



PLANNING POLICY AND LOCAL PLAN COMMITTEE

AGENDA

DATE:	Tuesday, 25 August 2026
TIME:	6.00 pm
VENUE:	Town Hall, Station Road, Clacton-on-Sea, CO15 1SE

MEMBERSHIP:

Councillor Guglielmi (Chairman)
Councillor M Cossens (Vice-Chairman)
Councillor Bush
Councillor Chapman BEM
Councillor Everett

Councillor Newton
Councillor Scott
Councillor M Stephenson
Councillor White

Most Council meetings are open to the public and press. The space for the public and press will be made available on a first come first served basis. Agendas are available to view five working days prior to the meeting date and the Council aims to publish Minutes within five working days of the meeting. Meeting papers can be provided, on request, in large print, in Braille, or on disc, tape, or in other languages.

This meeting will be filmed by the Council for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be filmed, except where there are confidential or exempt items, and the footage will be on the website for up to four years (the Council retains three full years of recordings and the relevant proportion of the current Municipal Year). The Council will seek to avoid/minimise footage of members of the public in attendance at, or participating in, the meeting. In addition, the Council is obliged by law to allow members of the public to take photographs, film, audio record and report on the proceedings at public meetings. The Council will only seek to prevent this should it be undertaken in a disruptive or otherwise inappropriate manner.

If you have any queries regarding webcasting or the recording of meetings by the public, please contact Ian Ford Email: iford@tendringdc.gov.uk or Telephone on 01255 686584.

DATE OF PUBLICATION: Monday, 17 August 2026

AGENDA

6 Report of the Corporate Director (Planning & Community) - A.1 - Tendring District Local Plan Review: Submission Version (Pages 5 - 46)

The Review Local Plan Submission Version Maps are attached.

Date of the Next Scheduled Meeting

The next scheduled meeting of the Planning Policy and Local Plan Committee will be held when required.

Information for Visitors

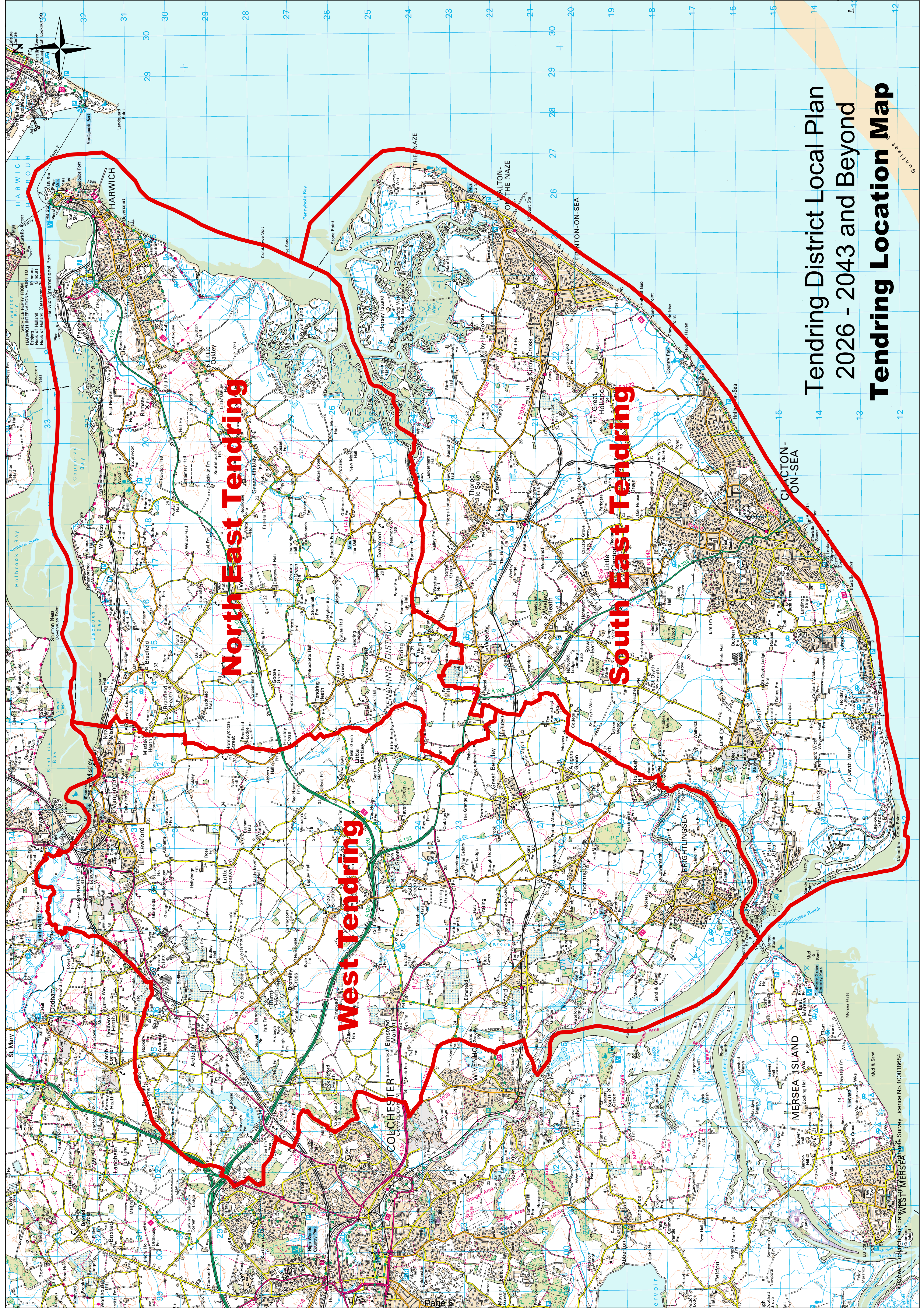
FIRE EVACUATION PROCEDURE

There is no alarm test scheduled for this meeting. In the event of an alarm sounding, please calmly make your way out of any of the fire exits in the room and follow the exit signs out of the building.

Please heed the instructions given by any member of staff and they will assist you in leaving the building and direct you to the assembly point.

Please do not re-enter the building until you are advised it is safe to do so by the relevant member of staff.

Your calmness and assistance are greatly appreciated.



Tendring District Local Plan 2026 - 2043 and Beyond Tendring Location Map

Policies Map 1 West Tendring

0 1,050
Meters

SCALE 1:25000

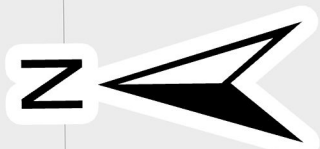


North East
Tendring

South East
Tendring

North-East
Tendring

South-East
Tendring



North East
Tending

West
Tending

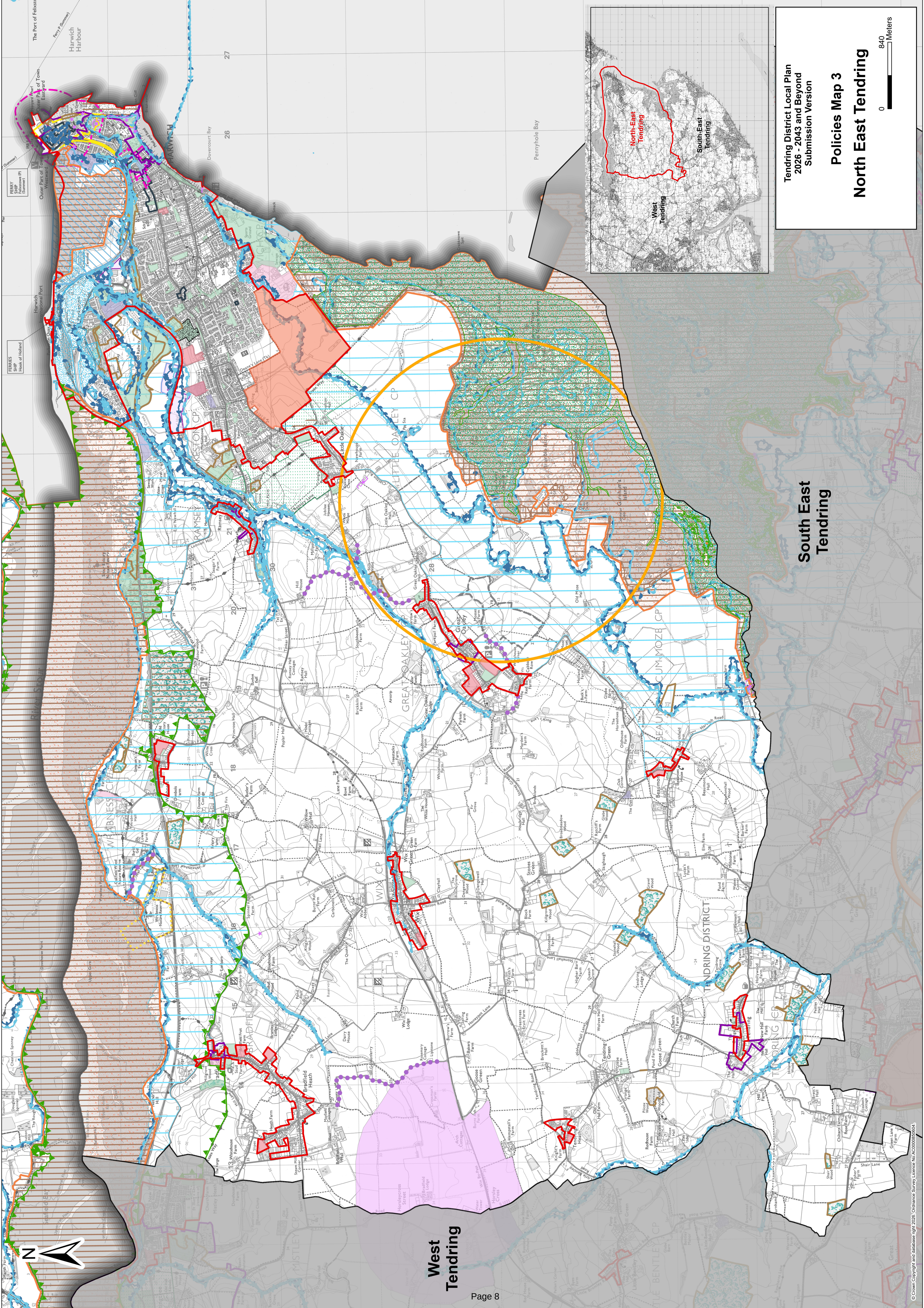
Tending District Local Plan
2026 - 2043 and Beyond
Submission Version

Policies Map 2

South East Tending

0 1,150 Meters

SCALE 1:27500

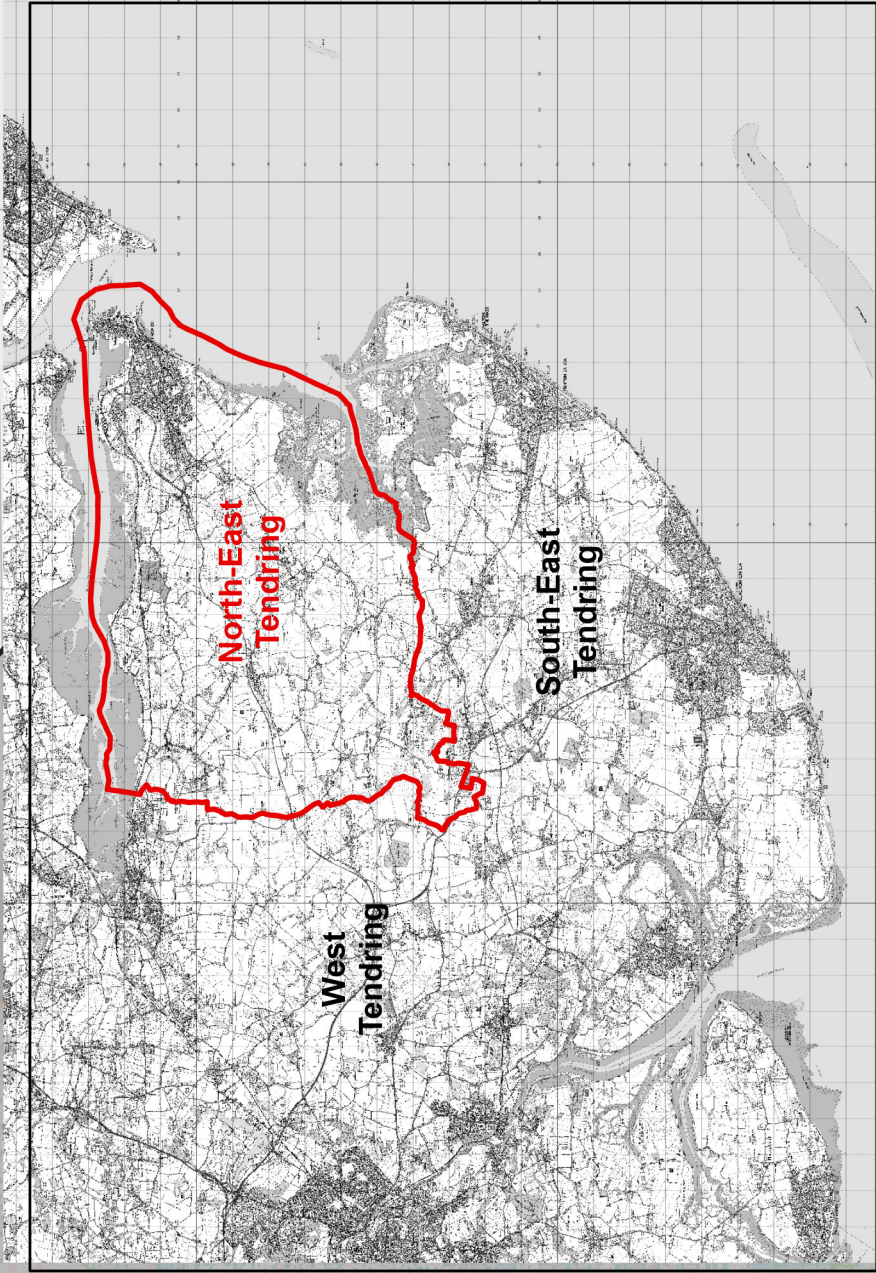


Tending District Local Plan
2026 - 2043 and Beyond
Submission Version

Policies Map 3

North East Tending

0 840 Meters



**South East
Tending**

**West
Tending**

Tendring District Local Plan

2026 – 2043 and Beyond

Map Key

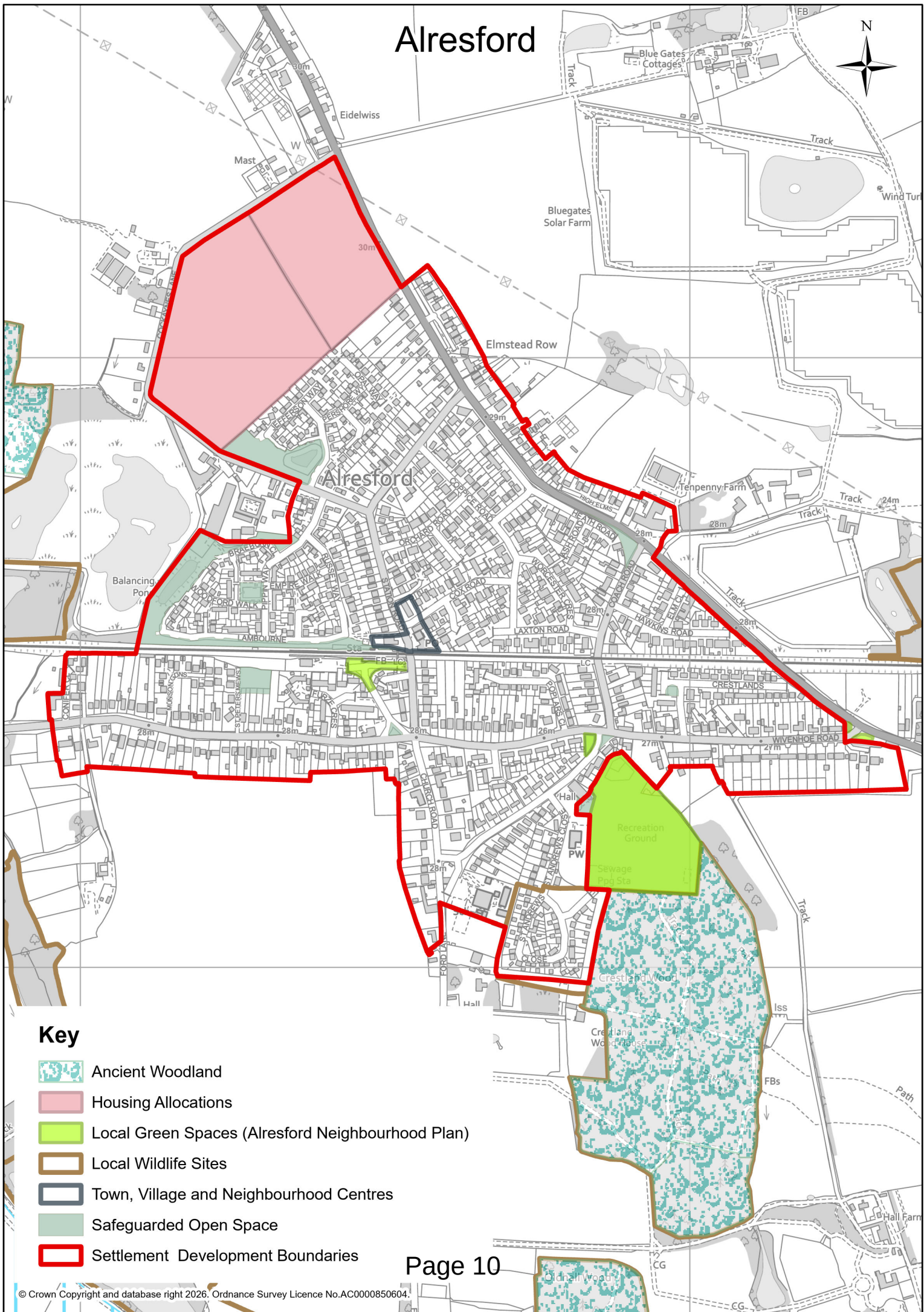
Local Plan/District Boundary	Areas of Special Character	Registered Parks & Gardens	Special Areas of Conservation (SAC)
Employment Allocation	**Article 4 Direction	Historic Towns	Special Protection Areas (SPA)
Employment Sites	Conservation Area	*Flood Zone 2	Local Green Space (Neighborhood Plans)
Housing Allocations	Cemeteries & Crematorium	*Flood Zone 3	Garden Village Broad Locations
Mixed-Use Allocations	Bathside Bay	Suffolk & Essex Coast & Heaths National Landscape	Protected Lanes
Primary Shopping Area	Bramble Island Safeguarded Area	Safeguarding Civil Technical Sites	
Settlement Development Boundary	Harwich International Port	Strategic Green Gaps	
Town, Village & N/hood Centres	Safeguarded Holiday Parks	Local Nature Reserves	
Priority Areas for Regeneration	Safeguarded Open Space	Local Wildlife Sites(LoWS)	
Walton Mere	Ancient Woodland	National Nature Reserves	
Scheduled Monuments	Coastal Protection Belt	RAMSAR	
Ardleigh Reservoir Catchment Area	Dedham Vale National Landscape	Sites of Special Scientific Interest (SSSI)	

*The Flood Zone shown on the maps should only be used as a guide. The Environment Agency Flood risk maps should always be used for the latest flood risk information and to distinguish between Flood Zones 2 and 3.

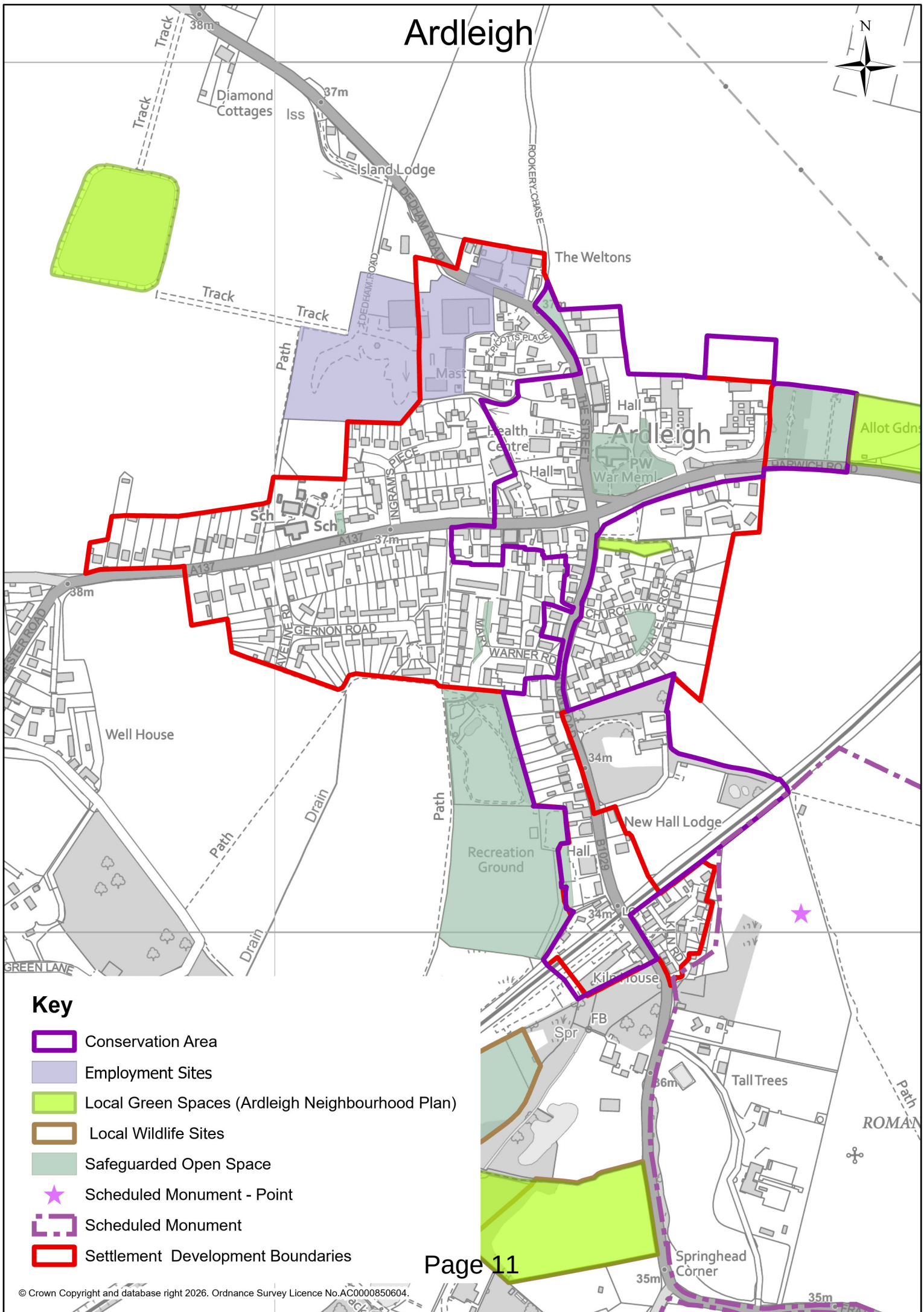
** Article 4 Direction for Houses in Multiple Occupation covers the whole district and therefore cannot be annotated on the maps.

It is important that the Maps and Keys are read in conjunction with the Written Statement.

Alresford



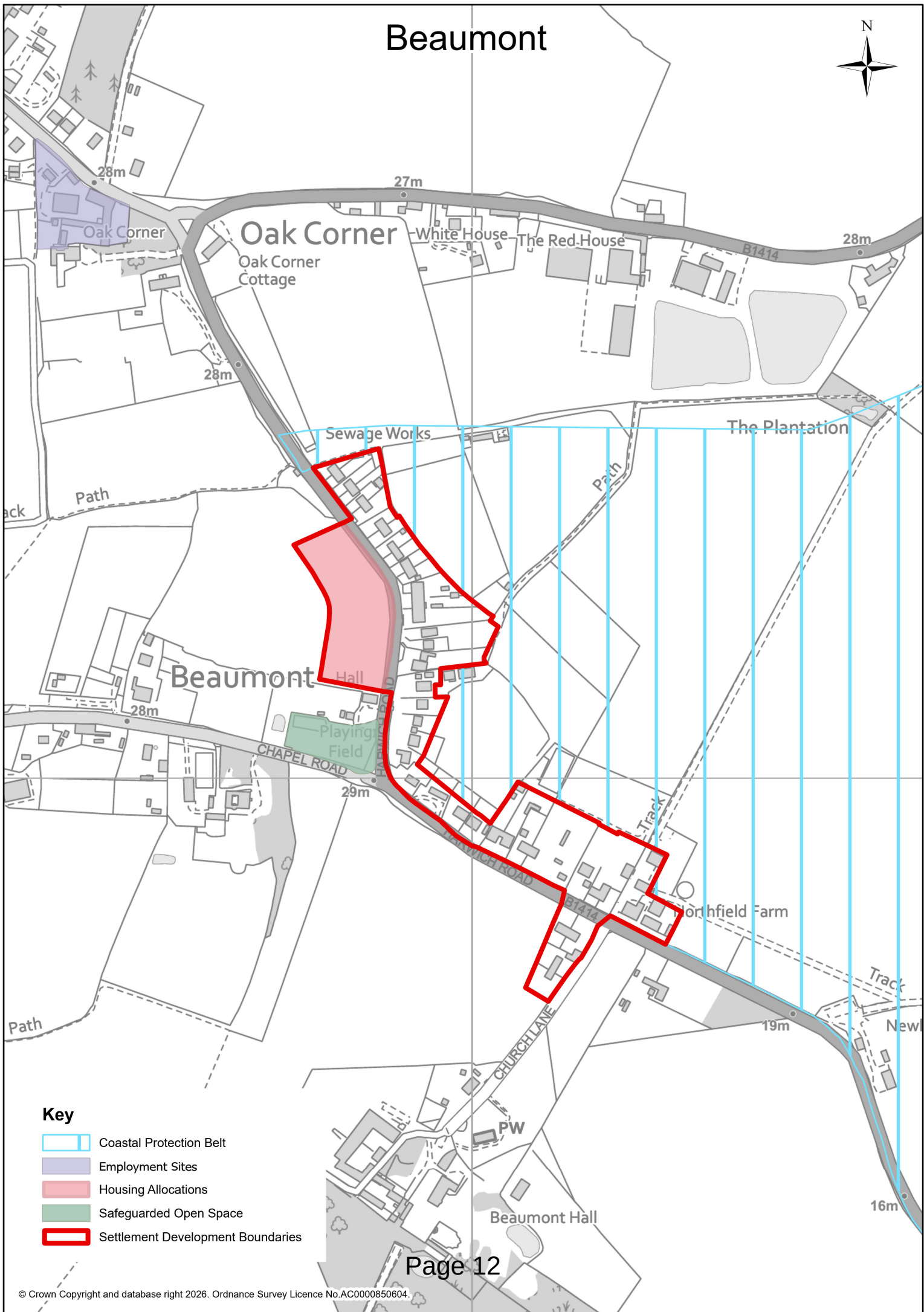
Ardleigh



Key

-  Conservation Area
-  Employment Sites
-  Local Green Spaces (Ardleigh Neighbourhood Plan)
-  Local Wildlife Sites
-  Safeguarded Open Space
-  Scheduled Monument - Point
-  Scheduled Monument
-  Settlement Development Boundaries

Beaumont

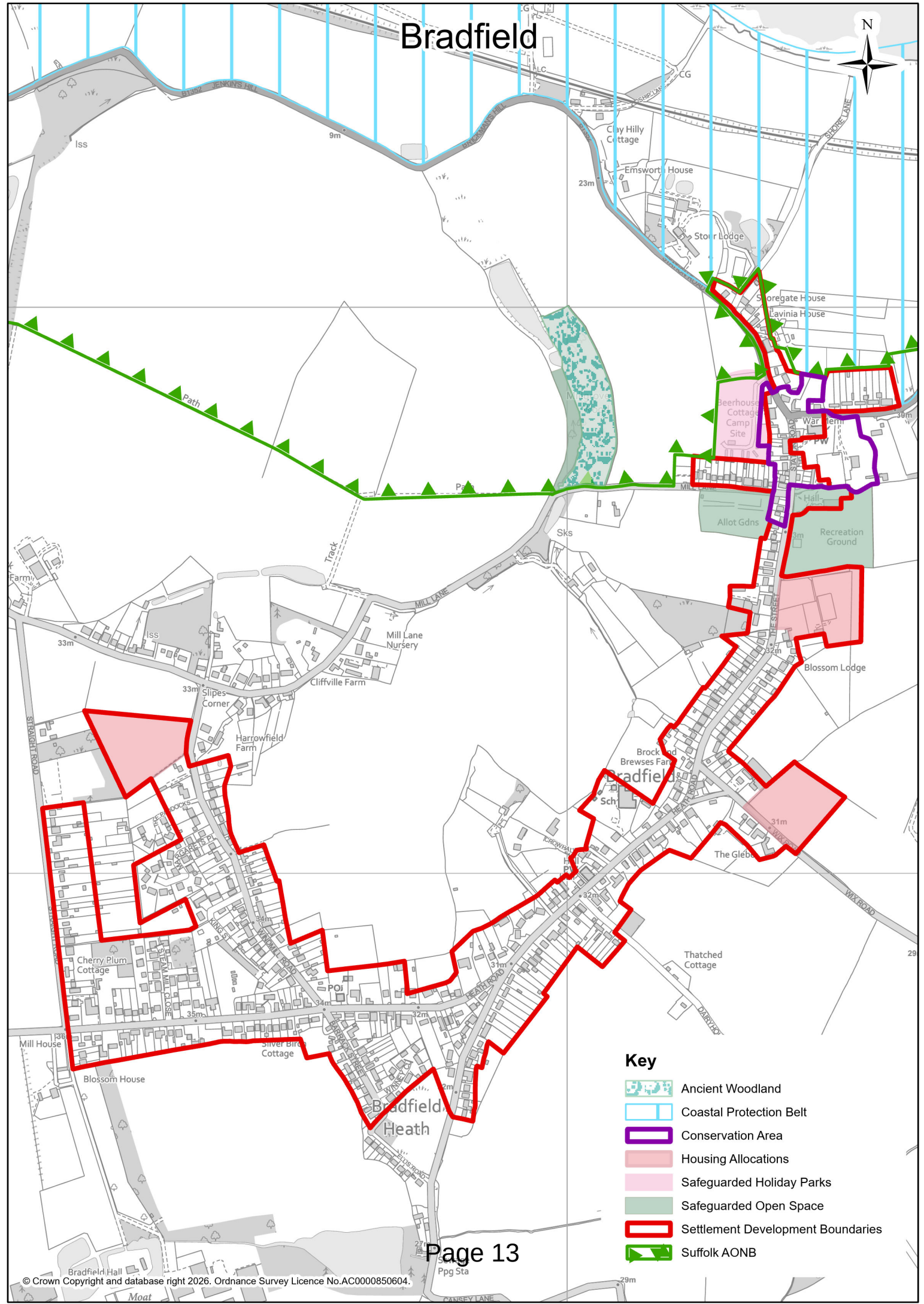


Key

-  Coastal Protection Belt
-  Employment Sites
-  Housing Allocations
-  Safeguarded Open Space
-  Settlement Development Boundaries

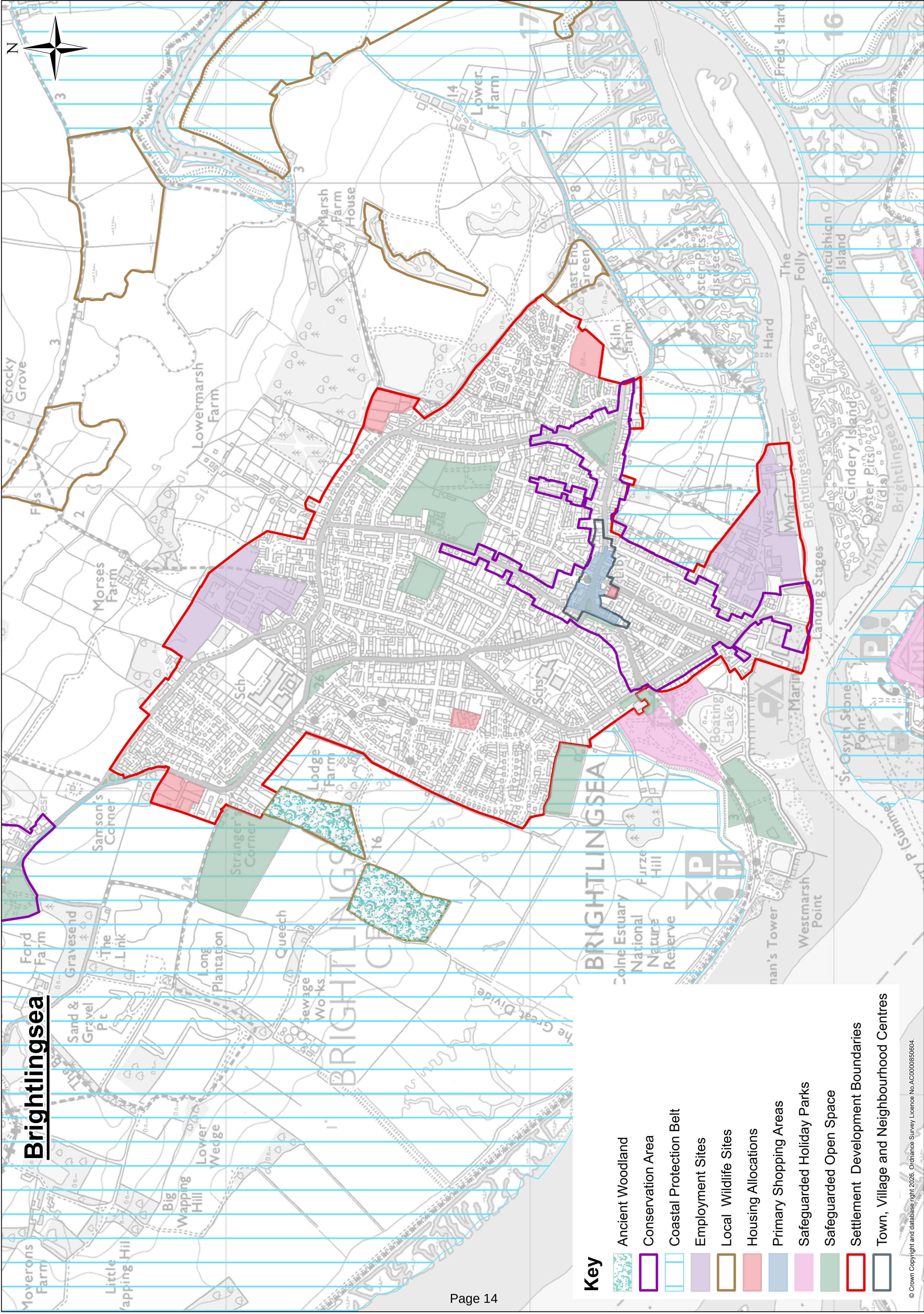
Bradfield

N



Key

-  Ancient Woodland
-  Coastal Protection Belt
-  Conservation Area
-  Housing Allocations
-  Safeguarded Holiday Parks
-  Safeguarded Open Space
-  Settlement Development Boundaries
-  Suffolk AONB

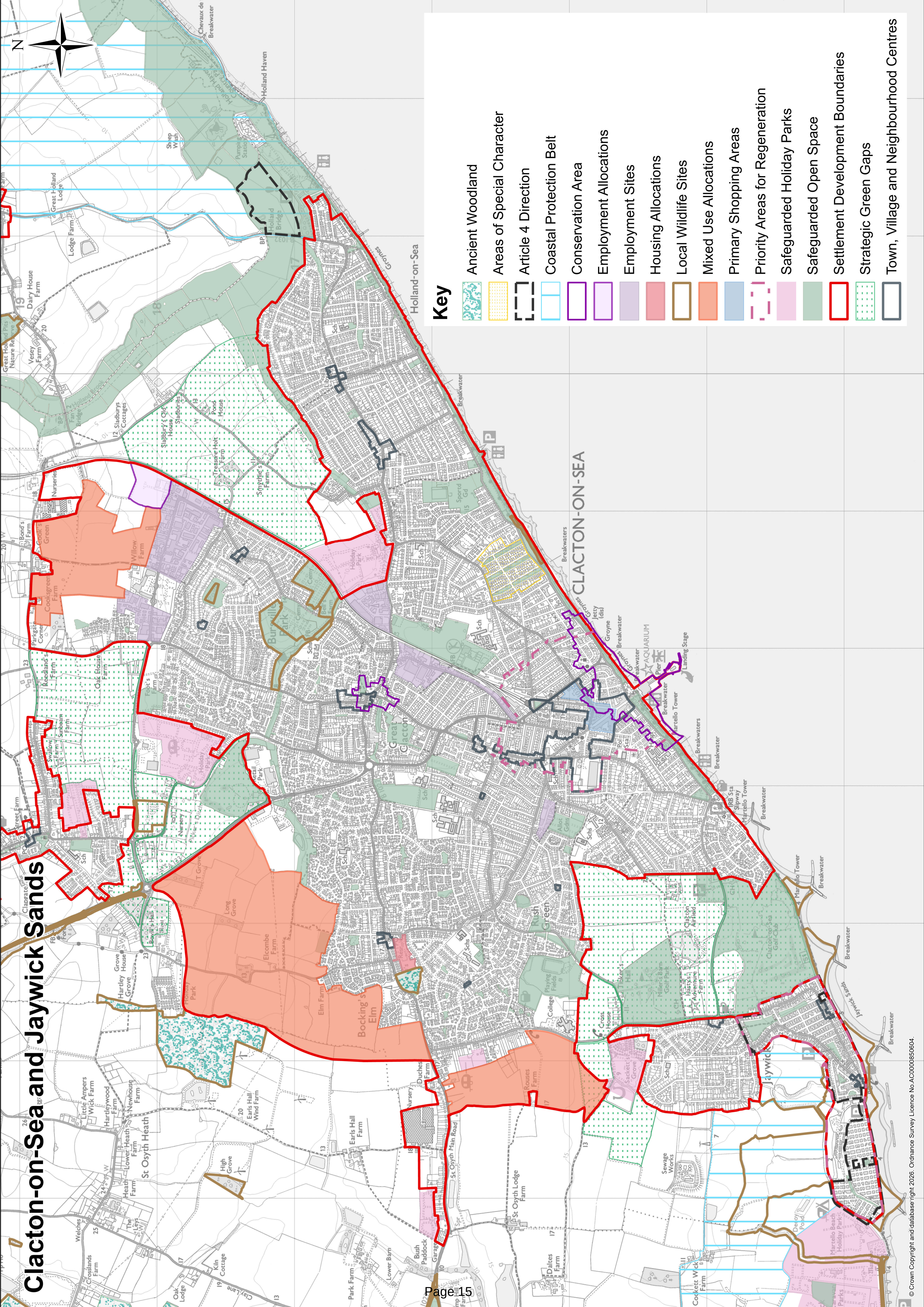


Brightlingsea

Key

- Ancient Woodland
- Conservation Area
- Coastal Protection Belt
- Employment Sites
- Local Wildlife Sites
- Housing Allocations
- Primary Shopping Areas
- Safeguarded Holiday Parks
- Safeguarded Open Space
- Settlement Development Boundaries
- Town, Village and Neighbourhood Centres

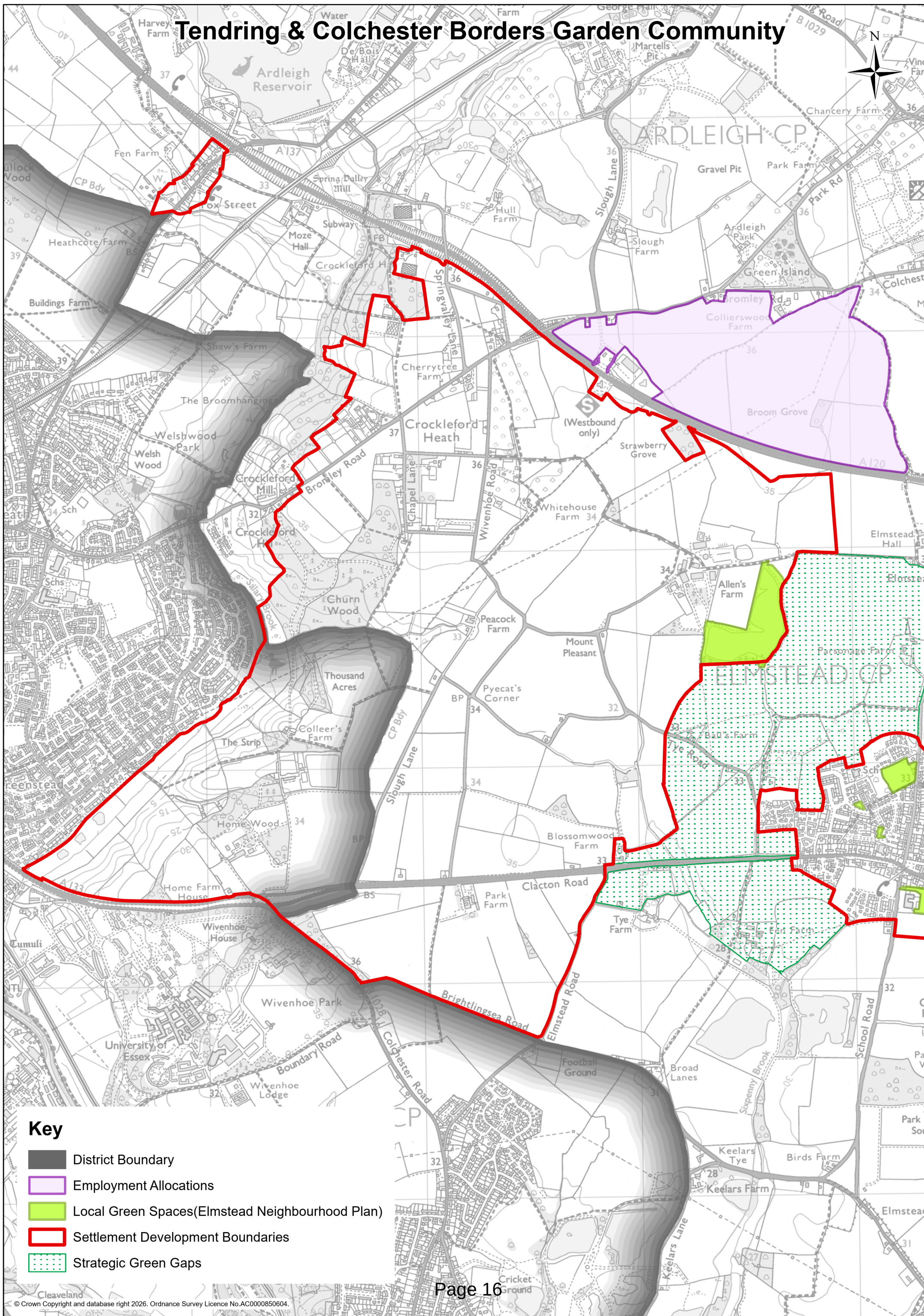
Clacton-on-Sea and Jaywick Sands



Key

- Ancient Woodland
- Areas of Special Character
- Article 4 Direction
- Coastal Protection Belt
- Conservation Area
- Employment Allocations
- Employment Sites
- Housing Allocations
- Local Wildlife Sites
- Mixed Use Allocations
- Primary Shopping Areas
- Priority Areas for Regeneration
- Safeguarded Holiday Parks
- Safeguarded Open Space
- Settlement Development Boundaries
- Strategic Green Gaps
- Town, Village and Neighbourhood Centres

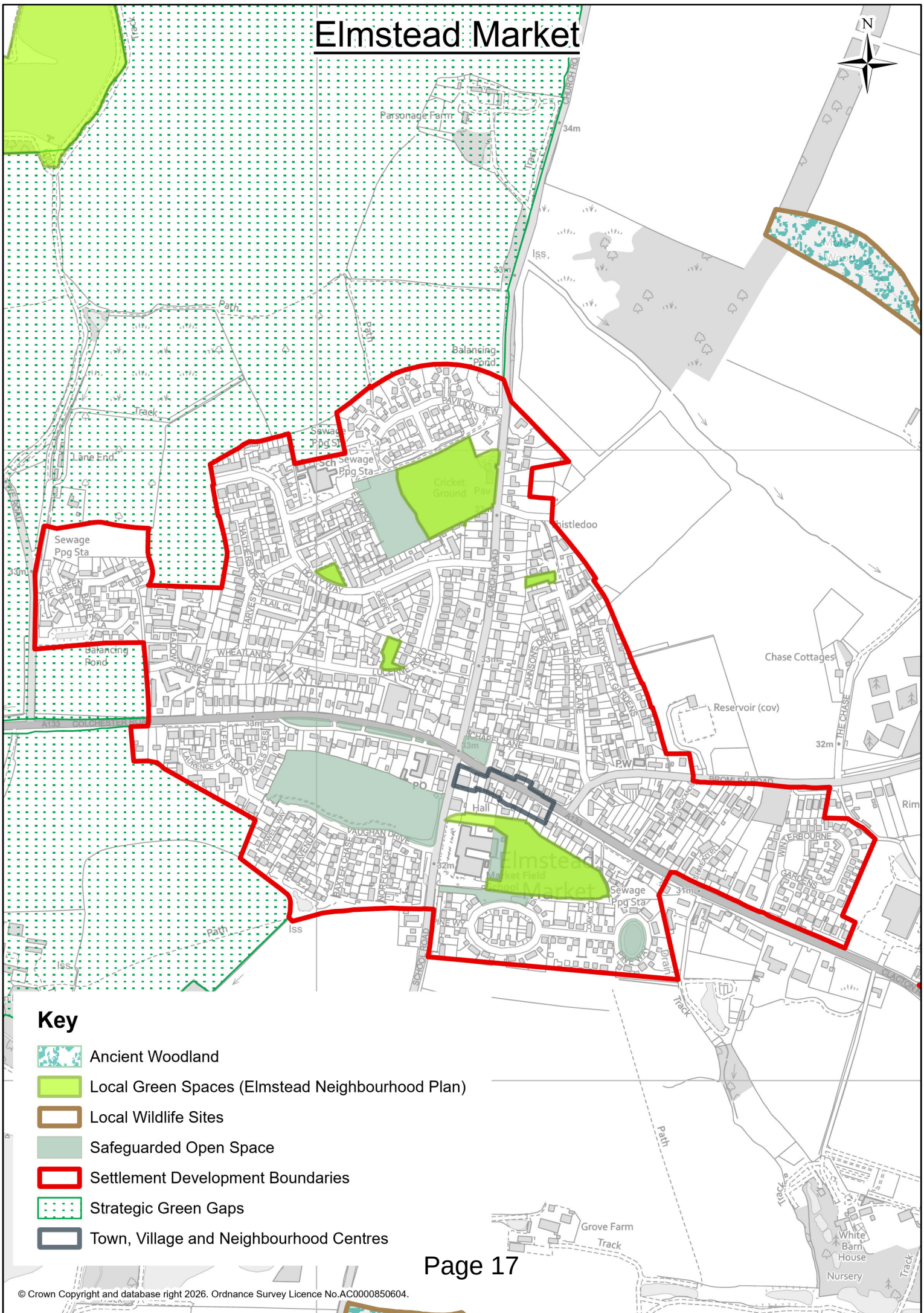
Tendring & Colchester Borders Garden Community



Key

- District Boundary
- Employment Allocations
- Local Green Spaces(Elmstead Neighbourhood Plan)
- Settlement Development Boundaries
- Strategic Green Gaps

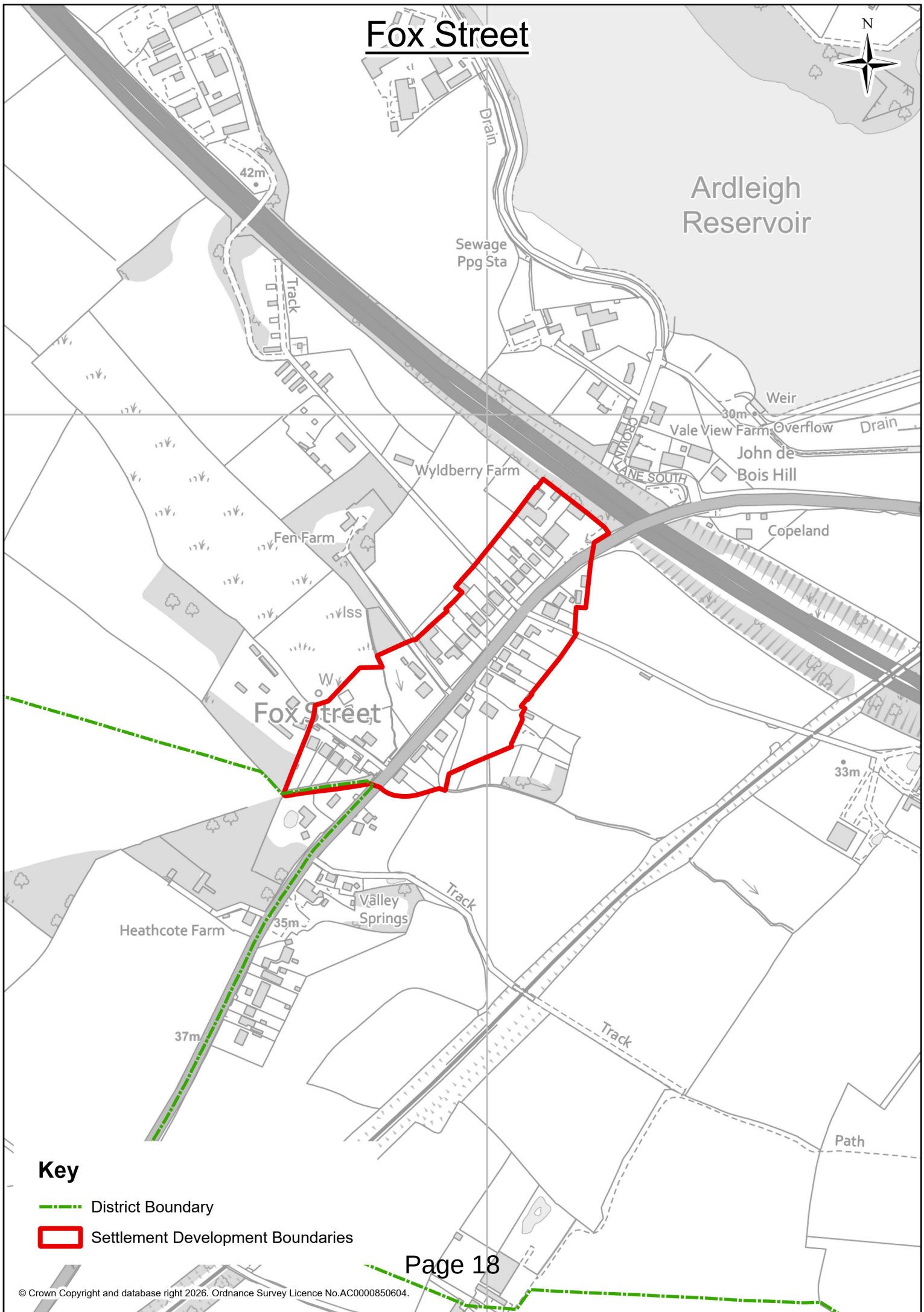
Elmstead Market



Key

-  Ancient Woodland
-  Local Green Spaces (Elmstead Neighbourhood Plan)
-  Local Wildlife Sites
-  Safeguarded Open Space
-  Settlement Development Boundaries
-  Strategic Green Gaps
-  Town, Village and Neighbourhood Centres

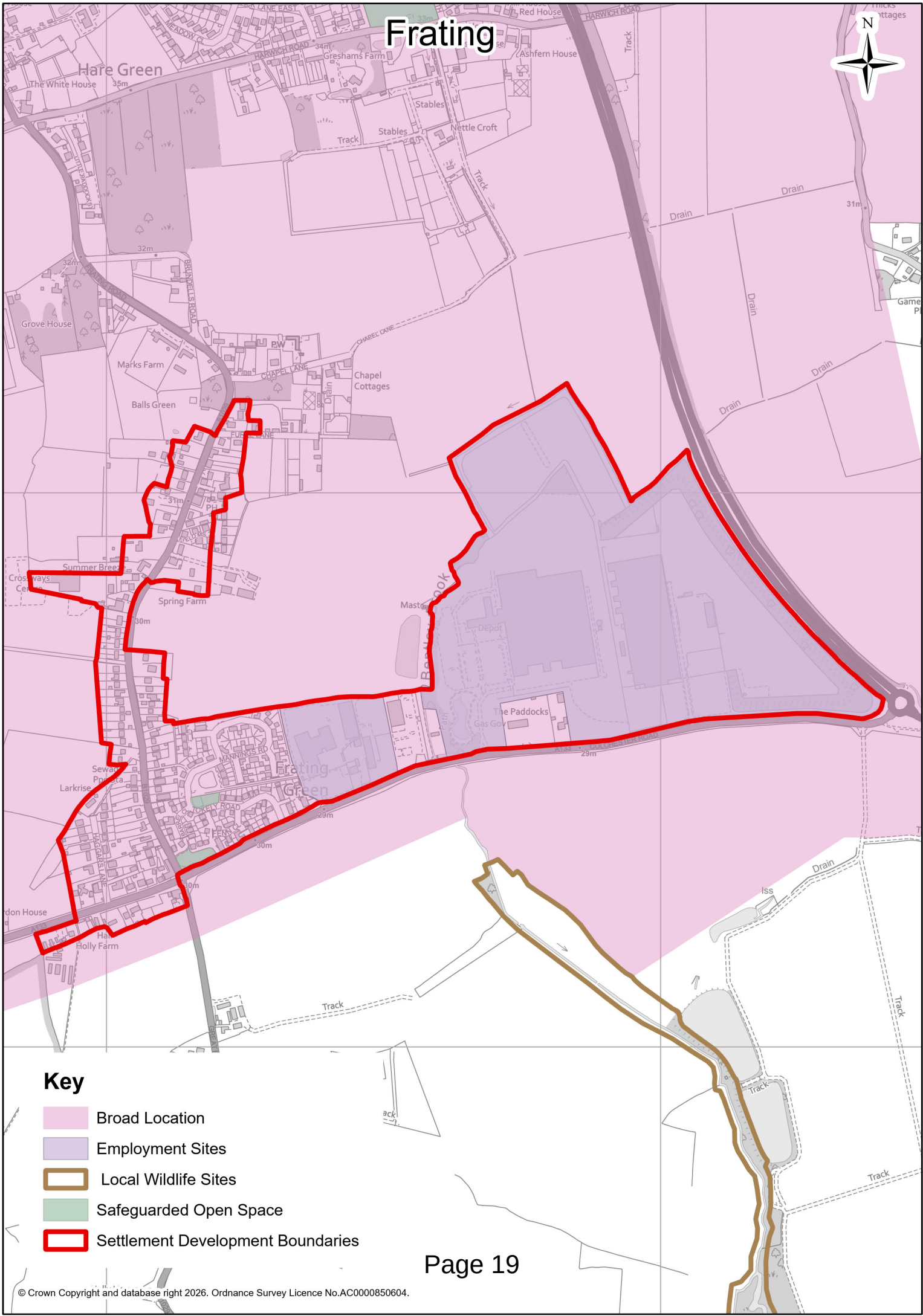
Fox Street



Key

- District Boundary
- Settlement Development Boundaries

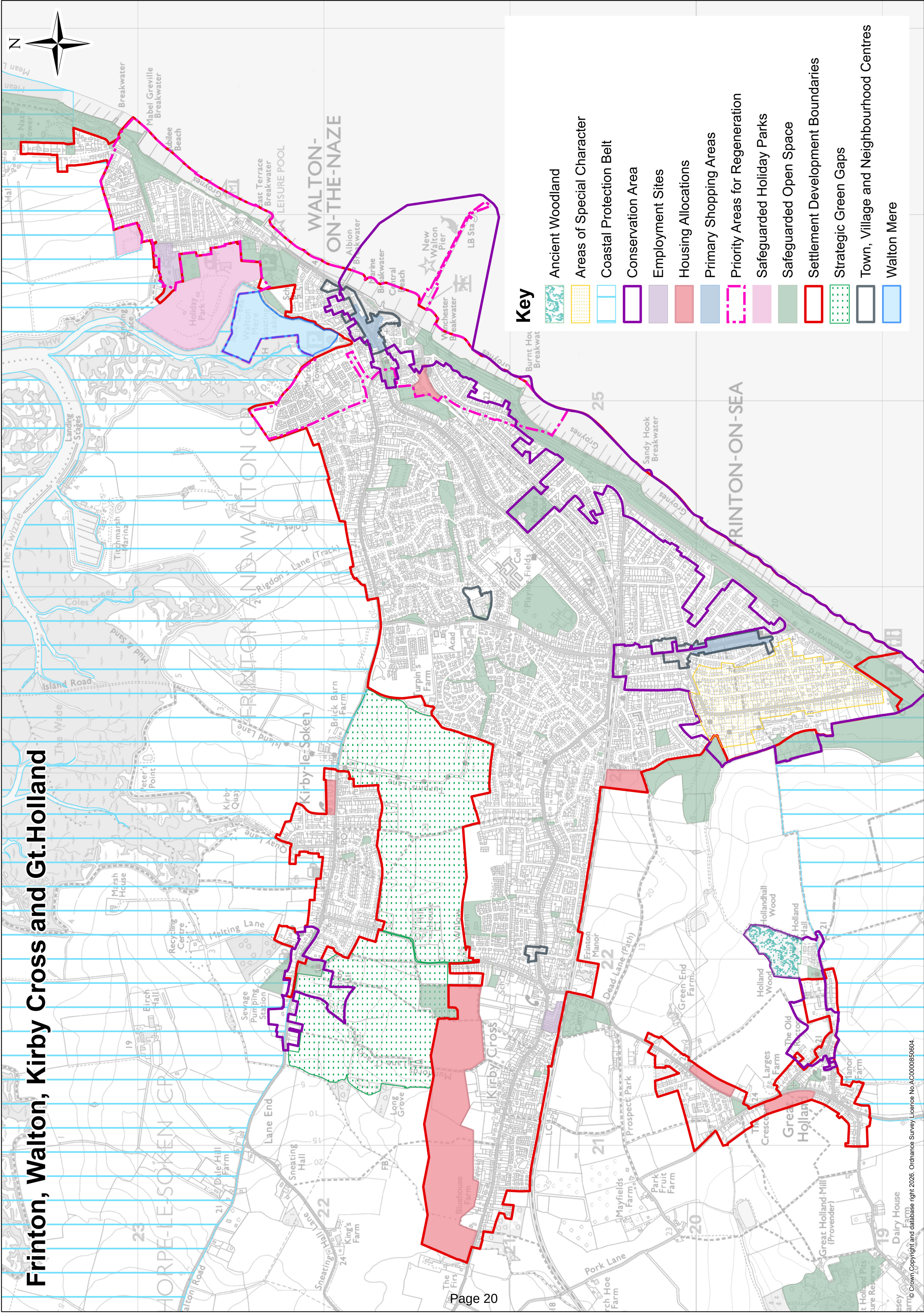
Frating



Key

- Broad Location
- Employment Sites
- Local Wildlife Sites
- Safeguarded Open Space
- Settlement Development Boundaries

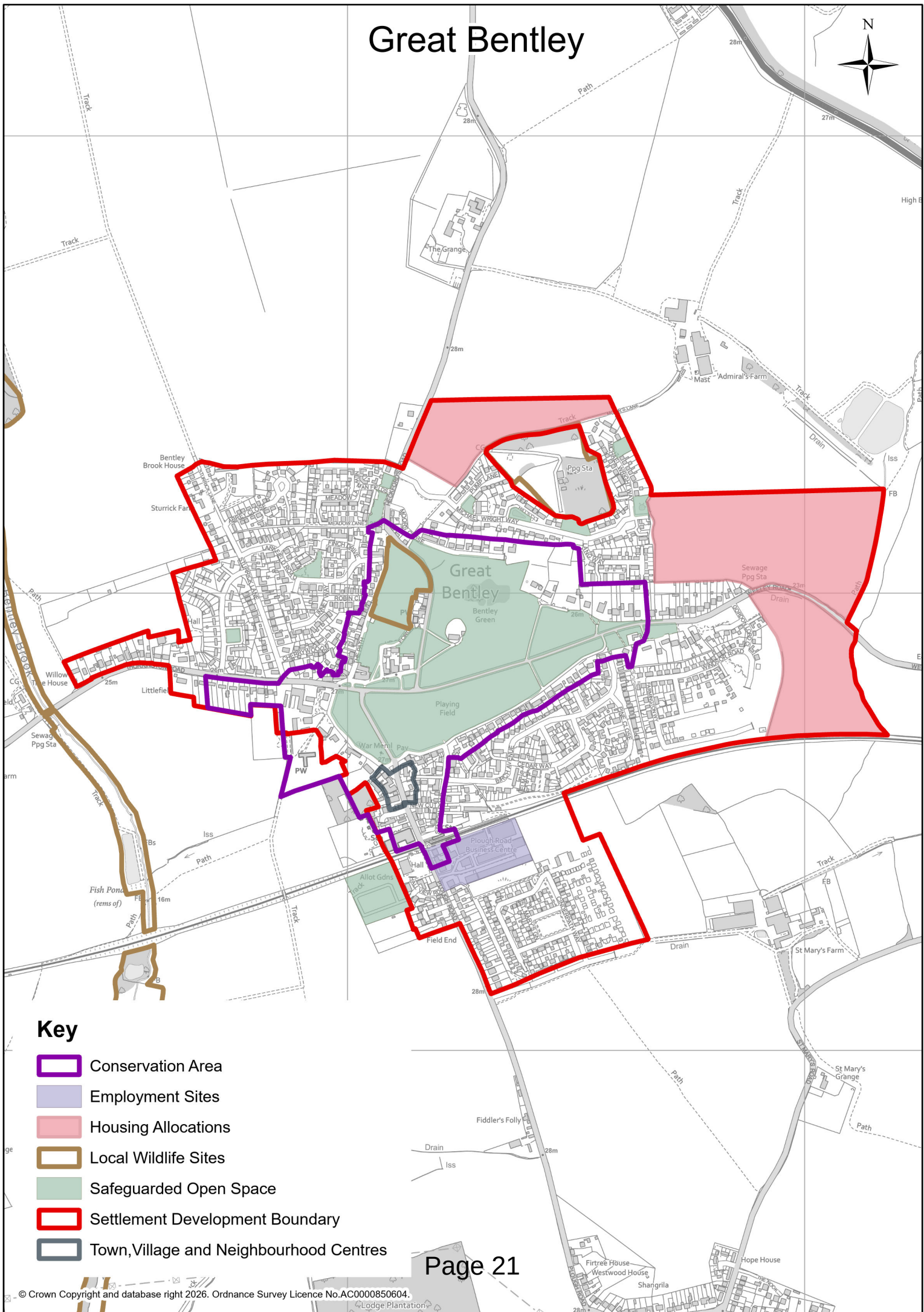
Frinton, Walton, Kirby Cross and Gt.Holland



Key

- Ancient Woodland
- Areas of Special Character
- Coastal Protection Belt
- Conservation Area
- Employment Sites
- Housing Allocations
- Primary Shopping Areas
- Priority Areas for Regeneration
- Safeguarded Holiday Parks
- Safeguarded Open Space
- Settlement Development Boundaries
- Strategic Green Gaps
- Town, Village and Neighbourhood Centres
- Walton Mere

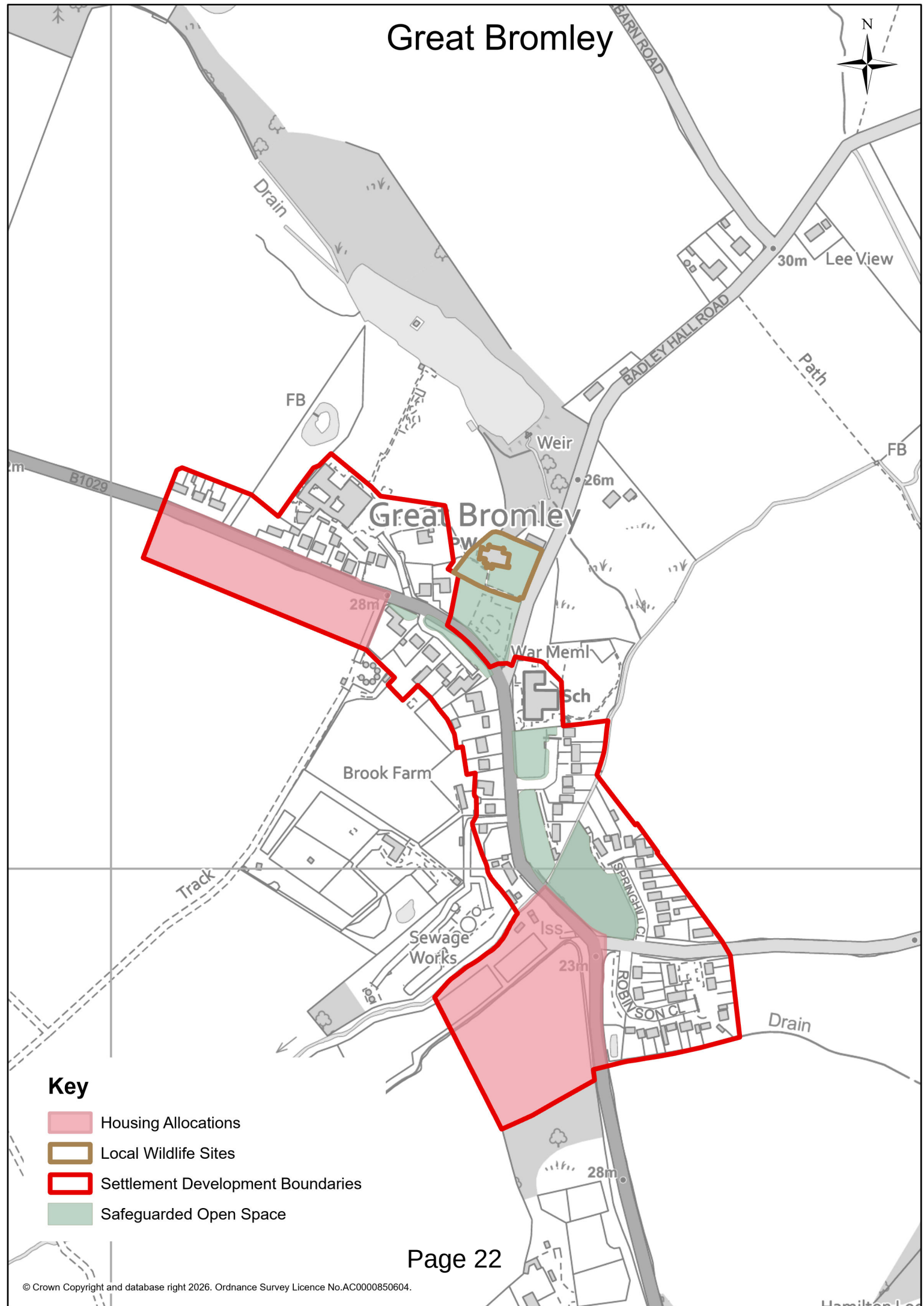
Great Bentley



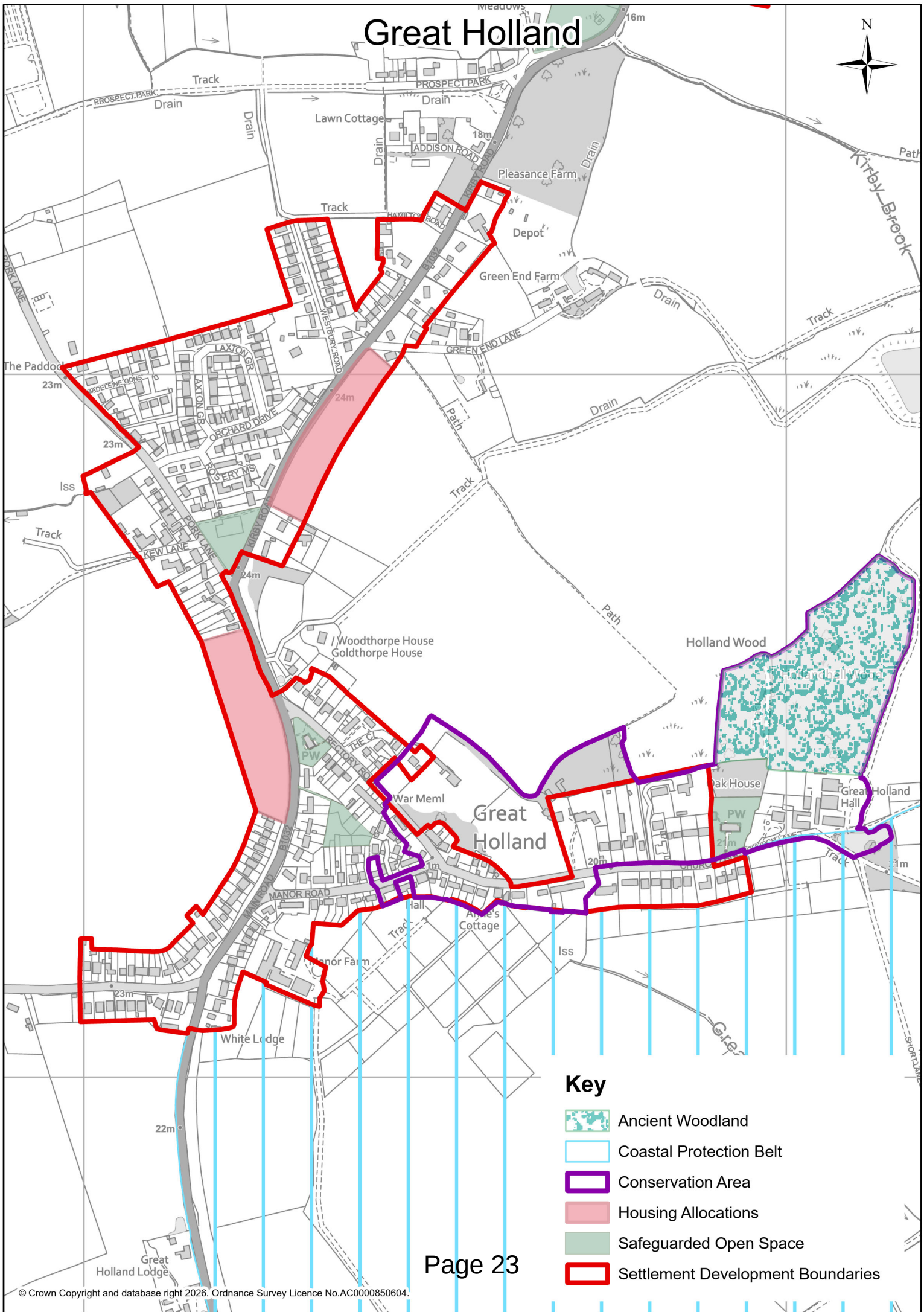
Key

- Conservation Area
- Employment Sites
- Housing Allocations
- Local Wildlife Sites
- Safeguarded Open Space
- Settlement Development Boundary
- Town, Village and Neighbourhood Centres

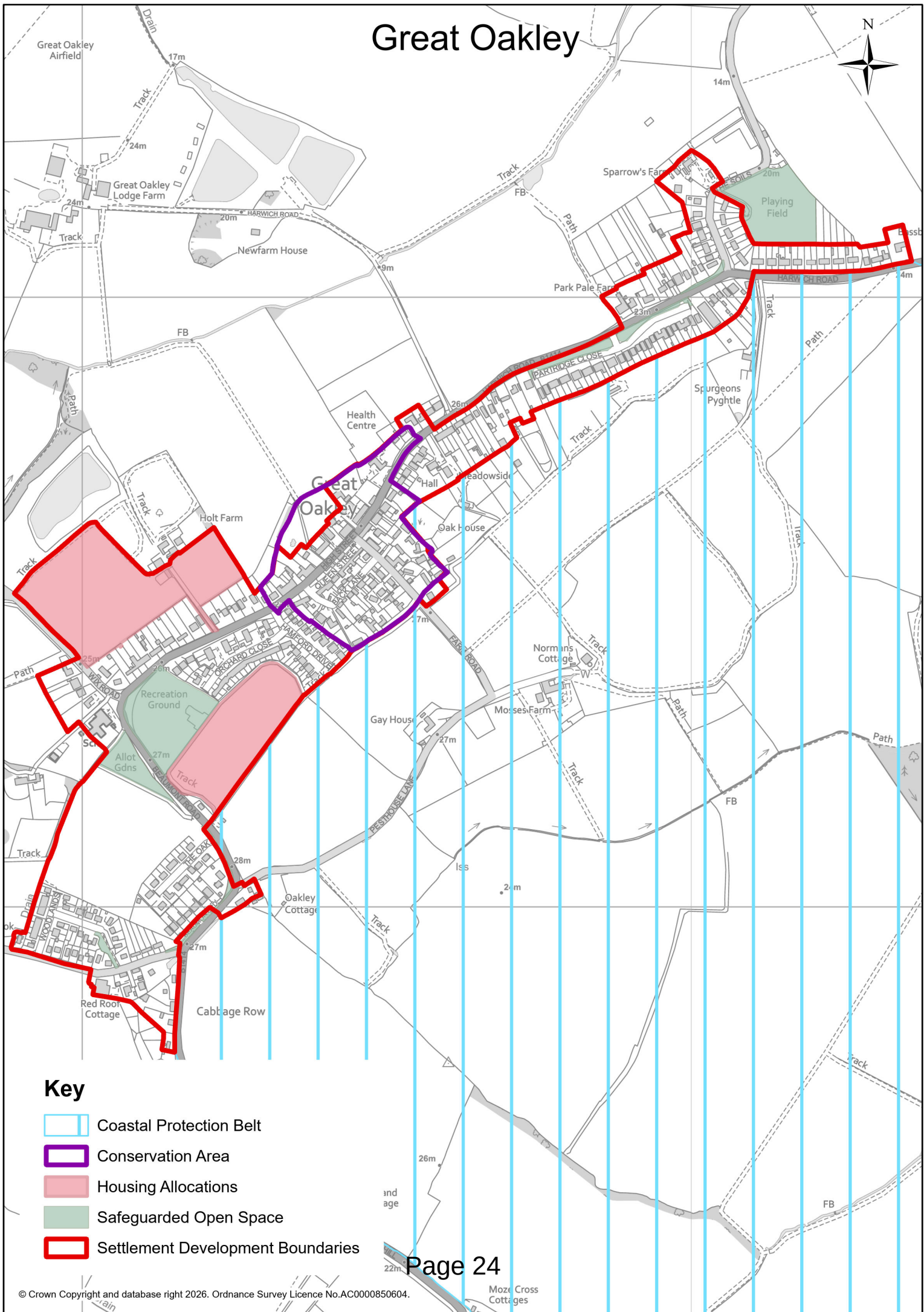
Great Bromley



Great Holland



Great Oakley



Key

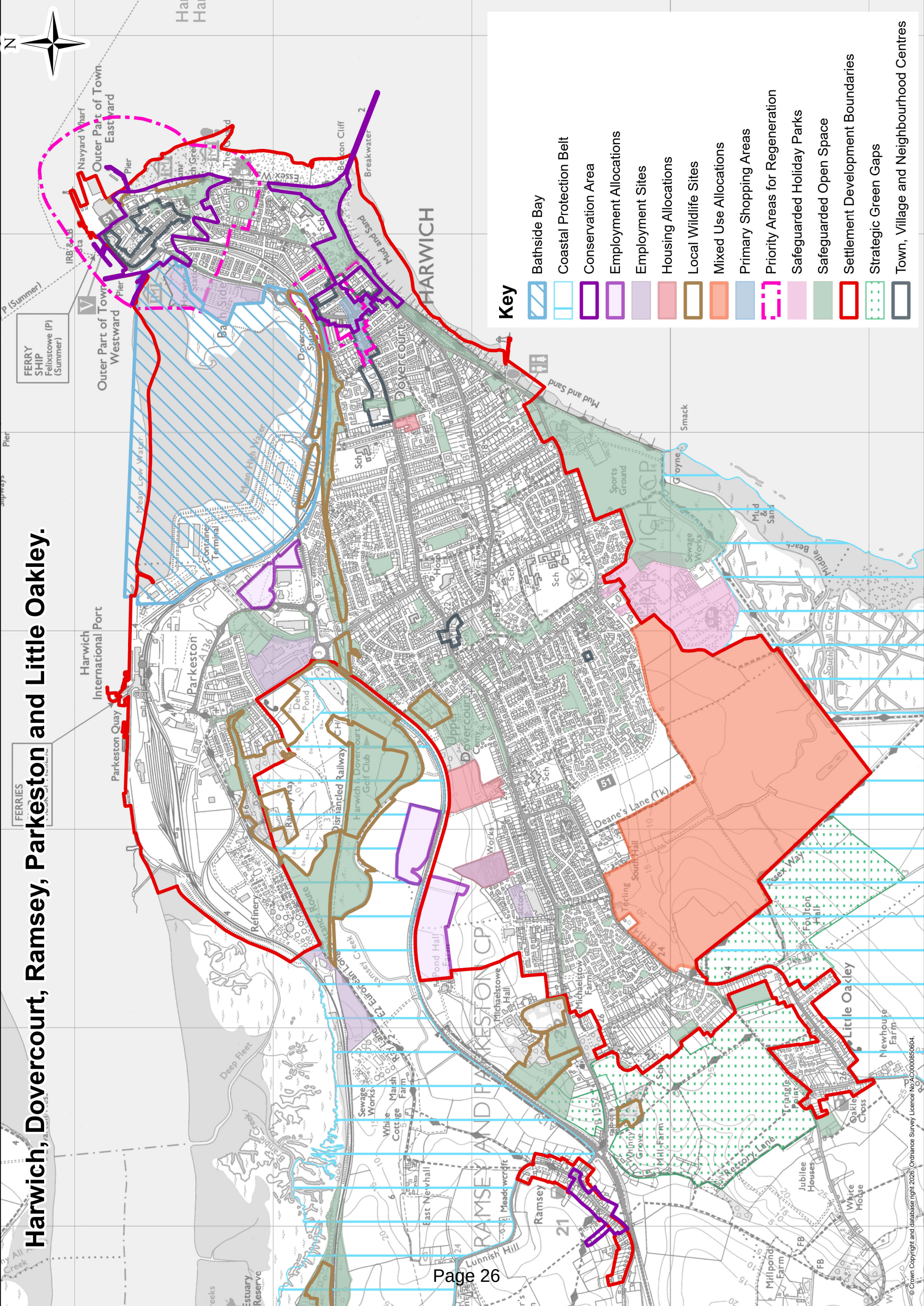
-  Coastal Protection Belt
-  Conservation Area
-  Housing Allocations
-  Safeguarded Open Space
-  Settlement Development Boundaries

Hare Green Garden Village

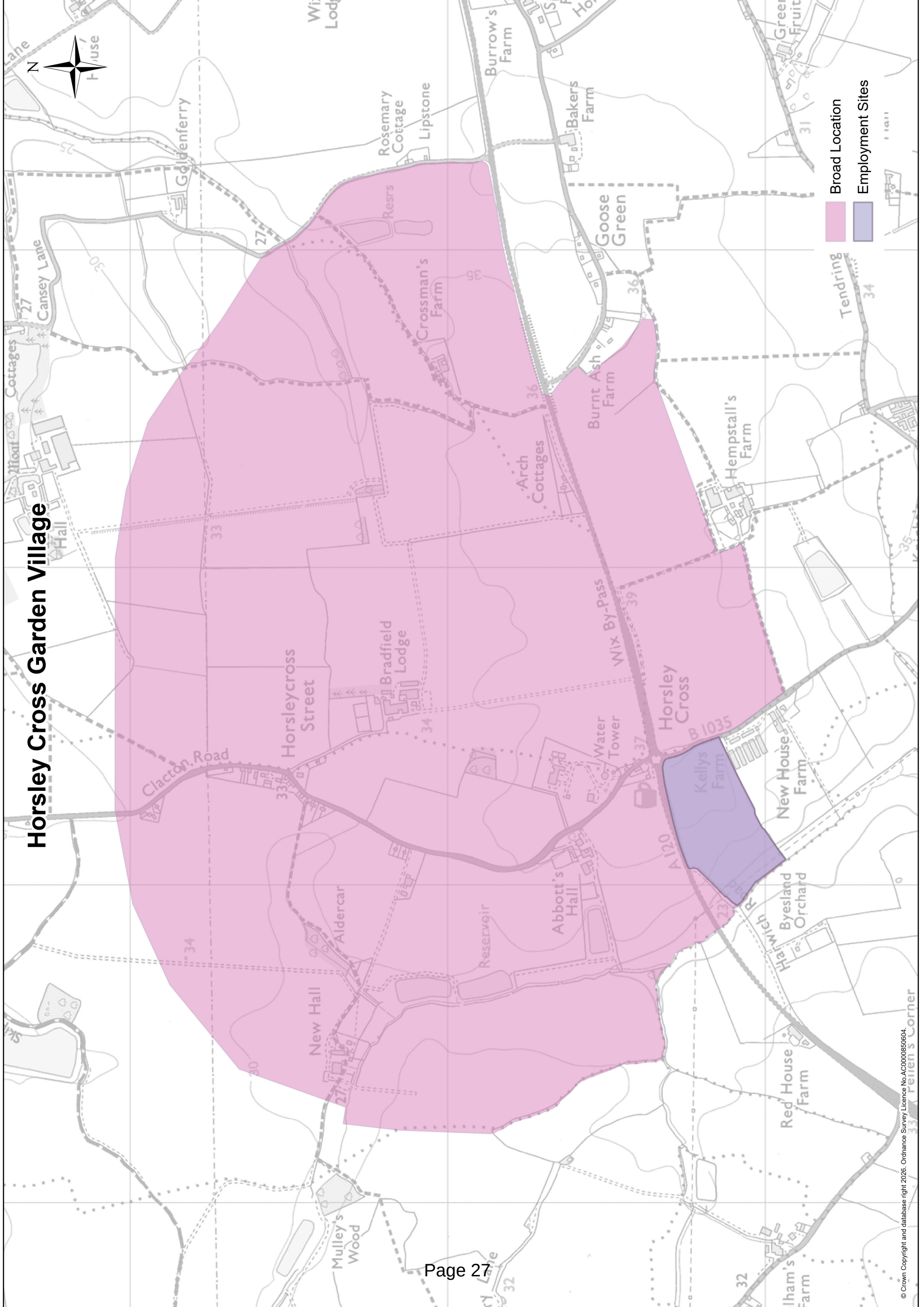


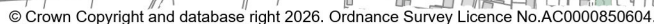
- Ancient Woodland
- Broad Location
- Employment Sites
- Local Wildlife Sites
- Settlement Development Boundaries
- Safeguarded Open Space

Harwich, Dovercourt, Ramsey, Parkeston and Little Oakley.

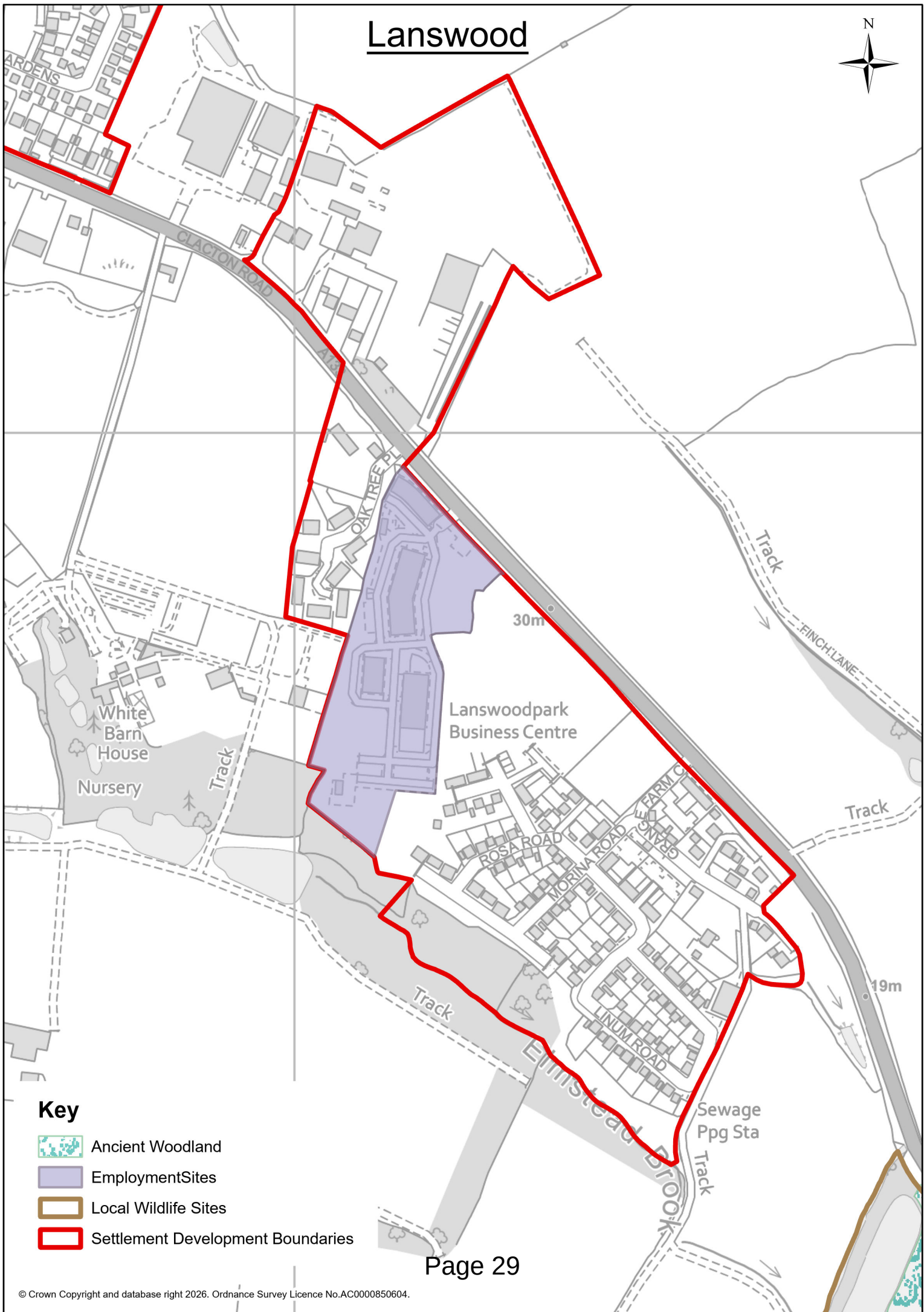


Horsley Cross Garden Village





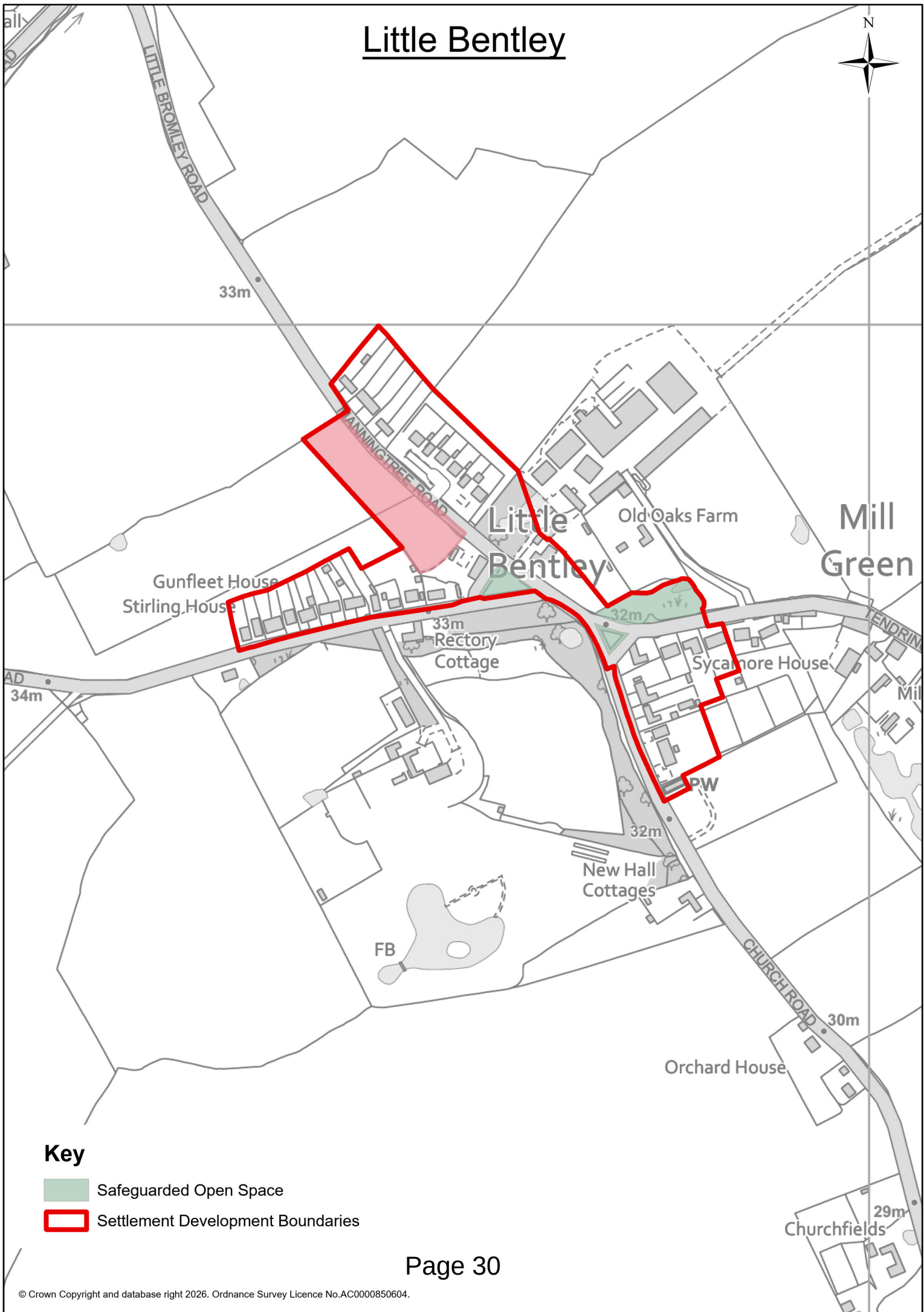
Lanswood

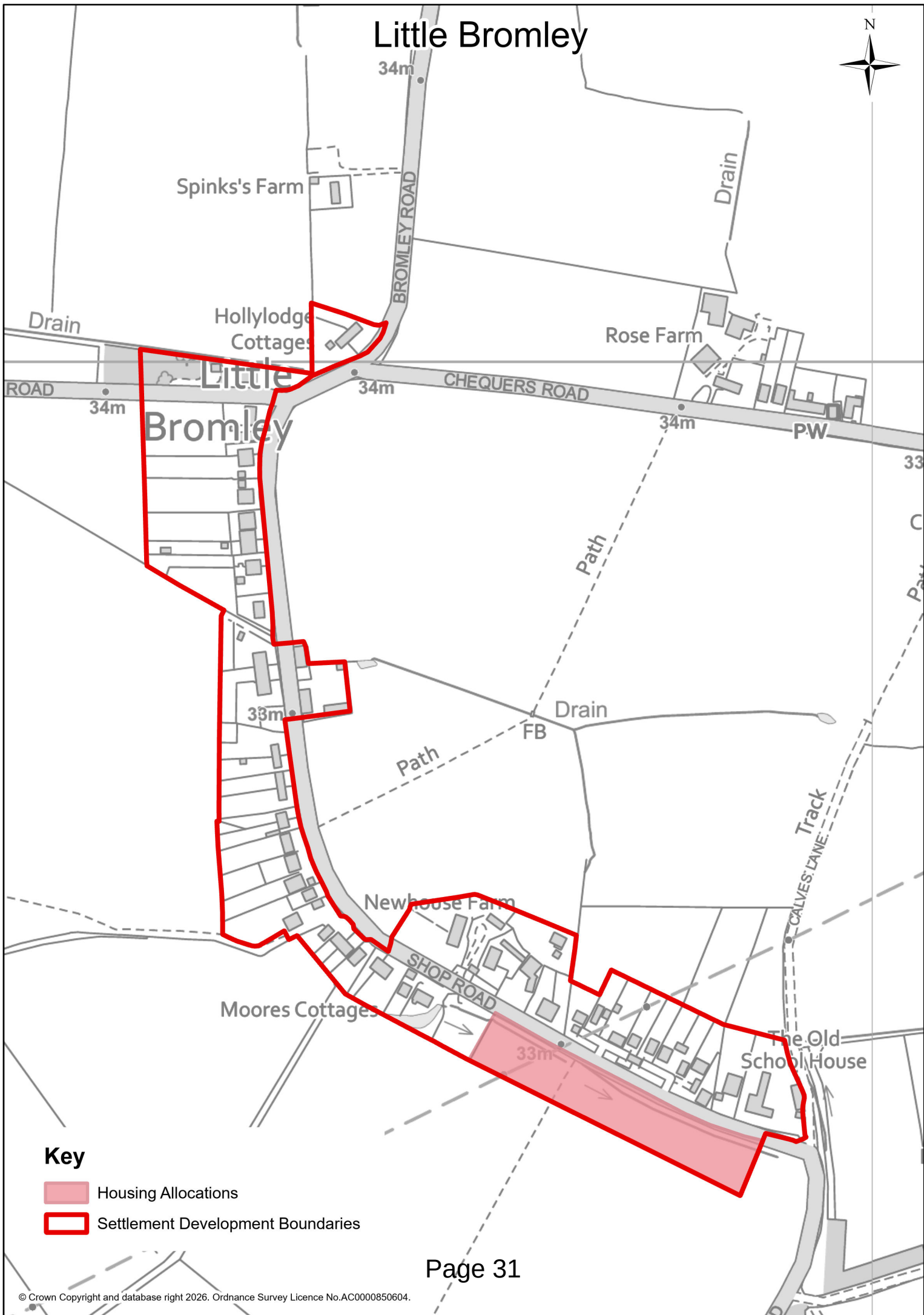


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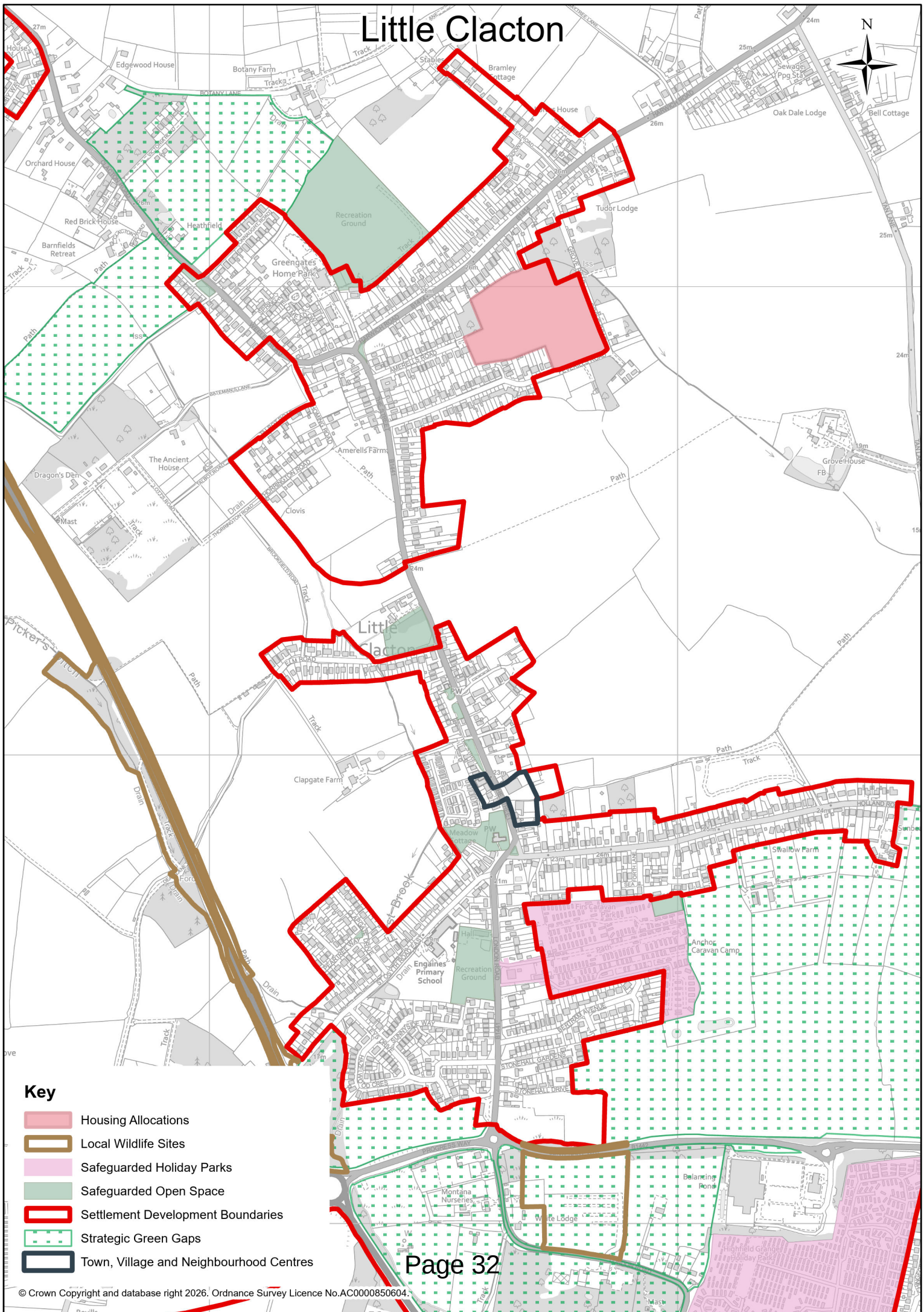
-  Ancient Woodland
-  Employment Sites
-  Local Wildlife Sites
-  Settlement Development Boundaries

Little Bentley





Little Clacton



Key

- Housing Allocations
- Local Wildlife Sites
- Safeguarded Holiday Parks
- Safeguarded Open Space
- Settlement Development Boundaries
- Strategic Green Gaps
- Town, Village and Neighbourhood Centres

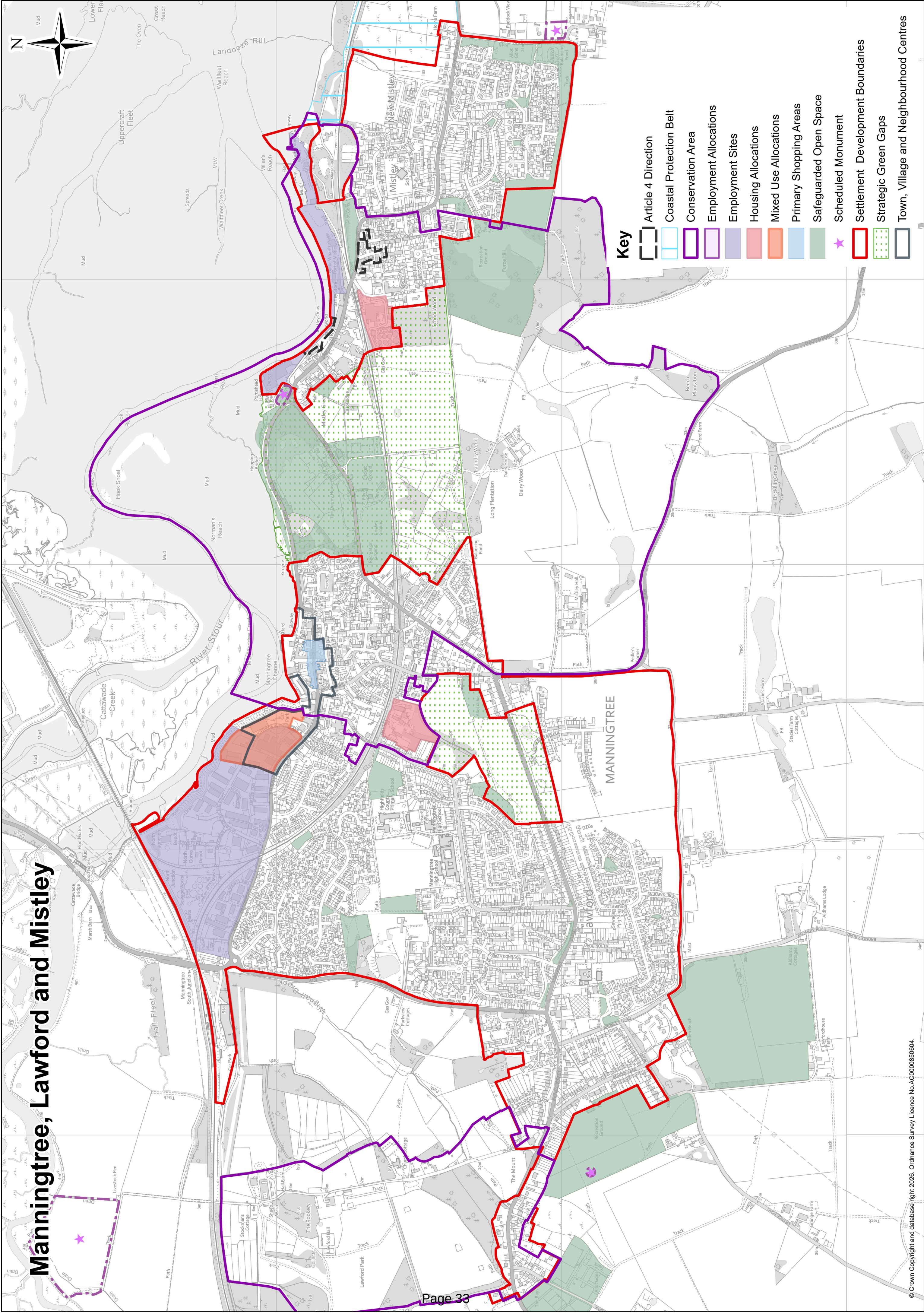
Manningtree, Lawford and Mistley

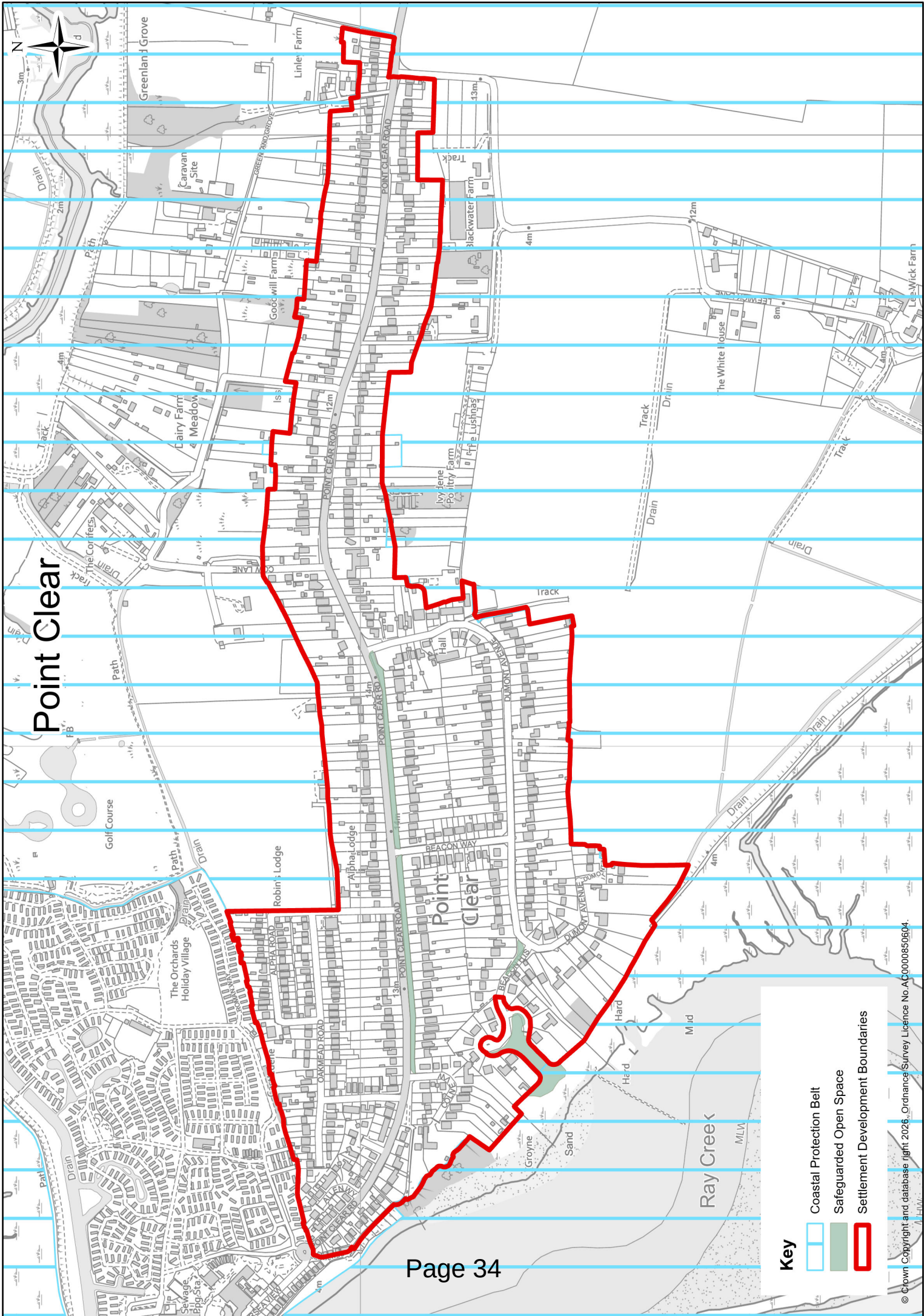
Key

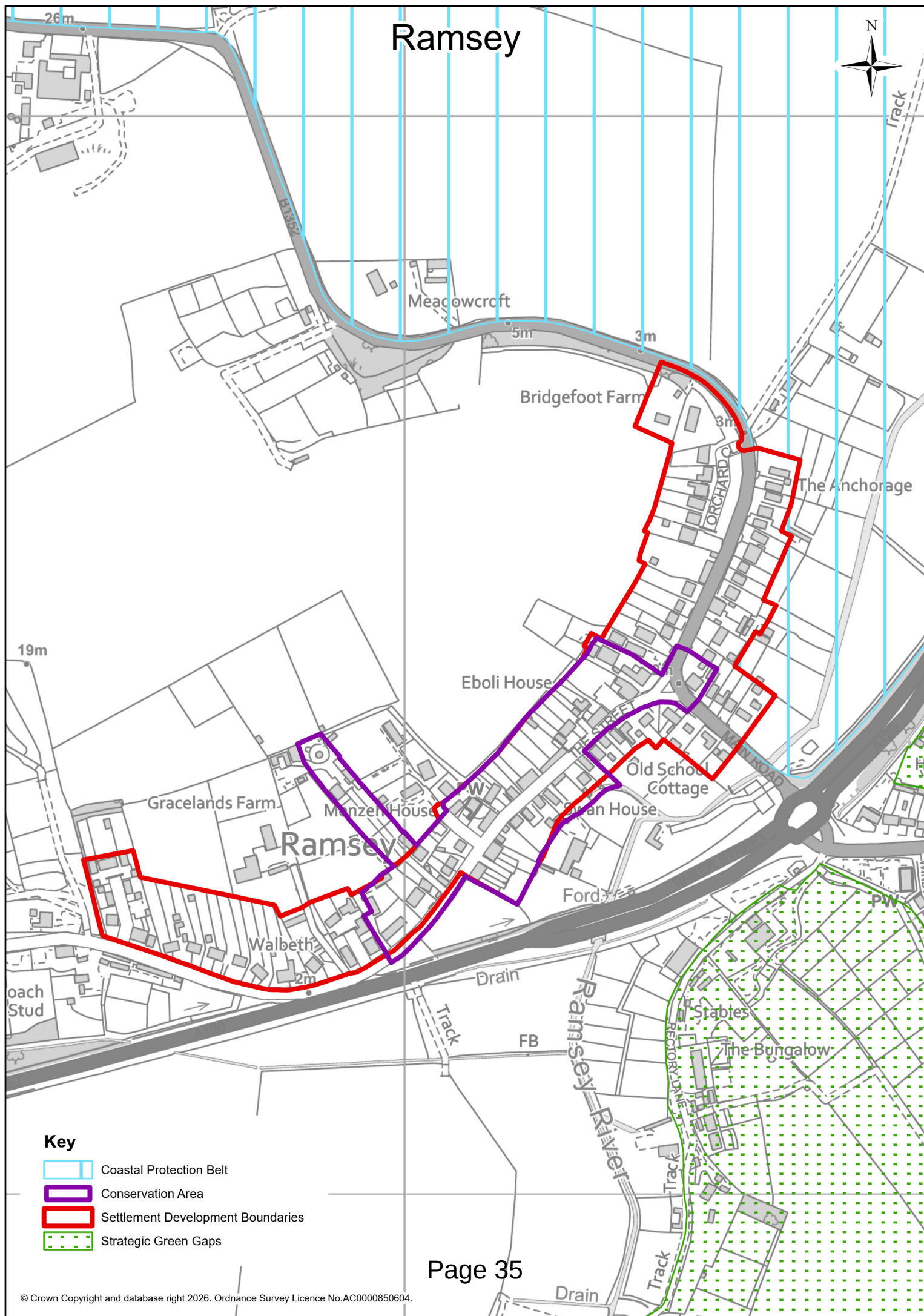
- Article 4 Direction
- Coastal Protection Belt
- Conservation Area
- Employment Allocations
- Employment Sites
- Housing Allocations
- Mixed Use Allocations
- Primary Shopping Areas
- Safeguarded Open Space
- Scheduled Monument
- Settlement Development Boundaries
- Strategic Green Gaps
- Town, Village and Neighbourhood Centres

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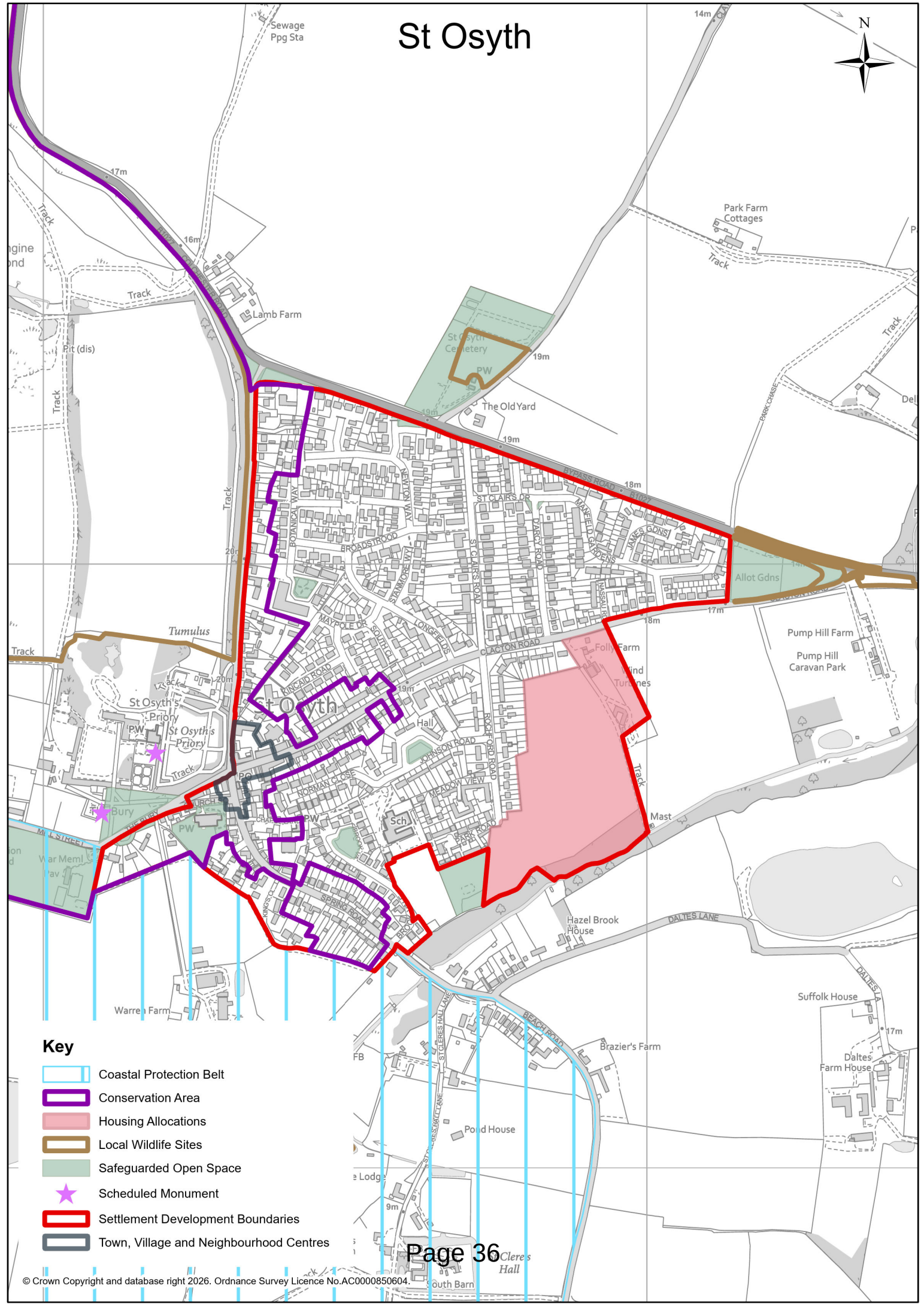
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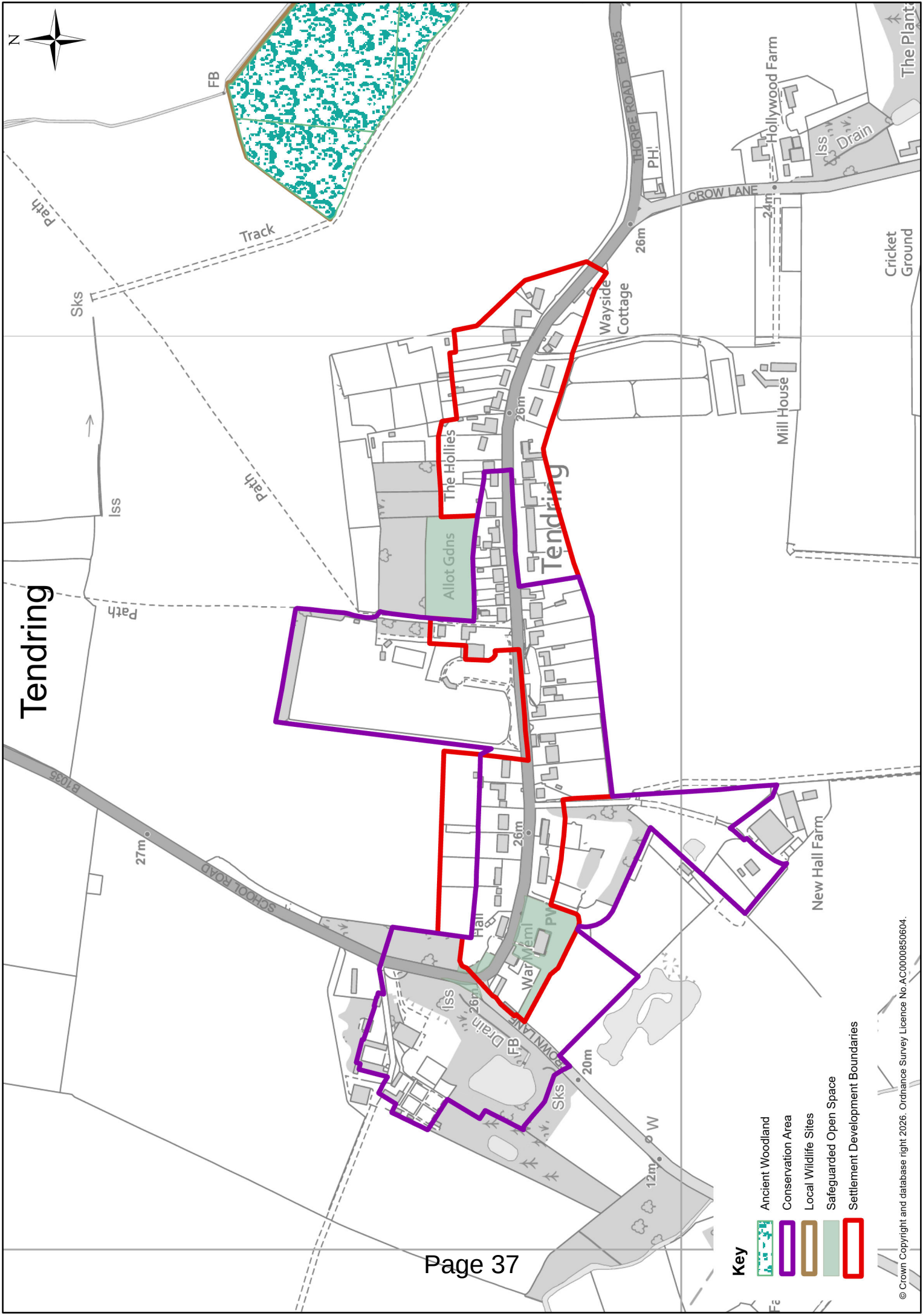


St Osyth



Key

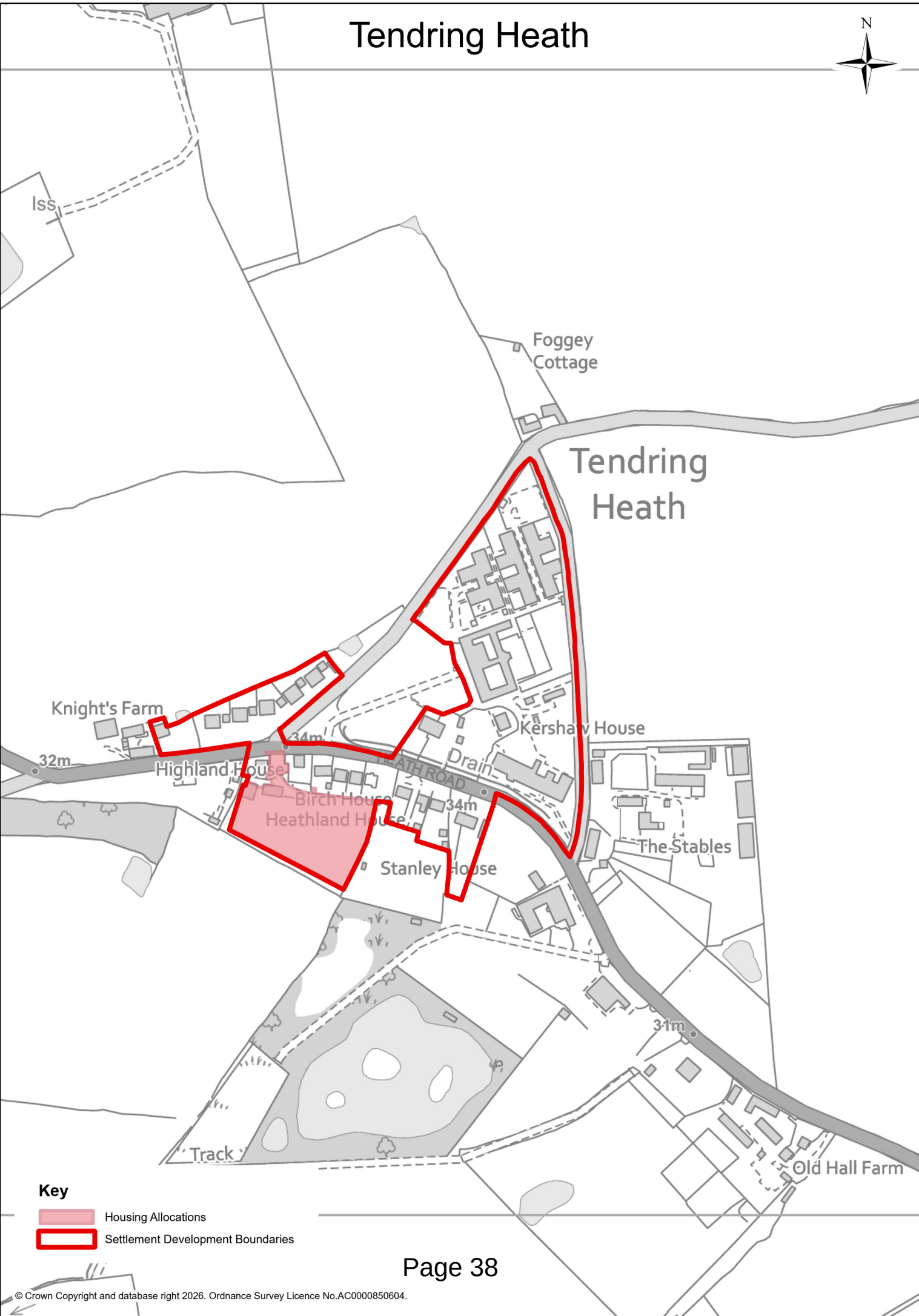
- Coastal Protection Belt
- Conservation Area
- Housing Allocations
- Local Wildlife Sites
- Safeguarded Open Space
- Scheduled Monument
- Settlement Development Boundaries
- Town, Village and Neighbourhood Centres



Tending

- Key**
-  Ancient Woodland
 -  Conservation Area
 -  Local Wildlife Sites
 -  Safeguarded Open Space
 -  Settlement Development Boundaries

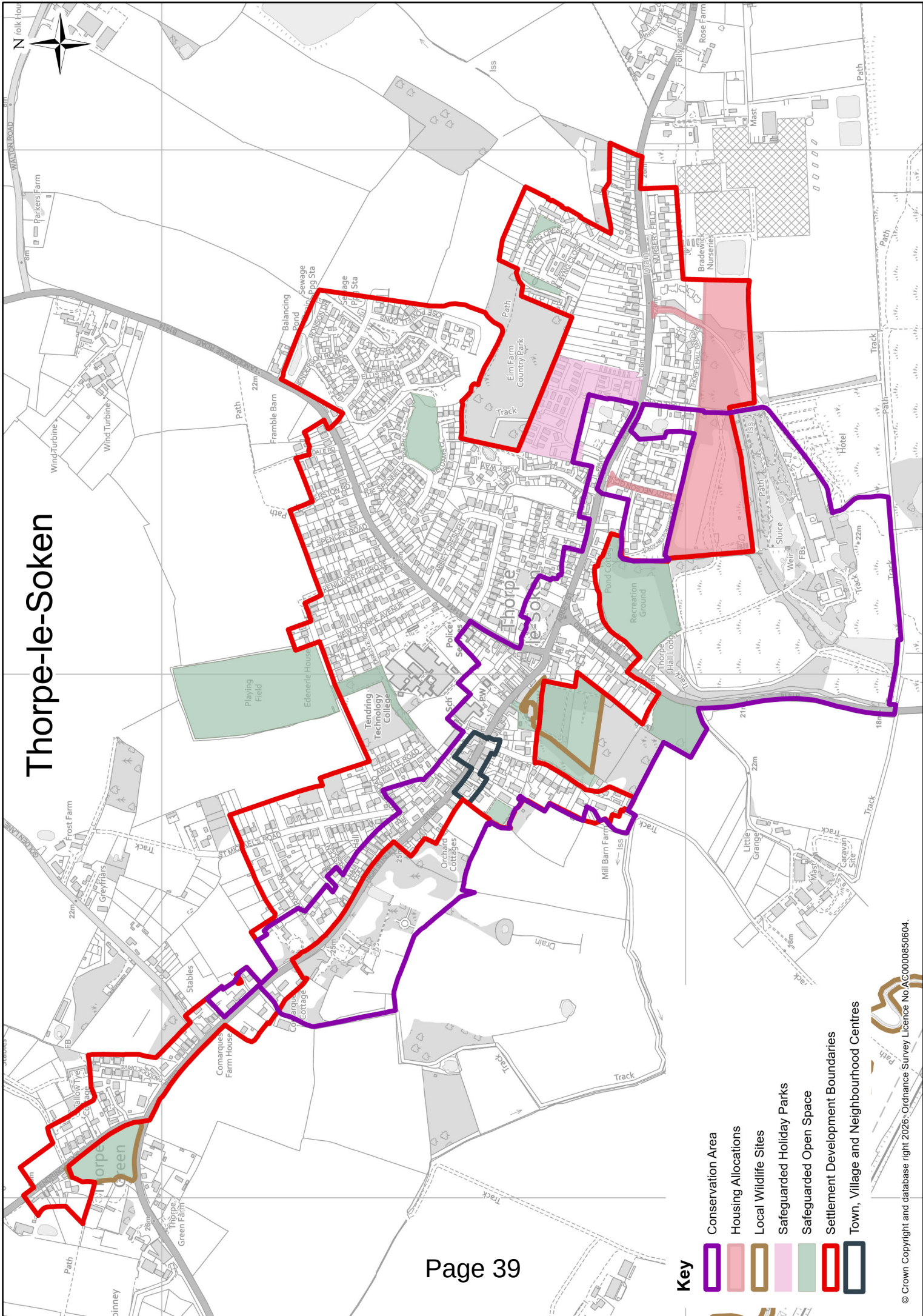
Tendring Heath



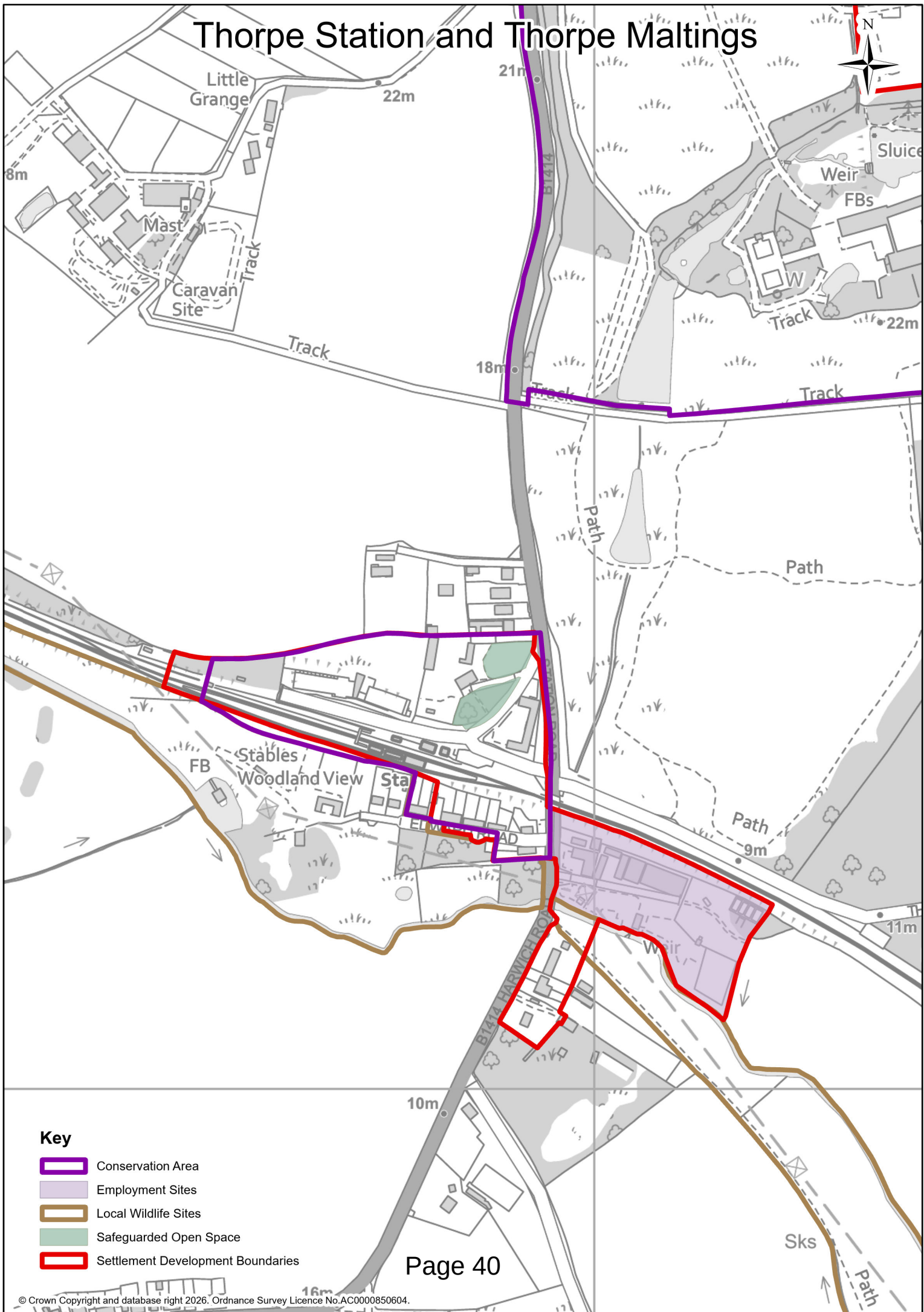
Key

-  Housing Allocations
-  Settlement Development Boundaries

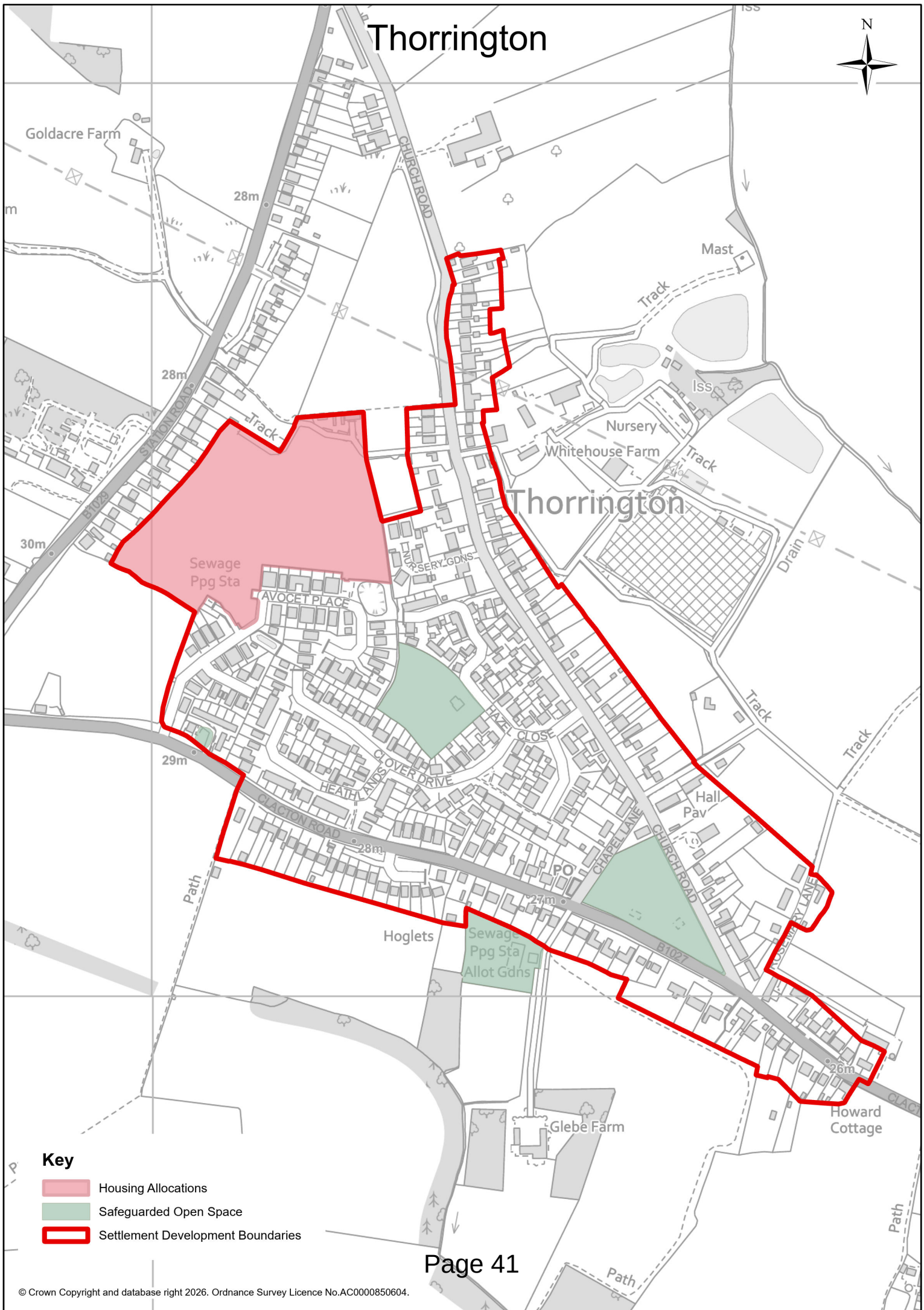
Thorpe-le-Soken



Thorpe Station and Thorpe Maltings

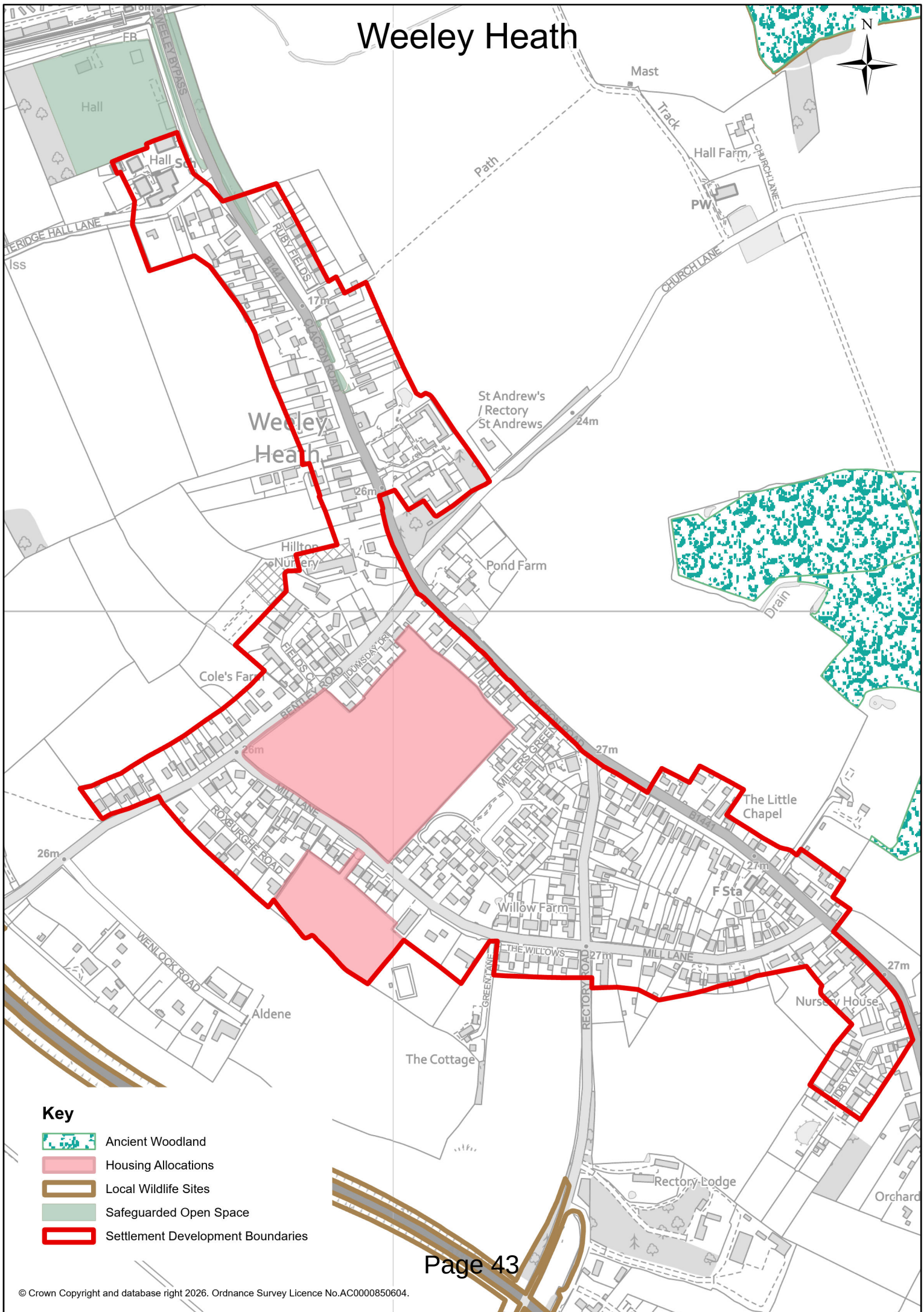


Thorrington



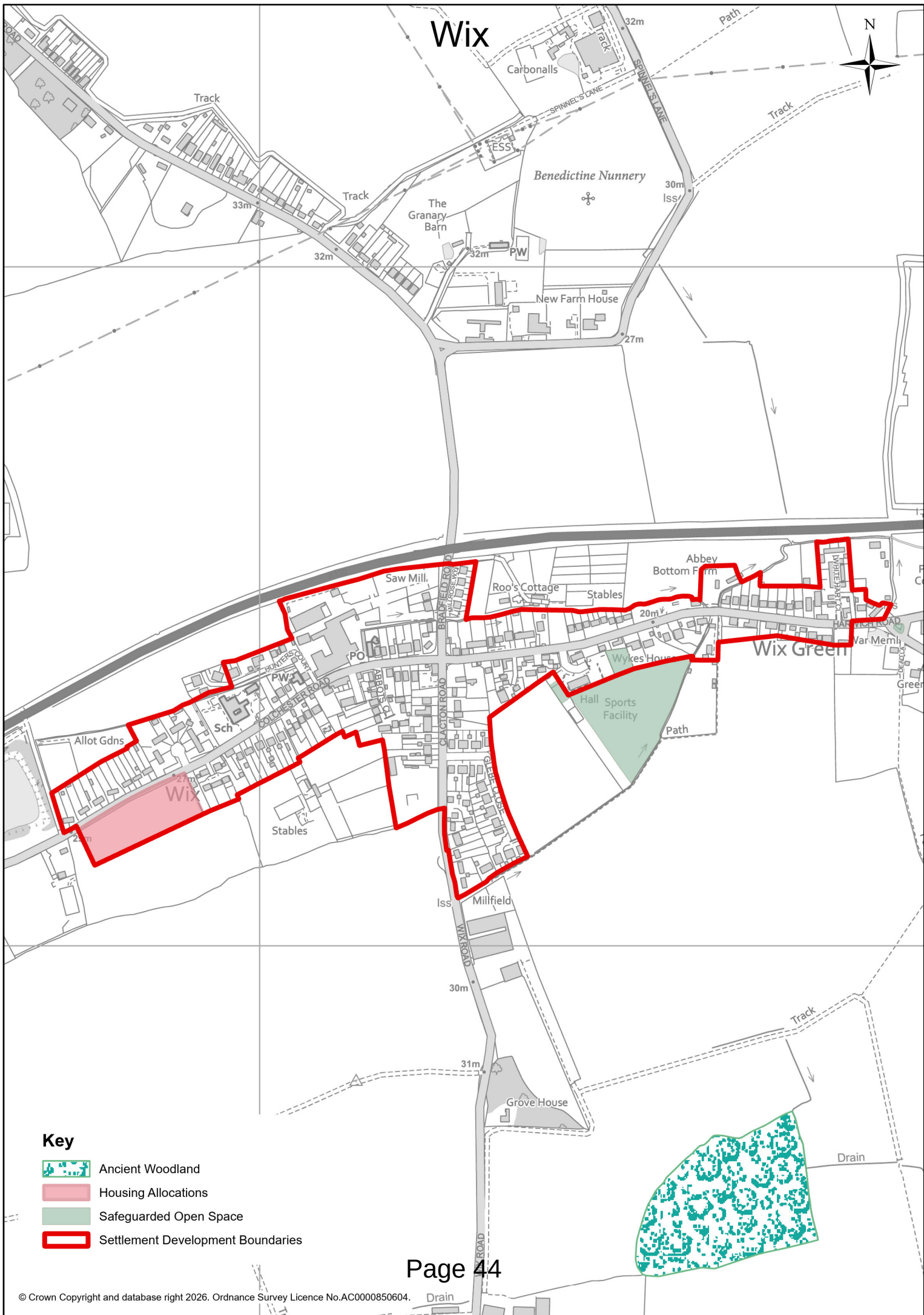


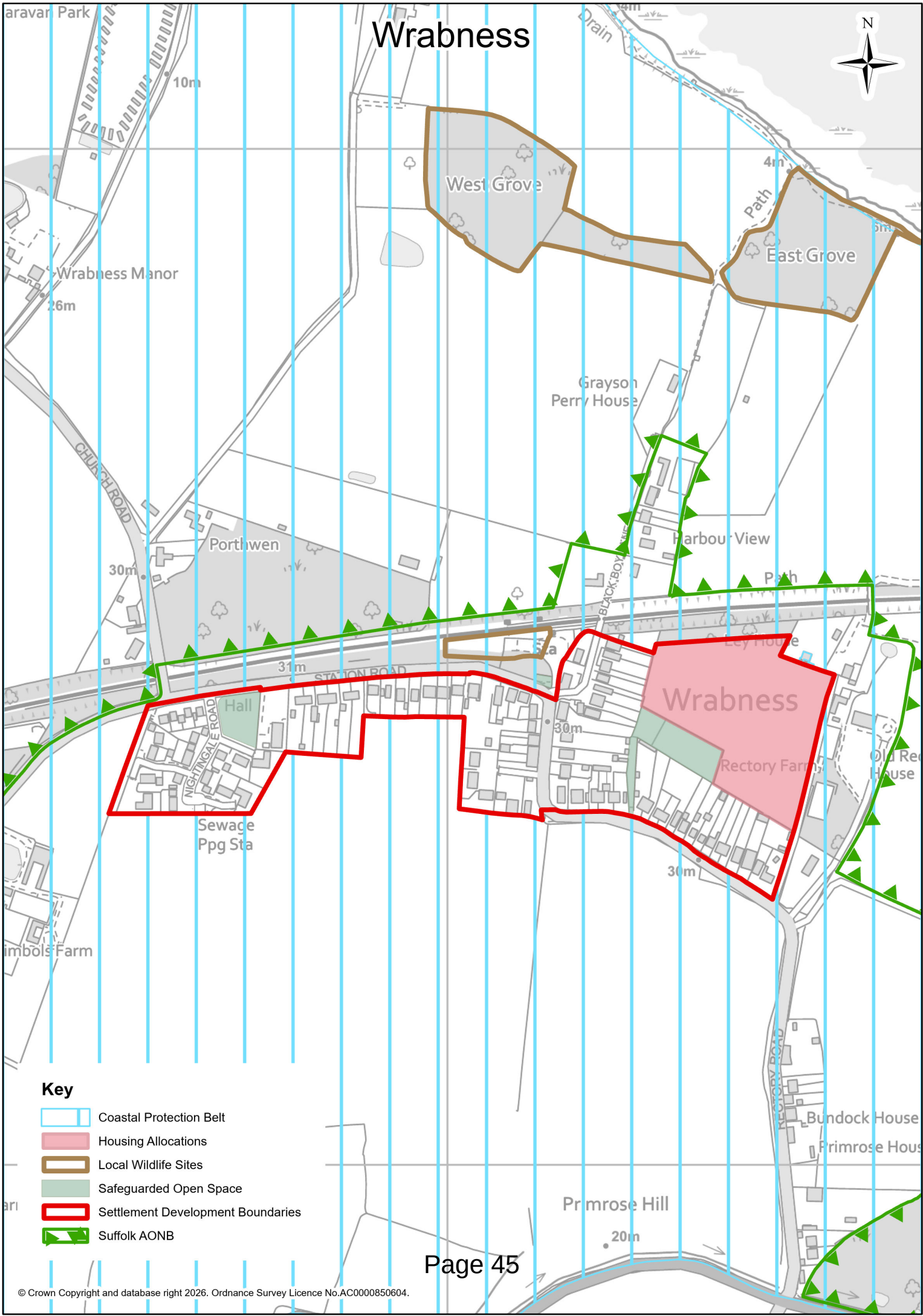
Weeley Heath



Key

-  Ancient Woodland
-  Housing Allocations
-  Local Wildlife Sites
-  Safeguarded Open Space
-  Settlement Development Boundaries





Wrabness



Key

- Coastal Protection Belt
- Housing Allocations
- Local Wildlife Sites
- Safeguarded Open Space
- Settlement Development Boundaries
- Suffolk AONB

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