consequential changes:** None.





**TENDRING DISTRICT COUNCIL**  
**Planning Department**  
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