



Tendring District Council



Appendix A1a)

Tendring District Local Plan Pre-Submission Focussed Changes

Major Changes to the Written Statement

Date of publication to be confirmed.

Important Notice

This document is the Tendring District Local Plan: Pre-Submission Focussed Changes (2014) setting out 'Major Changes to the Written Statement'. It contains significant changes to policies and proposals from 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 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.

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.

For more detailed information and guidance on the national planning system, please visit the Communities and Local Government website www.communities.gov.uk.

Understanding and using this Document

On Friday 9th November 2012, the Council published the Tendring District Local Plan: Proposed Submission Draft for just over 8 weeks public consultation which ended on Monday 7th 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 'Major Changes to the Written Statement' are contained in this 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. It is therefore particularly important that interested parties are given the opportunity to consider these changes and make any comments. These 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 contained in a separate document and are less significant in their nature – often designed to address relatively minor objections, make minor factual corrections and to generally ensure the document is consistent, accurate and correct throughout.

The 'Changes to the Policies Maps' are also contained in a separate 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 'current and proposed' diagrams to enable readers to see clearly what the changes are.

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:** The sections of text affected by one or more proposed changes are shown with ‘tracked changes’. The proposed addition of text shown as **highlighted text** and the proposed deletion of text shown as ~~struck through text~~. This allows readers to see quite clearly how the text is being changed so they do not have to refer back to the original draft Local Plan. Changes to the policies maps cannot be presented in this way so they 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 Major Changes

Timeframe of the Local Plan: Change **MAJ1.1** proposes a change to the time frame of the Local Plan from a 10 year period 2011 to 2021 to a 15 year period 2014 to 2029 to better accord with government requirements set out in the National Planning Policy Framework. This change has implications for housing numbers, the strategy for longer term growth and other assumptions within the Local Plan and therefore results in a significant number of 'consequential changes', both major and minor.

Spatial Strategy: Changes **MAJ2.1, 2.2, 2.3, 2.4 and 2.5** propose changes to the overall 'spatial strategy' for development in the district i.e. how new development will be distributed between different parts of the district. These changes include the addition of new text and a new 'key diagram' and amendments to policies SD2 'Urban Settlements', SD3 'Key Rural Service Centres' and SD4 'Smaller Rural Settlements'. For the first 10 years, the Local Plan will still aim to deliver a 'fair and proportionate' spread of development across all parts of the district that results in an approximate 6% increase in housing stock for most settlements, where practical, taking into account local character and constraints. For the last 5 years, the revised plan will indicate 'broad locations' where options for longer-term growth will be explored, in more detail, when the Local Plan is next reviewed; these include land in and around Clacton, Harwich and West Tendring/Colchester Fringe.

Economic Development Strategy: Change **MAJ3.1** Sets out the main objectives from the Council's new 'Economic Development Strategy' which is designed to facilitate economic growth and bring about the creation of new job opportunities. The objectives include targeting the sectors of the economy most likely to grow; targeting 'growth locations' including Clacton, Harwich and West Tendring; improving skills and education attainment levels; supporting businesses to modernise, diversify and grow; presenting clearer positive external messages; and facilitating population growth where it will support economic objectives. This strategy has the potential to result in the creation of between 3,000 and 5,000 new jobs in the district over the extended 15 year plan period.

Transport: Change **MAJ3.2** proposes a change to Policy PRO1 on the strategic transport network to include a new project 'to explore, in partnership with Essex County Council, Colchester Borough Council, Essex University and Highways Agency to create a north/south link between the A120 and the A133 to improve connectivity and support longer-term growth. At this stage the Local Plan is not specific about the precise location or route of this new road, but by providing 'in principle' support at this stage, the Council can begin working with its partners to undertake more detailed planning work and explore various sources of possible funding.

Town Centres: Change **MAJ 3.5** proposes the inclusion of a new policy PRO5a 'Use of Shop Units in Town Centres' which seeks to ensure a consistent approach across all of the district's town centres to resisting the loss of retail units whilst incorporating sufficient flexibility for town centres to change their offer and appeal in the face of competition from on-line shopping and supermarkets. This single policy replaces the policies for individual town centres within the Local Plan's 'Area Chapters'.

Housing Supply: Changes **MAJ4.1, 4.2 and 4.3** propose changes to the housing figures in the Local Plan to reflect the findings of the Council's latest Strategic Housing Market Assessment (SHMA), Strategic Housing Land Availability Assessment (SHLAA) and other available evidence. The changes also reflect the extension of the Local Plan's time frame from 10 to 15 years and the approach of identifying specific housing sites for years 1-10 and 'broad locations' for longer-term growth in years 11-15. The changes propose an expected dwelling stock increase of 5,625 dwellings over the 15 year period 2014-2029.

Full Index of Major Changes

Major Changes to Chapter 1: Introduction Pages 9 - 10

MAJ1.1 Paragraph 1.4 (relating to the timeframe of the Local Plan).

Major Changes to Chapter 2: Delivering Sustainable Development Pages 11 - 19

MAJ2.1 New paragraphs 2.5a-2.5d (relating to the spatial strategy).
MAJ2.2 New 'key diagram' depicting the Local Plan's spatial strategy.
MAJ2.3 Policy SD2 'Urban Settlements'.
MAJ2.4 Policy SD3 'Key Rural Service Centres'.
MAJ2.5 Policy SD4 'Smaller Rural Settlements'.
MAJ2.6 Policy SD8 'Transport and Accessibility'.

Major Changes to Chapter 3: Planning for Prosperity Pages 20 - 31

MAJ3.1 Paragraphs 3.2-3.5 (relating to economic development).
MAJ3.2 Policy PRO1 'Improving the Strategic Transport Network'.
MAJ3.3 New Policy PRO1a 'Improving the Public Transport Network'.
MAJ3.4 Policy PRO2 'Improving the Communications Network'.
MAJ3.5 New Policy PRO5a 'Use of Shop Units in Town Centres'.
MAJ3.6 Policy PRO9 'Holiday Parks'.
MAJ3.7 Policy PRO10 'Camping and Caravanning'.

Major Changes to Chapter 4: Planning for People Pages 32 - 51

MAJ4.1 Paragraphs 4.4-4.6 (relating to the strategy for housing growth).
MAJ4.2 Policy PEO1 'Housing Supply'.
MAJ4.3 Policy PEO2 'Housing Trajectory'.
MAJ4.4 Policy PEO4 'Standards for New Housing'.
MAJ4.5 Policy PEO5 'Housing Layout in Tendring'.
MAJ4.6 Policy PEO7 'Housing Choice'.
MAJ4.7 Policy PEO8 'Aspirational Housing'.
MAJ4.8 Policy PEO11 'Rural Exception Sites'.
MAJ4.9 Policy PEO15 'Traveller Sites'.
MAJ4.10 Policy PEO17 'Living Accommodation for Family Members'.
MAJ4.11 Policy PEO22 'Green Infrastructure in Residential Development'.

Major Changes to Chapter 5: Planning for Places Pages 52 - 55

MAJ5.1 Policy PLA6 'This Historic Environment'.
MAJ5.2 Policy PLA10 'Renewable Energy Installations'.

Major Changes to Chapter 6: Clacton-on-Sea Pages 56 - 71

MAJ6.1 Policy COS2 'Clacton Town Centre'.
MAJ6.2 Policy COS5 'Warwick Castle Market Site'.
MAJ6.3 Policy COS9 'Anglefield Cliff-Side Hotel Proposal'.
MAJ6.4 Paragraphs 6.46 and 6.47 (relating to Housing Sites in Clacton).
MAJ6.5 Policy COS12 'Development at Rouses Farm, Jaywick Lane'.
MAJ6.6 Policy COS13 'Development South of Clacton Coastal Academy'.
MAJ6.7 Policy COS14 'Development East of Rush Green Road'.
MAJ6.8 Policy COS15 'Development East of Thorpe Road'.
MAJ6.9 Policy COS16 'Development South of Centenary Way'.
MAJ6.10 New Policy COS19 'New Primary, Early Years and Childcare Provision in Clacton'.

Major Changes to Chapter 7: Harwich and Dovercourt Pages 72 - 74

MAJ7.1 Policy HAD3 'Dovercourt Town Centre'.

MAJ7.2 Paragraphs 7.20 and 7.21 (relating to housing sites).

Major Changes to Chapter 8: Frinton, Walton and Kirby Cross **Pages 75 - 84**

MAJ8.1 Policy FWK2 'Walton-on-the-Naze Town Centre'.
MAJ8.2 Policy FWK3 'Frinton-on-Sea Town Centre (Connaught Avenue)'.
MAJ8.3 Paragraphs 8.22-8.23 (relating to housing sites).
MAJ8.4 Policy FWK4 'Frinton and Walton Conservation Area'.
MAJ8.5 Policy FWK6 'The Martello Development'.
MAJ8.6 Policy FWK7 'Walton Mere'.
MAJ8.7 Policy FWK8 'Station Yard and Avon Works, Walton'.
MAJ8.8 Policy FWK9 'Development at Turpins Farm'.

Major Changes to Chapter 9: Manningtree, Lawford and Mistley **Pages 85 - 91**

MAJ9.1 Policy MLM1 'Manningtree Town Centre'.
MAJ9.2 Paragraphs 9.15-9.16 (relating to housing sites).
MAJ9.3 New Policy MLM5a 'Development North of Stourview Avenue, Mistley'.
MAJ9.4 Policy MLM6 'Development at Horsley Cross'.

Major Changes to Chapter 10: Brightlingsea **Pages 92 - 94**

MAJ10.1 Policy BRI1 'Brightlingsea Town Centre'.
MAJ10.2 Paragraphs 10.13-10.14 (relating to housing sites).

Major Changes to Chapter 11: Key Rural Service Centres **Pages 95 - 99**

MAJ11.1 Paragraphs 11.11-11.12 (relating to housing sites).
MAJ11.2 Policy KEY1 'Development South of Cockaynes Lane, Alesford'.
MAJ11.3 Policy KEY2 'Development off Holly Way, Elmstead Market'.

Major Changes to Chapter 12: Countryside and Smaller Rural Settlements **Pages 100 - 103**

MAJ12.1 Policy COU1 'Plotland Development'.
MAJ12.2 Policy COU3 'Conversion and Re-Use of Rural Buildings in the Countryside'.

Major Changes to Chapter 13: Implementation and Monitoring **N/a**

No major changes.

Major Changes to the Appendices **Pages 104 - 109**

MAJ14.1 Appendix 1 'Housing Requirements for Individual Settlements'.
MAJ14.2 Appendix 3 'Estimated Dwelling Numbers for Allocated Sites'.

Major Changes to Chapter 1: Introduction

Change reference: MAJ1.1

Type of change: Significant change to the time horizon of the Local Plan.

Section: Paragraph 1.4 on Page 12.

Proposed change (additions shown as **highlighted and deletions shown as **struck through**):**

1.4 Our Local Plan will be the statutory development plan for Tendring over the ~~ten-year~~ **fifteen-year** period between ~~2011 and 2021~~ **2014 and 2029**. Planning law requires all Local Planning Authorities in England and Wales to prepare a Local Plan and ensure it is kept up to date. Without an up-to-date plan, the Council would have limited power to influence the scale, location and quality of new development in the district, making it difficult to bring about the positive changes that the area needs and difficult to resist inappropriate development proposals that will have a detrimental affect on our area.

MAJ1.1 reason for change: To ensure compliance with Paragraph 157 in the National Planning Policy Framework which states that Local Plans should be drawn up over an appropriate time scale (preferably a 15-year time horizon) take account of longer term requirements, and be kept up to date. This change should address a number of objections to the original time horizon for the Local Plan (2011 to 2021) submitted by Colchester Borough Council; Essex County Council and a number of landowners and developers.

MAJ1.1 necessary consequential changes: A large number of amendments to the following sections the Local Plan to ensure they refer correctly to the revised time horizon:

- Paragraph 1.5 on page 12 (see Minor Change MIN1.1);
- Paragraph 1.9 on page 15 (see Minor Change MIN1.5);
- Paragraph 1.12 on page 26 (see Minor Change MIN1.16);
- The 'Positive Vision for the Tendring District' on page 26 (see Minor Changes MIN1.17, MIN1.19 and MIN1.20);
- Paragraph 2.4 on page 30 (see Minor Change MIN2.1);
- Paragraph 2.5 on page 30 (see Minor Change MIN2.2);
- Paragraph 2.10 on page 31 (see Minor Change MIN2.4);
- Paragraph 2.11 on page 31 (see Minor Change MIN2.5);
- Paragraph 2.12 on page 31 (see Minor Change MIN2.6);
- Policy SD2 on page 32 (see Major Change MAJ2.3);
- Paragraph 2.15 on page 33 (see Minor Change MIN2.8);
- Policy SD3 on page 33 (see Major Change MAJ2.4);
- Paragraph 2.20 on page 34 (see Minor Change MIN2.9);
- Policy SD4 on page 35 (see Major Change MAJ2.5);
- Paragraphs 3.2, 3.3 and 3.5 on page 43 (see Major Change MAJ3.1);
- Paragraph 3.10 on page 43 (see Minor Change MIN3.1);
- Policy PRO1 on page 45 (see Major Change MAJ3.2);
- Paragraph 3.13 on page 45 (see Minor Change MIN3.3);
- Paragraph 3.46 on page 58 (see Minor Change MIN3.14);
- Paragraph 3.50 on page 59 (see Minor Change MIN3.15);
- Paragraph 3.57 on page 61 (see Minor Change MIN3.16);
- Paragraphs 4.4, 4.5 and 4.6 on page 65 (see Major Change MAJ4.1);
- Paragraph 4.7 and Policy PEO1 on page 66 (see Major Change MAJ4.2);
- Policy PEO2 on pages 66 and 67 (see Major Change MAJ4.3);

- Paragraph 4.29 on page 73 (see Minor Change MIN4.8);
- Policy PEO7 on pages 73 and 74 (see Major Change MAJ4.6);
- Paragraph 4.32 on page 74 (see Minor Change MIN4.10);
- Paragraph 4.37 on page 75 (see Minor Change MIN4.14);
- Paragraph 4.42 on page 77 (see Minor Change MIN4.15);
- Paragraph 4.45 on page 78 (see Minor Change MIN4.17);
- Paragraph 4.48 on page 78 (see Minor Change MIN4.18);
- Paragraph 4.69 on page 84 (see Minor Change MIN4.25);
- Paragraph 5.13 on page 102 (see Minor Change MIN5.6);
- The 'Positive Vision for the Clacton-on-Sea Area' on page 116 (see Minor Change MIN6.2);
- Paragraph 6.45 on page 132 (see Minor Change MIN6.21);
- Paragraph 6.46 on page 132 (see Major Change MAJ6.4);
- Paragraph 6.49 on page 133 (see Minor Changes MIN6.22 and MIN6.23);
- Paragraph 6.55 on page 137 (see Minor Change MIN6.26);
- The 'Positive Vision for the Harwich and Dovercourt Area' on page 142 (see Minor Change MIN7.1);
- Paragraph 7.20 on page 146 (see Major Change MAJ7.2);
- Paragraph 7.23 on page 147 (see Minor Change MIN7.13);
- The 'Positive Vision for the Frinton, Walton and Kirby Cross Area' on page 152 (see Minor Change MIN8.3);
- Paragraph 8.22 on page 156 (see Major Change MAJ8.3);
- Paragraph 8.24 on page 157 (see Minor Change MIN8.5);
- Paragraph 8.25 on page 157 (see Minor Change MIN8.6);
- Paragraph 8.35 on page 161 (see Minor Change MIN8.11);
- The 'Positive Vision for Manningtree, Lawford and Mistley' on page 163 (see Minor Change MIN9.1);
- Paragraphs 9.15 and 9.16 on page 166 (see Major Change MAJ9.2);
- Paragraph 9.18 on page 166 (see Minor Change MIN9.4);
- Paragraph 9.19 on page 167 (see Minor Change MIN9.5);
- The 'Positive Vision for Brightlingsea' on page 176 (see Minor Change MIN10.1);
- Paragraph 10.13 on page 178 (see Major Change MAJ10.2);
- Paragraph 10.15 on page 178 (see Minor Change MIN10.3);
- Paragraph 11.1 on page 181 (see Minor Change MIN11.1);
- The 'Positive Vision for the Key Rural Service Centres' on page 183 (see Minor Change MIN11.3);
- Paragraph 11.11 on page 183 (see Major Change MAJ11.1);
- Paragraph 11.17 on page 185 (see Minor Change MIN11.6);
- Paragraph 12.2 on page 189 (see Minor Change MIN12.2);
- The 'Positive Vision for the Countryside and Smaller Rural Settlements' on page 190 (see Minor Change MIN12.3);
- Paragraph 12.5 on page 190 (see Minor Change MIN12.4);
- Paragraph 13.1 on page 205 (see Minor Change MIN13.1);
- Amended targets in the monitoring table under Paragraph 13.7 on page 207 (see MIN13.4, MIN13.5, MIN13.7, MIN13.9, MIN13.10, MIN13.11, MIN13.12, MIN13.14 and MIN13.15); and
- Paragraph 2.40 (under the heading 'Reviewing the Local Plan') on page 211 (see Minor Change MIN13.15).

Major Changes to Chapter 2: Delivering Sustainable Development

Change reference: MAJ2.1

Type of change: Significant addition of new supporting text relating to the Local Plan's spatial strategy.

Section: New text to be inserted between paragraphs 2.5 and 2.6 on page 30 (to be shown as paragraphs 2.5a, 2.5b, 2.5c, 2.5d and 2.5e).

Proposed change (Additions shown as highlighted and deletions shown as struck through):

2.5a The spatial strategy for growth has been informed by the requirements of the National Planning Policy Framework, the findings of a range of technical evidence and survey work and the comments and suggestions of local residents compiled during four public consultation exercises undertaken in 2009, 2010, 2011 and 2012. In essence, the spatial strategy in this Local Plan aims to meet objectively assessed needs for development and support growth in the economy as far as is practical and realistic by distributing growth between all of the district's urban and rural settlements in a sustainable, fair and proportionate way – taking various physical, environmental and infrastructure constraints into account.

2.5b For the first 10 years of the plan period (2014 to 2024) each of the district's urban settlements will accommodate an increase in housing stock that is sustainable, fair and broadly proportionate to the existing size of the settlement. This equates roughly to a 6% increase in housing stock for most settlements over that period. Sites allocated for development in these areas will deliver the majority of the housing growth proposed for the district. Urban settlements will also be the focus for economic growth through the identification of new employment sites, investment in town centres, tourist attractions and key infrastructure and/or the regeneration of deprived neighbourhoods.

2.5c The district's rural settlements will also accommodate a sustainable, fair and proportionate increase in housing stock to help address local housing needs, support village economies and provide a flexible range of development opportunities. Development in larger key rural service centres will be delivered on sites allocated in this Local Plan and development in smaller rural settlements will be delivered on small-scale 'infill' sites within defined settlement boundaries. For most rural settlements this is also expected to result in a housing stock increase of around 6% over 10 years.

2.5d For the final 5 years of the plan period (2024 to 2029) and beyond, some of the district's settlements are expected to have reached sensible limits for accommodating additional development. The strategy for any significant longer-term development may therefore need to be more focussed, larger-scale developments in the areas of the district that are best placed to support continued economic growth and attract major investment in new job opportunities, infrastructure and housing. This follows the objectives set out in the Council's Economic Development Strategy. Such developments are likely to require considerable up-front planning, investment in infrastructure and partnership working and are more likely to be delivered in stronger economic conditions. To explore the potential for longer-term strategic growth and to put more detailed plans in place, the Council will undertake an evidence-based review of the Local Plan (either in whole or in part) at the appropriate time in consultation with local residents and other stakeholders, including neighbouring authorities.

2.5e This review will 'roll forward' the time-scale of the Local Plan to cover an extended period and

explore, in greater detail, the potential for development in and around the district's settlements with a particular focus on the broad areas most capable of delivering larger scale development in jobs, infrastructure and/or housing. Based on the evidence contained within the Council's Economic Development Strategy and Strategic Housing Land Availability Assessment (SHLAA) these broad areas are likely to include land on the edge of Clacton, sites in and around Harwich (particular around Harwich International Port, Bathside Bay and the A120) and land in West Tending/Colchester Fringe and the University of Essex, where it would be necessary for the Council to work in partnership with Colchester Borough Council, the University and other partners.

MAJ2.1 reason for change: To reflect the proposed change in the time horizon of the Local Plan from 2011-2021 to 2014-2029 (see change reference MAJ1.1) and set out, more clearly, the spatial strategy for growth in the district, with an indication of how longer-term growth beyond 2024 will be planned for. This change should address objections to the original time horizon for the Local Plan (2011 to 2021) submitted by Colchester Borough Council; Essex County Council and a number of landowners and developers and should also address objections to the original strategy for growth in the Local Plan (a rigid 6% housing stock increase for all settlements) submitted by Great Holland Residents Association; Save Our St. Osyth (SOS); a number of landowners and developers and a large number of members of the public. This change will give the Local Plan a more robust platform upon which to begin planning for the longer term, working with partners, attracting inward investment and exploring opportunities to secure funding for new infrastructure.

MAJ2.1 necessary consequential changes: A number of changes to the following sections of the Local Plan are required in order to reflect the above changes to the spatial strategy (many of these changes also set out further consequential changes required):

- New Key Diagram (see Major Change MAJ2.2);
- Policy SD2 'Urban Settlements' on page 32 (see Major Change MAJ2.3);
- Policy SD3 'Key Rural Service Centres on pages 33 and 34 (see Major Change MAJ2.4);
- Policy SD4 'Smaller Rural Settlements' on page 35 (see Major Change MAJ2.5);
- Paragraphs 4.4, 4.5 and 4.6 on pages 65 and 66 (see Major Change MAJ4.1);
- Policy PEO1 'Housing Supply' and supporting Paragraph 4.7 on page 66 (see Major Change MAJ4.2);
- Amended targets in the monitoring table under Paragraph 13.7 on page 207 (see Minor Change MIN13.13); and
- Deletion of Appendix 1: 'Housing requirements for Individual Settlements' on pages 213 and 214 (see Major Change MAJ14.1).

Various changes are proposed to the Policies Maps to reflect the proposed revisions to the Local Plan spatial strategy (these are set out within the specific area chapters to which they relate).

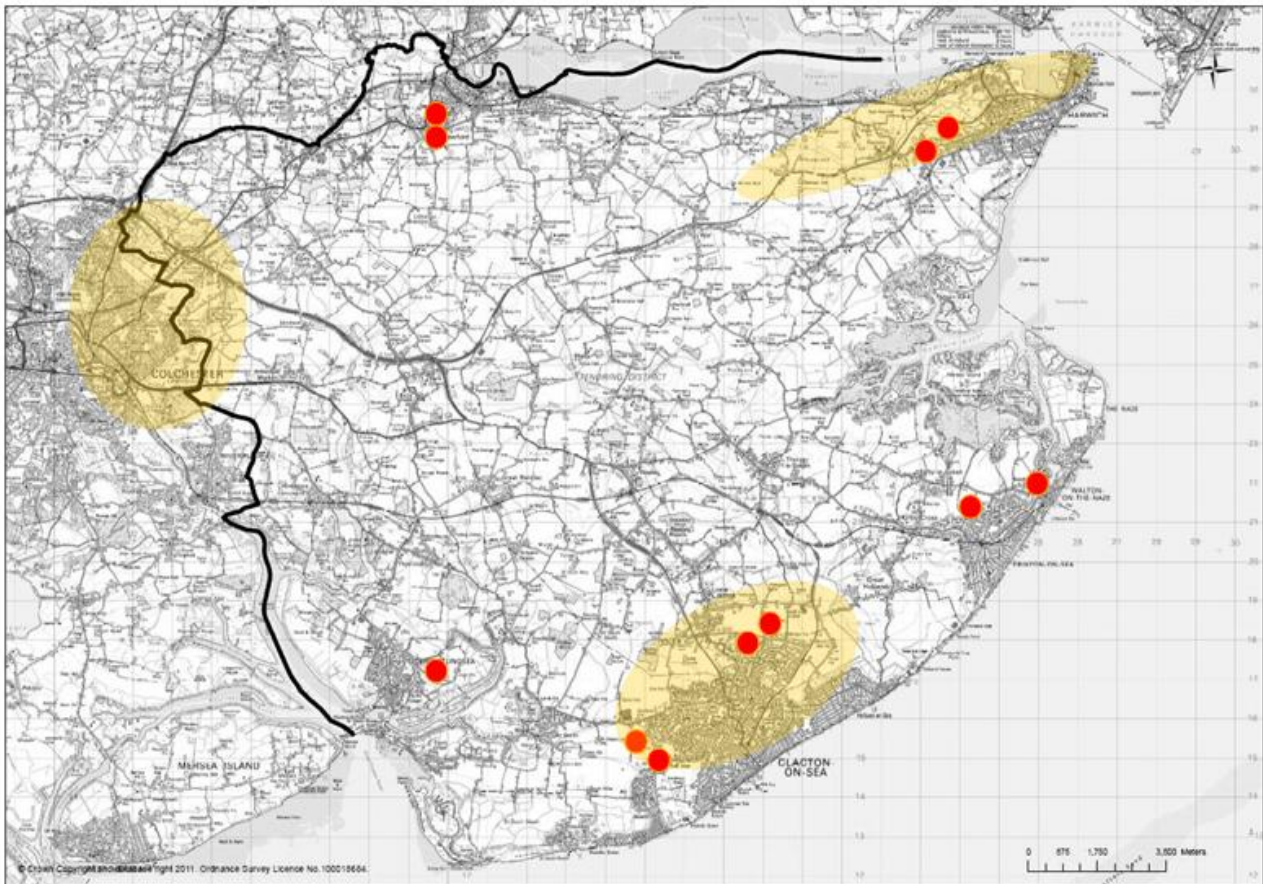
Change reference: MAJ2.2

Type of change: Inclusion of a 'key diagram to depict the Local Plan's spatial strategy.

Section: Diagram to be inserted after new paragraphs 2.5a-2.5e above (see change reference MAJ2.1).

Proposed change (new diagram to be inserted into the Local Plan): See overleaf.

Spatial Strategy Key Diagram



Key:

- Location of main housing & mixed-use developments 2014-2024 (schemes involving 100 homes or more and subject of specific sites allocated in this Local Plan).
- Broad areas for possible longer-term growth post 2024 (to be considered in more detail, along with other areas, through a review of the Local Plan).

MAJ2.2 reason for change: To reflect the proposed change in the time horizon of the Local Plan from 2011-2021 to 2014-2029 (see change reference MAJ1.1) and set out, more clearly, the spatial strategy for growth in the district, with an indication of how longer-term growth beyond 2024 will be planned for. This change should address objections to the original time horizon for the Local Plan (2011 to 2021) submitted by Colchester Borough Council; Essex County Council and a number of landowners and developers and should also address objections to the original strategy for growth in the Local Plan (a rigid 6% housing stock increase for all settlements) submitted by Great Holland Residents Association; Save Our St. Osyth (SOS); a number of landowners and developers and a large number of members of the public. This change will give the Local Plan a more robust platform upon which to begin planning for the longer term, working with partners, attracting inward investment and exploring opportunities to secure funding for new infrastructure.

MAJ2.2 necessary consequential changes: A number of changes to the following sections of the Local Plan are required in order to reflect the above changes to the spatial strategy (many of these changes also set out further consequential changes required):

- New Key Diagram (see Major Change MAJ2.2);
- Policy SD2 'Urban Settlements' on page 32 (see Major Change MAJ2.3);
- Policy SD3 'Key Rural Service Centres on pages 33 and 34 (see Major Change MAJ2.4);
- Policy SD4 'Smaller Rural Settlements' on page 35 (see Major Change MAJ2.5);

- Paragraphs 4.4, 4.5 and 4.6 on pages 65 and 66 (see Major Change MAJ4.1);
- Policy PEO1 'Housing Supply' and supporting Paragraph 4.7 on page 66 (see Major Change MAJ4.2);
- Amended targets in the monitoring table under Paragraph 13.7 on page 207 (see Minor Change MIN13.13); and
- Deletion of Appendix 1: 'Housing requirements for Individual Settlements' on pages 213 and 214 (see Major Change MAJ14.1); and
- Various changes are proposed to the Policies Maps to reflect the proposed revisions to the Local Plan spatial strategy (these are set out within the specific area chapters to which they relate).

Change reference: MAJ2.3

Type of change: Significant changes to policy wording relating to the Local Plan's spatial strategy.

Section: Policy SD2: 'Urban Settlements' on page 32.

Proposed change (Additions shown as highlighted and deletions shown as struck through):

POLICY SD2: URBAN SETTLEMENTS

The following settlements are classed as 'Urban Settlements':

- **Clacton-on-Sea** comprising the following 'sub-areas':
 - Central Clacton;
 - Jaywick;
 - West Clacton;
 - Great Clacton (North); and
 - East Clacton and Holland-on-Sea.
- **Harwich and Dovercourt** (including Parkeston and part of Ramsey);
- **Frinton, Walton and Kirby Cross;**
- **Manningtree, Lawford and Mistley; and**
- **Brightlingsea; and**
- **The Colchester Fringe.**

These settlements will be the focus for the majority of the district's economic growth through the identification of new employment sites, investment in town centres, tourist attractions and key infrastructure and/or the regeneration of deprived neighbourhoods.

~~Between 1st April 2011 and 31st March 2021, each of these settlements will accommodate a 6% increase in housing stock. This will be achieved through development on sites with outstanding planning permission for new housing and through the identification of other sites within, and where necessary, on the periphery of the built-up area which together are sufficient to achieve 6% growth.~~

Between 1st April 2014 and 31st March 2024, these settlements will each accommodate a minimum sustainable, fair and proportionate increase in housing stock, as set out in Policy PEO1: 'Housing Supply' to address, as far as been determined practical, the objectively assessed requirements for future housing. This will be achieved through development on sites specifically allocated for housing or mixed-use development in this Local Plan and sites with outstanding planning permissions for residential development, supplemented by development on other suitable sites within Settlement Development Boundaries.

To plan for longer-term growth beyond 1st April 2024, the Council will work with partners, including Colchester Borough Council, to explore the opportunities for more focussed employment and infrastructure-led development in suitable broad locations in and around Clacton-on-Sea, Harwich and Dovercourt and West Tendring/Colchester Fringe aimed at supporting economic growth, delivering new infrastructure and, where practical, addressing longer-term requirements for housing. The details of longer-term growth in these broad locations and the district's other urban settlements will be determined through an evidence-based review of the Local Plan.

More detailed policies and proposals are set out in Chapters 6 to 10 of this document.

MAJ2.3 reason for change: To ensure the policy reflects the proposed change to the Local Plan's spatial strategy set out in proposed paragraphs 2.5a-d (see change reference MAJ2.1), the proposed change in the time horizon of the Local Plan from 2011-2021 to 2014-2029 (see change reference MAJ1.1) and the inclusion of the 'Colchester Fringe' as an urban settlement as requested, in an objection, from Lands Improvement Holdings (LIH) (represented by Strutt and Parker). This change should also address objections to the original strategy for growth in the Local Plan (a rigid 6% housing stock increase for all settlements) submitted by Great Holland Residents Association; Save Our St. Osyth (SOS); a number of landowners and developers and a large number of members of the public. This change will give the Local Plan a more robust platform upon which to begin planning for the longer term, working with partners, attracting inward investment and exploring opportunities to secure funding for new infrastructure.

MAJ2.3 necessary consequential changes: A number of changes to supporting paragraphs 2.9, 2.10, 2.11 2.12 and 2.13 on pages 31 and 32 (see Minor Changes MIN2.3, MIN2.4, MIN2.5, MIN2.6 and MIN2.7) that accompany Policy SD2 are required in order to reflect the changes made to the policy.

Change reference: MAJ2.4

Type of change: Significant changes to policy wording relating to the Local Plan's spatial strategy.

Section: Policy SD3: 'Key Rural Service Centres' on pages 33 and 34.

Proposed change (Additions shown as **highlighted and deletions shown as **struck through**):**

POLICY SD3: KEY RURAL SERVICE CENTRES

The following settlements are classed as 'Key Rural Service Centres':

- **Alresford;**
- **Little Clacton;**
- **Thorpe-le-Soken; and**
- **Elmstead Market;**
- **St. Osyth/~~Point Clear~~;**
- **Weeley/Weeley Heath.**
- **Great Bentley;**

These settlements will be the focus for small scale employment and tourism-related development that reflects their unique rural character, local housing and employment needs and physical, environmental and infrastructure constraints.

~~Between 1st April 2011 and 31st March 2021, each of these settlements will accommodate a 6% increase in housing stock. This will be achieved through development on sites with outstanding planning permission for new housing and through the identification of other sites within and, where necessary, on the periphery of the built-up area which together are sufficient to achieve the 6% growth.~~

Between 1st April 2014 and 31st March 2024, these settlements will each accommodate a sustainable, fair and proportionate increase in housing stock that will support the overall housing growth proposed for the district, as set out in Policy PEO1: 'Housing Supply'. This will be achieved through development on sites specifically allocated for housing or mixed-use development in this Local Plan and sites with outstanding planning permissions for residential development, supplemented by development on other suitable sites within Settlement Development Boundaries. No single housing development will exceed 50 dwellings in size.

Parish Councils can prepare Neighbourhood Plans, if they wish, to supplement the policies and proposals in this Local Plan to allow additional development or introduce additional policy requirements aimed at ensuring development contributes toward local distinctiveness or other community objectives. The 'rural exception sites' policy PEO11 can also be used to deliver additional affordable housing to meet identified local needs.

The need for any further expansion of these settlements beyond 1st April 2024 will be determined through an evidence-based review of the Local Plan.

More detailed policies and proposals for these settlements are set out in Chapter 11.

MAJ2.4 reasons for change: To ensure the policy reflects the proposed change to the Local Plan's spatial strategy set out in proposed paragraphs 2.5a-d (MAJ2.1), the proposed change in the time horizon of the Local Plan from 2011-2021 to 2014-2029 (MAJ1.1) and the deletion of 'Point Clear' from this list of key rural service centres in response to an objection from Save Our St. Osyth (SOS). This change should also address objections to the original strategy for growth in the Local Plan (a rigid 6% housing stock increase for all settlements) submitted by Great Holland Residents Association; Save Our St. Osyth (SOS); a number of landowners and developers and a large number of members of the public.

MAJ2.4 necessary consequential changes: Amend Paragraph 2.15 to ensure it is consistent with revised Policy SD3 (see Minor Change MIN2.8).

Change reference: MAJ2.5

Type of change: Significant changes to policy wording relating to the Local Plan's spatial strategy.

Section: Policy SD4: 'Smaller Rural Settlements' on page 35.

Proposed change (Additions shown as highlighted and deletions shown as struck through):
See overleaf.

POLICY SD4: SMALLER RURAL SETTLEMENTS

The following settlements are classed as 'Smaller Rural Settlements':

- Aingers Green;
- Ardleigh*;
- Balls Green;
- Beaumont-Cum-Moze;
- Bradfield;
- Bradfield Heath;
- Bromley Cross;
- Chisbon Heath;
- Elmstead Heath;
- Frating;
- Great Bromley;
- Great Holland;
- Great Oakley;
- Hare Green;
- Horsleycross Street;
- Kirby-le-Soken;
- Little Bromley;
- Little Bentley;
- Little Oakley;
- Mistley Heath;
- Point Clear;
- Ramsey Village;
- Ravens Green;
- Stones Green;
- Tendring;
- Tendring Green;
- Thorpe Green;
- Thorpe Station and Maltings;
- Thorrington;
- Thorrington Cross;
- Wix; and
- Wrabness.

~~Between 1st April 2011 and 31st March 2021, each of these settlements will be allowed to accommodate a 6% increase in housing stock. This will be achieved through a combination of development on sites with outstanding planning permission for new housing and through the approval of additional housing proposals within that settlement's 'Settlement Development Boundary' (see Policy SD4 below) sufficient to achieve 6% growth, but no more.~~

Between 1st April 2014 and 31st March 2029, new residential development in these settlements will be limited to small infill sites within Settlement Development Boundaries which will support the overall housing growth for the district, as set out in Policy PEO1: 'Housing Supply'. No single housing development will exceed 10 dwellings in size unless there is local Town or Parish Council support for a larger development to achieve certain local benefits.

Town and Parish Councils can prepare Neighbourhood Plans, if they wish, to supplement the policies and proposals in this Local Plan to either specify how a 6% increase in housing stock will be distributed between the different settlements in the Parish or identify specific housing sites, allow additional development or introduce additional policy requirements aimed at ensuring development contributes positively toward local distinctiveness or other community objectives.

~~Any proposal for housing development that would lead to the 6% housing stock increase for that settlement being exceeded before 31st March 2021 (taking other unimplemented planning permissions into account) will only be permitted if it is supported by the local Town or Parish Council, planned for in an approved Neighbourhood Plan for the area or designed to deliver local affordable housing through the rural exception policy (Policy PEO11). More detailed policies and proposals are set out in Chapter 12.~~

* 'Ardleigh' includes the main village of Ardleigh itself and the neighbouring settlements of Ardleigh Heath, Burnt Heath, Crockleford Heath, Fox Street, Foxash Estate and John De Bois Hill.

MAJ2.5 reason for change: To ensure the policy reflects the proposed change to the Local Plan's spatial strategy set out in proposed paragraphs 2.5a-d (MAJ2.1), the proposed change in the time horizon of the Local Plan from 2011-2021 to 2014-2029 (MAJ1.1) and the deletion of 'Chisbon Heath' (requested by several St. Osyth residents) and 'Elmstead Heath' (as requested by Alresford Parish Council). The revised

policy also reflects the re-categorisation of Point Clear to a smaller rural in response to an objection from Save Our St. Osyth (SOS). This change should also address objections to the original strategy for growth in the Local Plan (a rigid 6% housing stock increase for all settlements) submitted by Great Holland Residents Association; Save Our St. Osyth (SOS); a number of landowners and developers and a large number of members of the public.

MAJ2.5 necessary consequential changes: Amend Paragraphs 2.20, 2.21 and 2.22 to ensure they are consistent with Policy SD3 (see Minor Changes MIN2.9, MIN2.10 and MIN2.11). Also the removal of the Settlement Development Boundary from Chisbon Heath (Policies Map Inset 21) (see Policies Map Change PM21.1) and from Elmstead Heath (Policies Map Inset 23) (see Policies Map Change PM23.1).

Change reference: MAJ2.6

Type of change: Significant amendments to policy text.

Section: Policy SD8: 'Transport and Accessibility' on page 39.

Proposed change (Additions shown as highlighted and deletions shown as struck through):

POLICY SD8: TRANSPORT AND ACCESSIBILITY

The Council will work with its partners, including Essex County Council, bus and train operators and the development industry, to improve accessibility and capacity, promote sustainable transport and reduce dependence on the private car.

In considering specific proposals for new development, firstly it will be essential that the necessary site access and service arrangements are addressed, including wheelchair access to individual buildings.

Secondly, development proposals must maximise the opportunities for access to sustainable transport e.g. public transport, cycling and walking.

~~Proposals will therefore be assessed, on their individual merits, against the measures to satisfy the following (prioritised) hierarchy of transport modes:~~

- ~~1. walking and providing access for people of all abilities~~
- ~~2. cycling~~
- ~~3. public transport (including taxis) where appropriate~~
- ~~4. powered two wheelers (i.e. motorcycles)~~
- ~~5. commercial vehicles (including heavy goods vehicles)~~
- ~~6. cars (shopping and visitors)~~

Thirdly, development proposals will only be acceptable if the additional vehicle movements likely to result from the development can be accommodated within ~~capacity of the highway network~~ the capacity of the existing or improved highway network or would not lead to an unacceptable increase in congestion.

Developments will be judged against the current Essex County Council 'Development Management Policies' and 'Car Parking Standards' (including Travel Planning), or any equivalent amendments or replacements or other overriding policies in this Local Plan.

MAJ2.6 reason for change: To address objections from Essex County Council, as the Highway Authority to the wording of the policy and to bring it up to date and more in line with the National Planning Policy Framework.

MAJ2.6 necessary consequential changes: Deletion of some text in paragraph 2.30 referring to hierarchy of transport types (see proposed Minor Change MIN2.16).

Major Changes to Chapter 3: Planning for Prosperity

Change reference: MAJ3.1

Type of change: Significant deletion, addition and amendment of supporting text relating to the Local Plan's economic development strategy.

Section: Paragraphs 3.2, 3.3, 3.4 and 3.5 on pages 43 and 44.

Proposed change (Additions shown as **highlighted** and deletions shown as **struck through**):

~~3.2 To inform the preparation of this Local Plan, the Council has commissioned various studies looking at economic trends, employment sites, retail capacity and the hotel, guesthouse and holiday park industries and has looked at the most recent economic growth forecasts. The Council's 2009 Employment Study put forward a number of possible scenarios for job growth in the district, looking originally at a 15-year period to 2026. These ranged from 'minimal intervention', where job growth would be driven purely by the increase in population resulting from planned housing development which, for a 10 year period would only deliver around 2,500 jobs mainly in the service sectors such as retail, health and education; to an 'aspirational approach' based on significant developments taking place throughout the district, across all sectors of the economy, to deliver (in theory) around 8,500 jobs over 10 years. However, because the downturn in the economy has had such a significant effect on both the housing market and levels of unemployment and business activity, the Council needs to take a positive but, at the same time, realistic approach to job creation.~~

~~3.3 Economic and demographic studies undertaken in 2011 show that in the 10 years between 2001 and 2011, the number of full-time equivalent jobs in the district increased by 4,000 (to around 45,000 in total) — which broadly matched the growth in housing for that period. However, the forecasts for future growth, which take population and housing growth and the effects of the recent economic downturn in account, suggest that in the 10 years to 2021, the number of jobs in the district are actually likely to stagnate at around the 45,000 mark if the Council simply takes a 'minimal intervention' approach to growth.~~

3.3a To inform the preparation of this Local Plan, the Council commissioned consultants in 2013 to prepare an 'Economic Development Strategy' and an 'Employment Land Review' to supplement the Council's existing studies looking at economic trends, retail capacity and the hotel, guesthouse and holiday park industries. The downturn in the economy has had such a significant effect on both the housing market and levels of unemployment and business activity, the Council needs to take a positive but, at the same time, realistic approach to job creation.

~~3.4 Both the findings of the Employment Study and the more recent economic and demographic studies suggest~~ **The Council's 2013 Economic Development Strategy suggests** that to achieve significant growth in jobs, the Council either needs to take a positive, flexible and inventive approach to employment-related development across a variety of sectors, or radically increase the rate of housing development to generate additional demand for goods and services. A radical increase in housing growth is not considered achievable and is not supported by the residents of Tendring so this Local Plan focuses on delivering employment-related development across all sectors of the economy whilst **delivering a realistic rate of housing development to support economic growth and address housing needs** ~~keeping the rate of housing development at a similar level to the last decade.~~ **The main objectives in the Economic Development Strategy are:**

- **Targeting growth sectors and creating the right conditions for growth.** This means providing a diverse and skilled workforce locally, working with existing businesses to support their retention and growth, and supporting research and development and innovation;
- **Targeting growth locations.**
 - In Harwich the Council will support the activities of Harwich International Port, taking account of longer-term port-expansion and associated logistics facilities and supporting growth and innovation in the emerging renewable energy industry;
 - In Clacton the new coastal defences will encourage new visitors and residential communities to the town;
 - In West Tending there is a genuine growth point opportunity, for the longer-term, which could provide a mix of uses (including employment and education);
 - In Frinton and Walton the Council will support the sensitive regeneration of Walton seafront and centre and longer term opportunities around the Mere and the Walton Backwaters; and
 - Manningtree, Brightlingsea and other locations the Council will support proportionate growth which delivers sustainable development.
- **Improving skills and education attainment levels.** This means ensuring a full educational pathway is available to residents in Tending, developing the skills base and educational attainment and identifying where gaps within existing education provision can be filled as part of future development plans;
- **Supporting businesses to modernise, diversify and grow.** This means building a better relationship between Tending District Council and its business base, continuing the delivery of improved local broadband infrastructure and improved links with Essex University; and
- **Facilitating population growth where this supports economic objectives.** Forecasts suggest that increased housing could support an additional 3-5000 jobs delivering, a more diverse and skilled workforce, higher demand and consumer spending, improved community cohesion, better schools and improved physical infrastructure.

3.5 The main objective for this Local Plan period is to create the right conditions so that by 2024 there are at least 49,000 full-time equivalent jobs in the Tending District by facilitating a net increase of around 4,000 jobs. Planning for only 10 years worth of growth rather than 15 or 20 enables the Council to carefully monitor economic conditions and job creation and compare this with housing development to ensure the plan is achieving a sustainable and balanced pattern of growth. By seeking to deliver on these objectives and create the conditions for economic growth, the target for job creation in the Local Plan period 2014 to 2029 is to deliver an increase of at least 5,000 jobs between 2014 and 2029. To plan for prosperity and deliver new jobs in the Tending district, the policies in this chapter of the Local Plan focus on:

- tackling possible barriers to economic growth such as weaknesses in our transport and telecommunications network and the provision of education and training;

- promoting vitality and viability in our town, district, village and neighbourhood centres and delivering regeneration projects in our most deprived areas;
- promoting and diversifying our district's tourism economy by improving the range and quality of visitor attractions and visitor accommodation;
- supporting the activities of Harwich International Port, taking account of longer-term port-expansion and associated logistics facilities and supporting growth and innovation in the emerging renewable energy industry;
- taking a flexible approach to development on the district's employment sites so we can react to changing economic trends;
- promoting a diverse economy and the opportunities for job creation in our rural heartland.

MA3.1 reason for change: To ensure the Local Plan reflects the recommended objectives from the Council's 2013 Economic Development Strategy prepared by consultants Regeneris.

MAJ3.1 necessary consequential changes: A number of changes to the following sections of the Local Plan are required in order to reflect the above changes and latest evidence available:

- Paragraph 3.57 (see proposed Minor Change MIN3.16);
- Paragraph 6.45 (see proposed Minor Change MIN6.21);
- Paragraph 7.17 (see proposed Minor Change MIN7.11);
- Paragraph 7.18 (see proposed Minor Change MIN7.12);
- Paragraph 9.14 (see proposed Minor Change MIN9.3); and
- Paragraph 10.10 (see proposed Minor Change MIN10.2).

Change reference: MAJ3.2

Type of change: Significant additions to policy wording.

Section: Policy PRO1: 'Improving the Strategic Transport Network' on page 45.

Proposed change (Additions shown as **highlighted and deletions shown as **struck through**):**

POLICY PRO1: IMPROVING THE STRATEGIC ROAD ~~TRANSPORT~~ NETWORK

The Council will work with its partners to safeguard, maintain and **explore opportunities** to improve the district's strategic ~~transport~~ **road** network and make it safer and more efficient to facilitate economic growth, trade and inward investment; improve the quality of life for local residents; and improve the experience for visitors to the district. The strategic priorities for ~~2014 to 2024~~ **2014 to 2029** are:

- upgrade the A133 between Frating and Weeley to make Clacton, Frinton and Walton more viable for inward investment, accommodate additional traffic arising from growth in homes, jobs and tourism proposed for those areas, improve safety and improve commuting times for local residents;
- upgrade the A120 between Hare Green and Ramsey to accommodate additional freight

movements expected to result from the major port expansion proposed at Bathside Bay, Harwich; and

- ~~encourage and support continued improvements to bus and rail services including, where possible, increased capacity and improved facilities for passengers at railway stations and bus stops.~~
- explore opportunities, in partnership with Essex County Council, Colchester Borough Council, Essex University and the Highways Agency, to create a north/south link between the A120 and the A133 to improve connectivity, support longer-term economic growth and relieve the flow of traffic through Elmstead Market; and
- explore, in partnership with Essex County Council, Suffolk County Council and Babergh District Council, opportunities to improve the A137 and the railway crossing/underpass at Manningtree Station, ensuring that any new developments likely to increase usage of this route contribute, where appropriate, toward such improvements.

~~Any development proposal outside of Settlement Development Boundaries that would jeopardise the delivery of these transport projects will be refused.~~

The Council will not support any proposal for development that would jeopardise the delivery of these priorities. All proposals for transport improvements will need to address and adequately mitigate any potential adverse impacts on the natural environment (including the landscape).

The transport implications arising from any development proposal will be an important consideration at the planning application stage. Where necessary and appropriate, planning applications must be accompanied by a Transport Statement/Assessment, to be agreed in advance between the Council and the applicant in consultation with the Highway Authority.

MAJ3.2 reason for change To reflect the proposed change in the time horizon of the Local Plan from 2011-2021 to 2014-2029 (MAJ1.1), reflect the fact that public transport provision is to be dealt with through a separate policy PRO1a (MAJ3.3) and include a new transport project aimed at creating a link road between the A120 and A133 to the east of Colchester. The changes also reflect the recommended objectives from the Council's 2013 Economic Development Strategy. This project could be critical to the longer-term growth of the district if Colchester Borough Council and Tendring District Council decide to work in partnership to promote strategic development in this location in the longer term.

MAJ3.2 necessary consequential changes: New supporting text (paragraph 3.10a) to explain the addition of the new transport project (see proposed Minor Change MIN3.2).

Change reference: MAJ3.3

Type of change: Addition of a new policy.

Section: Policy PRO1a: 'Improving the Public Transport Network (new policy).'

Proposed change (Additions shown as highlighted and deletions shown as struck through):

POLICY PRO1a: IMPROVING THE PUBLIC TRANSPORT NETWORK

To promote the district's public transport network as a viable alternative to the private car and to facilitate economic growth, trade and inward investment; improve the quality of life for local residents; and improve the experience for visitors to the district, the Council will work with its partners, in particular Network Rail, railway operators and bus operators to:

- encourage increased capacity, frequency of services and service coverage to all stations and bus routes in the district;
- encourage improved facilities for passengers at railway stations, bus stops and greater connectivity with other services and modes of public transport, utilising existing redundant land around stations to deliver comprehensive development packages where practical; and
- explore opportunities to improve or expand the existing rail network (such as reinstating former lines or creating new stations) to meet the needs of the growing population.

MAJ3.3 reason for change: To indicate the Council's support for proposals aimed at improving public transport services in the Tendring District both for the benefit of residents but also as a means to tackle deprivation and promote economic growth.

MAJ3.3 necessary consequential changes: Add the new policy to the contents page.

Change reference: MAJ3.4

Type of change: Significant additions to policy wording.

Section: Policy PRO2: 'Improving the Telecommunications Network' on pages 46 and 47.

Proposed change (Additions shown as highlighted and deletions shown as struck through):

POLICY PRO2: IMPROVING THE TELECOMMUNICATIONS NETWORK

The Council will work with the telecommunications industry to maximise access to super fast broadband, wireless hotspots and improved mobile signals for all residents and businesses the Tendring District, assisting them in delivering their investment plans and securing funding to address any infrastructure deficiencies or barriers.

Proposals for new telecommunications infrastructure will be approved where they utilise existing masts, buildings and other structures and where the applicant can demonstrate that:

- a) they will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and
- b) the possibility of other planned development in the area interfering with broadcast and tele-communications has been considered and addressed.

Proposals for new masts, buildings or other structures associated with the communications network will only be permitted where the applicant, in addition to meeting criteria a) and b) above, can demonstrate that:

- c) they cannot, for genuine practical or economic reasons, be incorporated into or onto existing masts, buildings and other structures; and
- d) they will be sympathetically designed and camouflaged, having regard to other policies in this Local Plan, particularly Policy SD9: 'Design of New Development'.

Where new telecommunications infrastructure needs to be installed in Conservation Areas or other sensitive areas, the Council will assist by advising applicants on how best to minimise visual impacts. Proposals for new telephone and radio masts will be expected to comply with the International Council on Non-Ionizing Radiation Protection (ICNIRP) Guidelines. This will ensure that telephone and radio masts are not located close to sensitive community uses, including schools.

~~On sites specifically allocated for development in this Local Plan, all~~ All new properties (residential and non-residential) must be served by a super fast broadband (fibre optic) connection which must be installed on an open access basis and which will need to be directly accessed from the nearest British Telecom exchange and threaded through resistant tubing to enable easy access to the fibre optic cable for future repair, replacement or upgrading unless the applicant can demonstrate that this would not be possible, practical or economically viable. In these cases, the Council may utilise Community Infrastructure Levy (CIL) or seek an equivalent developer contribution, toward off-site works that would enable those properties access to super-fast broadband, either via fibre optic cable or wireless technology in the future.

~~Elsewhere, the Council will expect all new properties to also achieve this standard of connection unless the applicant can demonstrate, through consultation with British Telecom, that this would not be possible, practical or economically viable — in which case the Council may utilise Community Infrastructure Levy (CIL) or seek an equivalent developer contribution, toward off-site works that would enable those properties access to super fast broadband, either via fibre optic cable or wireless technology, in the future.~~

Development that would cause interference to the broadcast and telecommunications network will not be permitted unless the applicant can demonstrate how this will be mitigated, at the developer's cost.

MAJ3.4 reason for change: To ensure the policy requires that all new properties (not just those built on allocated sites) address the requirements for super fast broadband. It also ensures the policy contains sufficient flexibility for any practical or economic issues that might prevent compliance with the policy, to be taken into account when determining planning applications with the possibility to secure developer contributions toward alternative ways of providing internet access. This change should address objections to the policy submitted by Essex County Council, Bennett Homes (represented by Bidwells) and Kevin Britton (represented by Martin Robeson Planning Practice).

MAJ3.4 necessary consequential changes: None.

Change reference: MAJ3.5

Type of change: Inclusion of a new policy with supporting text.

Section: Policy PRO5a: 'Use of Shop Units in Town Centres' (new policy) and supporting paragraphs 3.28a, 3.28b, 3.28c and 3.28d to be inserted after Policy PRO5 on pages 50 and 51.

Proposed change (Additions shown as highlighted and deletions shown as struck through):

Use of Shop Units in Town Centres

3.28a The district's town centres contain many shop units, the majority of which tend to be concentrated along specific streets which the Council defines as 'primary and secondary shop frontages'. In all of the district's town centres, shops (Use Class A1) are the predominant use of commercial units but the retail offer is complemented by other uses such as 'financial and professional services' (Use Class A2) which includes banks, building societies and estate agents; 'restaurants and cafes' (Use Class A3); 'drinking establishments' (Use Class A4) including pubs and clubs; 'hot food takeaways' (Use Class A5) and other commercial uses that provide trade and services to the public.

3.28b The way that people do their shopping has changed dramatically in recent years with the emergence of online shopping and the popularity and convenience of larger edge of town and out of town supermarkets. The emergence of online shopping in particular is expected to have significant implications for our town centres over the course of this Local Plan period, particularly as new generations become more familiar and comfortable with the ease and convenience of the internet. It is therefore important, for the sake of the economy and character of our town centres, that the retail offer remains competitive, diverse and attractive and that planning policies are sufficiently flexible to allow a range of alternative uses alongside retail to complement and support the town centre economy, add to the overall leisure experience of visiting a town centre and minimise the risk of units becoming vacant without detracting from or undermining the core business of town centres.

3.28c Policy PRO5a below indicates the uses that will be allowed within shop units in the district's town centres. Clacton Town Centre has a greater range of shops than any other part of the Tendring district and is the district's largest area of employment. The core area of shopping activity is in central parts of Pier Avenue and Station Road where a number of national 'multiple' retailers are present. To ensure the town centre retains these major retailers and can compete with the shopping offer of Colchester, it will be essential to ensure retail continues to be the predominant use. However in the other secondary street frontages in the town centre, there is more flexibility to accommodate a range of commercial uses to support the town centre economy.

3.28d The district's other town centres of Dovercourt, Harwich, Walton-on-the-Naze, Frinton-on-Sea, Manningtree and Brightlingsea have more varied uses in their core shopping areas and a greater presence of independent retailers and leisure activities. These smaller town centres are more vulnerable to the changing nature of shopping and therefore Policy PRO5a allows more flexibility in both primary and secondary shopping frontages to accommodate a manageable level of non-retail uses.

3.28e A Retail Study was carried out in 2010 to support the development of the Local Plan and to provide an independent assessment of each of the key town centres. In June 2013, the Council carried out its own Town Centre Healthcheck to update this data, show any trends in occupancy levels and highlight any potential issues. This information is distilled into a short profile of each of the key town centres with a snapshot of its health and vitality.

- **Clacton:** The Council's 2010 Retail Study identified that there are over 300 individual shop and business units within the town centre with a total area of approximately 52,000 square metres. The 2013 Healthcheck found that within the Primary shopping frontage of Clacton there were 131 properties, divided into 101 retail, 11 cafés and restaurants, 9 financial

services and 1 other.

The level of vacant units varies over a period of time depending on economic conditions and market trends. In the 2010 Retail Study 20 units are listed as vacant, whereas in the 2013 Healthcheck, there were only 11 vacant units in the town centre, equating to just over 3.4% - much lower than the national average of 14% (Local Data Company Sept13). This demonstrates that, despite the recent economic recession, Clacton Town Centre is still an attractive location for retail and service uses and, with the right interventions, is well placed to deliver an improved range of goods and services in the future.

In addition, vacant units only comprised around 1,000 m² in total; this is insufficient to deliver the 15,500 square metres of additional A1 retail space that the 2010 Retail Study suggests needs to be provided to meet growing demand over the next 15-20 years.

- **Harwich and Dovercourt:** The Council's 2010 Retail Study identified that the town centre had more than 120 commercial units containing around 20,000 square metres of floorspace. In 2010, the number of vacant units was 15%, which was slightly above the national average.

By the time the June 2013 Healthcheck was carried out, the situation had improved significantly with just 8 empty units (5.8%). The Policies Map Inset for Harwich and Dovercourt identifies a 'Primary Frontage' focussed on central parts of High Street and a 'Secondary Frontage' covering areas at Station Road, Kingsway and the southern side of High Street from Hill Road / Mill Lane to Patricks Lane.

- **Walton:** The Council's 2010 Retail Study identified that the town centre had more than 100 commercial units containing around 11,436 square metres of floorspace. In 2010, the number of vacant units was 10, which was above the national average.

There was no real change in June 2013 as 9 units were recorded as empty, although this is now below the national average. The Policies Map Inset for Walton identifies a 'Primary Frontage' focussed on central parts of the High Street.

- **Frinton:** The Council's 2010 Retail Study identified that the town centre had more than 130 commercial units containing nearly 20,000 square metres of floorspace and that the number of vacant units, at around 5% of the total, was well below the national average. The study also observed that the proportion of units in retail use, at 55%, was much higher than the national average of 43%. This suggests that the town centre had been performing relatively well despite the difficult economic conditions experienced in recent years.

Following the Council's Town Centre Healthcheck in June 2013, the situation had improved, with only 2.75% of town centre units vacant. The Policies Map for Frinton identifies a 'Primary Frontage' focussed on central parts of Connaught Avenue and a 'Secondary Frontage' covering peripheral parts of Connaught Avenue and Old Road.

- **Manningtree:** The Council's 2010 Retail Study identified that the town centre had more than 60 commercial units which provided approximately 15% of all jobs in the Manningtree, Lawford and Mistley area. In 2010, there were only 2 vacant units, which was significantly below the national average.

There was no real change in June 2013 as there were still only 3 units recorded as empty. The 'Primary Shopping Area' (as defined on the Policies Map Inset) is focussed on the central part of the High Street.

- **Brightlingsea:** The Council's 2010 Retail Study identified that the town centre had over 50 commercial units containing nearly 3,000 square metres of floorspace and that the number of vacant units, at around 9% of the total, was well below the national average.

The June 2013 Healthcheck shows just 3.7% of units are now vacant suggesting that the town centre had been performing very well despite the difficult economic conditions experienced in recent years and remoteness of the town from the surrounding district. The Policies Map for Brightlingsea identifies a 'Primary Frontage' focussed on Victoria Place and the High Street and a 'Secondary Frontage' located to the south of the town centre.

POLICY PRO5a: USE OF SHOP UNITS IN TOWN CENTRES

Primary and Secondary Shopping Frontages are defined on the Policy Map Insets.

Within the 'Major Town Centre' of Clacton, the only use of ground-floor commercial premises that will be permitted within the defined Primary Shopping Frontage is Use Class A1 'Shops'.

Within the other 'Town Centres' listed in Policy PRO5, proposals for a change of use from Class A1 'Shops' at ground floor level to Classes A2: 'Financial and Professional Services' or A3: 'Restaurants and Cafés' within the defined Primary Shopping Frontage will be permitted where:-

- a) A2 and A3 uses would not dominate or detract from the core objective of providing retail outlets for the shopper;
- b) A2 and A3 uses will not occupy any more than 30% of the total number of shop units along the Primary Shopping Frontage in that town centre;
- c) there would be no detrimental effect on the amenities of occupiers of nearby residential accommodation in terms of noise, fumes, smell and general activity generated from the use; and
- d) there would be no unacceptable levels of traffic to the detriment of highway safety.

Within Secondary Frontages, the use of ground floor commercial premises for A1, A2, A3, A4: 'Drinking Establishments' or A5 'Hot Food Takeaways' use will be permitted subject to the detailed consideration of their impacts against other relevant policies in this Local Plan.

Elsewhere in the defined Major Town Centres or Town Centres, other commercial uses of ground-floor commercial premises will be acceptable subject to the detailed consideration of their impacts against other relevant policies in this Local Plan.

Proposals that would result in the loss of ground floor commercial premises to residential use within any of the defined Major Town Centres or Town Centres will not be permitted. The use of upper floor accommodation for residential use will be supported provided that it does not jeopardise the practical operation of the ground floor business.

MAJ3.5 reason for change: To address a concern, raised during the consultation exercise that Policies COS2, HAD3, FWK2, FWK3 and MLM1, as worded in the Draft Local Plan, were too flexible and could result in significant loss of shop units from retail use to alternative uses and the core business of town centres, to sell goods to the public, being undermined. Policy BRI2 for Brightlingsea Town Centre advocated an approach by which non-retail use would be limited to 20% of shop units in a primary shopping frontage and some objectors suggested that this was a more sensible approach that could be applied consistently across

all town centres, albeit with a 30% limit. To ensure this consistency of approach and simplify the Local Plan, it is proposed that policies COS2, HAD3, FWK2, FWK3, MLM1 and BRI2 are deleted from the plan and replaced by a single policy in Chapter 3, Policy PRO5a: 'Use of Shop Units in Town Centres'.

MAJ3.5 necessary consequential changes: Deletion of Policies COS2, HAD3, FWK2, FWK3, MLM1, BRI2 and their corresponding supporting text (see proposed Major Changes MAJ6.1, MAJ7.1, MAJ8.1, MAJ8.2, MAJ9.1 and MAJ10.1) and add the new policy to the contents page. A number of amendments are also proposed to correct minor cartographic errors to the primary shopping area, primary shopping frontages and secondary shopping frontages in Clacton (see Policies Map Change PM1a.3) and the primary shopping frontages in Manningtree (see Policies Map Change PM4.3).

Change reference: MAJ3.6

Type of change: Significant revisions and additions to policy wording.

Section: Policy PRO9: 'Holiday Parks' on pages 56 and 57.

Proposed change (Additions shown as highlighted and deletions shown as struck through):

POLICY PRO9: HOLIDAY PARKS

Some of the district's holiday parks are shown as 'safeguarded sites' on the Policies Map and Policies Map Insets. These sites will be protected against redevelopment for alternative uses either in part or in whole.

On 'other sites' that are operating as holiday parks but are not specifically shown as safeguarded sites or allocated for an alternative use, proposals for redevelopment will only be considered favourably if the applicant can demonstrate that the current use is no longer economically viable or that the economic benefits of the proposed development would outweigh the loss of the existing operation, having regard to other policies in this Local Plan.

Subject to consideration against other policies in this Local Plan, the Council will support proposals for:

- the extension of safeguarded sites or other existing sites onto adjoining land provided that the development would result in improvements to the overall layout, amenity, appearance and quality of accommodation over the whole site;
- improvements to the range and quality of attractions and facilities at safeguarded sites and other sites; and
- proposals for new holiday parks that comprise well designed timber chalets set on plinths with pitched roofs, ideally located within a wooded or undulating landscape setting that incorporates water features and indoor and outdoor leisure facilities that would be appropriate in a countryside location.

Proposals for new static caravan/chalet parks will only be permitted where it can be demonstrated by the applicant how the proposal would help strengthen and diversify the district's tourist economy or that ~~The Council will refuse proposals for new static caravan parks, unless~~ they are being specifically created for the relocation of an existing site away from flood risk areas.

To ensure that caravans and chalets are not used as permanent residential dwellings, they will be subject to holiday occupancy conditions. ~~their occupation will only be permitted between 1st March in any one year and 14th January in the subsequent year (inclusive). Occupancy will be further restricted to the period 1st March to 31st October in any one year where the site:~~ Only in exceptional circumstances and where all the following criteria are met will proposals for all-year-round holiday occupancy be permitted:

- i. ~~the holiday accommodation is of a high standard lacks the necessary and appropriate infrastructure and services for longer occupation; or~~
- ii. ~~it can be demonstrated how the prevention of accommodation for permanent residential use will be managed, monitored and enforced, to be agreed between the Council and site owner/operator in advance; and is located in an area of flood risk, or in the vicinity of a site designated for nature conservation.~~
- iii. ~~in areas within the Flood Zone that are vulnerable to flooding there is an adequate warning and evacuation plan to be agreed with the Environment Agency in advance.~~

MAJ3.6 reason for change: To allow more flexibility for any planning conditions or license agreements restricting a holiday park’s occupancy times to be negotiated between the Council and the site owners/operators to take into account a variety of factors, not just flood risk. The change will also remove the apparent ban on new static/chalet parks, but require any proposals to demonstrate how they would help strengthen and diversify the district’s tourist economy. This should address some of the objections to this policy raised by Tendring Holiday Park Operators (represented by Charles F. Jones and Son); Amperswick Ltd and Park Resorts Ltd (represented by GVA Hotels and Leisure); and Bourne Leisure Ltd (represented by Nathaniel Lichfield & Partners).

MAJ3.6 necessary consequential changes: Consequential amendment to paragraph 3.42 on page 56 (see proposed Minor Change MIN3.12). A number of amendments are also proposed to remove holiday parks around the periphery of settlements from the Settlement Development Boundary (see Policies Map 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) and some amendments are proposed to various holiday park notations to address site-specific objections and to correct minor cartographic errors.

Change reference: MAJ3.7

Type of change: Significant revisions and additions to policy wording.

Section: Policy PRO10: ‘Camping and Caravanning’ on pages 57 and 58.

Proposed change (Additions shown as highlighted and deletions shown as struck through):

POLICY PRO10: CAMPING AND CARAVANNING

~~The~~ Subject to consideration against other policies in this Local Plan, the Council will support proposals for:

- new camping or touring caravan parks;

- extensions to existing camping and touring caravan parks onto adjoining land provided that the land is outside the flood risk areas; and
- the extension of safeguarded holiday parks (as shown on the Policies Map and Policies Map Insets) or non-safeguarded sites onto adjoining land to provide pitches for camping and touring caravans and provided that they fall outside the flood risk zones.

The provision of such facilities must be accompanied, as a minimum, by electricity pick-up points for each caravan pitch, facilities for drinking water, toilets, showers, washing facilities and waste water. The Council will support proposals for on-site recreational facilities subject to the requirements of other policies in this Local Plan.

To ensure that tents and touring caravans are not used as permanent residential dwellings, the occupation of camping and caravan sites (including facilities provided as part of the accommodation on holiday villages, caravan or chalet parks) will be subject to holiday occupancy conditions. ~~only be permitted between 1st March in any one year and 14th January in the subsequent year (inclusive). Occupancy will be further restricted to the period 1st March to 31st October in any one year where the site~~ Only in exceptional circumstances where all the following criteria are met will proposals for all-year-round holiday occupancy be permitted:

- ~~the holiday accommodation is of a high standards lacks the necessary and appropriate infrastructure and services for longer occupation; or~~
- ~~it can be demonstrated how the prevention of accommodation for permanent residential use will be managed, monitored and enforced, to be agreed between the Council and site owner/operator in advance; and is located in an area of flood risk, or in the vicinity of a site designated for nature conservation.~~
- ~~in areas within the Flood Zone that are vulnerable to flooding there is an adequate warning and evacuation plan to be agreed with the Environment Agency in advance.~~

MAJ3.7 reason for change: To allow more flexibility for any planning conditions or license agreements restricting a camping or caravanning site's occupancy times to be negotiated between the Council and the site owners/operators to take into account a variety of factors, not just flood risk. This should address some of the objections to this policy raised by Park Resorts Ltd (represented by GVA).

MAJ3.7 necessary consequential changes: None.

Major Changes to Chapter 4: Planning for People

Change reference: MAJ4.1

Type of change: Significant replacement of supporting text relating to the strategy for housing growth.

Section: Paragraphs 4.4, 4.5 and 4.6 on pages 65 and 66 to be replaced with new paragraphs 4.3a, 4.3b, 4.3c, 4.3d, 4.3e, 4.3f, 4.3g and 4.3h.

Proposed change (Additions shown as **highlighted** and deletions shown as **struck through**):

~~4.4 In determining the right level of future housing growth for Tendring over the 10 year plan period, the Council has carefully considered a number of factors including:~~

- ~~• the results of the latest demographic and household projections;~~
- ~~• the results of public consultation undertaken in 2009, 2010 and 2011;~~
- ~~• the state of the housing market and how it might change over 10 years;~~
- ~~• the need to balance growth in homes with growth in jobs;~~
- ~~• the availability of suitable sites for housing development;~~
- ~~• the number of sites that already have planning permission for housing development;~~
- ~~• the number of long term empty properties in the district; and~~
- ~~• the results of the 2011 Census which suggest that Tendring's population actually fell despite the creation of 4,000 new homes in the previous 10 years.~~

~~4.5 Having considered all of the these factors, the Council has determined that for the 10 year plan period between 1st April 2011 and 31st March 2021 a sensible, sustainable and achievable level of housing development will be approximately 4,000 new homes — an average of 400 new homes per year. This will be achieved by planning for a 6% increase in housing stock across all of the district's defined settlements (as listed in Policies SD2, SD3 and SD4 in Chapter 3 of this Local Plan).~~

~~4.6 4,000 new homes over 10 years is a level of growth that will make a meaningful contribution toward addressing future needs and supporting economic growth and it represents a similar rate of development to that achieved over the previous 10 years (2001-2011), when the housing market was, for the best part, strong. It is also a level of growth that can be achieved through a strategy of distributing growth fairly across all of the districts urban and rural settlements by seeking to achieve a consistent percentage increase in housing stock in each area.~~

4.3a To determine how many new homes are likely to be needed in the future, a 'Strategic Housing Market Assessment' (SHMA) was undertaken in 2008 and subsequently updated in 2009 and 2013 to take account of changing economic conditions. The SHMA looked at population and household projections, migration patterns, the market for different sizes and types of property across the district and the ability of local people to buy or rent market housing and different types of affordable housing. The assessment concluded that the total 'objectively assessed' requirement for housing

over the 16 year period 2013 to 2029 was likely to be approximately 10,960 dwellings – an average of 685 dwellings per annum – mainly driven by inward migration from other parts of the country.

4.3b This calculation of projected housing need is substantially higher than the actual rate of development that was achieved in the period 2001 to 2013 – even during those years when the housing market was at its peak. The average rate of dwelling completions between 2001 and 2013 was 378 dwellings per annum and levels of construction varied significantly from just 217 dwellings in 2010/11, at the low point of the economic downturn, to 557 dwellings in 2005/06, at the peak of the housing market boom. Whilst higher levels of housing development would help to stimulate economic growth and address housing needs for local people as well as in-comers to the area, the Council has to be realistic about how many new homes are likely to be delivered over the length of the Local Plan period in a recovering economy.

4.3c To determine how many new homes could realistically be built in the district, a ‘Strategic Housing Land Availability Assessment’ (SHLAA) was prepared in 2013. This assessment looked at the suitability, availability and achievability of possible development sites across the district to deliver as much housing development as possible following the sustainable, fair and proportionate approach to growth set out in Chapter 2 of this Local Plan. The SHLAA looked at different physical, environmental, infrastructure and economic constraints and included assumptions about the realistic rate of housing development that could be achieved in different areas.

4.3d Having considered the findings of the SHLAA, other relevant evidence and the comments received during the public consultation exercises and having come to a view on which sites to identify for housing development in the Local Plan, the Council is planning for a realistic dwelling stock increase of 3,625 between 1st April 2014 and 31st March 2024 following the sustainable, fair and proportionate strategy for growth.

4.3e For years 11-15 of the Local Plan period, the evidence in the 2013 SHLAA suggests that it may be possible to achieve higher rates of housing development to meet longer-term requirements and support continued economic growth, but to do so the Council may have to consider a change in strategy to focus growth on specific sustainable locations where housing will support economic growth and infrastructure provision which could include sites in and around Clacton, Harwich and West Tendring/Colchester Fringe. Larger scale developments are likely to require significant up-front planning and investment in transport, education, health and utilities infrastructure and are considered unlikely to deliver dwellings within the first 10 years of the plan period while the economy is in a state of recovery. Such developments could have implications for the district that go beyond the end of plan-period in 2029 and would therefore require a full review of the Local Plan at an appropriate time before 2024. This would involve a full update of the evidence base on housing need, land availability and economic factors and would require extensive public consultation on a number of options in line with the planning regulations.

4.3f Because the Council is not in a position to commit to a strategy of focussed growth without a full understanding of economic conditions nearer the time, the strategy for growth being developed for neighbouring Colchester and the likely up-front infrastructure requirements of larger developments, this Local Plan can only identify specific developable sites to deliver new housing up to 2024 – by which time an evidence-based review of the Local Plan (either in part or in full) to deal with longer-term growth requirements will have been undertaken.

4.3g For the purposes of years 11-15 of this Local Plan (2024-2029) it is assumed that, as a minimum, it will be possible to achieve a minimum annual dwelling stock increase of 400 dwellings per annum to deliver a further 2,000 homes. Therefore the expected housing growth for the full 15 year plan period between 1st April 2014 and 31st March 2029 is a net dwelling stock increase of 5,625.

4.3h In situations where it is not possible to identify sufficient developable sites to meet objectively-assessed needs for housing in full within one district (as is the case for Tendring) the National Planning Policy Framework requires Councils to cooperate with neighbouring authorities to try and address any unmet need using land within the adjoining districts or boroughs. Being a coastal district, Tendring's options are limited because it is only bordered by two other local authorities, Colchester and Babergh. The Council has worked in cooperation with Colchester Borough Council and Babergh District Council to explore the potential for increased development to help address Tendring's unmet future housing needs, but in reality both Colchester and Babergh will find it equally challenging to identify sufficient suitable and developable land to meet their own long-term projected needs for housing in their emerging Local Plans, let alone any unmet need from Tendring.

MAJ4.1 reason for change: To ensure that the approach to housing growth in the Local Plan is clearly shown to be based on robust evidence, in particular the Strategic Housing Market Assessment (SHMA) and the Strategic Housing Land Availability Assessment (SHLAA). By clarifying the sources of evidence that have informed the strategy, this change ought to address objections from Colchester Borough Council, a number of landowners and developers and some community representatives.

MAJ4.1 necessary consequential changes: See proposed changes to Policy PEO1 (Major Change MAJ4.2).

Change reference: MAJ4.2

Type of change: Significant replacement of policy, supporting text and tables.

Section: Policy PEO1: 'Housing Supply' and supporting paragraph 4.7 on page 66.

Proposed change (Additions shown as highlighted and deletions shown as struck through):

~~4.7 Between 1st April 2011 and 31st March 2012, effectively the first year of the 10-year plan period, Tendring's dwelling stock increased by 233 dwellings and on 1st April 2012, there were outstanding planning permissions for residential development across the district with the realistic potential to deliver 950 additional homes. This means that nearly 1,200 of the 4,000 new homes proposed for the district have either already been built or been 'committed' through the grant of planning permission. This leaves approximately 2,800 homes to be delivered as a result of the policies and proposals in this Local Plan.~~

POLICY PEO1: HOUSING SUPPLY

The Council will work with the development industry and other partners to deliver a dwelling stock increase of approximately **4,000** dwellings (net) between 1st April 2011 and 31st March 2021. This will be achieved through an approximate 6% increase in the district's total housing stock delivered across all urban and rural settlements in the district and delivered from the following sources:

Net Dwelling Stock Change between 1st April 2011 and 31st March 2012.	233
New homes expected on sites with outstanding planning permission for residential development on 1st April 2012 (commitments).	950

New homes expected on sites specifically allocated for residential or mixed use development in Urban Settlements (see Policy SD2).	2,200
New homes expected on sites specifically allocated for residential or mixed use development in Key Rural Service Centres (see Policy SD3).	350
New homes to be granted planning permission on sites within the Settlement Development Boundaries of Smaller Rural Settlements in accordance with (see Policy SD4).	280
TOTAL Housing Stock change between 1st April 2011 and 31st March 2021.	4,013

4.7a The National Planning Policy Framework requires Councils to identify and update, annually, a supply of specific deliverable sites to deliver five years worth of new housing with an additional 20% 'buffer' to ensure choice and competition in the market for land. For Tendring, the expected housing growth over the plan period 1st April 2014 to 31st March 2029 is a dwelling stock increase of 5,625 (an average of 375 dwellings per annum). This means the Council will need to be able to identify sufficient land, in any one year, to deliver at least 2,250 homes ((375 x 5) + 20%) with additional land, if necessary, to address any shortfalls in housing provision from previous years.

4.7b For the period 1st April 2014 to 31st March 2024 (years 1-10), this Local Plan identifies specific sites in and around the district's Urban Settlements and Key Rural Service Centres (including sites that already had planning permission at the beginning of the plan period) with sufficient land to deliver approximately 3,625 new homes - following the 'sustainable, fair and proportionate' strategy for growth set out in policies SD2, SD3 and SD4 in Chapter 2 of this Local Plan. This equates roughly to a 6% increase in housing stock for most settlements. Around 1,019 of these homes will be delivered on sites within the established built up areas with the remaining 2,105 to be delivered through sustainable urban extensions and village extensions onto greenfield land. These sites were identified and assessed in the Council's 2013 Strategic Housing Land Availability Assessment (SHLAA).

4.7c The National Planning Policy Framework allows Councils to make an allowance for unidentified 'windfall sites' (sites not specifically allocated for housing development but that still come forward with planning applications for housing and contribute toward housing numbers) if there is evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. The 2013 SHLAA provides evidence that shows that around 501 dwellings are likely to be delivered on small windfall sites both within established built up areas and through small scale infill developments in 'Smaller Rural Settlements' (See Policy SD4). This windfall allowance therefore forms part of the Council's expected housing supply.

4.7d For the period 1st April 2024 to 31st March 2029 (years 11-15) the Council aims to plan for a further dwelling stock increase of at least 2,000 (a rate of 400 dwellings per annum) for which additional land will be identified through a partial evidence-based review of the Local Plan which may identify larger employment and infrastructure-led development opportunities in strategic locations in the district.

4.7e The supply of housing throughout the Local Plan period will be supplemented by proposals for Aspirational Housing outside of Settlement Development Boundaries (See Policy PEO8) and the demand for accommodation should also be eased through the Council's efforts to bring back into use some of the 800 long-term empty properties in the district at 1st April 2013 through its Empty Homes Strategy.

4.7f The specific sites allocated for housing and mixed-use development in this Local Plan are shown on the relevant Policies Map Insets, listed in the relevant 'area chapters' 6 to 10 and also listed in Appendix 3 which provides estimated dwelling numbers for each site. Sites which had already obtained planning permission for 10 or more (net) dwellings before April 2014 but that are expected to contribute toward meeting the housing growth target within the plan period are classed as 'commitments' and are not shown on the Policies Map Insets. They are however listed in Appendix 3 alongside allocated sites to demonstrate how many dwellings they are expected to deliver.

POLICY PEO1: HOUSING SUPPLY

The Council will work with the development industry and other partners to deliver an expected dwelling stock increase of 5,625 dwellings (net) between 1st April 2014 and 31st March 2029 to support economic growth and meet, as far as is sustainable, achievable and practical, objectively assessed requirements for future housing in the district. This supply of new homes will be delivered from the following sources:

Settlement/Area	Dwellings expected from large site 'commitments' (sites with planning permission for residential or mixed-use development).	Dwellings expected from large sites allocated for residential or mixed-use development within built-up areas.	Dwellings expected from large sites allocated for residential or mixed-use development on greenfield urban extension sites.	TOTAL
Clacton-on-Sea	198	136	1,040	1,374
Harwich & Dovercourt	179	22	250	451
Frinton, Walton & Kirby Cross	44	250	160	454
Manningtree, Lawford & Mistley	0	0	310	310
Brightlingsea	68	0	120	188
Colchester Fringe	80	0	0	80
Key Rural Service Centres	22	20	225	267
Total 'planned provision'	591	428	2,105	3,124
Estimated dwellings expected on small 'windfall sites' with capacity for 9 dwellings (net) or fewer				501
Dwellings expected to be delivered between 1 st April 2024 and 31 st March 2029 on sites to be identified through a review of the Local Plan aimed at addressing longer-term requirements.				2,000
Total expected housing development for the period 1st April 2014 to 31st March 2029				5,625

This supply of housing will also be supplemented by proposals for Aspirational Housing outside of Settlement Development Boundaries (Policy PEO8) and through bringing long-term empty properties back into use through the Council's Empty Homes Strategy.

MAJ4.2 reason for change: To reflect the proposed change in the time horizon of the Local Plan from 2011-2021 to 2014-2029 (MAJ1.1) and set out, more clearly, the approach to housing development over that extended period and the robust evidence upon which it is based. This will ensure compliance with paragraph 47 of the National Planning Policy Framework which requires Councils to boost the supply of housing, identify specific deliverable housing sites to meet housing requirements in years 1-5 and years 6-10 and, where possible, either specific sites or broad locations in years 11-15 with a 'flexibility buffer' of either 5% or 20% to ensure choice and competition in the market for land. This change ought to address objections from Colchester Borough Council; R.E. Giles and Sons (represented by Robinson & Hall LLP); Raymond Stemp Associates; Peter French (represented by Navigus Planning); Taylor Wimpey UK Ltd (represented by Boyer Planning); Knight Developments (represented by Phase 2 Planning and Development Ltd); Mr. Hutley, Mrs. Mollyneux and Mrs. Went (represented by Matthew Clarke); Rose Properties Ltd (represented by ADP Ltd); Mersea Homes Ltd (represented by ADP Ltd); The Land and Planning Company Ltd; The Burghes Estate (represented by Smiths Gore Planning); Miss C. Born (represented by Mr. D. Stebbing); Mr. S. Hunt (represented by Smart Planning Ltd); Great Holland Residents Association; Councillor Robert Bucke (TDC Member of Holland and Kirby Ward); and a number of members of the public.

MAJ4.2 necessary consequential changes: Consequential amendments to the following paragraphs:

- Policy PEO2: 'Housing Trajectory' (see proposed Major Change MAJ4.3);
- paragraphs 6.46 and 6.47 on pages 132 and 133 (see proposed Major Change MAJ6.4);
- paragraphs 7.20 and 7.21 on pages 146 and 147 (see proposed Major Change MAJ7.2);
- paragraphs 8.22 and 8.23 on pages 156 and 157 (see proposed Major Change MAJ8.3);
- paragraphs 9.15 and 9.16 on page 166 (see proposed Major Change MAJ9.2);
- paragraphs 10.13 and 10.14 on page 178 (see proposed Major Change MAJ10.2);
- paragraphs 11.11 and 11.12 on pages 183 and 184 (see proposed Major Change MAJ11.1);
- Amended targets in the monitoring table under Paragraph 13.7 on page 207; and
- Appendix 3 on pages 223 and 224 to reflect the proposed changes to the indicative capacities of some sites (see proposed Major Change MAJ14.2).

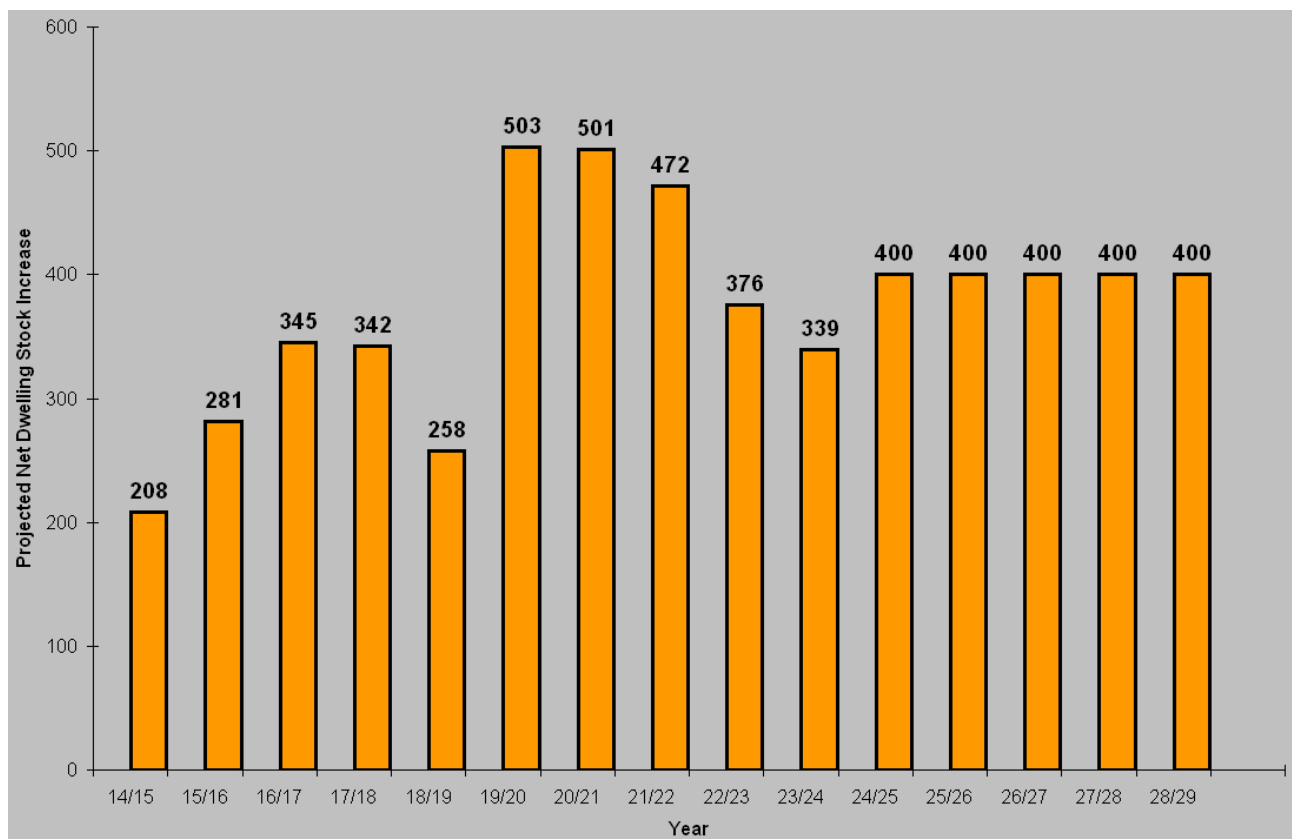
A number of changes are also proposed to housing sites to reflect the above changes and changes to the housing strategy and plan period – see the specific housing supply sections within each area chapter.

Change reference: MAJ4.3
Type of change: Significant changes to policy wording and figures.
Section: Policy PEO2: 'Housing Trajectory' on pages 66 and 67.
Proposed change (Additions shown as highlighted and deletions shown as struck through):
<p>POLICY PEO2: HOUSING TRAJECTORY</p> <p>In accordance with the National Planning Policy Framework, the Council will monitor the delivery of new housing on an annual basis against the 'Housing Trajectory' on an annual basis and publish the results in its Annual Monitoring Report which, in turn, will inform regular through updates to the Strategic Housing Land Availability Assessment (SHLAA). Housing growth will be measured over the financial year 1st April to 31st March.</p> <p>The Council will seek to ensure that, in any one year, there is sufficient land available to deliver a minimum of the next 5-years worth of new housing plus 5% 20% to allow flexibility in the market for land, taking into account any under-provision or over-provision from the previous year(s). The Council will also monitor the number of long-term empty properties in the district and investigate</p>

ways to bring these back into use to assist in addressing the demand for housing over the 10-year plan period.

The proposed net dwelling stock increase of 4,000 5,625 dwellings over the period 1st April 2014 to 31st March 2029 2024 is anticipated to be delivered broadly in line with the following trajectory which is based on the evidence contained in the Council's 2013 SHLAA:

Year	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021
Anticipated dwelling stock increase	233	284	412	580	645	578	449	347	249	226



In monitoring housing growth over the 10-year plan period against the trajectory, the Council will consider on an annual basis whether there is any need to grant planning permission for additional residential or mixed-use development on non-allocated sites to make up for any shortfalls in housing delivery or whether there is a need to carry out a review of the Local Plan to allocate additional sites.

MAJ4.3 reason for change: To reflect the proposed change in the time horizon of the Local Plan from 2011-2021 to 2014-2029 (MAJ1.1) and set out, more clearly, the approach to housing development over that extended period and the robust evidence upon which it is based. This will ensure compliance with paragraph 47 of the National Planning Policy Framework which requires Councils to boost the supply of housing, identify specific deliverable housing sites to meet housing requirements in years 1-5 and years 6-10 and, where possible, either specific sites or broad locations in years 11-15 with a 'flexibility buffer' of either 5% or 20% to ensure choice and competition in the market for land.

MAJ4.3 necessary consequential changes: None.

Change reference: MAJ4.4

Type of change: Significant changes to policy wording and figures.

Section: Policy PEO4: 'Standards for new Housing' on pages 69 and 70.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY PEO4: STANDARDS FOR NEW HOUSING

All proposals for new residential development across all housing types and tenures (including conversions and changes of use) will be expected to meet the mandatory Lifetime Homes design criteria, the energy efficiency requirements of Policy SD10 and the following ~~minimum space~~ **minimum** standards for internal ~~space~~ **space** floor-areas, private amenity space and parking provision:

Dwelling Type	Total Internal Floor Area	Private Amenity Space	Parking Spaces (no. of spaces)
Aspirational Housing (Policy PEO8)	200sqm		
Family Housing (Policy PEO9)	96sqm	Private amenity space to be at least equal to the total internal floor area of the dwelling.	Driveway area equivalent to 1 parking space per bedroom in addition to any space provided in garages.
Houses and Bungalows: <ul style="list-style-type: none"> • 2 bed (3 person) • 2 bed (4 person) • 3 bed • 4 bed 	66sqm 77sqm 96sqm 106sqm		
Flats Apartments and Maisonettes: <ul style="list-style-type: none"> • 1 bed • 2 bed (3 person) • 2 bed (4 person) • 3 bed • 4 bed 	51sqm 66sqm 77sqm 93sqm 106sqm	Total private amenity space to be at least equal to the total internal floor area of the dwelling. This can comprise areas of communal space and individual gardens or balconies.	1 space per bedroom.

Bedsits and HMOs (see Policy PEO13)	The floor area of any one bedsit or any one tenancy unit plus the total area of shared rooms must be at least 51sqm.	Amenity space to be at least equal to the total internal floor area of the block of bedsits or tenancy units. This can comprise areas of communal space and individual gardens or balconies.	1 space per bedsit/tenancy unit.
Traveller Accommodation (see Policy PEO15)	See room size standards in Appendix 2.	See requirements in Policy PEO15.	

Dwelling Size	Minimum gross internal space standards for general residential dwellings.	Minimum gross internal space standards for Aspirational Homes (see Policy PEO8).
1 bedroom/2 person	50 sqm	100 sqm
2 bedroom/3 person	61 sqm	122 sqm
2 bedroom/4 person	83 sqm	166 sqm
3 bedroom/4 person	86 sqm	172 sqm
3 bedroom/5 person	96 sqm	192 sqm
4 bedroom/5 person	100 sqm	200 sqm
4 bedroom/6 person	107 sqm	214 sqm

The internal layout of all dwellings should additionally have regard to meet the guidance on individual room sizes set out in Appendix 2 of this Local Plan.

Private amenity space standards

The Council will expect each individual dwelling to be provided with an area of private amenity space that is, at minimum, equal in size to the total gross internal floor area of the dwelling to which it relates. For flatted developments, private amenity space can be provided through a combination of communal space, individual gardens and balconies.

Parking standards

All dwellings must be provided with a minimum one off-street parking space per bedroom.

Application of the standards

All new residential development will be expected to meet the above minimum standards for gross internal space, private amenity space and parking unless the applicant can demonstrate, with evidence, that there are genuine physical or economic viability reasons why these standards cannot be achieved. In cases where this is demonstrated, the Council will consider whether or not a development promoting lower standards of gross internal space, private amenity space or parking could be permitted, having regard to other policies in this Local Plan and other material considerations.

Proposals that involve the redevelopment, change of use or subdivision of existing residential accommodation will all also be required to ensure that the above gross internal floor space, private amenity space and parking minimum standards are maintained for both new and existing properties. ~~Off-street car parking spaces will be a minimum size of 4.8 metres by 2.4m.~~

Applicants must be able to demonstrate that above requirements have been considered and met.

MAJ4.4 reason for change: To introduce a more simplified and less prescriptive version of the policy, in response to objections from landowners and developers, that is more consistent with paragraph 59 of the Planning Policy Framework which suggests that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. The revised policy however still retains the thrust of one of the Council's main objectives which is to prioritise larger properties to support economic growth and provide a good quality of life for its residents. The revised standards for internal floor area are based on the adopted London Design Guide standards recommended in Essex County Council's representations.

MAJ4.4 necessary consequential changes: Consequential amendment to the following paragraphs:

- paragraph 4.14 on page 68 (see proposed Minor Change MIN4.1);
- paragraph 4.15 on pages 68 and 69 (see proposed Minor Change MIN4.2);
- paragraph 4.16 on page 69 (see proposed Minor Change MIN4.3); and
- delete the 'Minimum Gross Internal Area (GIA) section from Appendix 2.

Change reference: MAJ4.5

Type of change: Significant changes to policy wording.

Section: Policy PEO5: 'Housing Layout in Tendring' on page 71.

Proposed change (additions shown as highlighted and deletions shown as struck through):
See overleaf

POLICY PEO5: HOUSING LAYOUT IN TENDRING

To ensure that they contribute positively towards the district's 'sense of place', the design and layout of new residential and mixed-use developments in the Tendring District will be expected to:

- a) promote health and wellbeing by incorporating and maximising the use of green infrastructure, verges, trees and other vegetation;
- b) minimise the opportunities for crime and anti-social behaviour by ensuring good surveillance, clear definition between public and private spaces and convenient access for emergency services;
- c) ensure internal road layouts can safely and comfortably accommodate emergency services, waste collection services, buses (where necessary) and other large vehicles;
- d) minimise the need for and reduce the resulting visual and safety implications of on-street parking by ensuring dwellings have sufficient off-street parking space to accommodate the likely number of vehicles (see Policy PEO4);
- e) respect the character of Tendring by delivering housing development at densities more in keeping with the semi-rural nature of the district (see Policy PEO3);
- f) ensure dwellings meet minimum standards of internal space and private amenity space (see Policy PEO4); and
- g) meet all other requirements of the Local Plan, including the detailed design requirements Policy SD9 and SD10.

To ensure new developments meet these requirements and other requirements of policies in this Local Plan, the Council will work with landowners, developers and other partners, particularly on larger schemes, to prepare master plans or development briefs prior to the submission of planning applications.

In determining planning applications, the Council will refer to the guidance provided in the Essex Design Guide for Residential & Mixed-Use Developments, 'Building for Life' and the 'Manual for Streets'.

~~Proposals involving the development of 50 or more (net) residential dwellings must follow these housing layout principles below:~~

- ~~a) Properties will be laid out with 'Arcadian' or 'Boulevard' street patterns where all individual properties have frontages onto the highway. This requirement will not apply to development sites located within town centre boundaries.~~
- ~~b) 'Cul-de-sacs' will not be permitted;~~
- ~~e) Parking and garaging will be confined to the curtilage of individual dwellings as opposed to being provided communally (accept in the case of flats, apartments and maisonettes); and~~
- ~~d) The public highway serving new properties should be wide enough to incorporate:~~

- ~~accessible footpaths;~~
- ~~grass verges and trees on either side of the road; and~~
- ~~a road width that reflects planned levels of use; the need for access to buses, emergency services, waste collection services and other large vehicles; and the advice of Essex County Council as the Highway Authority.~~

MAJ4.5 reason for change: To make the policy less prescriptive and therefore more consistent with paragraph 59 of the Planning Policy Framework which suggests that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. The revised policy however still retains the thrust of one of the Council's main objectives to achieve lower density, more traditional housing layouts to support economic growth and provide a good quality of life for its residents.

MAJ4.5 necessary consequential changes: Consequential amendment to paragraph 4.18 on page 71 (see proposed Minor Change MIN4.4).

Change reference: MAJ4.6

Type of change: Significant changes to policy wording.

Section: Policy PEO7: 'Housing Choice' on pages 73 and 74.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY PEO7: HOUSING CHOICE

The Council will work with the development industry to deliver a mix of dwelling types, sizes and tenure within the housing growth proposed for the district which reflects the district's economic priorities, the results of extensive public consultation and the evidence of housing demand and need contained in its latest Strategic Housing Market Assessment (SHMA), which will be the subject of periodic review.

The Council will use policies in this Local Plan to influence the mix of housing to best meet the needs and aspirations of the district whilst still allowing flexibility for developers to respond to demands within the constantly changing free market economy.

The Council will expect all residential and mixed-use developments involving the creation of 10 or more (net) dwellings to achieve the following broad mix of housing size, type and tenure unless there are specific housing mix requirements for a particular site, as set out in policies within the 'Area Chapters' of this Local Plan, or genuine physical or economic viability reasons why this mix cannot be achieved:

- At least 10% of dwellings to be private housing with 4 or more bedrooms;
- At least 40% of dwellings to be private housing with 3 bedrooms;
- Between 10% and 25% of dwellings to be Council Housing or Affordable Housing (see Policy PEO10); and

- Between 25% and 40% to be determined by developers in responding to market demand.

All residential developments will also be expected to meet the minimum standards for new housing set out in Policy PEO4.

~~For the new homes that will be delivered in the district between 1st April 2011 and 31st March 2021 the Council will use policies in this Local Plan to influence the mix of housing to best meet the needs and aspirations of the district whilst still allowing a degree of flexibility for developers to respond to demands within the free market economy.~~

~~Unless there are specific housing mix requirements for a particular site, as set out in policies within the 'Area Chapters' of this Local Plan, the Council will seek to achieve the following broad mix of housing on most residential and mixed-use development sites of 10 or more dwellings:~~

- ~~• 30% 'Aspirational Housing' (see Policy PEO8);~~
- ~~• 40% Family Housing (see Policy PEO9);~~
- ~~• 10-25% Council Housing (see Policy PEO10);~~
- ~~• 5-20% to be determined by developers in responding to market demand.~~

~~The development of flats, apartments and maisonettes; bungalows; HMOs and bedsits; traveller pitches and specialist residential accommodation will only be permitted in specific areas as set out in the policies of this Local Plan.~~

MAJ4.6 reason for change: To ensure the policy reflects the latest evidence of projected housing demand as set out in the Council's 2013 Strategic Housing Market Assessment (SHMA) update. The revised policy also reflects the proposed changes to Policy PEO8 on Aspirational Housing and the proposed deletion of Policy PEO9 on Family Housing to prioritise 4 bedroom dwellings, 3 bedroom dwellings and Council/Affordable Housing to support economic growth and provide a good quality of life for its residents.

MAJ4.6 necessary consequential changes: Consequential amendment to the following paragraphs:

- Paragraph 4.26 on page 73 (see proposed Minor Change MIN4.6);
- Paragraph 4.27 on page 73 (see proposed Minor Change MIN4.7);
- Paragraph 4.29 on page 73 (see proposed Minor Change MIN4.8);
- Policy PEO8: 'Aspirational Housing' on pages 75 and 76 (see proposed Major Change MAJ4.7 below);
- Paragraph 4.42 on page 77 (see proposed Minor Change MIN4.15)
- Paragraph 4.44 on page 78 (see proposed Minor Change MIN4.16);
- Paragraph 4.45 on page 78 (see proposed Minor Change MIN4.17);
- Paragraph 4.48 on page 78 (see proposed Minor Change MIN4.18);
- Paragraph 4.51 on page 79 (see proposed Minor Change MIN4.19); and
- Policy PEO10: 'Council Housing' on page 79 (see proposed Minor Changes MIN4.20, MIN4.21, MIN4.22 and MIN4.23).

Change reference: MAJ4.7

Type of change: Significant changes to policy wording.

Section: Policy PEO8: 'Aspirational Housing' on pages 75 and 76.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY PEO8: ASPIRATIONAL HOUSING

To bring about a fundamental shift in the economic fortunes of the Tendring District and secure a sustainable economic future for future generations, the Council will actively encourage the provision of 'Aspirational Housing' meeting the larger minimum gross internal space standards for Aspirational Homes set out in Policy PEO4. ~~To meet the Council's definition of Aspirational Housing, a dwelling must be detached with a minimum of two storeys and have at least four bedrooms and two bathrooms.~~

~~For development proposals involving the development of 100 or more (net) dwellings which are not the subject of specific housing mix requirements in the 'Area Chapters' of this Local Plan, the Council will expect at least 30% of new dwellings to meet the definition of Aspirational Housing.~~

~~For development proposals involving the development of between 10 and 99 (net) dwellings which are not the subject of specific policies in the 'Area Chapters' of this Local Plan, the Council will expect at least 30% of new dwellings to meet the definition of Aspirational Housing' unless, in very exceptional circumstances, there are genuine physical or economic viability reasons why this cannot be achieved.~~

~~Up to one third of this on-site provision can be made in the form of serviced but undeveloped plots which can be sold on the open market for people wishing to self build to their own specification and design. Such plots must be a minimum of 450 square metres in area and any subsequent detailed planning proposals must meet the definition of Aspirational Housing and other policy requirements of this Local Plan.~~

Proposals for the replacement of an existing dwelling, of any size, in the countryside outside of Settlement Development Boundaries with a single unit of Aspirational Housing will be permitted unless the impacts of development would conflict with other policy requirements in this Local Plan.

Proposals for a single unit of Aspirational Housing in the countryside outside of Settlement Development Boundaries, not involving the replacement of an existing dwelling, will ~~only~~ be approved if they:

- a) ~~involve the use of previously developed land or undeveloped land which can be demonstrated to have no existing or potential practical agricultural function~~ meet the minimum gross internal floor standards for Aspirational Homes set out in Policy PEO4;
- b) are truly outstanding or innovative, helping to raise standards of design in the area;
- c) reflect the highest standards of architecture;
- d) achieve the highest level of sustainable design in accordance with the latest Code for Sustainable Homes and no less than Code Level 5;
- e) significantly enhance their immediate setting;
- f) are sensitive to the defining characteristics of the local area; and

g) meet the requirements of other policies in this Local Plan.

Proposals for a single group of between two and six units of Aspirational Housing outside of Settlement Development Boundaries will be approved on sites located within 800 metres of the edge of an Urban Settlement (see Policy SD2) or within 400 metres of the edge of a Key Rural Service Centre (see Policy SD3) and previously developed sites elsewhere, provided the dwellings meet each of the criteria above.

MAJ4.7 reason for change: To ensure the policy reflects the latest evidence of projected housing demand as set out in the Council's 2013 Strategic Housing Market Assessment (SHMA) update which suggests that 'Aspirational Housing' as a concept could apply to all dwelling sizes, not just dwellings with four or more bedrooms. The change also reflects the findings of the Council's 2013 Viability Testing which suggests that Aspirational Housing, as a proportion of new homes on large development sites is unlikely to be viable because the higher development costs cannot be offset by higher sale values. In rural and semi-rural locations however, one-off aspirational dwellings or clusters of up to six are more likely to be of interest to people wishing to design and build their own home and are therefore more likely to be viable.

MAJ4.7 necessary consequential changes: Consequential amendments to the following paragraphs:

- paragraph 4.31 on page 74 (see proposed Minor Change MIN4.9);
- paragraph 4.32 on page 74 (see proposed Minor Change MIN4.10);
- paragraph 4.33 on page 75 (see proposed Minor Change MIN4.11)
- paragraph 4.34 on page 75 (see proposed Minor Change MIN4.12);
- paragraph 4.35 on page 76 (see proposed Minor Change MIN4.13); and
- paragraph 4.37 on page 75 (see proposed Minor Change MIN4.14).

Change reference: MAJ4.8

Type of change: Significant changes to policy wording.

Section: Policy PEO11: 'Rural Exception Sites' on pages 80 and 81.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY PEO11: RURAL EXCEPTION SITES

~~Affordable housing (which could include Council Housing)~~ Council Housing and other forms of affordable housing may be permitted on sites adjoining the Settlement Development Boundaries of Key Rural Service Centres (see Policy SD3) and ~~Other~~ Smaller Rural Settlements (see Policy SD4) as an exception to normal settlement policy to meet a specific identified, where such development can be demonstrated to meet a proven local need that cannot be otherwise met.

~~Local evidence~~ To justify this form of development, applicants must demonstrate a shortage of Council/Affordable Housing affordable housing, where provision would offer long term security of tenure to existing residents within the relevant Parish needing separate accommodation in the area and other persons with strong local connections within the Parish in terms of employment or longstanding family or previous residence links and who require accommodation in the area. ~~For the following groups:~~

- i. ~~existing residents within the “designated area” needing separate accommodation in that area; and~~
- ii. ~~other persons with strong local connections within the “designated area” in terms of employment or longstanding family or previous residence links and who require accommodation within that area.~~

~~The “designated area” will normally be the rural parish in which the affordable housing scheme to meet local needs is proposed but may, when justified, comprise a small group of contiguous rural parishes.~~

Proposals will be expected to meet all of the following criteria:

Evidence of Local Need

The proposal must include detailed and up to date evidence of local need for **Council/Affordable Housing within the Parish** ~~affordable housing within the “designated area”~~, proven to the satisfaction of the District Council. The detail of any planning application should show that the **number of Council/Affordable Homes** ~~scheme~~ will not exceed the number, size and tenure of **dwellings** genuinely required to meet the identified local housing need.

The Content of Schemes

A proposal shall cater primarily for local needs. However, to assist with the economic viability of the overall development and provide an incentive to landowners to release their land, a maximum of one in three dwellings in the overall development can be provided for sale or rent on the open market.

Secure Arrangements

Secure arrangements must be in place, before the granting of planning permission, that:

- a. ensure that all the **Council/Affordable Homes within the scheme** ~~dwellings~~ remain exclusively for local need through control of occupation during the lifetime of the development and that the low-cost benefits of the housing provision pass on to subsequent occupants meeting the criteria of local need;
- b. ensure that the necessary long-term management of the scheme is permanently secured; and
- c. provide that where a vacated **Council/Affordable Home** ~~dwelling~~ in the scheme cannot be filled by persons in local need within the **Parish** ~~“designated area”~~, that the dwelling is made available over a wider geographical area on the same basis of need to secure its occupation.

The Content of Schemes

~~A proposal shall cater exclusively for local needs. No mixed developments involving any open market housing or other speculative element will be acceptable.~~

Location and Environmental Considerations

The proposal shall have no **significant** material adverse impact on the landscape, residential amenity, highway safety, or the form and character of the settlement to which it adjoins.

MAJ4.8 reason for change: To ensure the rural exception policy better reflects the National Planning Policy Framework which does allow affordable housing in rural areas to be cross-subsidised by an element of market housing.

MAJ4.8 necessary consequential changes: Consequential amendment to paragraph 4.52 on page 80 (see proposed Minor Change MIN4.24).

Change reference: MAJ4.9

Type of change: Significant changes to policy wording.

Section: Policy PEO15: 'Traveller Sites' on page 86.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY PEO15: TRAVELLER SITES

Evidence contained in the Essex Gypsy and Traveller Accommodation Assessment (November 2009) identifies a projected need for there to be ~~ten~~ **10** permanent traveller pitches, in total, in the Tendring District by 2021. On ~~1st April 2014~~ **2013**, there were already ~~six~~ **11** authorised pitches in the district, thus fulfilling this identified need ~~leaving a residual requirement of four pitches to be authorised before 31st March 2021.~~

~~To meet the residual need in full, land at Woodfield Bungalow, Colchester Road, Great Bentley is allocated as a traveller site to accommodate the required pitches. Proposals for new traveller sites or pitches outside of this allocated site will not be permitted before 31st March 2021.~~

When considering any proposals for **additional** traveller sites or pitches, the Council **will consult** the latest evidence of need contained in the most recent Gypsy and Traveller Accommodation Assessment and will refuse permission for proposals that cannot demonstrate, with evidence, a need for the proposed level of provision. The Council will additionally judge proposals against criteria a) to ~~f)~~ **h)** below alongside other requirements in the Local Plan:

- a) sites must avoid any **adverse impacts** on any **internationally**, nationally or locally designated protected areas and **must avoid** areas prone to flooding;
- b) sites must have reasonable access to key facilities (normally 1.5 miles/2.4km on foot or 15 miles/24km by public transport to primary schools, doctors' surgeries and convenience shops, 2 miles/3.2km on foot or 20 miles/32km by public transport to secondary schools and major employment);
- c) sites ~~must~~ **should**, where possible, utilise previously developed land and recognise the scale of nearby communities;
- d) sites must not exceed six pitches in size and must make a minimum allowance of 250 square metres per pitch including circulation and amenity space and a maximum of 350 square metres. Sites should normally be 3 miles apart with scope for smaller sites to be closer than this;
- e) sites must comprise flat well drained ground and achieve safe access for large vehicles from the local road network and access to utilities;

- f) sites must be safe for children, **achieve** aesthetic compatibility with the surroundings with scope for visual and acoustic screening to protect the amenity of nearby residents; and not impact on high grade utilised agricultural land;
- g) sites must be of a high quality design and landscaping, providing a good standard of residential amenity for their occupiers; **and**
- h) sites must be linked to mains services; **and**
- i) ~~trailers containing living quarters must meet the minimum internal room standards set out in Appendix 2 of this Local Plan.~~

MAJ4.9 reason for change: To ensure the policy reflects the latest position regarding authorised traveller pitches, following the approval of a 5-pitch site in March 2013. The policy has also been amended to recognise the fact that a new Gypsy and Traveller Accommodation Assessment (GTAA) is being prepared for Essex Local Authorities and to ensure that the criteria are realistically achievable, in line with guidance in the government's Planning Policy for Traveller Sites.

MAJ4.9 necessary consequential changes: Consequential amendments to the following paragraphs:

- paragraph 4.72 on page 85 (see proposed Minor Change MIN4.26);
- paragraph 4.73 on page 85 (see proposed Minor Change MIN4.27);
- paragraph 4.74 on page 85 (see proposed Minor Change MIN4.28);
- paragraph 4.75 on page 85 (see proposed Minor Change MIN4.29);
- paragraph 4.76 on page 85 (see proposed Minor Change MIN4.30); and
- paragraph 4.77 on page 85 (see proposed Minor Change MIN4.31).

Change reference: MAJ4.10

Type of change: Deletion of policy and supporting text.

Section: Policy PEO17: 'Living Accommodation for Family Members' and supporting paragraphs 4.82 and 4.83 on page 88.

Proposed change (additions shown as **highlighted and deletions shown as **struck through**):**

Living Accommodation for Family Members

~~**4.82** With an ageing population, the increasing preference for care to be provided in the home, the difficulty for young people to get onto the housing ladder and the struggle to deliver new housing development in difficult economic times for the housing market, an obvious solution for some is to allow different generations of one family to live together in one property. Many properties are not large enough for this to be practical so the Council will support proposals for 'Granny Annexes' and other living accommodation to be provided within the curtilage of a residential property solely for the use of that household.~~

~~**4.83** Proposals will be judged on their merits having particular regard to policies on design (Policy SD9) and internal and amenity space standards (Policy PEO4) and where proposals are approved, the Council will use either planning conditions or legal agreements to ensure that the additional~~

~~living accommodation cannot be sold or let, on the open market, as a separate property from the original dwelling house.~~

POLICY PEO17: LIVING ACCOMMODATION FOR FAMILY MEMBERS

~~Proposals for living accommodation within the curtilage of a residential property, solely for the use of a family member(s) within that household will be permitted where:~~

- ~~a) the applicant can demonstrate that the accommodation is needed for a member(s) of the household concerned;~~
- ~~b) the proposal is of a high quality of design and meets the standards set out in Policy PEO4 and internal room space requirements set out in Appendix 2 of this Local Plan; and~~

~~conditions or legal agreements are entered into to ensure the new accommodation cannot be used, sold on or let, legally as a separate property to the original dwelling house.~~

MAJ4.10 reason for change: In retrospect, this policy is considered to be unnecessary as this form of development can be approved in accordance with other policies in the Local Plan.

MAJ4.10 necessary consequential changes: Remove the policy from the contents page.

Change reference: MAJ4.11

Type of change: Significant amendment to policy wording. .

Section: Policy PEO22: 'Green Infrastructure in New Residential Development' on page 95.

Proposed change (additions shown as **highlighted and deletions shown as **struck through**):**

POLICY PEO22: GREEN INFRASTRUCTURE IN NEW RESIDENTIAL DEVELOPMENT

Proposals for residential development on a site of 4.5 **10** hectares and above are required to provide at least 10% of the gross site area as public open space unless there are more specific open space requirements set out in policies relating to the site or sites in question.

In exceptional cases where the District Council agrees that provision would be best met off-site, Community Infrastructure Levy or an equivalent a financial contribution, in lieu of on-site provision, may be made. This must include the cost of appropriate equipment, which has been agreed in advance with the Council.

The nature of the public open space will be expected to be:

- usable in terms of location, size and shape, with no single area being less than ~~0.15~~ **1** hectares;
- integrate with the development that it serves;

- landscaped and designed with the safety and security of children in mind, including traffic calming of the access to the open space where this involves crossing a road; and
- landscaped and designed to maximise biodiversity gains; and
- provided through a range of different types of play areas in the larger sites, to cater for different user groups in accordance with the standards set out in the Council's Open Spaces Strategy.

For residential development below 4.5 10 hectares in size, where existing open space facilities are inadequate to meet the projected needs of the future occupiers of the development, a financial contribution, either through Community Infrastructure Levy or other appropriate mechanisms, will be made towards the provision of new or improved off-site facilities to meet these needs.

MAJ4.11 reason for change: To prioritise the creation of larger, strategic open spaces that are more usable, more accessible and easier to maintain. Also to take on board a minor suggestion from Natural England about biodiversity gains.

MAJ4.11 necessary consequential changes: Consequential amendment to paragraph 4.100 (see proposed Minor Change MIN4.38).

Major Changes to Chapter 5: Planning for Places

Change reference: MAJ5.1

Type of change: Significant changes to policy wording.

Section: Policy PLA6: 'The Historic Environment' on pages 108, 109 and 110.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY PLA6: THE HISTORIC ENVIRONMENT

The Council will work with its partners including ~~Essex County Council~~ and English Heritage and ~~Essex County Council~~ to understand, protect and enhance the district's historic environment by:

- i) expecting all proposals that affect any heritage asset (and its setting) to have regard to the Essex Historic Environment Record (and other relevant historic records) in order to understand both the significance of the asset and the impact of the proposal on this;
 - ii) refusing proposals that cause harm to, or the loss of, significance of any heritage asset (or its setting) unless it can be demonstrated with appropriate and proportionate evidence (to be agreed in advance) that there are substantial public benefits that outweigh that harm or loss and, where relevant, that there are appropriate mitigating or compensatory measures;
 - iii) applying a cautionary approach when considering proposals that affect known or suspected archaeological remains;
 - iv) treating favourably proposals that protect or enhance heritage assets (or their settings) and secure their long-term conservation; and
 - v) devising a conservation/heritage strategy which will set out the Council's approach to prioritising and addressing conservation in the district.
- ~~requiring applicants to describe the significance of any heritage assets (and their settings) affected by their proposal, giving an appropriate amount of detail that is proportionate to the assets' importance and the level needed in order to understand the potential impact of the proposal on their significance, having regard to the relevant historic record and assessing each heritage asset using appropriate expertise;~~
 - ~~requiring archaeological evaluation to be undertaken for schemes affecting sites that do, or might contain archaeological remains which, in some cases, may require field evaluation prior to commencement of development but in all cases an appropriate desk-based assessment should be provided as a minimum;~~
 - ~~identifying and assessing the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence (including the Tendring District Historic Environment Characterisation Report, and other relevant historic records) and any necessary expertise when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of~~

the proposal;

- ~~taking account of the desirability of enhancing the significance of the district's heritage assets, securing their long term conservation and utilising their positive contribution to place-making when determining planning applications;~~
- ~~attaching great weight to the conservation of designated heritage assets when considering the impact of a proposed development on their significance, with the level of weight being proportionate to the assets' importance, but also giving due weight to the protection of non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset;~~
- ~~refusing planning permission and other forms of consent for development that would harm the character or appearance of a Conservation Area (which are defined on the Policies Map Insets) or lead to the loss of buildings, structures, trees or spaces that positively contribute towards that character (see Policy PLA7);~~
- ~~refusing planning permission and other forms of consent where the proposed development will lead to substantial harm to, or total loss of, significance of any heritage asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or, in the cases of proposals affecting designated heritage assets, all of the following apply:~~
 - ~~the nature of the heritage asset prevents all reasonable uses of the site; and~~
 - ~~no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and~~
 - ~~conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and~~
 - ~~the harm or loss is outweighed by the benefit of bringing the site back into use.~~
- ~~undertaking periodic reviews of Conservation Areas and updating existing or preparing new Conservation Area Character Appraisals and Conservation Area Management Plans (CAMPs), where necessary, to identify opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance;~~
- ~~treating favourably proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset;~~
- ~~working with partners to implement the various actions and recommendations contained within CAMPs that have been adopted by the Council;~~
- ~~working with property owners to secure improvements to any heritage assets that are identified as being in poor condition or at risk of disrepair, particularly those on either the national or local Heritage at Risk Registers; and~~
- ~~making information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible and requiring developers to record and advance the understanding of any heritage asset that would be lost (in whole or in part) to be added to publically available archives.~~

Conservation Areas, Scheduled Monuments, Registered Historic Parks and Gardens, areas of Ancient Woodland, and Protected Lanes and Historic Towns are identified on the Policies Map and Policies Map Insets.

MAJ5.1 reason for change: In retrospect, this policy is considered to be unnecessarily lengthy and much of it simply repeats the National Planning Policy Framework, which is a material planning consideration in its own right. A more streamlined and concise policy can convey the same message and provide the same level of protection as the version presented in the draft plan. The changes also address a number of concerns and reinstates the 'Historic Towns' designation 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.

MAJ5.1 necessary consequential changes: Consequential amendments to the following paragraphs:

- paragraph 5.38 on page 108 (see proposed Minor Change MIN5.19);
- paragraph 5.39 on page 108 (see proposed Minor Change MIN5.20); and
- paragraph 5.40 on page 108 (see proposed Minor Change MIN5.21).

Also reinstate the 'Historic Town' designation on the following Policies Map Insets:

- Inset Map 2a – Harwich/Bathside Bay (see proposed Policies Map change PM2a.2);
- Inset Map 4 – Manningtree, Lawford, Mistley and Mistley Heath (see proposed Policies Map change PM4.2); and
- Inset Map 11 – St. Osyth (see proposed Policies Map change PM11.2).

Change reference: MAJ5.2

Type of change: Significant change to policy wording.

Section: Policy PLA10: 'Renewable Energy Installations' on page 114.

Proposed change (additions shown as **highlighted and deletions shown as **struck through**):**

POLICY PLA10: RENEWABLE ENERGY INSTALLATIONS

The Council will support proposals for renewable energy schemes ~~including community-led renewable projects, onshore and offshore wind farm proposals~~ along with their ancillary infrastructure and micro-generation schemes. Applicants will be encouraged to incorporate renewable energy technologies into development where viable.

Schemes should be located and designed in such a way to minimise increases in ambient noise levels; and visual impacts should be mitigated through siting, design, layout and landscaping measures in accordance with guidance set out in the National Policy Statement for Renewable Energy Infrastructure.

Within internationally and nationally designated areas renewable energy schemes will be supported in exceptional circumstances where it can be demonstrated that the designation objectives for the area will not be compromised and any adverse impacts are clearly outweighed by the social and economic benefits of the energy installation.

Proposals for 'solar farms' will be permitted on low grade agricultural land other land with no agricultural function. The use of the best and most versatile agricultural land (grades 1, 2 and 3a) will be permitted where it can be demonstrated, with evidence, that lower quality land is not available or practical for this use and the benefits of the development outweigh any concerns over the loss of agricultural land.

Proposals will be required to include transport assessments covering the construction, operation and decommissioning of any wind farm proposals, ensuring appropriate access to the site is maintained; and sites must be restored when the turbines are taken out of service.

MAJ5.2 reason for change: To avoid the unnecessary loss of the best and most versatile agricultural land to proposals for 'solar farms' for which several proposals have been submitted to the Council in recent months. Also the deletion of some wording at the beginning of the policy is to reflect the fact that many forms of renewable energy installation exist and it may be inappropriate to highlight particular types.

MAJ5.2 necessary consequential changes: Consequential amendments to the following paragraphs:

- paragraph 5.58 on page 114 (see proposed Minor Change MIN5.29); and
- paragraph 5.60 on page 114 (see proposed Minor Change MIN5.30).

Major Changes to Chapter 6: Clacton-on-Sea

Change reference: MAJ6.1

Type of change: Deletion of policy and supporting text.

Section: Policy COS2: 'Clacton Town Centre' and supporting paragraphs 6.10 to 6.17 on pages 117, 118 and 119 .

Proposed change (additions shown as **highlighted and deletions shown as **struck through**):**

Clacton Town Centre

~~6.10 Within its town centre, Clacton has a greater range of shops than any other part of the Tendring district. However, in comparison with neighbouring Colchester, Clacton is seen to have a relatively poor retail offer and there are many residents that are prepared to travel the extra distance to shop in Colchester for the range and quality of retail and other services enjoyed by a larger town. This 'leakage' of trade damages the Clacton economy and with the emergence of on-line shopping, the need to maintain and expand Clacton's retail offer, both in terms of range and quality, is greater than ever.~~

~~6.11 The Council's 2010 Retail Study identified that the town centre had had a total of just over 300 individual shop units with more than 52,000m² of ground floor space between them. These shop units mainly accommodate businesses involved in the sale of 'convenience goods', the sale of 'comparison goods' and the provision of 'services'. Around 7% of the shop units in the town centre were occupied by 'convenience' retailers i.e. those selling food and every day supplies such as supermarkets, butchers, newsagents, fishmongers and greengrocers. This level was broadly in-line if not slightly below the national average.~~

~~6.12 The forecasts in the retail study suggest that over the plan period, the demand for additional convenience goods floor space in Clacton is unlikely to grow significantly in the short term, even taking population growth into account. It suggests a future need for an additional 100m² by 2015, increasing to around 800m² by 2020 and around 1,500m² by 2025. Clacton, as an urban area, is relatively well served by supermarkets with a number of town centre and out of town stores, thus accounting for the limited need for further provision of convenience goods floor space.~~

~~6.13 Around 37% of the shop units in the town centre are occupied by 'comparison' retailers i.e. those selling one-off goods such as electrical appliances, clothing, furniture, books, multimedia and home wares. This level is slightly above the national average. The forecasts in the retail study suggest that over the plan period and beyond, the demand for additional comparison goods floor space in Clacton has the potential to grow significantly. It suggests a need for an additional 1,500m² by 2015, increasing to around 7,500m² by 2020 and around 14,000m² by 2025. The sale of both convenience and comparison goods falls under 'Class A1' of the Planning Use Classes Order.~~

~~6.14 Nearly 50% of shop units in the town centre are occupied by 'services' which are typically non-retail uses including banks, building societies, estate agents, takeaways, restaurants and cafés which tend to fall under Classes A2, A3, A4 and A5 of the Planning Use Class Order. This level is slightly above the national average. These services are vital to the economy and help to support the retail function of the town centre but care must be taken to ensure that they do not dominate or detract from retail, particularly in the prime shopping areas.~~

~~6.15~~ The level of vacant units varies over a period of time depending on economic conditions and market trends. In 2010, around 20 units were vacant which equates to just over 6% – much lower than the national average. However, at the time of writing, the situation had improved with only 6 empty units (2%). This demonstrates that, despite the recent economic recession, Clacton Town Centre is still an attractive location for retail and service uses and, with the right interventions, is well placed to deliver an improved range of goods and services in the future. In addition, vacant units only comprised around 3,000m² in total; nowhere near enough space to deliver the 15,500m² of additional A1 retail that the study suggests for meeting growing demand for over the next 15-20 years.

~~6.16~~ To promote economic growth and continued vitality and viability in Clacton Town Centre, the strategy in this Local Plan is to:

- ~~• In the defined primary shopping frontages, use planning policies to restrict the use of shop units to 'retail' (Use Class A1). This will prevent their loss to non-retail activities and provide opportunities for leading multiple retailers to occupy prime locations within the town centre and therefore enable Clacton to compete with the shopping offer of larger towns like Colchester.~~
- ~~• In the defined secondary shopping frontages, allow flexibility for shop units to be used for Use Classes A1, A2, A3, A4 or A5 to minimise the risk of long-term vacancies, maintain the vitality of the town centre and support its primary retail function.~~
- ~~• Promote the development of new retail floor space as a integral part of redevelopment on the identified 'opportunity sites' within the town centre to increase the retail offer and meet future shopping demands of the town's growing population.~~

~~6.17~~ Policy COS2 below will be considered alongside the general policies on town centres and town centre development PRO5 and PRO6 in Chapter 3 of this Local Plan.

POLICY COS2: CLACTON TOWN CENTRE

Clacton Town Centre, Primary Shopping Area, Primary Frontage and Secondary Frontage are defined on the Policies Map Inset.

Within the Primary Frontage the following uses of ground floor commercial premises will be permitted:

- ~~• A1: Shops.~~

Within the Secondary Frontage the following uses of ground floor commercial premises will be permitted:

- ~~• A1: Shops;~~
- ~~• A2: Financial and Professional Services;~~
- ~~• A3: Restaurants and Cafés;~~
- ~~• A4: Drinking Establishments; and~~
- ~~• A5: Hot Food Takeaways.~~

Elsewhere in the defined town centre, other commercial uses of ground floor commercial premises will be acceptable subject to the detailed consideration of their impacts against other relevant policies in this Local Plan.

~~Proposals that would result in the loss of ground floor commercial premises to residential use will not be permitted. The use of upper floor accommodation for residential use will be supported provided that it does not jeopardise the practical operation of the ground floor business.~~

MAJ6.1 reason for change: To reflect the proposed introduction of a new policy PRO5a 'Use of Shop Units in Town Centres' into Chapter 3 of the Local Plan a single replacement for policies COS2: 'Clacton Town Centre', HAD3: 'Dovercourt Town Centre', FWK2: 'Walton-on-the-Naze Town Centre', FWK3: 'Frinton-on-Sea Town Centre', MLM1: 'Manningtree Town Centre' and BRI1: 'Brightlingsea Town Centre'.

MAJ6.1 necessary consequential changes: Remove the policy from the contents page.

Change reference: MAJ6.2

Type of change: Deletion of policy and supporting text.

Section: Policy COS5: 'Warwick Castle Market Site' and supporting paragraph 6.21 on pages 122 to 124.

Proposed change (additions shown as highlighted and deletions shown as struck through):

~~Warwick Castle Market Site~~

~~6.21 The site is located at the top of Pier Avenue; junction of Old Road and is currently a mix of uses including surface car parking, owned and operated by the Council; a local market which operates on Tuesdays and Saturdays; a cinema; residential uses; and Council offices. The site is a key gateway, where the main radial route enters the town centre. The Warwick Castle Site provides a substantial opportunity to provide an attractive mixed use quarter at the northern end of the town centre. The Council has prepared a development brief for the area which will be a material consideration in assessing any proposals.~~

~~POLICY COS5: WARWICK CASTLE MARKET SITE~~

~~The Warwick Castle Market Site and adjoining land and premises are together identified as an opportunity site for comprehensive or phased mixed-use development which could comprise the following uses:~~

- ~~• A1 Shops (Retail Warehouses)~~
- ~~• A2 Financial and Professional Services~~
- ~~• A3 Restaurants and Cafes~~
- ~~• B1 Business~~
- ~~• C1 Hotels~~
- ~~• D2 Leisure~~

~~Alongside other relevant policy requirements in Chapters 2 to 5 of this Local Plan, development proposals must have regard to the following site-specific design objectives:~~

- ~~a) individual pedestrian access points in Pier Avenue, Wellesley Road and Meredith Road to be retained with safe secure and direct pedestrian routes provided through and~~

~~between the different uses and activities within the site;~~

- ~~b) the enhancement of pedestrian and cycle links through the site;~~
- ~~c) the provision of a shared surface approach to vehicular areas within the site which prioritises pedestrians and cyclists;~~
- ~~d) the provision of a safe and direct pedestrian crossing across Pier Avenue and Old Road;~~
- ~~e) the enhancement of the physical environment and public realm along Pier Avenue and Old Road to improve the pedestrian experience;~~
- ~~f) the enhancement of the bus waiting and taxi facilities along Pier Avenue;~~
- ~~g) vehicular access/egress for car parking and servicing to be from Old Road/Pier Avenue;~~
- ~~h) traffic calming along Pier Avenue, including change of junction priority and pedestrian priority treatments, such that Old Road becomes the main vehicular route into the town centre;~~
- ~~i) consultation with the local authority and taxi operators to agree appropriate location of the taxi rank;~~
- ~~j) the creation of a turning area within the development to allow larger vehicles (eg: refuse Lorries) to exit the site in forward gear;~~
- ~~k) no car parking to be placed in front of the building entry, to allow for a new public space;~~
- ~~l) development must not result in a net decrease in the number of off-street car parking spaces serving the Clacton Town Centre and Seafront Priority Area for Regeneration taken as a whole;~~
- ~~m) car parking spaces in front of the cinema building to be relocated within the wider development to allow the creation of an attractive public space;~~
- ~~n) existing bus stops to be retained within, or integrated into, the development;~~
- ~~o) the creation of new active frontage and enclosure of Pier Avenue to add interest, life and vitality to the public realm;~~
- ~~p) active retail and residential frontages should be used to activate public spaces and routes, encouraging people to move through and linger in key zones, particularly along Pier Avenue;~~
- ~~q) development fronting Pier Avenue could be up to 4-5 storeys to contribute to a sense of enclosure, whilst respecting adjacent development to avoid overlooking of properties in Meredith and Wellesley Road;~~
- ~~r) the creation of high quality public space including boundary treatments and hard and soft landscaping designed as an integral part of the development reflecting the function and character of the development and surroundings;~~
- ~~s) new public space to be created at the forecourt of any new retail development, contained where possible with active frontages and defined with structural landscaping and planting;~~

- ~~t) structured planting and arrangement of street furniture used to improve and frame the setting of the Cinema/Bingo building; and~~
- ~~u) new surface treatments and planting to be provided along Pier Avenue to improve the character and streetscape.~~

~~Piecemeal development proposals that either jeopardise or fail to take the opportunity to assist in the achievement of the objectives above will not be permitted.~~

MAJ6.2 reason for change: To reflect the fact that a retail unit on the site is now under construction and so the policy is no longer necessary.

MAJ6.2 necessary consequential changes: Deletion of this proposal from Policy COS1: 'Regeneration at Clacton Town Centre and Seafront' (see proposed Minor Change MIN6.3) and remove from the contents page. Removal of the 'Key Opportunity Development Site' notation from the Warwick Castle Market site on Policies Map Inset 1a (Clacton Town Centre) (see proposed Policies Map change PM1a.1).

Change reference: MAJ6.3

Type of change: Deletion of policy and supporting text.

Section: Policy COS9: 'Anglefield Cliff-Side Hotel Proposal' and supporting paragraphs 6.26, 6.27, 6.28, 6.29 and 6.30 on pages 127 and 128.

Proposed change (additions shown as **highlighted and deletions shown as **struck through**):**

Anglefield Cliff-Side Hotel Proposal

~~6.26 Clacton has a shortage of good quality hotel accommodation. The provision of new hotels on the seafront will respond to a demand for quality accommodation and add to the vibrancy of the area. Development opportunities are limited but the Celebrate-on-Sea study identified the potential to create a suitable site on the Anglefield Triangle through the realignment of Marine Parade East.~~

~~6.27 The Council's Hotel and Guesthouse Retention Study highlighted the potential for boutique hotel accommodation or an aparthotel within the town. The study also highlighted the potential to create a new gateway to the town and seafront through the development of a small boutique hotel with a seafront terrace and café overlooking the sea. This would be a unique attraction on the seafront.~~

~~6.28 The site would be created through modifications to the existing traffic island and public highway. There are existing utility services in and around this junction and these will need to be avoided or diverted to realise the development potential of this site. Existing surface water sewers have been identified running along Marine Parade East and the eastern arm of the Anglefield Triangle. Any development will need to be positioned to avoid these sewers and to allow for an easement for future maintenance purposes. The carriageway alterations proposed to enable development would consist of a re-configuration of the junction to form a 'T' junction with traffic signal control. A dedicated left turn lane from Carnarvon Road with a give way onto Marine Parade East would be incorporated into the junction design to facilitate left turning traffic. These alterations would permit that section of Marine Parade East along the southern face (sea front side) of~~

~~Anglefield Triangle to be extinguished as public highway, with an easement reinstated for existing services as described previously.~~

~~6.29 The Council will work with Essex County Council to secure an acceptable solution to the realignment of Marine Parade and seek a suitable development partner to take forward the opportunity. The emphasis will be on securing a committed operator and a high quality development which will extend the accommodation offer in the town and maximise the opportunities presented by this unique site.~~

~~6.30 It is considered that the site could have potential for a small boutique style hotel of 20-30 rooms with a quality anchor restaurant which capitalises on the seafront setting. It is proposed that the development would step down to the sea in a series of low linked pavilions set into the cliff top gardens with landscaped terraces offering spectacular views out to sea. The Council will consider the need to prepare a development brief or supplementary planning guidance to assist in the development and improvement of this area.~~

POLICY COS9: ANGLEFIELD CLIFF-SIDE HOTEL PROPOSAL

The Council will support proposals to reconfigure land at Anglefield, Marine Parade East and the cliff, as identified on the Policies Map Inset, to create an iconic new hotel. Proposals must achieve customer access from both the lower and upper promenades, respect and enhance the character of the Conservation Area and improve lighting and visitor safety in the area to support the Council's objectives to stimulate the evening economy.

MAJ6.3 reason for change: To address objections submitted by a large number of members of the public concerned about the impact of the proposed development on the character of the Conservation Area, the loss of an important area of open space, the utilities infrastructure beneath the site likely to make development problematic and the perceived lack of demand for hotel accommodation in the Clacton area.

MAJ6.3 necessary consequential changes: Deletion of this proposal from Policy COS1: 'Regeneration at Clacton Town Centre and Seafront' (see proposed Minor Change MIN6.3) and remove from the contents page. Removal of the 'Key Opportunity Development Site' notation from the Anglefield site on Policies Map Inset 1a (Clacton Town Centre) and the re-instatement of the 'Safeguarded Local Green Spaces' notation on the triangle of land formed by Anglefield and Marine Parade East (see proposed Policies Map change PM1a.2).

Change reference: MAJ6.4

Type of change: Significant changes to supporting text relating to housing supply, the strategy for housing growth and the allocation of housing sites.

Section: Paragraphs 6.46 and 6.47 under the heading of 'Housing Supply' on pages 132 and 133.

Proposed change (additions shown as highlighted and deletions shown as struck through):

6.46 The National Planning Policy Framework requires Councils to boost the supply of new housing to address objectively assessed needs. In accordance with Policy SD2 in Chapter 2 in this Local Plan, the urban settlement of Clacton-on-Sea will see a 6% play its part in delivering a sustainable, fair and proportionate increase in housing stock in the 10-year between 4th April 2014

~~and 31st March 2021 over the first 10 years of the Local Plan period between 1st April 2014 and 31st March 2024. Based on the evidence contained in the Council's 2013 Strategic Housing Land Availability Assessment (SHLAA), this Local Plan is able to make provision for a total net increase of 1,374 dwellings in Clacton-on-Sea over those 10 years. With a total housing stock of approximately 28,138 dwellings on 1st April 2011, the 6% increase for this area equates to approximately 1,700 new homes.~~

6.46a Approximately 198 of these new homes are expected to be delivered on large sites that already had planning permission for residential development on 1st April 2013 and 136 are expected to be delivered on sites specifically allocated for residential and mixed-use development in this Local Plan located within the existing built-up area. The remaining 1,040 new homes will be delivered on sites specifically allocated for residential and mixed-use development in this Local Plan on greenfield land on the edge of the built up area.

~~**6.47** On 1st April 2012, there were sites with outstanding planning permissions to deliver just over 600 dwellings in total, thus leaving a residual requirement of 1,100 dwellings to be delivered on allocated sites. Following careful consideration of the Council's Strategic Housing Land Availability Assessment (SHLAA), the~~ The following sites in and around the Clacton-on-Sea urban settlement are allocated for residential and/or mixed use development in this Local Plan comprising sufficient suitable, available and deliverable land to deliver approximately 1,100 new homes in total:

Jaywick:

- ~~Land off Lotus Way, Jaywick (see requirements of Policy COS10 above);~~

West Clacton:

- Land at Rouses Farm, West of Jaywick Lane (see Policy COS12 below);
- Land south of Clacton Coastal Academy, Jaywick Lane/Rush Green Road (see Policy COS13 below);
- Land east of Rush Green Road (see Policy COS14 below);
- Land west of Bluehouse Avenue;
- Clacton Garden Centre, St. John's Road;
- Land at Coppins Court, Coppins Road.

Great Clacton and North:

- Land east off Thorpe Road (see Policy COS15 below);
- Land south of Centenary Way (see Policy COS16 below);

Holland-on-Sea and East:

- Land off Abigail Gardens; and
- Land at Gainsford Avenue; (see Policy COS17 below).

MAJ6.4 reason for change: To reflect the changes to Policy PEO1 which have been informed by an updated Strategic Land Availability Assessment (SHLAA).

MAJ6.4 necessary consequential changes: Consequential amendments to the following sections:

- paragraph 6.35 on page 129 to reflect the deletion of the allocation on Land off Lotus Way, Jaywick (see proposed Minor Change MIN6.20);
- Policy COS12: Development at Rouses Farm, Jaywick Lane on page 134 (see proposed Major Change MAJ6.5);
- Policy COS15: Development east of Thorpe Road on page 137 (see proposed Major Change MAJ6.8); and
- Appendix 3: 'Estimated Dwelling Numbers for Allocated Sites' on pages 223 and 224 to reflect amendments to the indicative capacities of housing sites at Rouses Farm and east of Thorpe Road

and the removal of the allocation on land off Lotus Way, Jaywick (see proposed Major Change MAJ14.2).

The following amendments to the Policies Maps are proposed to reflect the above changes and to ensure sufficient land is allocated for housing in the Clacton Urban Settlement in the plan period:

- Remove the housing allocation from land off Lotus Way, Jaywick (Inset Map 1b – Jaywick) (see proposed Policies Map change PM1b.2);
- Expand the Rouses Farm allocation and allocate land for a new school (and extend the Settlement Development Boundary and remove the proposed green infrastructure notation) (Inset Map 1 – Clacton-on-Sea) (see proposed Policies Map change PM1.3); and
- Expand the land east of Thorpe Road allocation and allocate land for a new school on the west side of Thorpe Road (and extend the Settlement Development Boundary) (Inset Map 1 – Clacton-on-Sea) (see proposed Policies Map change PM1.5).

Change reference: MAJ6.5

Type of change: Significant changes to policy wording.

Section: Policy COS12: 'Development at Rouses Farm, Jaywick Lane' on page 134.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY COS12: DEVELOPMENT AT ROUSES FARM, JAYWICK LANE

Land at Rouses Farm, west of Jaywick Lane and south of St. John's Road, Clacton-on-Sea (as defined on ~~Proposed~~ Policies Map Inset 1) is allocated for a mix of residential development, community facilities and public open space. The Council will work with the developer (and relevant partners) ~~landowner to prepare a development brief for the site~~ prior to the submission of a planning application and to ensure that alongside relevant policy requirements in Chapters 2 to 5 of this Local Plan, development proposals also meet the following specific requirements:

- a) the development will contribute (either through Community Infrastructure Levy or an equivalent financial contribution where viable) toward the provision of ~~provide~~ a single-form entry primary school with commensurate early years and childcare facilities and ~~contribute financially toward minor expansion of existing permanent facilities — the nature, location and specifications of which must be agreed with Essex County Council as the Local Education Authority as proposed, through Policy COS19, on land at the southern end of the site;~~
- b) the development will ~~provide~~ make land available for the provision of a purpose-built medical centre to meet the primary health care needs of the growing population in West Clacton and will contribute (either through Community Infrastructure Levy or an equivalent financial contribution where viable) toward the construction of the facility;
- c) ~~residential development will not be allowed to commence until the new medical centre has been provided on the site and is operational, or an equivalent facility providing the necessary level of primary healthcare to serve the growing population has been delivered within 1,600 metres of the development site;~~
- d) the development must avoid connections to the existing sewerage treatment network by

achieving a direct connection to the Jaywick sewerage sewage treatment works and ensure sufficient capacity at that works to cope with additional waste water unless other suitable arrangements can be agreed with Anglian Water;

- e) ~~the development will contribute, either through Community Infrastructure Levy or an equivalent financial contribution, toward the creation of an Athletics Track at the Clacton Coastal Academy;~~
- f) the principle points of vehicular access will be off of St John's Road and Jaywick Lane and will deliver a link road through the centre development that will help relieve traffic along Jaywick Lane;
- g) the development shall deliver safe, secure and direct routes through the development;
- h) there will be a safe pedestrian cycle path/footpath between the residential development and the Clacton Coastal Academy and new Primary School;
- i) a minimum 20 metre landscaping buffer will be created along the western edge of the site to minimise visual impacts; ~~and~~
- j) the Council will also expect a full archaeological evaluation to be carried out prior to any development due to the potential existence of heritage assets, in the form of archaeological remains. The development will set aside a minimum of 20 hectares of land for green infrastructure that will be laid out to incorporate sustainable drainage systems, landscaping and informal open space and which will either be transferred to Tendring District Council with a financial contribution toward future maintenance, or suitable alternative management arrangements put in place to ensure long-term maintenance.

MAJ6.5 reason for change: To ensure the development makes a fair contribution toward delivering new facilities in the area and is not expected to bear the full cost of infrastructure required to serve other developments proposed in the West Clacton area. The change also allows for innovative solutions to the sewage treatment capacity issues to be considered on their merits and takes on board some suggested wording from Essex County Council. The change to criterion j) reflects the proposed increase to the developable area of the site to ensure a critical mass of development that will make meaningful contribution toward delivering new infrastructure, particularly a new primary school.

MAJ6.5 necessary consequential changes: Consequential amendments to paragraph 6.49 on page 133 (see proposed Minor Change MIN6.22) and paragraph 6.50 on page 133 (see proposed Minor Change MIN6.24) and the addition of a new policy (Policy COS19) (see proposed Major Change MAJ6.10). Also expand the Rouses Farm allocation and allocate land for a new school (and extend the Settlement Development Boundary and remove the Proposed Green Infrastructure notation) on Policies Map Inset 1 (Clacton-on-Sea) (see proposed Policies Map change PM1.3).

Change reference: MAJ6.6

Type of change: Significant changes to policy wording.

Section: Policy COS13: 'Development South of Clacton Coastal Academy, Jaywick Lane/Rush Green Road' on page 135.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY COS13: DEVELOPMENT SOUTH OF CLACTON COASTAL ACADEMY, JAYWICK LANE/ RUSH GREEN ROAD

Land to the south of the Clacton Coastal Academy between Jaywick Lane and Rush Green Road, Clacton-on-Sea (as defined on ~~Proposal~~ Policies Map Inset 1) is allocated for residential development. The Council will work with the ~~landowner to~~ ~~prepare a development brief for the site~~ ~~prior to the submission of a planning application and to~~ ensure that alongside relevant policy requirements in Chapters 2 to 5 of this Local Plan, development proposals also meet the following specific requirements:

- a) the development will contribute (either through Community Infrastructure Levy or an equivalent financial contribution) to any upgrading or expansion that is necessary at the existing ~~sewerage~~ ~~sewage~~ treatment works in Jaywick;
- b) the development must secure a direct connection to the Jaywick ~~Sewerage~~ ~~Sewage~~ Treatment works, or a connection to the Rouses Farm development to avoid placing pressure on the existing sewerage treatment network ~~unless other suitable arrangements can be agreed with Anglian Water;~~
- c) ~~residential development will not be allowed to commence until the single-form primary school proposed for the Rouses Farm Development has been developed and is operational or equivalent provision sufficient to meet the educational needs of the growing population of West Clacton has been provided elsewhere within the area~~ the development will contribute (either through Community Infrastructure Levy or an equivalent financial contribution where viable) toward the provision of a single-form entry primary school with commensurate early years and childcare facilities as proposed, through Policy COS19, on land west of Jaywick Lane;
- d) ~~residential development will not be allowed to commence until the new medical centre has been provided at the Rouses Farm development the site and is operational, or an equivalent facility providing the necessary level of primary healthcare to serve the growing population has been delivered elsewhere in the West Clacton sub-area~~ the development will contribute (either through Community Infrastructure Levy or an equivalent financial contribution where viable) toward the provision of the purpose-built medical centre proposed, through Policy COS12, on land at Rouses Farm;
- e) the principle points of vehicular access will be off Jaywick Lane ~~and~~ ~~with a secondary access off Rush Green Road (to be agreed in advance with the Highways Authority);~~
- f) proposed development must deliver high quality public space including boundary treatments and hard and soft landscaping designed as an integral part of the development reflecting the function and character of the development and surroundings; ~~and~~
- g) the development shall deliver safe, secure and direct routes through the development including a green corridor linking Rush Green Road; ~~and~~ ~~Jaywick Lane and the proposed open space at Rouses Farm.;~~ ~~and~~

h) the Council will also expect a full archaeological evaluation to be carried out prior to any development due to the potential existence of heritage assets, in the form of archaeological remains

MAJ6.6 reason for change: To ensure the development makes a fair contribution toward delivering new facilities in the area so that the Rouses Farm development does not bear the full cost of infrastructure required as a result of all the developments proposed in the West Clacton area. The change also allows for innovative solutions to the sewage treatment capacity issues to be considered on their merits and takes on board some suggested wording from Essex County Council.

MAJ6.6 necessary consequential changes: Consequential amendments to paragraph 6.49 on page 133 (see proposed Minor Change MIN6.22) and paragraph 6.53 on page 135 (see proposed Minor Change MIN6.25).

Change reference: MAJ6.7

Type of change: Significant changes to policy wording.

Section: Policy COS14: 'Development East of Rush Green Road' on page 136.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY COS14: DEVELOPMENT EAST OF RUSH GREEN ROAD

Land east of Rush Green Road and south of Plane View Close, Clacton-on-Sea (as defined on Proposal Policies Map Inset 1) is allocated for residential development and open space. The Council will work with the developer (and relevant partners) landowner to prepare a development brief for the site prior to the submission of a planning application and to ensure that alongside relevant policy requirements in Chapters 2 to 5 of this Local Plan, development proposals also meet the following specific requirements:

- a) the development will contribute (either through Community Infrastructure Levy or an equivalent financial contribution) to any upgrading or expansion that is necessary at the existing sewerage treatment works in Jaywick;
- b) the development must secure a direct connection to the Jaywick Sewerage Sewage Treatment works, or a connection to the adjoining developments west of Rush Green Road and at Rouses Farm to avoid placing pressure on the existing sewerage treatment network unless other suitable arrangements can be agreed with Anglian Water;
- c) residential development will not be allowed to commence until the single-form primary school proposed for the Rouses Farm Development has been developed and is operational or equivalent provision sufficient to meet the educational needs of the growing population of West Clacton has been provided elsewhere within the area the development will contribute (either through Community Infrastructure Levy or an equivalent financial contribution where viable) toward the provision of a single-form entry primary school with commensurate early years and childcare facilities as proposed, through Policy COS19, on land west of Jaywick Lane;

- d) residential development will not be allowed to commence until the new medical centre has been provided at the Rouses Farm development the site and is operational, or an equivalent facility providing the necessary level of primary healthcare to serve the growing population has been delivered elsewhere in the West Clacton sub-area the development will contribute (either through Community Infrastructure Levy or an equivalent financial contribution where viable) toward the provision of the purpose-built medical centre proposed, through Policy COS12, on land at Rouses Farm;
- e) the principle points of vehicular access will be off Rush Green Road;
- f) proposed development must deliver high quality public space including boundary treatments and hard and soft landscaping designed as an integral part of the development reflecting the function and character of the development and surroundings; and
- g) a minimum of 820 hectares of the adjoining agricultural land will be left undeveloped and will either be transferred to Tendring District Council with a financial contribution toward future maintenance and use for outdoor recreational activities, or suitable alternative management arrangements put in place to ensure long-term maintenance; and
- h) the development shall deliver safe, secure and direct routes through the development including a green corridor linking Rush Green Road, the adjoining developments, the open space at Rouses Farm and the open space provided on the adjoining land-; and
- i) the Council will also expect a full archaeological evaluation to be carried out prior to any development due to the potential existence of heritage assets, in the form of archaeological remains

MAJ6.7 reason for change: To ensure the development makes a fair contribution toward delivering new facilities in the area so that the Rouses Farm development does not bear the full cost of infrastructure required as a result of all the developments proposed in the West Clacton area. The change also allows for innovative solutions to the sewage treatment capacity issues to be considered on their merits and takes on board some suggested wording from Essex County Council.

MAJ6.7 necessary consequential changes: Consequential amendment to paragraph 6.49 on page 133 (see proposed Minor Change MIN6.22).

Change reference: MAJ6.8

Type of change: Significant changes to policy wording.

Section: Policy COS15: 'Development East of Thorpe Road' on page 137.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY COS15: DEVELOPMENT EAST OFF THORPE ROAD

Land east and west of Thorpe Road, north of Oakwood Business Park, Clacton-on-Sea (as defined on Proposal Policies Map Inset 1) is allocated for residential development, employment-

related development, community facilities and public open space. The Council will work with the developer (and relevant partners) landowner to prepare a development brief for the site prior to the submission of a planning application and to ensure that alongside relevant policy requirements in Chapters 2 to 5 of this Local Plan, development proposals also meet the following specific requirements:

- a) the principle point of vehicular access will be via a new roundabout and spine road off Thorpe Road which will provide access to residential development to the north and new employment land to the south, immediately north of the existing industrial estate;
- b) the development must deliver improvements to Thorpe Road and including the provision of a footway pedestrian footpath connection to the established built up area at Centenary Way;
- c) the development shall deliver safe, secure and direct routes through the development; and
- d) ~~a minimum 20 metre landscaping buffer will be created around the northern and western periphery of the site to minimise visual impacts.~~ land west of the development and north of Centenary Way, as identified on Policies Map Inset 1, will be set aside for green infrastructure to help soften the impact of development and strengthen the Strategic Green Gap between Clacton and Little Clacton. This land will either be transferred to Tendring District Council with a financial contribution toward future maintenance and use for outdoor recreational activities, or suitable alternative management arrangements put in place to ensure long-term maintenance;
- e) the residential development will contribute (either through Community Infrastructure Levy or an equivalent financial contribution where viable) toward the provision of a single-form entry primary school with commensurate early years and childcare facilities as proposed, through Policy COS19, on land west of Thorpe Road; and
- f) the Council will also expect a full archaeological evaluation to be carried out prior to any development due to the potential existence of heritage assets, in the form of archaeological remains

MAJ6.8 reason for change: To ensure a new primary school to serve the area is delivered and to address a number of other concerns about the wording of the policy.

MAJ6.8 necessary consequential changes: Consequential amendment to paragraph 6.49 on page 133 (see proposed Minor Change MIN6.22) and paragraph 6.55 on page 137 (see proposed Minor Change MIN6.26) and the addition of a new policy (Policy COS19) (see proposed Major Change MAJ6.10). The following changes to Policies Map Inset 1 (Clacton-on-Sea) are proposed (see proposed Policies Map change PM1.5):

- expand the land east of Thorpe Road housing allocation (and extend the Settlement Development Boundary);
- allocate land for a new school on the west side of Thorpe Road; and
- show a new area of proposed green infrastructure.

Change reference: MAJ6.9

Type of change: Significant changes to policy wording.

Section: Policy COS16: 'Development South of Centenary Way' on pages 137 and 138.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY COS16: DEVELOPMENT SOUTH OF CENTENARY WAY

Land south of Centenary Way, Clacton-on-Sea (as defined on Proposal Policies Map Inset 1) is allocated for residential development. The Council will work with the developer (and relevant partners) landowner to prepare a development brief for the site prior to the submission of a planning application and to ensure that alongside relevant policy requirements in Chapters 2 to 5 of this Local Plan, development proposals also meet the following specific requirements:

- a) the principle point of vehicular access will be via Thorpe Road;
- b) the development shall deliver safe, secure and direct routes through the development;
- c) residential development will not be allowed to commence until the existing riding school that occupies the site is relocated to suitable land north of Centenary Way, is provided with all necessary ancillary buildings (including a single dwelling house tied to the operation of the riding school) and becomes operational; and
- d) the development must provide sustainable drainage systems or another alternative engineering solution to ensure that surface water flooding does not affect the development or residents of existing dwellings in the surrounding area; and
- e) the development will contribute (either through Community Infrastructure Levy or an equivalent financial contribution where viable) toward the provision of a single-form entry primary school with commensurate early years and childcare facilities as proposed, through Policy COS19, on land west of Thorpe Road.

MAJ6.9 reason for change: To ensure the development makes a fair contribution toward the provision of a new primary school needed in the north Clacton area.

MAJ6.9 necessary consequential changes: None.

Change reference: MAJ6.10

Type of change: Inclusion of a new policy with supporting text.

Section: Policy COS19: 'New Primary, Early Years and Childcare Provision in Clacton' and supporting paragraphs 6.60, 6.61 and 6.62.

Proposed change (Additions shown as highlighted and deletions shown as struck through):

New Primary, Early Years and Childcare Provision in Clacton

6.60 The Council's 2013 Infrastructure Study and consultations with Essex County Council as the Local Education Authority have identified that primary schools in Clacton are operating at capacity and that to sustain any significant growth in housing stock, the town will require new primary schools with commensurate early years and childcare provision. Because the main concentrations of new housing development will be in West Clacton, around Jaywick Lane, and in North Clacton, around Thorpe Road, it is proposed that a new 'single-form entry' primary school be constructed in each of those areas.

6.61 To achieve this, the Local Plan allocates specific sites for the provision of these facilities. Each site is 2 hectares in size which is large enough to accommodate a single-form entry primary school with space to expand to two-form entry at a later date to meet longer term needs, alongside the necessary provision for early years and childcare facilities. These sites will be acquired from the relevant landowners, freehold, by Essex County Council (as the Local Education Authority) at zero cost. The grant of planning permission for residential and mixed-use development on any of the large sites allocated in Policies COS12, COS13, COS14, COS15 and COS16 above will be subject to either planning conditions or legal agreements to ensure that no new dwelling can be occupied until the transfer of the corresponding site to the County Council has taken place.

6.62 The actual construction of the new facilities will be overseen by the County Council which will ensure they meet the required specification. This work will be funded through the County Council's own capital funding programmes, money secured through Community Infrastructure Levy and other equivalent developer contributions (where viable) and other appropriate sources of funding.

POLICY COS19: NEW PRIMARY, EARLY YEARS AND CHILDCARE PROVISION IN CLACTON

To meet the educational needs of the growing population, each of the following sites is allocated for the provision of a single-form entry primary school (with space to expand to two-form entry in the future) along with commensurate Early-Years and Childcare facilities:

- 2 hectares of land west of Jaywick Lane; and
- 2 hectares of land west of Thorpe Road.

The first occupation of new dwellings on any of the large sites allocated for housing and mixed-use development through Policies COS12, COS13, COS14, COS15 and COS16 will be restricted through planning conditions or legal agreements attached to the grant of planning permission to ensure that the corresponding area of land for primary, early years and childcare provision has first been acquired by Essex County Council as the Local Education Authority.

The new facilities will be delivered by the Local Education Authority utilising money from its own capital funding programmes, money secured through Community Infrastructure Levy and other equivalent developer contributions (where viable) and other appropriate sources of funding.

MAJ6.10 reason for change: To address the need for new primary schools in Clacton and provide a more robust framework to ensure land is acquired by Essex County Council as the Local Education Authority for the provision of these facilities.

MAJ6.10 necessary consequential changes: Add new policy to the contents page and consequential amendments to the following policies:

- Policy COS12: 'Development at Rouses Farm, Jaywick Lane' on page 134 (see proposed Major Change MAJ6.5); and
- Policy COS15: 'Development east of Thorpe Road' on page 137 (see proposed Major Change MAJ6.8).

The following amendments to the Policies Map Inset 1 (Clacton-on-Sea) are proposed:

- Allocate land for a new school on land to the west of Jaywick Lane (and extend the Settlement Development Boundary and remove the proposed green infrastructure notation) (see proposed Policies Map change PM1.3); and
- Allocate land for a new school on land to the west of Thorpe Road (and extend the Settlement Development Boundary and amend the Strategic Green Gap notation) (see proposed Policies Map change PM1.5).

Major Changes to Chapter 7: Harwich and Dovercourt

Change reference: MAJ7.1

Type of change: Deletion of policy and supporting text.

Section: Policy HAD3: 'Dovercourt Town Centre' and supporting paragraphs 7.9 to 7.11 on pages 144 and 145.

Proposed change (additions shown as **highlighted and deletions shown as **struck through**):**

Dovercourt Town Centre

~~7.12 Dovercourt Town Centre is the largest area of retail activity in the Harwich urban area but has witnessed a decline both economically and physically over a number of years and has therefore been identified as an area in need of regeneration. Being a primarily linear shopping area constrained by the geography of the town, there are few opportunities to physically expand. Therefore, the focus for stimulating economic growth in this area will be related to environmental enhancements designed to improve the shopping experience for both residents and tourists, enhance the historic character of the area and attract inward investment in retail and other town centre activities.~~

~~7.13 The Council's 2010 Retail Study identified that the town centre had more than 120 commercial units containing around 20,000 square metres of floorspace and that the number of vacant units, at around 15% of the total, was slightly above the national average. At the time of writing, the situation had improved with 10% vacancy. The study also observed that the presence of a good number of multiple retailers alongside a wide range of independent retailers ensures a varied retail offer within the town, which is broadly consistent with the national average in terms of retail composition, adding that the town centre performs reasonably well against the key health indicators in terms of vitality and viability.~~

~~7.14 Despite the many positive factors which the study identifies, which have helped secure a reasonably healthy town centre in Dovercourt, a number of weakness and areas of improvement were also recognised within the retail study, namely the slight variances from the national averages in terms of convenience and comparison uses present in the town centre and the increased presence of service uses (46% of the town centre floorspace, compared with the national average of around 39%). A further concern is the increasing vacancy rates of the town centre and in particular pockets of high vacancy rates, for example at the 'Starlings' site, located at the eastern end of the centre, at land bound by Bay Road, High Street and Orwell Road, where there is a particularly high concentration of vacant units.~~

~~7.15 The Policies Map Inset for Harwich and Dovercourt identifies a 'Primary Frontage' focussed on central parts of High Street and a 'Secondary Frontage' covering areas at Station Road, Kingsway and the southern side of High Street from Hill Road / Mill Lane to Patricks Lane. Policy HAD3 below will be applied in the determination of any planning applications for new development or changes of use, alongside Policy PRO5 in Chapter 3 of this Local Plan.~~

~~POLICY HAD3: DOVERCOURT TOWN CENTRE~~

~~Dovercourt Town Centre, Primary Shopping Area, Primary Frontage and Secondary Frontage are defined on the Policies Map Inset.~~

Within the Primary Frontage in High Street the following uses of ground floor commercial premises will be approved:

- A1: Shops;
- A2: Financial and Professional Services;
- A3: Restaurants and Cafés; and
- A4: Drinking Establishments.

Within the Secondary Frontage, other uses of ground floor commercial premises may be acceptable subject to the detailed consideration of impacts.

Proposals that would result in the loss of ground floor commercial premises to residential use will not be permitted. The use of upper floor accommodation for residential use will be supported provided that it does not jeopardise the practical operation of the ground floor business or bring about external alterations.

MAJ7.1 reason for change: To reflect the proposed introduction of a new policy PRO5a 'Use of Shop Units in Town Centres' into Chapter 3 of the Local Plan as a single replacement for policies COS2: 'Clacton Town Centre', HAD3: 'Dovercourt Town Centre', FWK2: 'Walton-on-the-Naze Town Centre', FWK3: 'Frinton-on-Sea Town Centre', MLM1: 'Manningtree Town Centre' and BRI1: 'Brightlingsea Town Centre'.

MAJ7.1 necessary consequential changes: Remove policy from the contents page.

Change reference: MAJ7.2

Type of change: Significant changes to supporting text relating to housing supply, the strategy for housing growth and the allocation of housing sites.

Section: Paragraphs 7.20 and 7.21 under the heading of 'Housing Supply' on pages 146 and 147.

Proposed change (additions shown as highlighted and deletions shown as struck through):

7.20 The National Planning Policy Framework requires Councils to boost the supply of new housing to address objectively assessed needs. In accordance with Policy SD2 in Chapter 2 of this Local Plan, the urban settlement of Harwich and Dovercourt Urban Area will see a 6% play its part in delivering a sustainable, fair and proportionate increase in housing stock in the 10-year period between 1st April 2011 and 31st March 2021 over the first 10 years of the Local Plan period between 1st April 2014 and 31st March 2024. Based on the evidence contained in the Council's 2013 Strategic Housing Land Availability Assessment (SHLAA), this Local Plan is able to make provision for a total net increase of at 451 dwellings in Harwich and Dovercourt over those 10 years. With a total housing stock of approximately 8,900 dwellings on 1st April 2011, the 6% increase for this area equates to approximately 540 new homes.

7.20a Approximately 179 of these new homes are expected to be delivered on large sites that already had planning permission for residential development on 1st April 2013 and 22 are expected to be delivered on sites specifically allocated for residential and mixed-use development in this Local Plan located within the existing built-up area. The remaining 250 new homes will be delivered on sites specifically allocated for residential and mixed-use development in this Local Plan on greenfield land on the edge of the built up area.

~~7.21 On 1st April 2011, there were sites with outstanding planning permissions to deliver approximately 300 dwellings in total, thus leaving a residual requirement of 240 dwellings to be delivered on allocated sites. Following careful consideration of the Council's Strategic Housing Land Availability (SHLAA), the~~ The following sites in and around the Harwich and Dovercourt urban settlement are allocated for residential and/or mixed use development in this Local Plan comprising sufficient suitable, available and deliverable land to deliver the housing requirements for the area:

- ~~• Land adjacent Harwich and Parkeston Football Club, Main Road, Dovercourt;~~
- Land adjacent 360 Main Road, Dovercourt;
- Land east of Pond Hall Farm (see Policy HAD4 below);
- Land south of Ramsey Road, Ramsey; and
- Land west of Mayes Lane, Ramsey (see Policy HAD5 below).

MAJ7.2 reason for change: To reflect the changes to Policy PEO1 which have been informed by an updated Strategic Land Availability Assessment (SHLAA).

MAJ7.2 necessary consequential changes: Removal of the allocation on land adjacent Harwich and Parkeston Football Club, Main Road, Dovercourt from Appendix 3: 'Estimated Dwelling Numbers for Allocated Sites' on pages 223 and 224 (see proposed Major Change MAJ14.2). Deletion of the housing allocation on land adjacent Harwich and Parkeston Football Club, Main Road, Dovercourt on Policies Map Inset 2a (Harwich/Bathside Bay) (see proposed Policies Map change PM2a.1).

Major Changes to Chapter 8: Frinton, Walton and Kirby Cross

Change reference: MAJ8.1

Type of change: Deletion of policy and supporting text.

Section: Policy FWK2: 'Walton-on-the-Naze Town Centre' and supporting paragraphs 8.10 to 8.12 on pages 153 and 154.

Proposed change (additions shown as **highlighted and deletions shown as **struck through**):**

~~Walton-on-the-Naze Town Centre~~

~~8.10~~ Walton's Town Centre is listed in Policy PRO5. Policy FWK2 below sets out the Council's approach to development in Walton-on-the-Naze Town Centre to promote the continued vitality and viability of town centres, in the face of changing shopping patterns. The Council will apply a flexible approach to the type of town centre uses that will be allowed in different parts of the town centre.

~~8.11~~ To expand Walton's retail offer, the Council granted planning permission in 2012 for a large food store, ancillary petrol filling station and customer car park on the southern part of the Martello Caravan Park site, broadly in accordance with one of the proposals suggested in the Regeneration Framework. The introduction of a big-name food retailer into the town will undoubtedly help claw back a significant number of residents who currently choose to do the bulk of their shopping in the larger supermarkets at Clacton and Colchester. It could also attract the interest of other retailers that would otherwise show no interest in setting up shop in a small town like Walton and allow for more year-round activity, to the benefit of local residents.

~~8.12~~ In applying a flexible approach and promoting the leisure economy, financial and professional services and restaurants and cafes will be allowed to compliment the range of retail outlets in the core of the town centre. The Policies Map Inset for Walton identifies a 'Primary Frontage' focussed on central parts of the High Street. Policy FWK2 below will be applied in the determination of any planning applications for new development or changes of use, alongside Policy PRO5 'Town Centres'.

POLICY FWK2: WALTON-ON-THE-NAZE TOWN CENTRE

~~Walton-on-the-Naze Town Centre, Primary Shopping Area and Primary Frontage are defined on the Policies Map Inset.~~

~~Within the Primary Frontage only the following ground-floor uses will be permitted:~~

- ~~● A1: Shops;~~
- ~~● A2: Financial and Professional Services; and~~
- ~~● A3: Restaurants and Cafes.~~

~~Elsewhere in the defined town centre, other commercial uses of ground-floor commercial premises may be acceptable subject to the detailed consideration of their impacts against other relevant policies in this Local Plan.~~

~~Any proposals for development, change of use or shop front alterations should have regard to~~

~~the Walton Shopfront Design Guidance and national and Local Plan policies relating to Conservation Areas.~~

~~Proposals that would result in the loss of ground floor commercial premises to residential use will not be permitted. The use of upper floor accommodation for residential use will be supported provided that it does not jeopardise the practical operation of the ground floor business.~~

MAJ8.1 reason for change: To reflect the proposed introduction of a new policy PRO5a 'Use of Shop Units in Town Centres' into Chapter 3 of the Local Plan as a single replacement for policies COS2: 'Clacton Town Centre', HAD3: 'Dovercourt Town Centre', FWK2: 'Walton-on-the-Naze Town Centre', FWK3: 'Frinton-on-Sea Town Centre', MLM1: 'Manningtree Town Centre' and BRI1: 'Brightlingsea Town Centre'.

MAJ8.1 necessary consequential changes: Remove the policy from the contents page.

Change reference: MAJ8.2

Type of change: Deletion of policy and supporting text.

Section: Policy FWK3: 'Frinton-on-Sea Town Centre (Connaught Avenue)' and supporting paragraphs 8.13 to 8.18 on pages 154 and 155.

Proposed change (additions shown as highlighted and deletions shown as struck through):

Frinton-on-Sea Town Centre (Connaught Avenue)

~~8.13 Frinton's Town Centre is also listed in Policy PRO5. The Council's 2010 Retail Study identified that the town centre had more than 130 commercial units containing nearly 20,000 square metres of floorspace and that the number of vacant units, at around 5% of the total, was well below the national average, notwithstanding the affect of the economic downturn. The study also observed that the proportion of units in retail use, at 55%, was much higher than the national average of 43%. This suggests that the town centre had been performing relatively well despite the difficult economic conditions experienced in recent years.~~

~~8.14 The study suggests that Frinton Town Centre's success up until now is owed, in part, to its attractive and secure shopping environment, formed through the strong representation of independent retailers and the protection and enhancement provided by the Conservation Area designation. One main area of weakness that the study identified was the conflict between the car parking provision and pedestrian movement between shops however this has now been addressed through the recent public space improvements in Connaught Avenue which have introduced new paving, street furniture and planting whilst providing opportunities for shoppers to safely cross over to shops on the other side of the road. The town centre has a strong representation of other services like building societies, estate agents and cafes but a below average representation of fast food takeaways and pubs, which is not considered to be a bad thing as these kind of uses would undoubtedly detract from the special character of the area.~~

~~8.15 One of the biggest threats to Frinton's continued vitality and viability is the emergence of on-line shopping which, as demographics change and future generations become increasingly computer-literate, could hit Frinton's independent retailers particularly hard. Over the 10-year plan period, it is likely that leisure activities, particularly restaurants and cafes, will need to play an increasing role in ensuring people visit and spend their money in the town centre.~~

~~8.16~~ The Council, in partnership with Frinton and Walton Town Council prepared the 'Frinton Conservation Area Management Plan' (CAMP) which recommends further enhancements including improving the pedestrian link between the railway station and the town centre. The Council will work in partnership with local businesses, the Town Council and Essex County Council to implement the proposals in the Frinton CAMP and will protect and enhance the historic and architectural character of the area when considering proposals for new development.

~~8.17~~ To promote continued vitality and viability in Frinton-on-Sea's town centre, in the absence of any identifiable development opportunities, the strategy in this Local Plan is to:

- ~~• protect and enhance the special architectural and historic character by ensuring development proposals, changes of use, advertising and shopfront design are sympathetic with their surroundings and contribute positively to the appearance of the area;~~
- ~~• enhance the overall visitor experience through continued improvements to the streetscape including quality paving materials, street furniture, lighting and planting;~~
- ~~• ensure that sufficient parking provision is made for visitors to the area; and~~
- ~~• allow more flexibility for leisure uses such as restaurants and cafes to minimise the risk of vacant premises which would detract from the area but, at the same time, avoid commercial uses that could harm the unique character of the area such as takeaways and pubs.~~

~~8.18~~ The Policies Map for Frinton identifies a 'Primary Frontage' focussed on central parts of Connaught Avenue and a 'Secondary Frontage' covering peripheral parts of Connaught Avenue and Old Road. Policy FWK3 below will be applied in the determination of any planning applications for new development or changes of use, alongside Policy PRO5 'Town Centres'.

POLICY FWK3: FRINTON-ON-SEA TOWN CENTRE (CONNAUGHT AVENUE)

Frinton-on-Sea Town Centre, Primary Shopping Area and Primary Frontage are defined on the Policies Map Inset.

Within the Primary Frontage only the following ground floor uses will be permitted:

- ~~• A1: Shops;~~
- ~~• A2: Financial and Professional Services; and~~
- ~~• A3: Restaurants and Cafes.~~

Proposals that would result in the loss of ground floor commercial premises to residential use will not be permitted. The use of upper floor accommodation for residential use will be supported provided that it does not jeopardise the practical operation of the ground floor business.

Any proposals for development, change of use or shop front alterations should have regard to the Frinton Conservation Area Management Plan, the Shopfront Design Guidance and national and Local Plan policies relating to Conservation Areas.

New development will be required to contribute positively toward the appearance of the area and, wherever practical, deliver improvements to the public realm.

MAJ8.2 reason for change: To reflect the proposed introduction of a new policy PRO5a 'Use of Shop Units in Town Centres' into Chapter 3 of the Local Plan as a single replacement for policies COS2: 'Clacton Town Centre', HAD3: 'Dovercourt Town Centre', FWK2: 'Walton-on-the-Naze Town Centre', FWK3: 'Frinton-on-Sea Town Centre', MLM1: 'Manningtree Town Centre' and BRI1: 'Brightlingsea Town Centre'.

MAJ8.2 necessary consequential changes: Remove the policy from the contents page.

Change reference: MAJ8.3

Type of change: Significant changes to supporting text relating to housing supply, the strategy for housing growth and the allocation of housing sites.

Section: Paragraphs 8.22 and 8.23 under the heading of 'Housing Supply' on pages 156 and 157.

Proposed change (additions shown as highlighted and deletions shown as struck through):

8.22 The National Planning Policy Framework requires Councils to boost the supply of new housing to address objectively assessed needs. In accordance with Policy SD2 in Chapter 2 in this Local Plan, the urban settlement of Frinton, Walton and Kirby Cross will see a 6% play its part in delivering a sustainable, fair and proportionate increase in housing stock in the 10-year period between 1st April 2014 and 31st March 2024 over the first 10 years of the Local Plan period between 1st April 2011 and 31st March 2021. Based on the evidence contained in the Council's 2013 Strategic Housing Land Availability Assessment (SHLAA), this Local Plan is able to make provision for a total net increase of at 454 dwellings in Frinton, Walton and Kirby Cross over those 10 years. With a total housing stock of approximately 9,500 dwellings on 1st April 2011, the 6% increase for this area equates to approximately 570 new homes.

8.22a Approximately 44 of these new homes are expected to be delivered on large sites that already had planning permission for residential development on 1st April 2013 and 250 are expected to be delivered on sites specifically allocated for residential and mixed-use development in this Local Plan located within the existing built-up area. The remaining 160 new homes will be delivered on sites specifically allocated for residential and mixed-use development in this Local Plan on greenfield land on the edge of the built up area.

8.23 On 1st April 2011, there were sites with outstanding planning permissions to deliver approximately 120 dwellings in total, thus leaving a residual requirement of 450 dwellings to be delivered on allocated sites. Following careful consideration of the Council's Strategic Housing Land Availability Assessment (SHLAA), the following sites in and around the Frinton, Walton and Kirby Cross urban settlement are allocated for residential and/or mixed use development in this Local Plan comprising sufficient suitable, available and deliverable land to deliver around 450 new homes in total:

- Martello Site, Kirby Road, Walton-on-the-Naze (see Policy FWK6 below);
- Station Yard and Avon Works, Station Road, Walton-on-the-Naze (see Policy FWK8 below);
- The Old Town Hall Site, Mill Lane, Walton-on-the-Naze;
- Southcliffe Trailer Park, Woodberry Way, Walton-on-the-Naze;
- Former Reservoir Site, Witton Wood Road, Frinton-on-Sea; and

- Land at Turpins Farm, Elm Tree Avenue, Frinton-on-Sea (see Policy FWK9 below).

MAJ8.4 reason for change: To reflect the changes to Policy PEO1 which have been informed by an updated Strategic Land Availability Assessment (SHLAA).

MAJ8.4 necessary consequential changes: Consequential amendments to the following sections:

- Policy FWK9: Development at Turpins Farm on page 162 (see proposed Major Change MAJ8.8);
- Appendix 3: 'Estimated Dwelling Numbers for Allocated Sites' on pages 223 and 224 to reflect the amendments to the indicative capacity of the Martello Site in Walton-on-the-Naze and the Turpins Farm allocation in Frinton-on-Sea (see proposed Major Change MAJ14.2); and
- Expand the Turpins Farm allocation (and extend the Settlement Development Boundary and decrease the proposed green infrastructure notation) (see proposed Policies Map change PM3.3).

Change reference: MAJ8.4

Type of change: Deletion of policy.

Section: Policy FWK4: 'Frinton and Walton Conservation Area' on page 158.

Proposed change (additions shown as **highlighted and deletions shown as **struck through**):**

~~POLICY FWK4: FRINTON AND WALTON CONSERVATION AREA~~

~~With the area defined as 'Proposed Conservation Area Extension', development will not be permitted unless the proposal:~~

- ~~is of a design and/or scale that preserves or enhances the special character or appearance of the area and is compatible with neighbouring buildings and spaces;~~
- ~~uses building materials, finishes and building techniques, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context;~~
- ~~retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;~~
- ~~retains and restores, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improves the condition of structures worthy of retention;~~
- ~~does not harm important views into, from or within the area;~~
- ~~protects trees, hedgerows and other significant landscape features and incorporates landscaping appropriate to the special character and appearance of the area; and~~
- ~~results, where relevant, in the removal of unsympathetic features and the restoration or reinstatement of missing features.~~

MAJ8.4 reason for change: To address the objection from Essex County Council and recognition that the local plan process is not the correct way to instigate a review or amendment to the conservation area boundary, which should be carried out in the way that is correctly stated in the County Council’s response. Whilst the remainder of the Frinton Ward has many pleasant qualities, as concluded in the Conservation Area Management Plan it cannot be said to have the ‘special architectural and historic interest’ that is necessary for designation as a conservation area and there is a danger that this would simply dilute the special interest that justifies designation. Without firm evidence there is no justification to give this area special treatment and so it is proposed that this area is removed from the local plan.

MAJ8.4 necessary consequential changes: Consequential amendments to paragraphs 8.28 and 8.29 on page 158 (see proposed Minor Changes MIN8.7 and MIN8.8) and remove the policy from the contents page. Remove the ‘Proposed Conservation Area Expansion’ notation from Policies Map Inset 3 – Frinton, Walton and Kirby Cross (see proposed Policies Map change PM3a.1) and the Policies Map Key.

Change reference: MAJ8.5

Type of change: Significant change to policy wording.

Section: Policy FWK6: ‘The Martello Development’ on pages 159 and 160.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY FWK6: THE MARTELLO DEVELOPMENT

To help deliver the aims and objectives of the Walton Regeneration Framework, land ~~Land~~ at the Martello Site, Kirby Road, Walton-on-the-Naze (as defined on Policies Map Inset) is allocated for a mix of retail, residential development, visitor accommodation, community facilities and public open space. The Council will work with the ~~landowner to~~ developer (and relevant partners) ~~landowner to~~ prepare a development brief for the site prior to the submission of a planning application and to ensure that alongside relevant policy requirements in Chapters 2 to 5 of this Local Plan, development proposals also meet the following specific requirements:

- a) a new medical centre with associated parking will be developed on 1 hectare of land within the southern part of the site – the specification to be agreed with the relevant primary health care provider;
- b) the construction of new homes will not commence until the new medical centre has been constructed and is operational, or an equivalent facility providing the necessary level of primary healthcare to serve the growing population has been delivered elsewhere within 1,600 metres of the development site;
- c) ~~the development should deliver strong cycle/a~~ pedestrian links with its surroundings, in particular between the new food store and Walton Primary Shopping Area, via Mill Lane, ~~will be created;~~
- d) the principle point of vehicular access will be from Kirby Road with a single spine road providing subsequent accesses to the various different uses within the site;
- e) ~~at least 1 hectare of land in the middle of the site surrounding the Martello Tower will be laid out as~~ an area of public open space shall be laid out around the Martello Tower, its extent to be determined following a thorough assessment of this heritage asset and key vistas shall be protected from incursion by new buildings;

- f) a minimum of 2.8 hectares of open space will be provided in the northern part of the development site to provide an attractive outlook for new residential properties and minimise landscape impacts on the wider countryside and will be transferred to either Tendring District Council or Frinton and Walton Town Council for future management, or suitable alternative management arrangements put in place to ensure long-term maintenance;
- g) proposals to restore or enhance the Martello Tower and its setting will be considered favourably ~~must be restored and its setting improved with the provision of purpose-built premises from which the Frinton and Walton Heritage Trust can operate a museum;~~
- h) a new hotel with a minimum of 20 rooms will be provided as part of the development;
- i) flood risk issues should be addressed through the design of development including applying the National Planning Policy Framework's sequential approach;
- ~~j) the development should deliver strong pedestrian and cycle linkages with the Primary Frontages within the town centre along Mill Lane; and~~
- k) the development should deliver streetscape improvements to Mill Lane;
- l) a full archaeological evaluation will be expected to be carried out prior to any development due to the potential existence of heritage assets on the site, in the form of archaeological remains; and
- m) issues regarding the provision of school places in Walton and the wider Frinton, Walton and Kirby Cross area must be resolved before residential development can be occupied.

The detailed phasing will be set out in any legal agreement associated with the grant of planning permission.

Once completed, the land occupied by the food store and petrol filling station will carry the same status as an 'employment site' for future planning proposals and will be protected as such through Policy PRO14.

MAJ8.5 reason for change: To address a number of concerns raised about the wording of the policy, in particular the change requested by the Environment Agency relating to sequential testing, the concern by Essex County Council about school provision and concerns by the promoter and others that some of the requirements of the policy are too prescriptive.

MAJ8.5 necessary consequential changes: Consequential amendment to paragraph 8.33 on page 160 (see proposed Minor Change MIN8.10).

Change reference: MAJ8.6

Type of change: Significant change to policy wording.

Section: Policy FWK7: 'Walton Mere' on pages 160 and 161.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY FWK7: WALTON MERE

'Walton Mere', as defined on the Policies Map Inset, is allocated for leisure, recreation and tourism use ~~mixed-use development~~ where the overriding objective will be to restore the Mere and to enhance the area in order to help bring about the regeneration of Walton-on-the-Naze, in accordance with the Walton Regeneration Framework. ~~Create a second waterfront and a 'town quay' to help rejuvenate Walton-on-the-Naze.~~

The Council will consider comprehensive development packages comprising a mix of appropriate uses on their merits and will work with the developer (and relevant partners) prior to the submission of a planning application to ensure that alongside relevant policy requirements in Chapters 2 to 5 of this Local Plan, development proposals also have ~~having~~ regard to ~~other policies in this Local Plan and, in particular,~~ any impacts on the distinctive character of the area, the setting of its heritage assets, and the implications for flood risk, nature conservation and transport impacts. Due to the site's nature conservation value, the Council will expect any future proposal to include appropriate and proportionate compensatory habitat enhancement measures.

MAJ8.6 reason for change: To clarify the uses the site is proposed for and that the overriding objective of any development is to restore the Mere and enhance the area in order to bring about the regeneration of Walton-on-the-Naze. A number of amendments are proposed to clarify the issues that still need to be assessed and resolved before any development could take place.

MAJ8.6 necessary consequential changes: Consequential amendment to paragraph 8.33 on page 160 (see proposed Minor Change MIN8.10). The following amendments to Policies Map Inset 3b (Walton Town Centre) are proposed (see proposed Policies Map change PM3b.1):

- Remove the Local Wildlife Site notation from the area covered by the mixed-use allocation
- Extend the mixed-use notation onto adjoining land.

Change reference: MAJ8.7

Type of change: Significant change to policy wording.

Section: Policy FWK8: 'Station Yard and Avon Works, Walton' on page 161.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY FWK8: STATION YARD AND AVON WORKS, WALTON

The 'Station Yard' and adjoining Avon Works, as defined on the Policies Map Inset, is allocated for mixed-use development of commercial premises and residential dwellings. The Council will work with the developer (and relevant partners) prior to the submission of a planning application to ensure that ~~A~~ alongside relevant policy requirements in Chapters 2 to 5 of this Local Plan, development proposals also meet the following specific requirements:

- a) the redevelopment of this site shall be carried out in a comprehensive way and any proposal for development on an individual part of the site that jeopardises the redevelopment of the remainder of the site will not be permitted ~~will provide at least 2,000 square metres of commercial floor space;~~
- b) the primary points of vehicular access shall be off Station Street and The Parade (to be agreed in advance with the Highway Authority) ~~operational access to the railway must be retained to enable necessary maintenance;~~
- c) the existing sea cadet's facility will be retained unless a new premises can be secured elsewhere in Walton or the existing facility is included as part of the overall redevelopment of the site; ~~the development must create an attractive entrance to the town and contribute toward public realm improvements around the entrance to the station.~~
- d) operational access to the railway must be retained to enable necessary maintenance and a dedicated 'drop-off' area in front of the station building must be secured; and
- e) the development must create an attractive entrance to the town and contribute toward public realm improvements around the entrance to the station.

MAJ8.7 reason for change: To clarify the issues that would need to be addressed and resolved as part of any development proposal for the site and to remove the minimum commercial floorspace requirement, which, in retrospect, is considered to be too onerous.

MAJ8.7 necessary consequential changes: None.

Change reference: MAJ8.8

Type of change: Significant change to policy wording.

Section: Policy FWK9: 'Development at Turpins Farm' on page 162.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY FWK9: DEVELOPMENT AT TURPINS FARM

Land at Turpin's Farm, west of Elm Tree Avenue, Frinton-on-Sea (as defined on the Policies Map Inset) is allocated for a mix of residential development and public open space. The Council will work with the ~~developer (and relevant partners) landowner to prepare a development brief for the site~~ prior to the submission of a planning application ~~and to~~ ensure that alongside relevant policy requirements in Chapters 2 to 5 of this Local Plan, development proposals also meet the following specific requirements:

- a) ~~the residential development will comprise 100% 'Aspirational Housing', as defined in Policy PEO8 of this Local Plan;~~
- b) the development will contribute (either through Community Infrastructure Levy or an

equivalent financial contribution) toward the provision of the purpose-built medical centre proposed, through Policy FWK6, on land at Martello Caravan Park, Walton (or an alternative facility elsewhere within the urban area) ~~not be allowed to commence unless the necessary level of primary healthcare to serve the growing population is provided within 1,600 metres of the development site;~~

- c) the principle point of vehicular access will be off of Elm Tree Avenue;
- d) ~~a minimum 20 metre~~ the development will provide appropriate landscaping ~~buffer will be created along the western edge of the site~~ particularly along its western edge to strengthen the edge of the Strategic Green Gap between the urban area and the village of Kirby-le-Soken;
- l) at least ~~5~~ 2 hectares of land ~~to~~ along the northern edge west of the development will be laid out as public open space and transferred to either Tendring District Council or Frinton and Walton Town Council for future management and maintenance, or suitable alternative management arrangements put in place to ensure long-term maintenance;
- e) the development must expand upon and connect with the network of footpaths and green corridors that serve the adjoining residential area to reduce impacts of development on neighbouring properties and allow for pedestrian movement between the newly created open space and the existing residential area to the south;
- f) one of the new green corridors will form a centre-piece of the development and open out onto the new area of open space and affording attractive views over the coastal slopes and Hamford Water; ~~and~~
- g) there will be a safe pedestrian footpath between the residential development and the Hamford Primary School and Triangle Shopping Centre;
- h) the development must be well designed and laid out in order to establish a new area of exceptional urban character; and
- i) issues regarding the provision of school places in Walton and the wider Frinton, Walton and Kirby Cross area must be resolved before residential development can be occupied.

MAJ8.8 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. Also the changes ensure that local limitations in primary school capacity (highlighted by Essex County Council) are addressed before any new dwellings can be occupied.

MAJ8.8 necessary consequential changes: Consequential amendment to paragraphs 8.35, 8.36 and 8.37 on page 161 (see proposed Minor Changes MIN8.11, MIN8.12 and MIN8.13). Expand the land at Turpins Farm housing allocation notation (and extend the Settlement Development Boundary and reduce the Proposed Green Infrastructure notation) on Inset Map 3 – Frinton, Walton and Kirby Cross (see proposed Policies Map change PM3.3).

Major Changes to Chapter 9: Manningtree, Lawford and Mistley

Change reference: MAJ9.1

Type of change: Deletion of policy and supporting text.

Section: Policy MLM1: 'Manningtree Town Centre' and supporting paragraphs 9.5 to 9.11 on pages 164 and 165.

Proposed change (additions shown as **highlighted and deletions shown as **struck through**):**

Manningtree Town Centre

~~9.5 Manningtree's Town Centre is listed in Policy PRO5 and is broadly linear in shape, following the historic High Street, but also includes part of South Street and an underused and unattractive part of the Lawford Dale Industrial Estate to the west. In 2011, retail provided approximately 15% of all jobs in the Manningtree, Lawford and Mistley area. Therefore, it is crucial that the vitality and viability of Manningtree Town Centre is maintained and enhanced in the face of major competition from larger town centres both in Tendring and in neighbouring areas and the emergence of online shopping.~~

~~9.6 Most of the town centre lies within the Manningtree and Mistley Conservation Area and therefore boasts an attractive townscape with a fine selection of historic buildings, which form a solid backbone for the town's appeal. For the town centre to thrive and compete with other urban centres and on-line shopping, it not only needs to attract people in the first instance but also retain their interest and encourage them to stay and spend time and money in the town centre.~~

~~9.7 The Council's 2010 Retail Study identified Manningtree as a healthy, vital and viable town centre that attracts a good range of retailers and businesses and which has remained strong despite the economic downturn. However, there are concerns that the lack of suitable car parking, the poor pedestrian links between the town centre and the railway station and the negative appearance of the industrial area immediately to the west of the town centre put's people off visiting the town centre.~~

~~9.8 In 2010 a Design and Development Brief was prepared to help resolve these problems by identifying a number of potential development opportunities to enhance the town's physical appearance, broaden the range of uses in the town centre and improve parking, traffic flow and pedestrian movement around the town. Over the plan period, it is likely that leisure/recreational uses, particularly those related to the town's riverside location and restaurants and cafes will need to play an increasing role in attracting people to the town centre.~~

~~9.9 Since that study was published, a proposal for a new foodstore, offering a further 1,920 sqm of retail floorspace, was granted planning permission on vacant, derelict industrial land to the west of the town centre to 'claw back' trade lost to other town centres nearby. Once complete, this scheme will enhance the western end of the town centre and Conservation Area and will provide additional off-street car parking. Additionally, permission has been granted to allow the Market Place site, off Brook Street, to be used as a free public car park on days when the market is not operational. Both of these proposals should help relieve the pressure for car parking in the heart of the town centre, where there is limited space for parking due to its historic character and narrow streets.~~

~~9.10 The Council, in partnership with Manningtree Town Council and Mistley Parish Council has also prepared a 'Conservation Area Management Plan' ('CAMP') for the Manningtree and Mistley~~

Conservation Area, which covers most of the town centre. The CAMP recommends further enhancements including improving the pedestrian link between the railway station and the town centre and other measures to protect and enhance the historic and architectural character of the area. The Council will work in partnership with local businesses, the Town Council and Essex County Council to implement the proposals in both the Manningtree and Mistley CAMP and the Manningtree Town Centre Design and Development Brief.

9.11 At the heart of the town centre lies the 'Primary Shopping Area' (as defined on the Policies Map Inset), which shows the extent of the town centre where the town centre uses set out in Policy MLM1 below should be concentrated. The 'Primary Frontages' (also defined on the Policies Map Inset) are where these uses interact with the street, at ground floor level. In Manningtree Town Centre, the Primary Frontage is focussed on the central part of the High Street.

POLICY MLM1: MANNINGTREE TOWN CENTRE

Manningtree Town Centre, the Primary Shopping Area and the Primary Frontages are defined on the Policies Map Inset.

Within the Primary Frontage the following uses of ground floor commercial premises will be permitted:

- A1: Shops;
- A2: Financial and Professional Services;
- A3: Restaurants and Cafes; and
- A4: Drinking Establishments.

Elsewhere in the defined town centre, other commercial uses of ground floor commercial premises may be acceptable subject to the detailed consideration of their impacts against other relevant policies in this Local Plan.

Proposals that would result in the loss of ground floor commercial premises to residential use will not be permitted. The use of upper floor accommodation for residential use will be supported provided that it does not jeopardise the practical operation of the ground floor business.

New development will be required to contribute positively toward the appearance of the area and, wherever practical, deliver improvements to the public realm.

Development that would result in an overall net decrease in off-street car parking space within the town centre will not be permitted.

All proposals should have regard to the Manningtree and Mistley Conservation Area Management Plan, the guidance contained in the Manningtree Town Centre Design and Development Brief and other relevant policies contained in this Local Plan and in national planning policy.

MAJ9.1 reason for change: To reflect the proposed introduction of a new policy PRO5a 'Use of Shop Units in Town Centres' into Chapter 3 of the Local Plan as a single replacement for policies COS2: 'Clacton Town Centre', HAD3: 'Dovercourt Town Centre', FWK2: 'Walton-on-the-Naze Town Centre', FWK3: 'Frinton-on-Sea Town Centre', MLM1: 'Manningtree Town Centre' and BRI1: 'Brightlingsea Town Centre'.

MAJ9.1 necessary consequential changes: Remove the policy from the contents page.

Change reference: MAJ9.2

Type of change: Major amendments to supporting text relating to changes in strategy and site allocations.

Section: Paragraphs 9.15 and 9.16 under the heading of 'Housing Supply' on page 166.

Proposed change (additions shown as highlighted and deletions shown as struck through):

9.15 The National Planning Policy Framework requires Councils to boost the supply of new housing to address objectively assessed needs. In accordance with Policy SD2 in Chapter 2 in this Local Plan, the urban settlement of Manningtree, Lawford and Mistley urban area will play its part in delivering a sustainable, fair and proportionate ~~see a 6% increase in housing stock in the 10-year period between 1st April 2011 and 31st March 2021~~ over the first 10 years of the Local Plan period between 1st April 2014 and 31st March 2024. Based on the evidence contained in the Council's 2013 Strategic Housing Land Availability Assessment (SHLAA), this Local Plan is able to make provision for a total net increase of 310 dwellings in Manningtree, Lawford and Mistley over those 10 years. ~~With a total housing stock of approximately 3,800 dwellings on 1st April 2011, the 6% increase for this area equates to approximately 230 new homes.~~

9.16 This area has a very limited supply of potential development sites within the existing built-up area so the majority of this development will take place on greenfield sites specifically allocated for residential and mixed-use development in this Local Plan. ~~Since 1st April 2011, 20 dwellings have either already been built or have outstanding planning permission but have yet to be built, thus leaving a residual requirement of around 210 dwellings to be delivered on allocated sites within the remaining plan period up to 31st March 2021. Following careful consideration of the Council's Strategic Housing Land Availability Assessment (SHLAA) and the Sustainability Appraisal, the~~ The following sites on the edge of the Manningtree, Lawford and Mistley urban settlement are allocated for residential and/or mixed-use development in this Local Plan ~~comprising sufficient suitable, available and deliverable land to deliver around 210 new homes in total:~~

- Land east of Cox's Hill, Lawford (see Policy MLM4 below); ~~and~~
- Land east of Bromley Road, Lawford (see Policy MLM5 below).; ~~and~~
- Land north of Stourview Close, Mistley (see Policy MLM5a below).

MAJ9.2 reason for change: To reflect the changes to Policy PEO1 which have been informed by an updated Strategic Land Availability Assessment (SHLAA).

MAJ9.2 necessary consequential changes: Consequential amendments to the following sections:

- new Policy MLM5a: 'Development North of Stourview Close, Mistley' to reflect the addition of the new housing allocation on land north of Stourview Close, Mistley (see proposed Major Change MAJ9.3); and
- Appendix 3: 'Estimated Dwelling Numbers for Allocated Sites' on pages 223 and 224 to reflect amendment to the indicative capacity of the housing site on land east of Cox's Hill, Lawford and the addition of the new site on land north of Stourview Close, Mistley (see proposed Major Change MAJ14.2).

The following amendments to Policies Map Inset 4 (Manningtree, Lawford, Mistley and Mistley Heath) are proposed to reflect the above changes and to ensure sufficient land is allocated for housing in the

Manningtree, Lawford and Mistley Urban Settlement in the plan period: Add a new housing allocation on land north of Stourview Close, Mistley (and extend the Settlement Development Boundary and remove the Coastal Protection Belt) (see proposed Policies Map change PM4.4).

Change reference: MAJ9.3

Type of change: Inclusion of a new policy and supporting text.

Section: Policy MLM5a: 'Development north of Stourview Close, Mistley' (new policy) and supporting paragraph 9.38a to be inserted after Policy MLM5 on page 172.

Proposed change (additions shown as **highlighted and deletions shown as **struck through**):**

Development north of Stourview Close, Mistley

9.38a Land north of Stourview Close, Mistley, is allocated for residential development to ensure a better spread of housing within the Manningtree, Lawford and Mistley urban area and to provide housing to meet more specifically the local needs of Mistley. Due to the site's location within the proposed extension to the Suffolk Coast and Heaths AONB, emphasis will be placed on a high quality of design and appropriate landscaping to provide a more sympathetic settlement edge to help conserve and enhance the wider surrounding landscape. In addition to other policies in this Local Plan, the additional requirements set out in Policy MLM5a below will also be met.

POLICY MLM5a: DEVELOPMENT NORTH OF STOURVIEW CLOSE, MISTLEY

Land north of Stourview Close, Mistley (as defined on the Policies Map Inset) is allocated for residential development. The Council will work with the developer (and relevant partners) prior to the submission of a planning application to ensure that alongside other relevant policy requirements in Chapters 2 to 5 of this Local Plan, development proposals also meet the following specific requirements:

- a) the vehicular access point into the site will be off Stourview Avenue;
- b) a minimum 20 metre landscaping buffer will be created along the north and eastern edges of the site to help minimise any material adverse impacts on the proposed extension to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, using appropriate species of vegetation native to the area; and
- c) the development will be well designed in order to help minimise any material adverse impacts on existing surrounding development, the surrounding landscape and views of the site from the Stour Estuary and opposite shoreline.

MAJ9.3 reason for change: To reflect the changes to Policy PEO1 which have been informed by an updated Strategic Land Availability Assessment (SHLAA) and to ensure a better spread of housing in the Manningtree, Lawford and Mistley urban area.

MAJ9.3 necessary consequential changes: Add new policy to the contents page and include the site in Appendix 3: 'Estimated Dwelling Numbers for Allocated Sites' on pages 223 and 224 (see proposed Major Change MAJ14.2). Add a new housing allocation on land north of Stourview Close, Mistley (and extend the

Settlement Development Boundary and remove the Coastal Protection Belt) (see proposed Policies Map change PM4.4).

Change reference: MAJ9.4

Type of change: Deletion of policy and supporting text.

Section: Policy MLM6: 'Development at Horsley Cross' along with supporting paragraphs 9.39, 9.40, 9.41 and 9.42 and the diagram of land at Horsley Cross on pages 173 and 174.

Proposed change (additions shown as highlighted and deletions shown as struck through):

Development at Horsley Cross

~~9.39~~ Horsley Cross lies at the junction of the A120 and B1035 and is instantly recognisable by the large water tower that overlooks the roundabout. Both in the course of preparing this Local Plan and the previous Local Plan, some businesses, Parish Councils and District Councillors had argued that Horsley Cross would be a prime location to accommodate business and industrial development because of its good access to the trunk road, approximately half-way between Harwich International Port and the A120/A12 junction in Ardleigh.

~~9.40~~ In 2006, the Council received a planning application to develop land at Horsley Cross for employment use and permission was granted only for the decision to be later called in and overturned by the government. The proposal was rejected over concerns about it being too remote from populated areas and that development would therefore encourage unsustainable car journeys. However, during the last public consultation exercise in 2010, the landowners requested that Horsley Cross be considered once more as a potential employment site in the new Local Plan as it could help deliver much needed inward investment and jobs for local people in difficult economic times. At the meeting of the Full Council on 11th September 2012, it was agreed that land south west and north west of Horsley Cross (within the Parish of Mistley) be allocated for employment use in the new Local Plan.

~~9.41~~ Because Horsley Cross is located some distance from established centres of population, the flexibility afforded to Employment Sites through Policy PRO15 to allow a wide variety of employment activities to take place will not apply to these particular sites. Development will be limited to Use Classes B2 (general industrial) and a smaller proportion of B8 (storage and distribution), uses that, it can be argued, would benefit most from a location with good access to the A120 particularly for the efficient movement of heavy goods.

~~9.42~~ As stated in Policy PRO1, the A120 will eventually need to be upgraded to accommodate the additional freight traffic expected to be generated as a result of the proposed expansion of the container port at Bathside Bay. Because the exact nature of the road improvements are yet to be finalised, the Council will want to ensure that any development proposed at Horsley Cross will not jeopardise these works and, in turn, jeopardise the proposed expansion of the port. For this reason, the Highways Agency, Essex County Council and the operators of Harwich International Port will be key consultees.

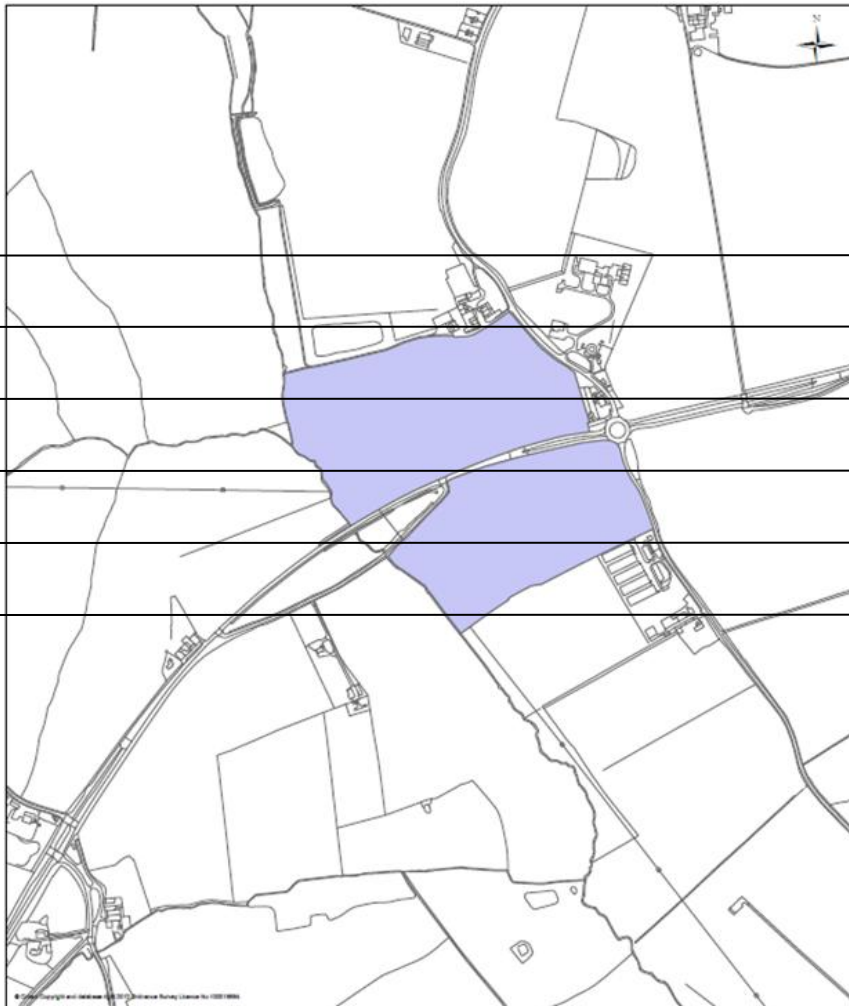
POLICY MLM6: DEVELOPMENT AT HORSLEY CROSS

Land south west and north west of Horsley Cross, Mistley is allocated for employment use in Class B2 (general industrial) and B8 (storage and distribution) only. Alongside relevant policy

requirements in Chapters 2 to 5 of this Local Plan, development proposals must also meet the following specific requirements:

- a) ~~no more than 25% of the total commercial floorspace on either two of the sites shall be used for B8 (storage and distribution) use;~~
- b) ~~the only points of direct vehicular access will be off the B1035;~~
- c) ~~the development must set aside a sufficient strip of land either side of the A120 and keep it clear of development to allow for future widening and upgrading of the road; and~~
- d) ~~the applicant must demonstrate, in consultation with the Highways Agency, Essex County Council and Harwich International Port that the proposed development will not jeopardise the upgrading of the A120 necessary for the proposed port expansion at Bathside Bay.~~

Diagram: Land at Horsley Cross



MAJ9.4 reason for change: To reflect the advice in the Council's 2013 Employment Land Review prepared by consultants Regeneris which suggests that an allocation of employment land in this location is not supported by the evidence of anticipated demand for business and industrial space in the Tendring District.

MAJ9.4 necessary consequential changes: Removal of policy from contents page and removal of site from paragraph 9.14 (see proposed Minor Change MIN9.3). Removal of the Employment Land notation on the Policies Map (see proposed Policies Map change PM0.1).

Major Changes to Chapter 10: Brightlingsea

Change reference: MAJ10.1

Type of change: Deletion of policy and supporting text.

Section: Policy BRI1: 'Brightlingsea Town Centre' and supporting paragraphs 10.5 to 10.9 on pages 176 and 177.

Proposed change (additions shown as **highlighted and deletions shown as **struck through**):**

Brightlingsea Town Centre

~~10.5~~ Brightlingsea Town Centre is listed in Policy PRO5 and is defined on the Policies Map. Brightlingsea is a small coastal town, located in the picturesque southern part of the district. The town centre is broadly linear in shape, following the historic High Street, but also includes Victoria Place. However, the town is environmentally sensitive to peripheral growth, is poorly served by public transport with no railway station and has extremely poor connections with the strategic road network, served only by the B1029.

~~10.6~~ The Council's 2010 Retail Study identified that the town centre had more than 41 commercial units containing nearly 3,000 square metres of floorspace and that the number of vacant units, at around 8% of the total, was well below the national average, notwithstanding the affect of the economic downturn. At the time of writing, the situation has actually improved and all of Brightlingsea's shop units were occupied. This suggests that the town centre had been performing very well despite the difficult economic conditions experienced in recent years and remoteness of the town from the surrounding district.

~~10.7~~ The town has some representation from multiple convenience goods retailers Tesco Express and Spar, and since the previous study, comparison retailer Boots has opened on Victoria Place whilst the Unwins and the British Red Cross stores have closed. There are still several independent convenience retailers in Brightlingsea including a fishmongers, a butchers, a bakery and a confectionery, tobacco and news store. Independent retailers also have a strong presence in comparison goods retailing with florists, clothing shops, gift shops and electrical stores.

~~10.8~~ To promote continued vitality and viability in Brightlingsea's town centre, in the absence of any identifiable development opportunities, the strategy in this Local Plan is to:

- ~~• protect and enhance the special architectural and historic character by ensuring development proposals, changes of use, advertising and shopfront design are sympathetic with their surroundings and contribute positively to the appearance of the area;~~
- ~~• enhance the overall visitor experience through continued improvements to the streetscape including quality paving materials, street furniture, lighting and planting;~~
- ~~• ensure that sufficient parking provision is made for visitors to the area; and~~
- ~~• allow more flexibility for leisure uses such as restaurants and cafes to minimise the risk of vacant premises which would detract from the area but, at the same time, avoid commercial uses that could harm the character of the area such as takeaways and pubs.~~

~~10.9~~ The Policies Map for Brightlingsea identifies a 'Primary Frontage' focussed on Victoria Place

and the High Street and a 'Secondary Frontage' located within the waterfront development to the south of the town centre. Policy BRI1 below will be applied in the determination of any planning applications for new development or changes of use, alongside Policy PRO5 'Town Centres'.

POLICY BRI1: BRIGHTLINGSEA TOWN CENTRE

Brightlingsea Town Centre, Primary Shopping Area and Primary Frontage are defined on the Policies Map Inset.

Within the Primary Frontage in Victoria Place and High Street, proposals for a change of use from Class A1 shops at ground floor level to Classes A2 – A5 will only be permitted where:-

- a) non-Class A1 uses would not dominate or detract from the core objective of providing retail outlets for the shopper;
- b) the proportion of frontage in A2- A5 use does not exceed 20% of the length of individual street frontages;
- c) there would be no detrimental effect on the amenities of occupiers of nearby residential accommodation in terms of noise, fumes, smell and general activity generated from the use; and
- d) there would be no unacceptable levels of traffic to the detriment of highway safety.

Proposals that would result in the loss of ground floor commercial premises to residential use will not be permitted. The use of upper floor accommodation for residential use will be supported provided that it does not jeopardise the practical operation of the ground floor business.

MAJ10.1 reason for change: To reflect the proposed introduction of a new policy PRO5a 'Use of Shop Units in Town Centres' into Chapter 3 of the Local Plan as a single replacement for policies COS2: 'Clacton Town Centre', HAD3: 'Dovercourt Town Centre', FWK2: 'Walton-on-the-Naze Town Centre', FWK3: 'Frinton-on-Sea Town Centre', MLM1: 'Manningtree Town Centre' and BRI1: 'Brightlingsea Town Centre'.

MAJ10.1 necessary consequential changes: Remove the policy from the contents page.

Change reference: MAJ10.2

Type of change: Major amendments to supporting text relating to changes in strategy and site allocations.

Section: Paragraphs 10.13 and 10.14 under the heading of 'Housing Supply' on page 178.

Proposed change (additions shown as highlighted and deletions shown as struck through):

10.13 The National Planning Policy Framework requires Councils to boost the supply of new housing to address objectively assessed needs. In accordance with Policy SD2 POE4 in Chapter 2 this Local Plan, the urban settlement of Brightlingsea will play its part in delivering a sustainable, fair and proportionate see a 6% increase in housing stock in the 10-year between 1st April 2014 and 31st March 2024 over the first 10 years of the Local Plan period between 1st April 2014 and 31st

March 2024. Based on the evidence contained in the Council's 2013 Strategic Housing Land Availability Assessment (SHLAA), this Local Plan is able to make provision for a total net increase of at 188 dwellings in Brightlingsea over those 10 years. ~~With a total housing stock of approximately 3972 dwellings on 1st April 2011, the 6% increase for this area equates to approximately 240 new homes.~~

10.14 Approximately 68 of these new homes are expected to be delivered on large sites that already had planning permission for residential development on 1st April 2013. The remaining 120 new homes will be delivered on greenfield. ~~On 1st April 2011, there were sites with outstanding planning permissions to deliver approximately 120 dwellings in total, thus leaving a residual requirement of 120 dwellings to be delivered on allocated sites. Following careful consideration of the Council's Strategic Housing Land Availability Assessment (SHLAA), land east of Robinson Road, Brightlingsea (see policy BRI2 below) is allocated for residential development to meet the remainder of Brightlingsea's housing requirement.~~

MAJ10.2 reason for change: To reflect the changes to Policy PEO1 which have been informed by an updated Strategic Land Availability Assessment (SHLAA).

MAK10.2 necessary consequential changes: Expand the housing allocation on land at Robinson Road, Brightlingsea (and extend the Settlement Development Boundary and reduce the Proposed Green Infrastructure notation) (see proposed Policies Map change PM5.3).

Major Changes to Chapter 11: Key Rural Service Centres

Change reference: MAJ11.1

Type of change: Major amendments to supporting text relating to changes in strategy and site allocations.

Section: Paragraphs 11.11 and 11.12 under the heading of 'Housing Supply' on pages 183 and 184.

Proposed change (additions shown as highlighted and deletions shown as struck through):

11.11 The National Planning Policy Framework requires Councils to boost the supply of new housing to address objectively assessed needs. In accordance with Policy SD3 in Chapter 2 of this Plan each Key Rural Service Centres will see a 6% accommodate a sustainable, fair and proportionate increase in housing stock in the 10-year period between 1st April 2011 and 31st March 2024 over the first 10 years of the Local Plan period between 1st April 2014 and 31st March 2024 which will support the overall housing growth proposed for the district; help address local housing needs and support the rural economy; and provide flexibility and choice in the market for housing sites, as required by national policy. This will deliver Developments on allocated sites in and around Key Rural Service Centres are expected to deliver approximately 340 267 homes in total over that period. Of which just over 30 have either already been built or had outstanding planning permissions on 1st April 2012. For each individual village, this equates to a net requirement of approximately 50 dwellings each for Alresford, Little Clacton and St. Osyth and around 40 dwellings each for Elmstead Market, Great Bentley, Thorpe-le-Soken and Weeley/Weeley Heath to be delivered through specific site allocations in this Local Plan.

11.12 Following careful consideration of the Council's Strategic Housing Land Availability Assessment (SHLAA) and the Sustainability Appraisal, the The following sites are allocated for residential and/or mixed-use development comprising sufficient suitable, available and deliverable land to achieve the housing numbers required for each Key Rural Service Centre:

- Land south of Cockaynes Lane, Alresford (see Policy KEY1 below);
- Land off St. Andrew's Close, Alresford;
- Land west of Church Road, Elmstead Market (See Policy KEY2 below);
- Land off Meadow Close Holly Way, Elmstead Market (see Policy KEY2 below);
- Land east of Station Road, Great Bentley;
- Land east of Sturric's Lane, Great Bentley;
- Land off Springfield Meadows, Little Clacton;
- Land north-east of the Montana Roundabout, London Road, Little Clacton;
- Land south of Rochford Road, St. Osyth;
- Land rear of Clacton Road and Rochford Road, St. Osyth;

- ~~Land south of Clacton Road, St. Osyth;~~
- Land north of Abbey Street, Thorpe-le-Soken (see Policy KEY3 below);
- Land south of Thorpe Road, Weeley;
- Land off St. Andrew's Road, Weeley; and
- Land at Willows Farm, Mill Lane, Weeley Heath (see Policy KEY4 below).

MAJ11.1 reason for change: To reflect the changes to Policy PEO1 which have been informed by an updated Strategic Land Availability Assessment (SHLAA).

MAJ11.1 necessary consequential changes: Consequential amendments to the following sections:

- paragraph 11.1 on page 181 (see proposed Minor Change MIN11.1);
- paragraph 11.6 on page 182 (see proposed Minor Change MIN11.2);
- paragraph 11.17 on page 185 (see proposed Minor Change MIN11.6);
- Policy KEY1 on page 186 (see proposed Major Change MAJ11.2);
- Policy KEY2 on pages 186 and 187 (see proposed Major Change MAJ11.3);
- Appendix 3: 'Estimated Dwelling Numbers for Allocated Sites' on pages 223 and 224 to reflect the removal of the allocation east of Station Road in Great Bentley and the sites in St. Osyth and the changes made to the housing sites in Alresford and Elmstead Market (see proposed Major Change MAJ14.2);
- add a new housing allocation on land off St. Andrew's Close, Alresford (and extend the Settlement Development Boundary) (Policies Map Inset 7 – Alresford) (see proposed Policies Map change PM7.1);
- delete the mixed-use allocation on land south of Cockaynes Lane, Alresford (and amend the Settlement Development Boundary) (Policies Map Inset 7 – Alresford) (see proposed Policies Map change PM7.1);
- add a new mixed-use allocation on land west of Church Road, Elmstead Market (and extend the Settlement Development Boundary) (Policies Map Inset 8 – Elmstead Market) (see proposed Policies Map change PM8.1);
- reduce the mixed-use allocation on land off Meadow Close and Holly Way, Elmstead Market and change the notation from mixed-use to housing (and amend the Settlement Development Boundary) (Policies Map Inset 8 – Elmstead Market) (see proposed Policies Map change PM8.1);
- remove the housing allocation notation from land east of Station Road, Great Bentley (see proposed Policies Map change PM9.1); and
- remove the housing allocation notation from land south of Rochford Road, land rear of Clacton Road and Rochford Road and land south of Clacton Road, St. Osyth (and amend the Settlement Development Boundary) (Policies Map Inset 11 – St. Osyth) (see proposed Policies Map change PM11.1).

Change reference: MAJ11.2

Type of change: Deletion of policy.

Section: Policy KEY1: 'Development South of Cockaynes Lane, Alresford' on page 186.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY KEY1: DEVELOPMENT SOUTH OF COCKAYNES LANE, ALRESFORD

Land south of Cockaynes Lane, Alresford (as defined on the Policies Map Inset) is allocated for a mix of residential development, business uses and public open space. Alongside other relevant policy requirements in Chapters 2 to 5 of this Local Plan, development proposals must also meet the following specific requirements:

- a) no development can take place until the necessary improvements are made to Cockaynes Lane and its junction with Station Road to create a safe access into the site (to be agreed in advance with the Highways Authority);
- b) vehicular access will be off Cockaynes Lane;
- c) the development must provide a safe pedestrian footpath/cycleway through the development with a new cycle/pedestrian access into the site from the Railway Station, off Station Road and links to the countryside beyond;
- d) business uses will be carefully controlled in order to minimise any material adverse impacts on both existing and proposed residential development; and
- e) the development will set aside a minimum of 1 hectare of land as 'green infrastructure' that will incorporate a new playing field, sustainable drainage systems, landscaping and informal open space that will be laid out as a 'green corridor' through the site which will be transferred to either Tendring District Council or Alresford Parish Council for future management and maintenance, or suitable alternative management arrangements put in place to ensure long term maintenance.

MAJ11.2 reason for change: To accept locally-raised concerns about the impact of development on the character and environmental attributes of Cockaynes Lane and to reflect the allocation of an alternative site off St. Andrew's Close, Alresford to meet the village's housing requirements in full. The alternative site does not require its own criteria based policy.

MAJ11.2 necessary consequential changes: Consequential amendment to delete paragraph 11.20 on page 186 (see proposed Minor Change MIN11.7). The following amendments are proposed to Policies Map Inset 7 (Alresford) (see proposed Policies Map change PM7.1) to reflect the above changes and to ensure sufficient land is allocated for housing in the Key Rural Settlements in the plan period:

- delete the mixed-use development notation from land off Cockaynes Lane, Alresford (and contract the Settlement Development Boundary accordingly); and
- allocate land off St. Andrew's Close, Alresford for housing, remove the Local Wildlife Site (LoWS) notation and amend the Settlement Development Boundary accordingly.

Change reference: MAJ11.3

Type of change: Major change to allocation in Elmstead Market and significant changes to policy wording.

Section: Policy KEY2: 'Development off Holly Way, Elmstead Market' on pages 186 and 187.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY KEY2: DEVELOPMENT ~~IN OFF HOLLY WAY,~~ ELMSTEAD MARKET

Land ~~west of Church Road off Holly Way,~~ Elmstead Market (as defined on the Policies Map Inset) is allocated for a mix of residential development (comprising around 20 dwellings), community uses and public open space. The Council will work with the developers (and relevant partners) prior to the submission of a planning application to ensure that ~~a~~Alongside other relevant policy requirements in Chapters 2 to 5 of this Local Plan, any development proposals for this site must also meet the following specific requirements:

- a) the principle point of vehicular access will be off ~~Church Road Holly Way~~ with pedestrian access only via ~~Elmcroft Meadow Close~~;
- b) the development shall deliver off-site ~~traffic calming measures~~ highway improvements including improvements to the junction of Church Road and Colchester/Clacton Road to the satisfaction of Essex County Council as the Highways Authority ~~and a new pedestrian crossing across Colchester Road at the western end of the village~~;
- c) the development will provide a new ~~village~~ community hall and car park at the ~~western northern~~ end of the development ~~with access via Holly Way~~, the specification of which will be agreed with Elmstead Parish Council; and
- d) the development will set aside a minimum of ~~0.52~~ hectares of land as 'green infrastructure' that will incorporate allotments at the ~~western southern~~ end of the site ~~(to minimise visual impacts on existing properties in Meadow Way)~~ and public open space alongside the new ~~village~~ community hall and adjoining the cricket ground, to be transferred to Elmstead Parish Council for future management and maintenance, or suitable alternative management arrangements put in place to ensure long-term maintenance.

Land off Meadow Close, Elmstead Market (as defined on the Policies Map Inset) is allocated for residential development of no more than 20 dwellings that, alongside other relevant policy requirements in Chapter 2 to 5 of this Local Plan, will also be required to fund the provision of a new pedestrian crossing across Colchester Road at the western end of the village, to the specification of Essex County Council, as the Highway Authority. The development will consist of predominantly single storey or chalet bungalows to reflect the character of adjoining properties in Meadow Close and Harvest Way and can incorporate an element of specialist retirement and extra care housing.

MAJ11.3 reason for change: To address a significant number of representations from residents.

MAJ11.3 necessary consequential changes: Consequential amendment to paragraph 11.21 on page 186 (see proposed Minor Change MIN11.8) and amendment to the policy name in the contents page. The following amendments are proposed to Policies Map Inset 8 (Elmstead Market) (see proposed Policies Map change PM8.1) to reflect the above changes and to ensure sufficient land is allocated for housing in the Key Rural Settlements in the plan period:

- add a new mixed-use allocation on land west of Church Road, Elmstead Market (and extend the Settlement Development Boundary); and
- reduce the mixed-use allocation on land off Meadow Close and Holly Way, Elmstead Market and change the notation from mixed-use to housing (and amend the Settlement Development Boundary).

Major Changes to Chapter 12: Countryside and Small Rural Settlements

Change reference: MAJ12.1

Type of change: Significant change to policy wording.

Section: Policy COU1: 'Plotland Development' on pages 192 and 193.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY COU1: PLOTLAND DEVELOPMENT

Areas of 'plotland development' to which the provisions of this policy apply are identified on the Policies Map and Policies Map Insets. ~~Alongside other relevant policy requirements in this Local Plan, the Council will not grant permission for new dwellings on undeveloped plotland sites or grant permission for extensions to existing plotland dwellings.~~

~~On all plotland sites except those at Wrabness Beach~~ Within these areas, the Council will only permit proposals for the one-for-one replacement of a lawful ~~plotland residential dwellings~~ or the one-for-one replacement of a lawful holiday home provided the volume of the replacement dwelling property is no greater than that of the existing property it proposes to replace ~~does not exceed that permitted for the original dwelling within the tolerances of Permitted Development Rights.~~

Proposals to extend properties will be judged on their merits against other policies in the Local Plan, having particular regard for the unique character of plotland areas, the wider landscape and any nearby wildlife designations.

~~On plotland sites at Wrabness Beach:~~

- a) ~~The replacement of lawful, permanent dwellings will be permitted provided:~~
 - (i) ~~replacement of an un-extended original dwelling does not involve an increase in volume exceeding 50%, or the permitted development tolerance, of the original dwelling, whichever is the lower; and~~
 - (ii) ~~replacement of a previously extended dwelling is on a like-for-like floor area and volume basis.~~
- b) ~~The replacement of lawful, holiday dwellings will be permitted on a like-for-like floor area and volume basis.~~
- c) ~~No new development will be permitted that is closer to the adjacent International wildlife site than the existing development.'~~

MAJ12.1 reason for change: To address the objections from Wrabness Parish Council seeking simplification of the policy in order to make it easier to understand and apply.

MAJ12.1 necessary consequential changes: Consequential amendment to paragraphs 12.13, 12.14, 12.15 and 12.16 to reflect the content of the revised policy (see proposed Minor Changes MIN12.7, MIN12.8, MIN12.9 and MIN12.10).

Change reference: MAJ12.2

Type of change: Significant amendment to policy wording.

Section: Policy COU3: 'Conversion or Re-Use of Rural Buildings in the Countryside' on pages 196 and 197.

Proposed change (additions shown as highlighted and deletions shown as struck through):

POLICY COU3: CONVERSION OR RE-USE OF RURAL BUILDINGS IN THE COUNTRYSIDE

Proposals for the re-use, conversion and alteration or extension of a rural building in the countryside for the following uses will be considered favourably (in principle):

- (i) employment (defined for the purposes of this policy as uses within Classes B1 and, where appropriate, B2 general industrial, and limited small-scale or ancillary storage);
- (ii) leisure/recreation (including riding stables, livery and other equestrian-related development);
- (iii) tourist use (including tourist accommodation); ~~and~~
- (iv) community use (where none of the above economic uses are not viable and such a use would have a wider benefit to the local community)-; ~~and~~
- (v) residential use (where employment uses are unsuitable for practical or amenity reasons and where the development would lead to an enhancement to the immediate setting).

In addition to other policies in this Local Plan, all proposals for the re-use, conversion and alteration or extension of a rural building in the countryside must also satisfy the following criteria:

- a) the building is ~~structurally sound and~~ capable of accommodating the proposed use without the need for significant extension or alteration or reconstruction;
- b) the proposed use (including any proposed alterations or extensions to the building), its associated operational area, the provision of any services, and / or any amenity space or outbuildings, would not harm its appearance as a rural building or adversely affect the rural setting of the building in the locality;
- c) the proposed use would not create significant levels of traffic, particularly lorries, on rural roads (proposals for employment uses will be required to provide a sustainability assessment which may include a Travel Plan designed to maximise the opportunities to reduce the need to travel by private car);
- d) proposals which would create a significant number of jobs should be well located in

relation to towns and villages or be readily accessible by public transport; and

e) it will not lead to unacceptable levels or types of traffic or problems of road safety or amenity and will not require highway improvements which will harm the character of rural roads in the area.

Proposals for the conversion or re-use of rural buildings in the countryside for market housing will only be permitted ~~in special cases and where satisfactory evidence (to be agreed in advance with the Council) can demonstrate~~ the following requirements have been met:

f) alternative uses for the economic use of the building ~~or use as a community facility~~ have been fully explored ~~and marketed for a sustained period of at least 12 months,~~ to the satisfaction of the Council; ~~which in the case of a building considered to be suitable for Class B1 or B2 purposes has been marketed for a sustained period of at least 12 months;~~

g) the proposal is a high quality design where the building is of architectural or historic merit or makes an important historical and visual contribution to the landscape, using appropriate methods of conservation to retain the character and historic interest of the building (in the case of barns the single open volume should be retained with minimal change to the external appearance); and

h) the creation of a residential curtilage and associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, group of buildings or the surrounding area.

Proposals for the replacement of rural buildings in the countryside for employment purposes (Use Classes B1 and, where appropriate, B2 general industrial, and limited small-scale or ancillary storage) will only be permitted where it can be demonstrated that the replacement of the existing building would result in a more acceptable and sustainable form of development than might be achieved through re-use or conversion of the original building. Proposals for the replacement of rural buildings for residential use will not be supported.

Proposals for the replacement of redundant rural buildings that are important architecturally or historically will not be supported.

MAJ12.2 reason for change: To provide a bit more flexibility to allow residential use of rural buildings in the countryside (where employment uses or other preferred uses are not considered to be suitable or practical).

MAJ12.2 necessary consequential changes: None.

Change reference: MAJ12.3

Type of change: Inclusion of a new policy with supporting text.

Section: Policy COU11: 'Great Oakley Community Development' (new policy) and supporting paragraphs 12.50 and 12.51 to be inserted after Policy COU10 on page 203.

Proposed change (additions shown as highlighted and deletions shown as struck through):

Great Oakley Community Development

12.50 Community consultation has revealed that Great Oakley's village hall no longer meets the needs of the village in an effective way. It fails to meet modern day standards of energy efficiency and is poorly located for the provision of changing facilities for local sports groups, being some distance from the village's playing fields. Consultation has also highlighted serious concerns about congestion and pedestrian safety around the village's Primary School during the dropping off and picking up times due to there being no suitable off-street car parking area.

12.51 To address these issues, the Parish Council recognises the potential for a modest housing development on land close to the village playing fields and adjacent the primary school with sufficient space to also deliver a brand new village hall and an associated car park that can be used during the school's dropping off and picking up period. The local landowner has expressed a willingness to work with the Parish Council to deliver this package of development and previous consultation exercises have indicated a good level of support amongst residents of the village. Therefore land is allocated, as an exception to the general approach in Policy SD4, for this specific 'community development'.

POLICY COU11: GREAT OAKLEY COMMUNITY DEVELOPMENT

Land west of Harwich Road, Great Oakley is allocated for a mixed-use community development to include housing, a new village hall with a car park (which will also be available for use by people dropping off and picking up children from the Primary School) and green infrastructure. The Council will use legal agreements and/or planning conditions to ensure that the full range of benefits is delivered as part of a comprehensive scheme.

MAJ12.3 reason for change: To indicate support for the principle of community-related development in this location, which would be supported by some new housing as a departure to the usual approach to growth in 'Smaller Rural Settlements' set out in Policy SD4.

MAJ12.3 necessary consequential changes: Add a new mixed-use development allocation on land west of Harwich Road, Great Oakley on Policies Map Inset 29: 'Great Oakley' (see proposed Policies Map change PM29.1).

Major Changes to the Local Plan's Appendices

Change reference: MAJ14.1

Type of change: Deletion of a whole appendix.

Section: Appendix 1: 'Housing Requirements for Individual Settlements' on pages 213 and 214.

Proposed change (additions shown as **highlighted and deletions shown as **struck through**):**

Appendix 1: Housing Requirements for Individual Settlements

~~The strategy for housing growth in this Local Plan is that each defined settlement in the district will aim to accommodate a 6% increase in housing stock between 1st April 2011 and 31st March 2021. The approach to achieving this increase is different depending on which category of settlement a town or village falls within. The tables below indicate, for each settlement, the estimated number of dwellings within the settlement (i.e. the built up area inside of the defined Settlement Development Boundary) and thereafter the approximate housing requirement based on a 6% increase in that number.~~

Urban Settlements

~~In accordance with Policy SD2 of the Local Plan, each of the urban settlements will accommodate a 6% increase in housing stock through a combination of dwellings that were built in the 2011/12 financial year, dwellings that had outstanding planning permission on 1st April 2012 and dwellings on specifically allocated sites in this Local Plan. The increase in housing stock will be monitored every year and is likely to be supplemented by development on 'windfall sites' i.e. sites not specifically allocated for development but which could obtain planning permission for new homes during the plan period. The Colchester Fringe is defined within its own Settlement Development Boundary, but there is no specific housing requirement for that area, given that Colchester urban area is already earmarked for growth in Colchester Borough Council's Local Development Framework.~~

Settlement	Estimated dwelling stock on 1st April 2011	Proposed 6% increase in dwellings (2011 to 2021)
Clacton-on-Sea	28,138	1,688
Harwich and Dovercourt	8,934	536
Frinton, Walton and Kirby Cross	9,457	567
Manningtree, Lawford and Mistley	3,785	227
Brightlingsea	3,972	238

Key Rural Service Centres

~~In accordance with Policy SD3, Key Rural Service Centres will also see a 6% increase in housing stock through a combination of dwelling completions in 2011/12, sites with outstanding planning permission on 1st April 2012 and site allocations in this Local Plan. Again, these figures may be supplemented by windfall sites if or when they come forward with planning applications.~~

Settlement	Estimated dwelling stock on 1st April 2011	Proposed 6% increase in dwellings (2011 to 2021)
Alresford	806	48
Elmstead Market	721	43
Great Bentley	683	41
Little Clacton	990	59
St. Osyth/Point Clear	1,862	112
Thorpe-le-Soken	660	40
Weeley/Weeley Heath	746	45

Smaller Rural Settlements

The approach to housing growth in smaller rural settlements is explained in Policy SD4. Because these areas offer less sustainable locations for development and are more sensitive to development, the growth in housing will be capped at the level required to achieve the proposed 6% increase. Housing development in these areas will be monitored regularly to determine how much development could be granted planning permission in those areas at any point during the plan period. A scale of development in excess of the 6% requirement will only be permitted where there is Parish Council support, either through a Neighbourhood Plan, a rural exception scheme (see Policy PEO11) or support for a specific development where it will bring specific local benefits such as a new village hall.

Settlement	Estimated dwelling stock on 1st April 2011	Proposed 6% increase in dwellings (2011 to 2021)
Aingers Green	185	11
Ardleigh	293	18
Ardleigh Heath	28	2
Balls Green	27	2
Beaumont Cum Moze	40	2
Bradfield	381	23
Bradfield Heath	24	1
Bromley Cross	29	2
Burnt Heath	28	2
Chisbon Heath	20	1
Crockleford Heath	13	1
Elmstead Heath	30	2
Fox Street	43	3
Foxash Estate	19	1
Frating	182	11
Great Bromley	49	3
Great Holland	334	20
Great Oakley	420	25
Hare Green	138	8
Horsley Cross Street	18	1
John De Bois Hill	38	2
Kirby-le-Soken	593	36
Little Bentley	35	2
Little Bromley	56	3
Little Oakley	533	32
Mistley Heath	18	1
Ramsey Village	113	7

Ravens Green	11	4
Stones Green	37	2
Tendring	59	4
Tendring Green	48	3
Thorpe Green	20	1
Thorpe Station and Maltings	24	1
Thorrington	309	19
Thorrington Cross	76	5
Wix	196	12
Wrabness	73	4

MAJ14.1 Reason for change: To reflect the change to the spatial strategy from a rigid 6% increase in housing stock for all settlements, to a 'sustainable, fair and proportionate' distribution of growth that is more flexible, better related to the evidence of housing need and land supply and recognises unique characteristics and constraints affecting individual settlements.

MAJ14.1 necessary consequential changes: None.

Change reference: MAJ14.2

Type of change: Consequential amendment of appendix.

Section: Appendix 3: Estimated Dwelling Numbers for Allocated Sites (table on pages 223 and 224).

Proposed change (additions shown as highlighted and deletions shown as struck through):

The following list provides a rough indication of how many dwellings each of the allocated or committed housing and mixed use development sites in the Local Plan is likely to deliver within years 1-10 of the plan period (2014-2024). These figures were informed by the Council's 2013 Strategic Housing Land Availability Assessment (SHLAA). Some of the sites will have potential to deliver more dwellings in the longer term through the roll-forward and review of the Local Plan prior to 2024. These estimates will help local residents to better understand the potential scale of development in their areas and these figures have been used by the Council to work out the infrastructure requirements likely to result from these developments and the potential financial contribution that could be sought through the Community Infrastructure Levy.

These estimates should not be treated as minimum targets or seen as the maximum limits for each of the sites. In reality, the actual number of dwellings that will be built on each site will be derived from careful consideration of the various policies in this Local Plan including the policies on housing choice, space standards, density, layout and open space requirements. In all cases, the Council will require developers to achieve the highest quality of development and this may result in lower or higher dwelling numbers than estimated below.

Commitments (Large sites with planning permission for residential development before April 2014)

Site	Estimated Dwellings 2014-2024
Land north of St. John's Road, Clacton-on-Sea	150
Royal Hotel, Marine Parade East, Clacton-on-Sea	38
Land off Highlands Grove, Clacton-on-Sea	10
Land rear of Pound Farm, Main Road, Dovercourt	30
Plot 2, Stanton Europark, Dovercourt	38
Land adjacent to Fryatt Hospital, Main Road, Dovercourt	13
Capital House Site, Main Road, Dovercourt	12
Land off Ferndale Road, Harwich	13
Former Primary School, Main Road, Harwich	39
Former Bernard Uniforms Factory, Main Road, Harwich	34
21-23 Harold Road, Frinton-on-Sea	10
Site of St. Joseph's Convent, Raglan Road, Frinton-on-Sea	10
Land at Frinton Park Court, Central Avenue, Frinton-on-Sea	13
47 The Parade, Walton-on-the-Naze	11
Former James and Stone Shipyard, Copperas Road, Brightlingsea	55
Land rear of 121-127 Sydney Street, Brightlingsea	13
505 Ipswich Road, Ardleigh	80
Land to rear of Bold Venture, Station Road, Great Bentley	22
TOTAL	591

Allocations (Large sites specifically allocated for residential development in the Local Plan)

Site	Estimated Dwellings 2014-2024
Clacton-on-Sea	
Land off Lotus Way, Jaywick (see Policy COS10)	400
Land at Rouses Farm, West of Jaywick Lane (see Policy COS12)	350
Land south of Clacton Coastal Academy, Jaywick Lane (see Policy COS13)	400 180
Land east of Rush Green Road (see Policy COS14)	60
Land west of Bluehouse Avenue	10
Clacton Garden Centre, St. John's Road	46 26
Land at Coppins Court, Coppins Road	30
Land east of Thorpe Road (see Policy COS15)	300 350
Land south of Centenary Way (see Policy COS16)	70 100

Land off Abigail Gardens	20
Land off Gainsford Avenue (see Policy COS17)	50
Harwich and Dovercourt	
Land adjacent to Harwich & Parkeston Football Club, Main Road, Dovercourt	40
Land adjacent 360 Main Road, Dovercourt	30 22
Land East of Pond Hall Farm (see Policy HAD4)	150 100
Land south of Ramsey Road, Ramsey	90
Land West of Mayes Lane, Ramsey (see Policy HAD5)	60
Frinton, Walton and Kirby Cross	
Martello Site, Kirby Road, Walton-on-the-Naze (see Policy FWK6)	250 150
Station Yard and Avon Works, off Station Road, Walton-on-the-Naze (see Policy FWK8)	40
The Old Town Hall Site, Mill Lane, Walton-on-the-Naze	10 15
Southcliffe Trailer Park, Woodberry Way, Walton-on-the-Naze	15
Former Reservoir Site, Witton Wood Road, Frinton-on-Sea	30
Land at Turpins Farm, Elm Tree Avenue, Frinton-on-Sea (see Policy FWK9)	50 160
Manningtree, Lawford and Mistley	
Land east of Cox's Hill, Lawford (see Policy MLM4)	100 150
Land east of Bromley Road, Lawford (see Policy MLM5)	100
Land north of Stourview Close, Mistley (see Policy MLM5a)	60
Brightlingsea	
Land south of Robinson Road, Brightlingsea (see Policy BRI2)	120
Key Rural Service Centres	
Land south of Cockaynes Lane, Alresford (see Policy KEY1); Land off St. Andrew's Close, Alresford	50
Land off Meadow Close Holly Way, Elmstead Market (see Policy KEY2)	40 20
Land west of Church Road, Elmstead Market (see Policy KEY2)	20
Land east of Station Road, Great Bentley	20
Land east of Sturrick's Lane, Great Bentley	20
Land off Springfield Meadows, Little Clacton	20
Land north-east of the Montana Roundabout, London Road, Little Clacton	35
Land south of Rochford Road, St. Osyth	20
Land rear of Clacton Road and Rochford Road, St. Osyth	50
Land south of Clacton Road, St. Osyth	20
Land north of Abbey Street, Thorpe-le-Soken (see Policy KEY3)	40
Land south of Thorpe Road, Weeley	20

	Land off St Andrew's Road, Weeley	10	
	Land at Willow's Farm, Mill Lane, Weeley Heath (see Policy KEY4)	10	
	TOTAL	2,533	

MAJ14.2 reason for change: To reflect the changes to Policy PEO1 which have been informed by an updated Strategic Land Availability Assessment (SHLAA) (see Major Change MAJ4.2) and to include 'commitments' within the identified supply.

MAJ14.2 necessary consequential changes to the Policies Maps: A number of changes are proposed to housing sites to reflect the above changes and changes to the housing strategy and plan period – see the specific housing supply sections within each area chapter.

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