



PLANNING POLICY AND LOCAL PLAN COMMITTEE

AGENDA

DATE:	Thursday, 5 October 2023
TIME:	6.00 pm
VENUE:	Committee Room - Town Hall, Station Road, Clacton-on-Sea, CO15 1SE

MEMBERSHIP:

Councillor Bush
Councillor Chapman BEM
Councillor M Cossens
Councillor Fairley
Councillor Guglielmi

Councillor Lennard
Councillor Newton
Councillor Scott
Councillor Skeels Jnr.

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DATE OF PUBLICATION: Monday, 9 October 2023

AGENDA

7 **Report of the Director (Planning) - A.1 - Draft Jaywick Sands Place Plan (Pages 1 - 22)**

Presentation by Hana Loftus of HAT Projects on the draft Jaywick Sands Place Plan.

Information for Visitors

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Jaywick Sands Place Plan

Committee stage presentation

October 2023

Regeneration objectives for Jaywick Sands

"In Jaywick Sands, regeneration projects will continue to raise the standard of living in this part of Clacton. Jaywick Sands will have seen, through the provision of a deliverable development framework, a sustainable community with associated economic, community and employment opportunities."

Tendring Local Plan vision

The objectives for Jaywick Sands, set out in the Tendring Local Plan are:

Transform housing quality and the built environment

Ensure long term flood resilience

Create greater connectivity to neighbouring areas

Attract commerce & new economic opportunities

Improve people's life chances, access to public services & health & wellbeing

Success at meeting these objectives can be measured by a number of indicators.

These include indicators for the Index of Multiple Deprivation, so improvement to these would directly impact on the ranking of Jaywick Sands on this important national metric.

Meeting the regeneration objectives in full, will require sustained partnership working across social and economic programmes as well as spatial planning, development and the built environment

Why develop a Place Plan?

Real progress is already being made on the ground with projects that have already been implemented or are currently in delivery, led both by TDC and others

A coordinated vision and strategy is needed to ensure funding is sought and directed to meet strategic priorities, and so that developing initiatives and projects pull in the same direction.

Flood risk is real and increasing all the time and this will affect the most vulnerable residents the most. The risk to the community is increased by the poor quality of many of the homes in Jaywick Sands, so improving housing and flood safety need to go hand in hand.

Relocation of the community and Compulsory Purchase Order/comprehensive redevelopment are not being considered at the present, as we believe these are not what the community wants to see.

Doing nothing is not an option – while change will take a long time and have many challenges, the issues that Jaywick Sands faces are serious and must be tackled.

Work done to date

- Initial research and development from late 2018
- Pause during Covid-19
- Work restarted in 2021
- Consultation with the community on the big issues and options in 2022
- Input from Environment Agency's Coastal Defences study
- Further development resulting in the draft Place Plan now before you for consideration

Next steps:

- Subject to agreement through the Committee and Cabinet process, the draft Place Plan will go to further full public consultation later this autumn/winter
- Feedback from consultation will inform the final version of the Place Plan for adoption
- Place Plan to be adopted as Council strategy (not as SPD) to ensure flexibility
- Place Plan should be a 'living strategy' and reviewed and updated on a regular basis

What is the Place Plan?

- A framework for regeneration of Jaywick Sands over 20+ years.
- Sets out a vision and ambition for what Jaywick Sands can become in the future
- Recommendations for achieving this through tangible actions and initiatives
- Outline high level costs for priority projects

"In Jaywick Sands, regeneration projects will continue to raise the standard of living in this part of Clacton. Jaywick Sands will have seen, through the provision of a deliverable development framework, a sustainable community with associated economic, community and employment opportunities."

Tending Local Plan vision

Place Plan vision

The vision for Jaywick Sands is to be a thriving community that makes the most of its coastal location and unique character, while being resilient to the risks posed by sea level rise.

- Improved flood defences will maintain protection against the sea while creating an attractive and accessible seafront for residents and visitors, increasing tourism and the local jobs it supports
- Residential streets will see vacant and derelict plots brought into use for a range of functions. New homes will be distinctive and beautifully designed, and flood safe, on well-sized plots that provide good amenity for their residents
- Property owners will be improving existing homes and rental properties, and have the support and guidance they need to make them more flood safe
- Streets and spaces will be green, attractive and well-used, helping residents lead active lives and making it easier to get around.
- The community will have the shops and services it needs within a short walk of every home.

"In Jaywick Sands, regeneration projects will continue to raise the standard of living in this part of Clacton. Jaywick Sands will have seen, through the provision of a deliverable development framework, a sustainable community with associated economic, community and employment opportunities."

Tending Local Plan vision

How the Draft Place Plan is meeting TDC's objectives

Transform housing quality and the built environment

- Flood defence design framework that integrates wider improvements to the seafront public realm, accessibility of the beach, and minimises the impact on existing seafront properties. This includes converting Brooklands to a one-way street with footways on both sides and a fully segregated cycle track.

Ensure long term flood resilience

- Design and delivery framework for improving the residential areas by redeveloping vacant and derelict plots for suitable new uses, and replacing poor quality homes that are unsafe and lack flood resilience, with good quality new homes, in line with the adopted Jaywick Sands Design Guide SPD

Create greater connectivity to neighbouring areas

- Land use plan identifying areas where commercial and community uses should be safeguarded and additional space developed to ensure day-to-day needs for shops, services and social infrastructure are met in full.

Attract commerce & new economic opportunities

- Improvement to green spaces to support active lifestyles, wellbeing and community activity, alongside greening and biodiversity gains.
- Improvement to walking and wheeling routes, including a new north-south route across Tudor Fields which can be used for emergency access and evacuation in a flood event, and improvements to bus stops to increase the use and accessibility of public transport.

Improve people's life chances, access to public services & health & wellbeing

- Recommendations for improvements to surface water and foul drainage infrastructure

Spatial framework

- Renewed flood defences integrating improved public realm, improved accessibility to beach, and conversion of Brooklands to a one-way street
- Existing residential areas where new design and delivery approach to redeveloping vacant and derelict plots, and replacing poor quality homes that are unsafe and lack flood resilience, with good quality new homes, is applicable
- Areas where existing commercial and community uses should be safeguarded, and where redevelopment to create additional business, retail and community facilities should be permitted.
- Sites where development of new business, retail and community facilities, as part of a masterplanned approach (with new and replacement parking), is appropriate.
- Improved public open spaces to support active lifestyles, wellbeing and community activity, alongside greening and biodiversity gains.
- New walking and wheeling route across Tudor Fields, suitable for emergency access and evacuation in a flood event.
- New fully accessible access points to beach
- New beach boardwalk suitable for wheeling and walking
- New/improved footpaths increasing access to green spaces for recreation and exercise
- Improvements to existing alleyways
- Improvements to bus stop facilities
- Potential future residential / holiday accommodation development (no net increase in permanent residents within Flood Zone 2/3)



Fig. 1. Spatial framework of Jaywick Sands Place Plan

- Settlement boundary
- Priority Area for Regeneration and Place Plan boundary

Flood defences and seafront public realm

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- Defences at Jaywick Sands are providing a lower standard of protection every year, due to sea level rise
- The residual life of defences is also decreasing (i.e. the year where they are predicted to be at risk of breach/structural failure)
- Failure to improve flood defences will put lives and property at risk in the future
- A 0.5% AEP Standard of Protection is the level generally accepted as the right standard to maintain



Table 1 – Standard of Protection provided by existing defences against wave overtopping

	DU2	DU3	DU4	DU5
Year 0 (2022)	0.5% AEP	1% AEP	1% AEP	3.3% AEP
Year 50 (2072)	2% AEP	5% AEP	5% AEP	10% AEP
Year 100 (2122)	33.3% AEP	100% AEP	100% AEP	>100% AEP

Table 2 – Residual life of seawalls at each DU i.e., the year that breach risk increases.

DU2	DU3	DU4	DU5
Year 16 (2038)	Year 76 (2098)	Year 14 (2036)	Year 62 (2084)

‘Nationally preferred option’

- The Environment Agency report sets out a ‘nationally preferred option’ for flood defences, which has been identified in line with DEFRA and Treasury guidance.
- Options considered through this process were, in line with national guidance, were engineering options only and no assessment of public realm or community impacts has been made.
- Cost benefit was considered along with the level of protection to existing properties.
- The nationally preferred option which was identified was incremental wall raising on the line of the existing sea wall.
- This would be undertaken in two stages - the first starting in 2033 and the second starting in 2058
- Potential practical challenges in raising wall so close to existing homes



Fig. C2. Visualisation of Brooklands seafront (DU2) after full wall raising (both phases)



Fig. C3. Visualisation of Village seafront (DU3) after full wall raising (both phases)

Place Plan preferred design framework (Brooklands)

- Build higher sea wall in front of existing wall
- Demolish existing sea wall
- Landscape area between new homes and new wall to be an attractive frontage and promenade
- Improve access and use of the beach

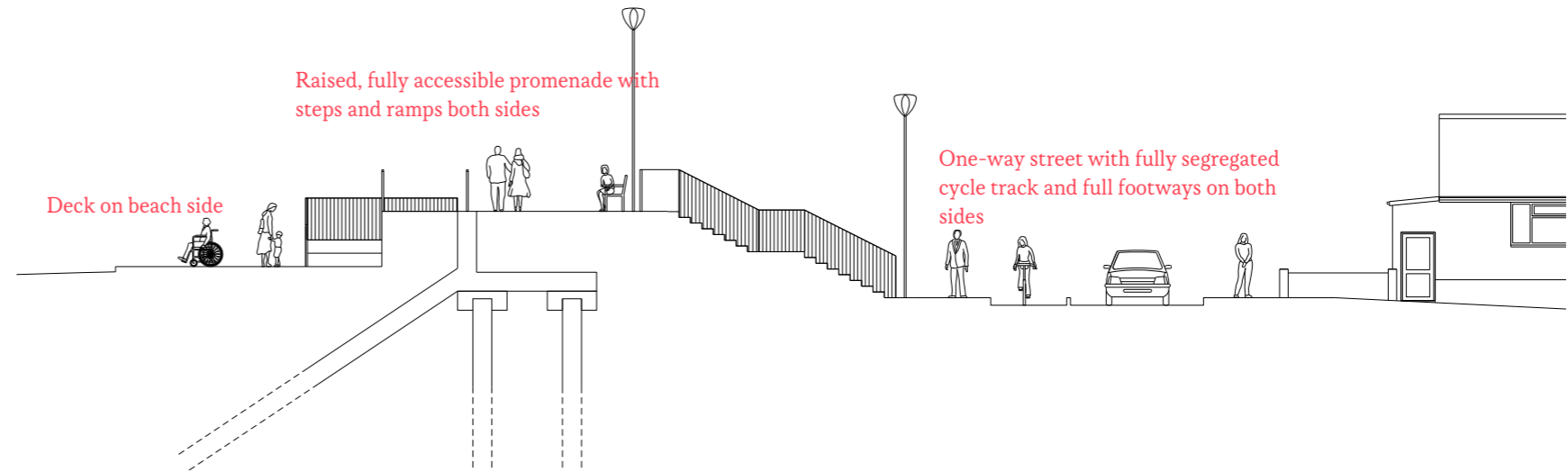


Fig. 6. Indicative cross-section showing the strategic design approach to the Brooklands seafront



Fig. 4. Sketch visualisation of the new seafront design strategy along the Brooklands seafront



Fig. 5. Isometric sketch showing the main elements of the seafront design strategy along the Brooklands seafront

Place Plan preferred design framework (The Village)

- Build higher sea wall in front of existing wall
- Landscape and improve accessibility
- May require an extra rock groyne to increase width of beach at the narrowest point

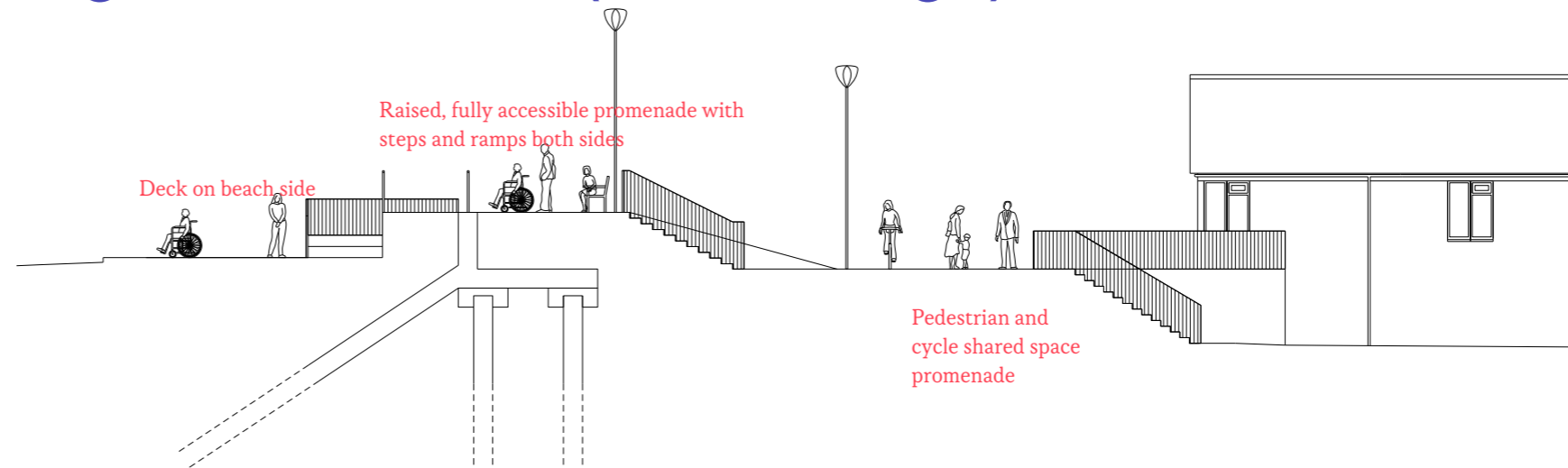


Fig. 7. Indicative cross-section showing the design approach to the Village seafront



Fig. 8. Sketch visualisation of the new seafront design strategy along the Village seafront



Fig. 9. Isometric sketch showing the main elements of the seafront design strategy along the Village seafront

Flood defences and seafront public realm - delivery and costs

- Flood Defence Grant in Aid (FDGiA) is available (assuming current DEFRA funding arrangements continue) but not until 2033 onwards.
- FDGiA for the nationally preferred option under current DEFRA guidance would be drawn down in stages - one phase starting in 2033 and second phase starting in 2058.
- Preferred Place Plan option would be a comprehensive approach delivered in one project and preferably as soon as possible in order to provide confidence and support further regeneration and investment.
- FDGiA is not sufficient to cover the costs of either the Environment Agency option (nationally preferred option) or the Place Plan preferred option.
- Partnership funding will be required from other sources:
 - Nationally preferred option requires ~£20m partnership funding (at 2023 values) for the two stage approach.
 - Place Plan preferred design approach requires ~£84m partnership funding (at 2023 values) for a single stage approach delivered from 2033 onwards
- If the Place Plan preferred approach was delivered sooner than 2033, no FDGiA funding would be available, this would mean the full cost (£108m at 2023 values) would be required from partnership funding.

Improving residential areas

- Residential neighbourhoods, in particular Brooklands, have derelict and vacant plots and are blighted by some run-down and poorly maintained homes.
- A number of homes are unsafe and many more are not flood resilient
- The aim of the Place Plan is to reduce the blight caused by run-down housing and derelict plots, and to improve overall housing quality
- This will require a range of interventions, some of which are already under way with the Healthy Homes initiative.
- The strategy needs to incentivise and enable property owners themselves to improve their own properties. Relying on public sector intervention to redevelop all substandard homes will not be feasible.


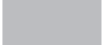




Fig. 10. Vacant plots within Brooklands (TDC in green/other vacant plots in blue)

Preferred strategy for vacant and derelict plots

- Use existing TDC owned plots and purchase additional vacant and derelict plots for a range of purposes that will improve the quality of the built environment:
- Selling or leasing single plots to adjoining homeowners to use as garden and off-street parking (under covenant)
- Developing double/triple plots for new flood resilient, high quality homes
- Using some blocks of plots for off-street resident parking to allow Brooklands to become a one-way street without impacting residents.
- Redevelop Mermaid and adjoining plots for business/community uses

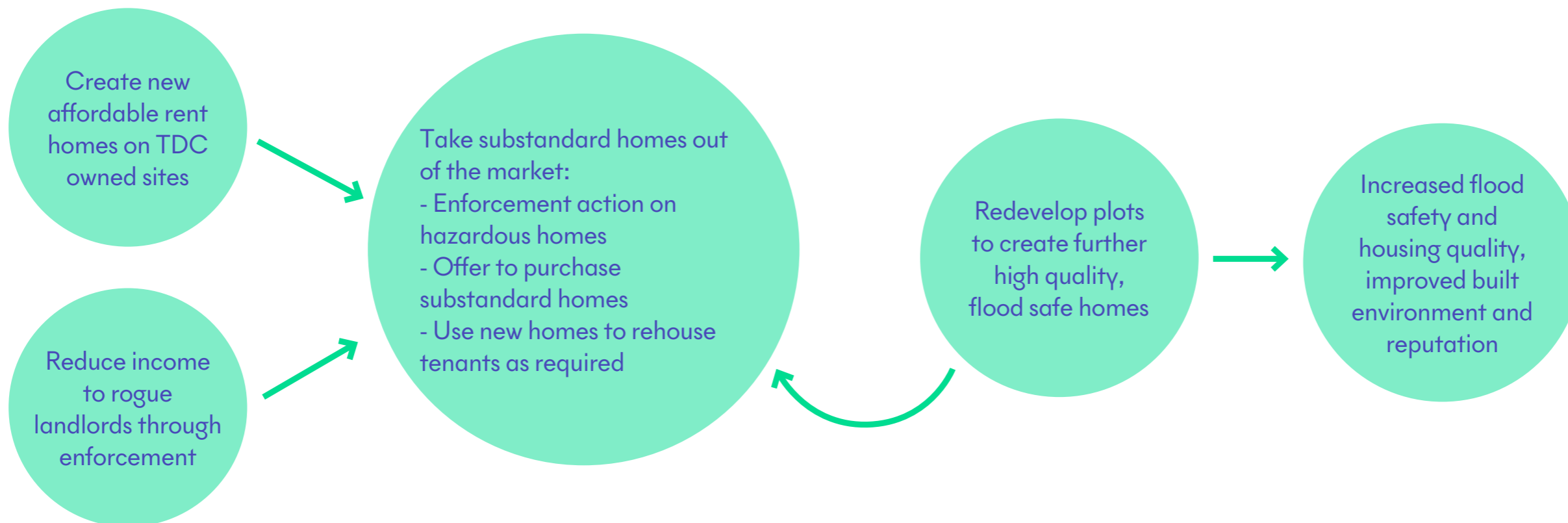


-  New flood safe, high quality homes to the standards in the Jaywick Sands Design Guide SPD
-  Parking areas for Brooklands residents (allocated parking)
-  TDC-owned single vacant plots leased or sold to adjoining dwelling
-  Non-TDC owned vacant single plots - not targeted for redevelopment. Incentivise clean-up and maintenance where required.

Preferred strategy for improving quality of existing homes

- Combination of measures including enforcement and working with property owners
- Exploring potential funding options to incentivise owner-occupiers to improve flood resilience of their properties
- Where people would be open to relocating, exploring alternative options for housing elsewhere in the District (e.g. shared ownership where TDC gains ownership of existing home and can redevelop it)
- Providing technical guidance for property owners for assessing the flood resilience of their properties, implementing improvements and preparing flood safety plans.

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Creating space for business, tourism and local services

Growth opportunities in Jaywick include meeting local needs in full; meeting the demand in the wider area for SME business units; and growing the tourism and visitor economy

Strategy includes:

- Safeguarding and improving existing non-residential uses - explore funding for shopfront improvement grants or similar
- Encouraging the growth of local commercial clusters - i.e. allow change of use in identified areas from residential to business/tourism uses
- Developing additional non-residential floorspace on TDC-owned sites



Improving public open spaces

- Quantity of public open space is sufficient, but quality and facilities / equipment are below standard and have deficits
- Functional briefs and outline budgets are proposed for all the open spaces across the community

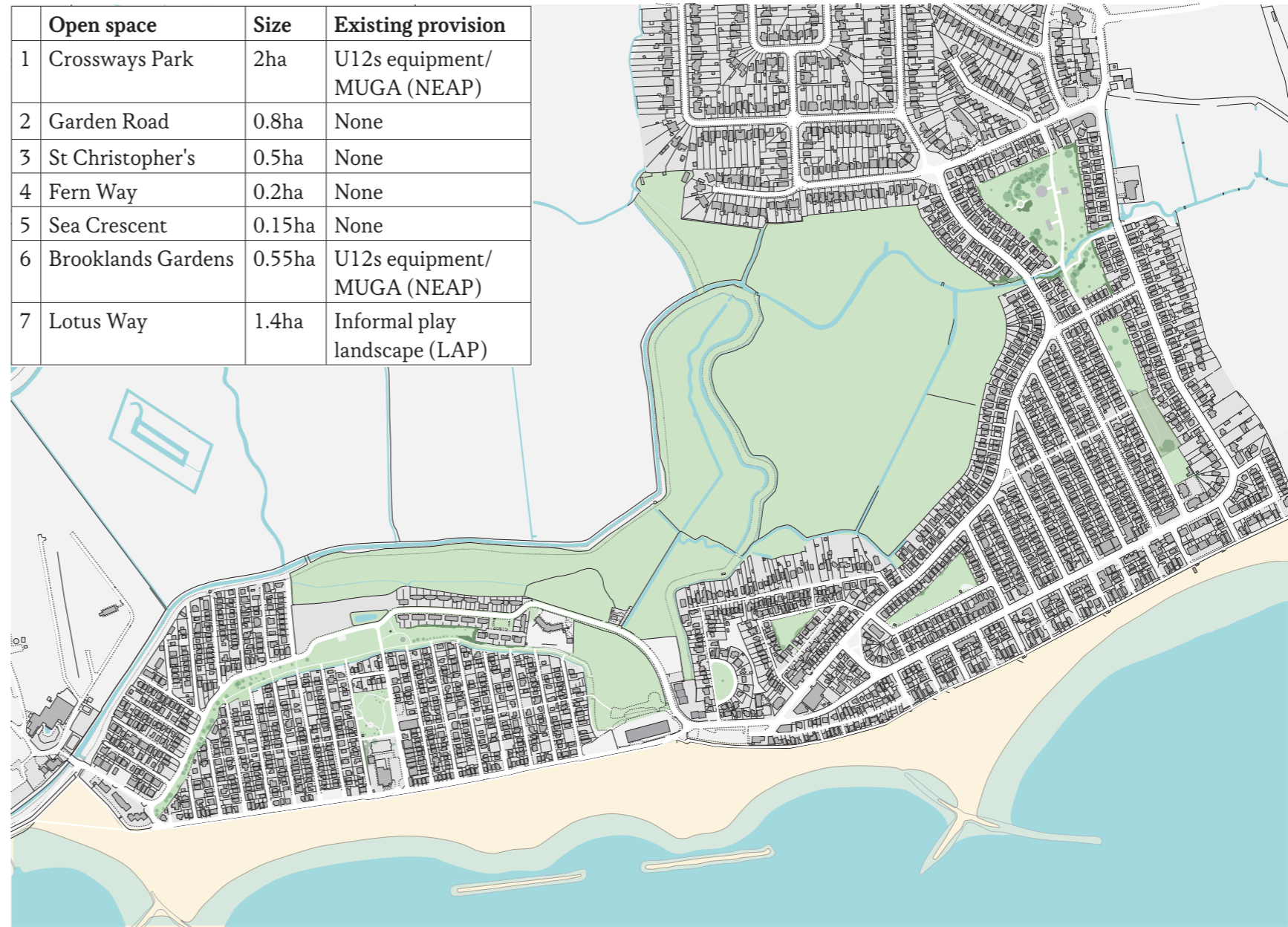


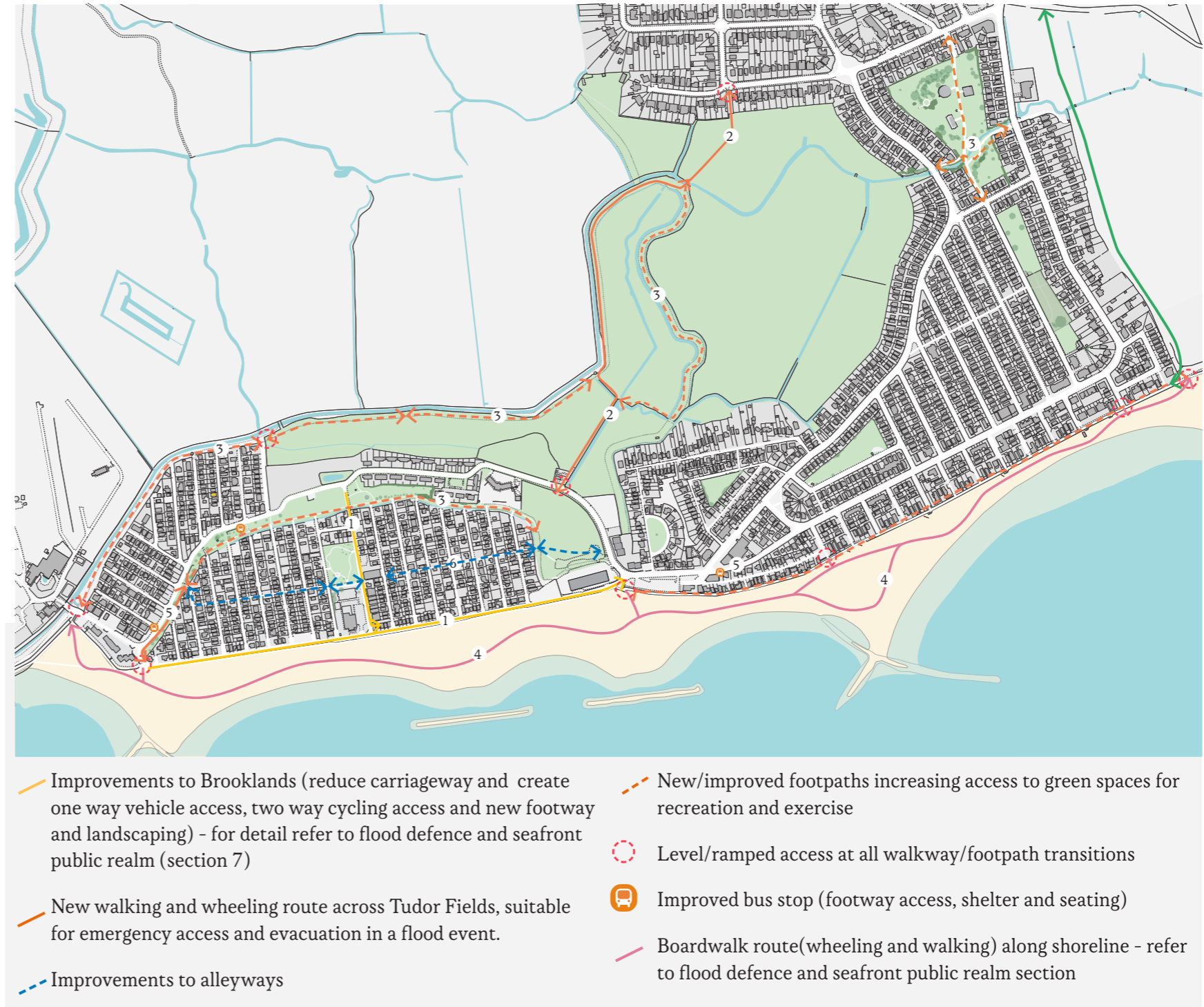
Fig. 11. Map of existing public open spaces in Jaywick Sands

Accessibility and connectivity

A range of proposals including:

- New path across Tudor Fields which will shorten the route to the Tudor Estate facilities and provide an additional emergency access/evacuation route in a present day flood event
- Improvements to alleyways and footpaths
- Improvements to bus stops including additional shelters

Other improvements to the seafront are covered in the flood defences and seafront public realm section



Drainage infrastructure

- A range of issues with foul and surface water drainage have been identified
- Recommendations about progressing discussions with Anglian Water and Essex Highways about capacity and condition - further detailed technical studies will be required
- Funding likely to be required to deliver improvements

Community engagement and stewardship

- Local Plan sets out that change in Jaywick Sands must come about with the full involvement and support of the community
- Recommendations about how to involve community members in decision-making, stewardship and long-term governance
- Interim statement of community involvement recommended

Consultation process

- Full public consultation provisionally starting in mid November through to early January.
- In-person events at a range of venues in Jaywick Sands
- Online survey
- Following consultation, the Place Plan will be revised to take on board feedback, prior to becoming formal Council strategy.