



COUNCIL

DATE:	Tuesday, 1 September 2026
TIME:	7.30 pm
VENUE:	Town Hall, Station Road, Clacton-on-Sea, CO15 1SE

AGENDA

MEMBERSHIP:

Councillor Oxley (Chairman)
Councillor Guglielmi (Vice-Chairman)
Councillor Alexander
Councillor Amos
Councillor Baker
Councillor Barrett
Councillor Barry
Councillor Bensilum
Councillor Bray
Councillor Bush
Councillor Calver
Councillor Casey
Councillor Chapman BEM
Councillor Codling
Councillor A Cossens
Councillor M Cossens
Councillor Davidson
Councillor Davis
Councillor Doyle
Councillor Everett
Councillor Fairley
Councillor Ferguson
Councillor Fowler
Councillor Goldman

Councillor Griffiths
Councillor Harris
Councillor I Henderson
Councillor J Henderson
Councillor P Honeywood
Councillor S Honeywood
Councillor Keteca
Councillor Kotz
Councillor Land
Councillor Morrison
Councillor Newton
Councillor Placey
Councillor Platt
Councillor Scott
Councillor Skeels Jnr.
Councillor Smith
Councillor Steady
Councillor G Stephenson
Councillor M Stephenson
Councillor Sudra
Councillor Talbot
Councillor Thompson
Councillor White
Councillor Wiggins

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: Wednesday, 19 August 2026

AGENDA

18 Reference from the Planning Policy & Local Plan Committee - A.5 - Tendring District Local Plan Review: Submission Version (Pages 5 - 46)

The Tendring District Local Plan Review Submission Version Maps are attached.

Date of the Next Scheduled Meeting

The next scheduled meeting of the Council is to be held in the Town Hall, Station Road, Clacton-on-Sea, CO15 1SE at 7.30 pm on Tuesday, 13 October 2026.

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 is 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



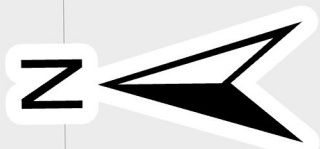
North East
Tendring

South East
Tendring

North-East
Tendring

West
Tendring

South-East
Tendring



North East
Tending

West
Tending

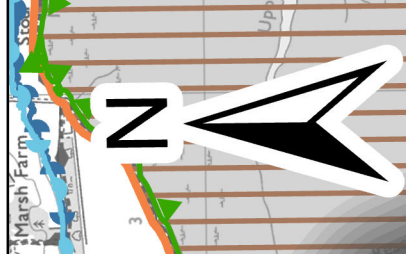
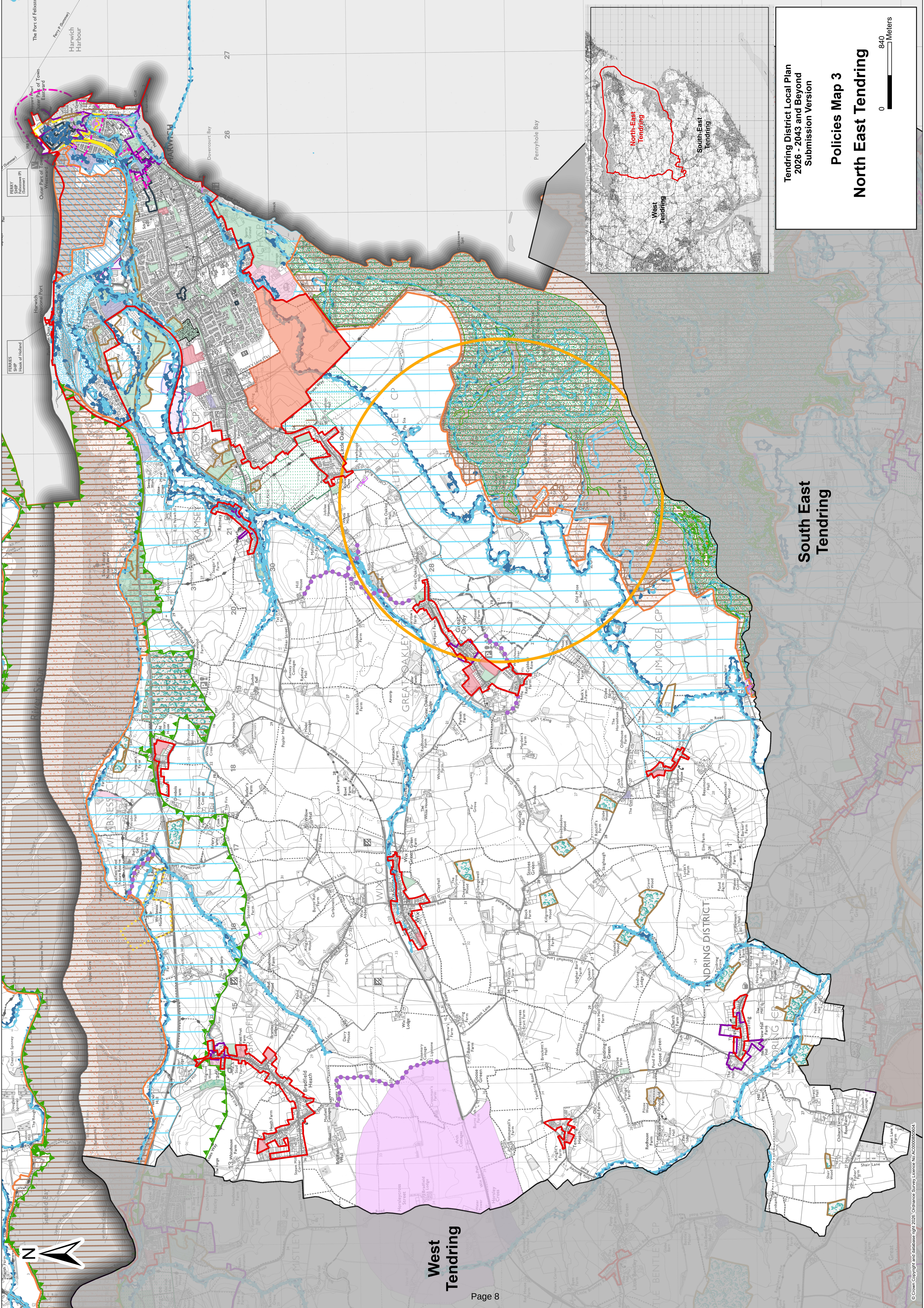
Tending District Local Plan
2026 - 2043 and Beyond
Submission Version

Policies Map 2

South East Tending

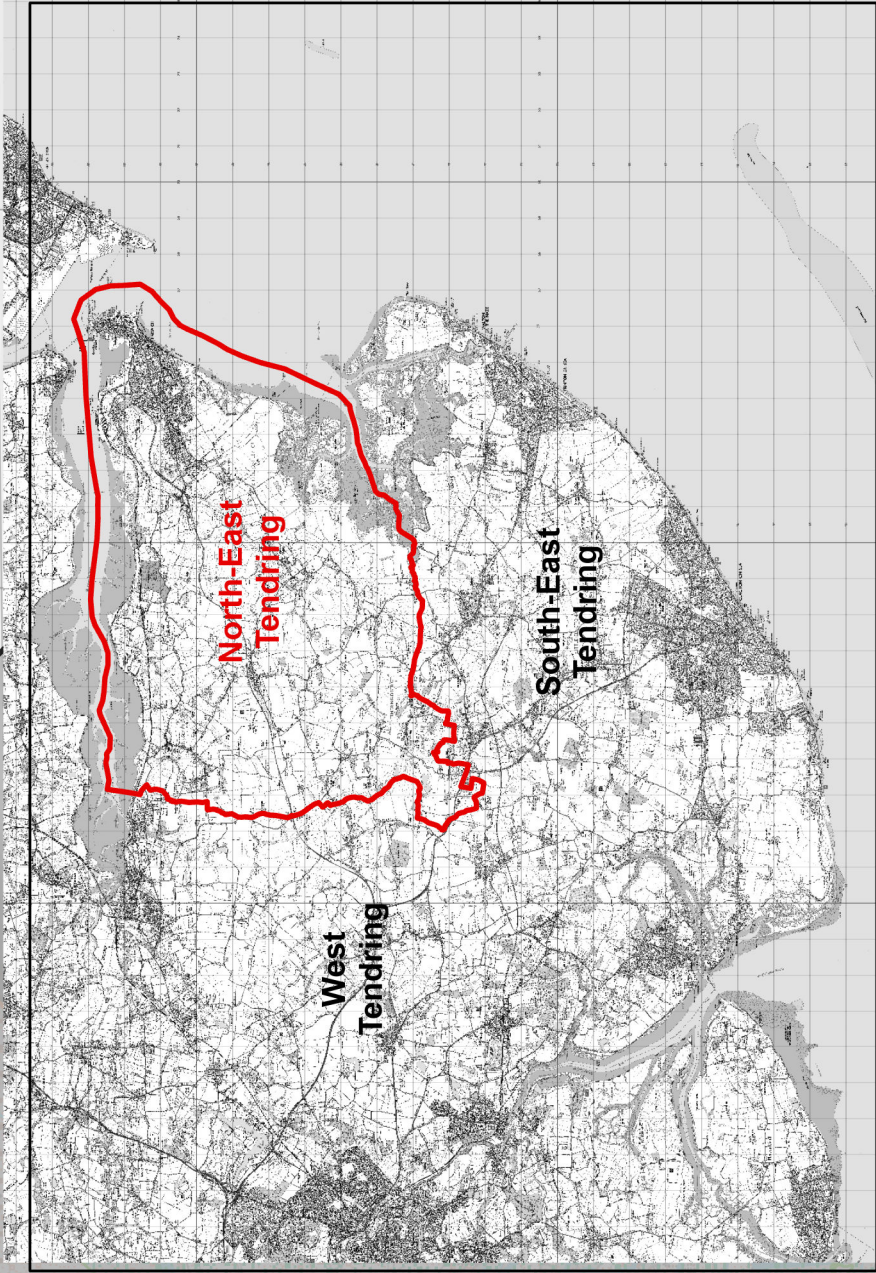
0 1,150 Meters

SCALE 1:27500



**West
Tending**

**South East
Tending**



Tending District Local Plan
2026 - 2043 and Beyond
Submission Version

Policies Map 3

North East Tending

0 840 Meters

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)	

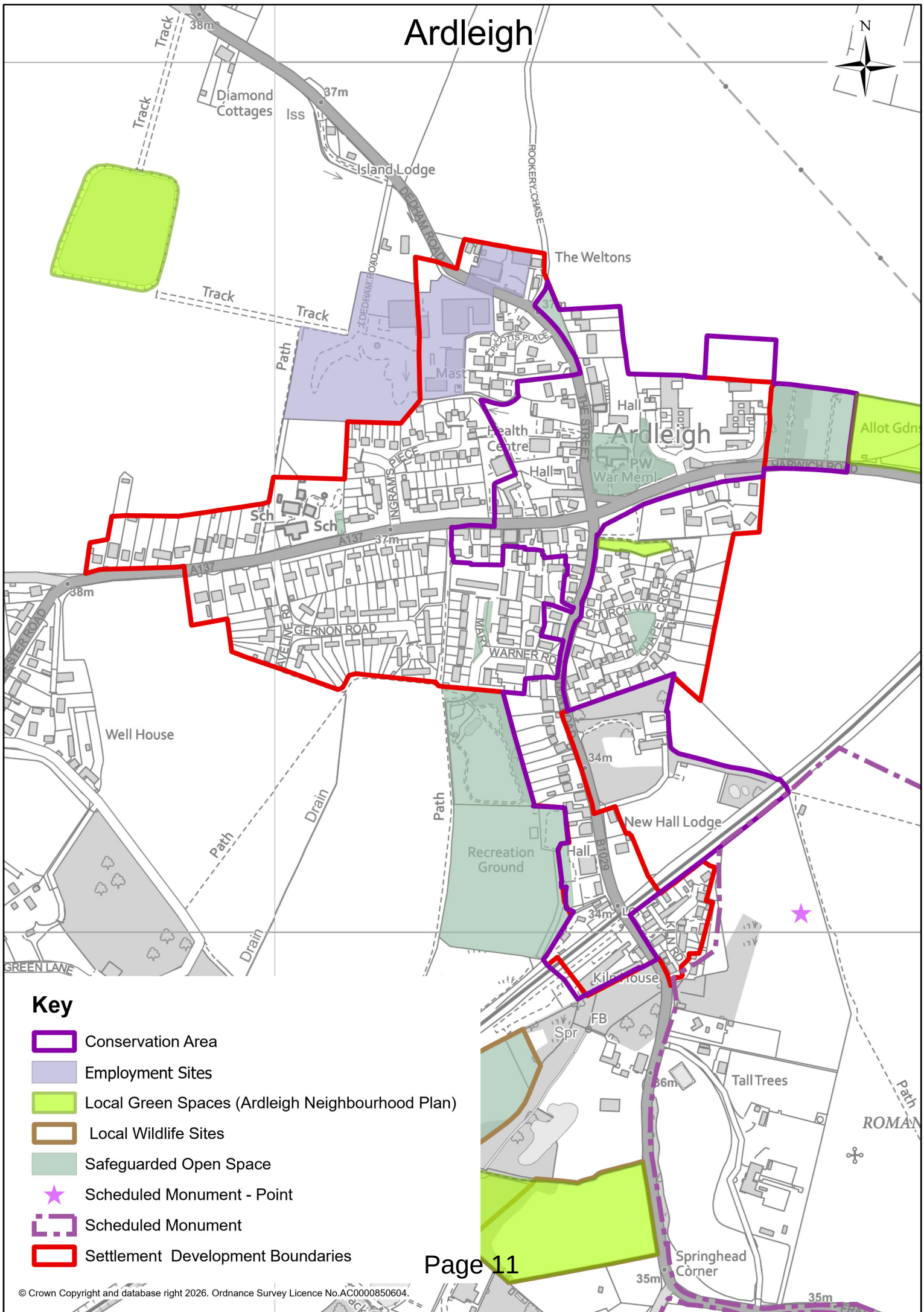
*The Flood Zone shown on the maps should only be used as a guide. The Environment Agency Flood risk maps should always be used for the latest flood risk information and to distinguish between Flood Zones 2 and 3.

** 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.



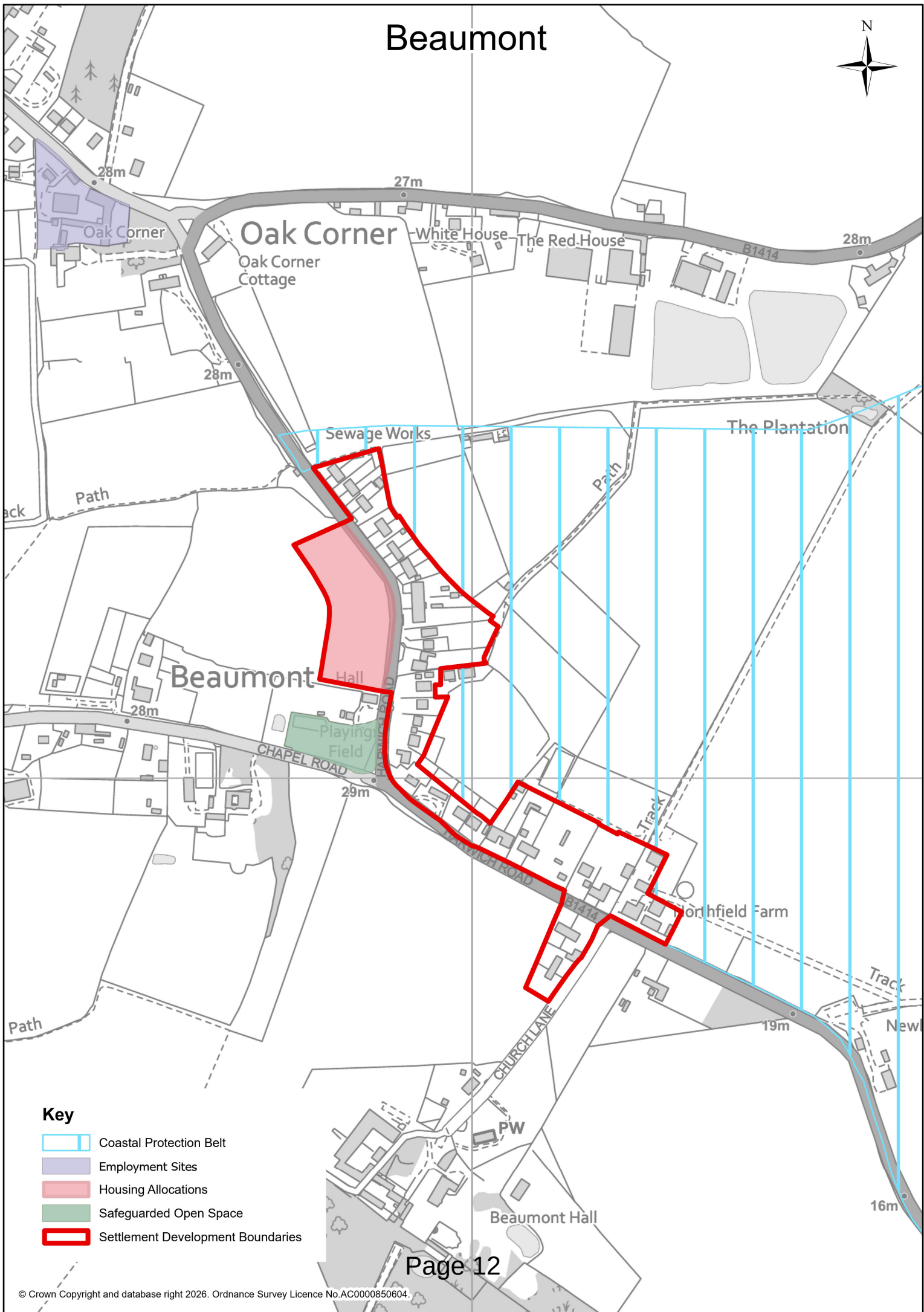
Ardleigh



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

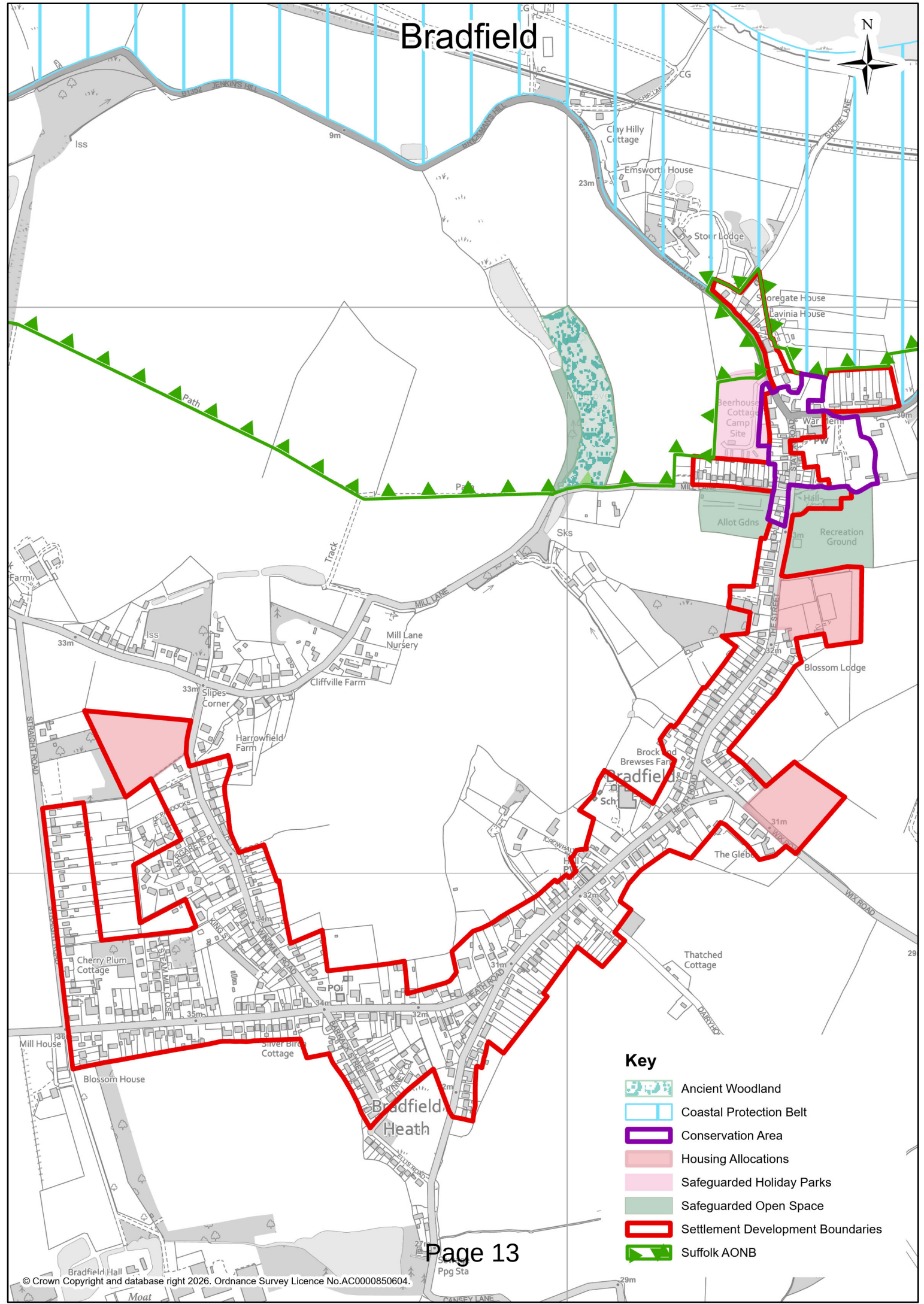


Key

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

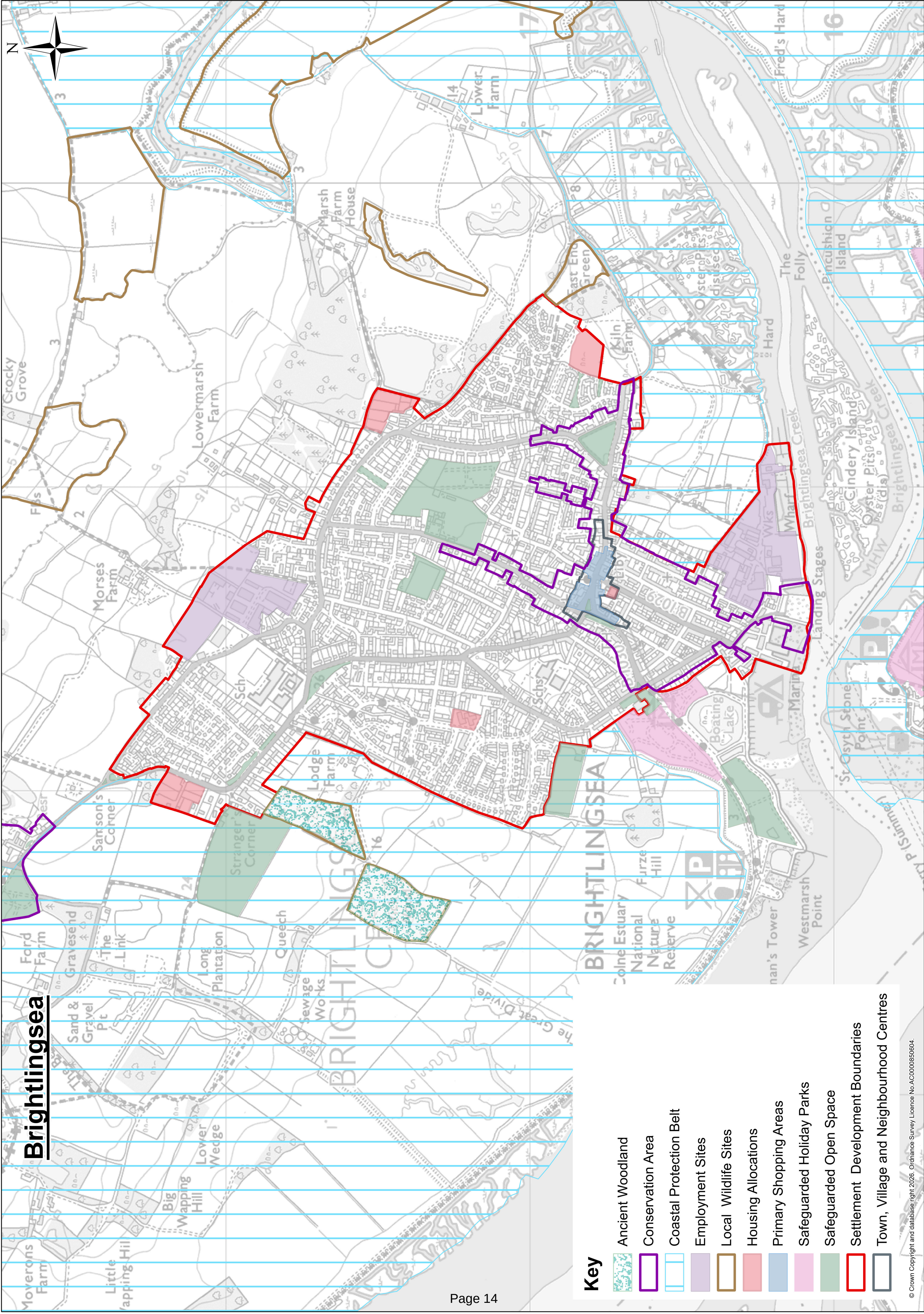
Bradfield

N



Key

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

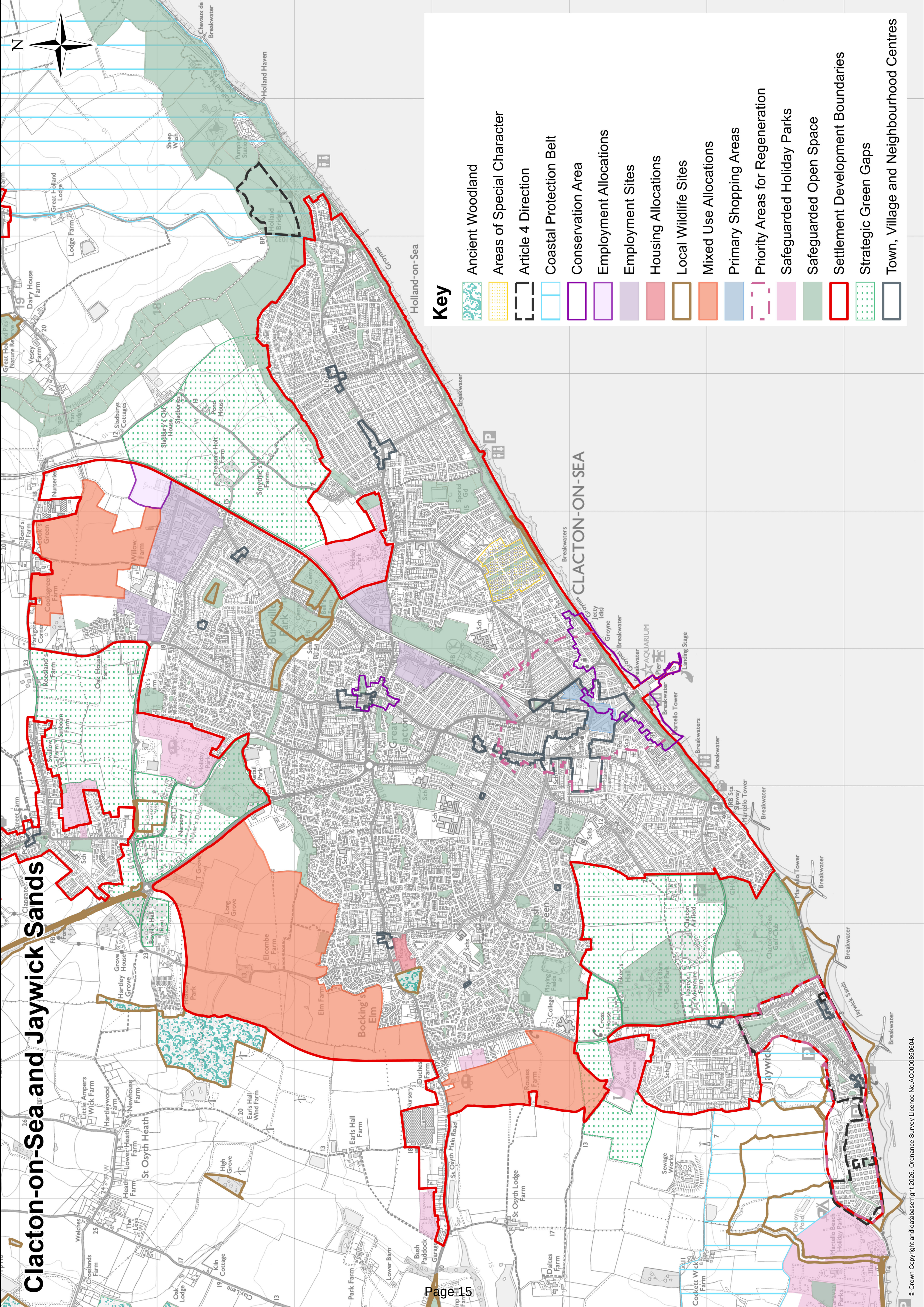


Brightlingsea

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

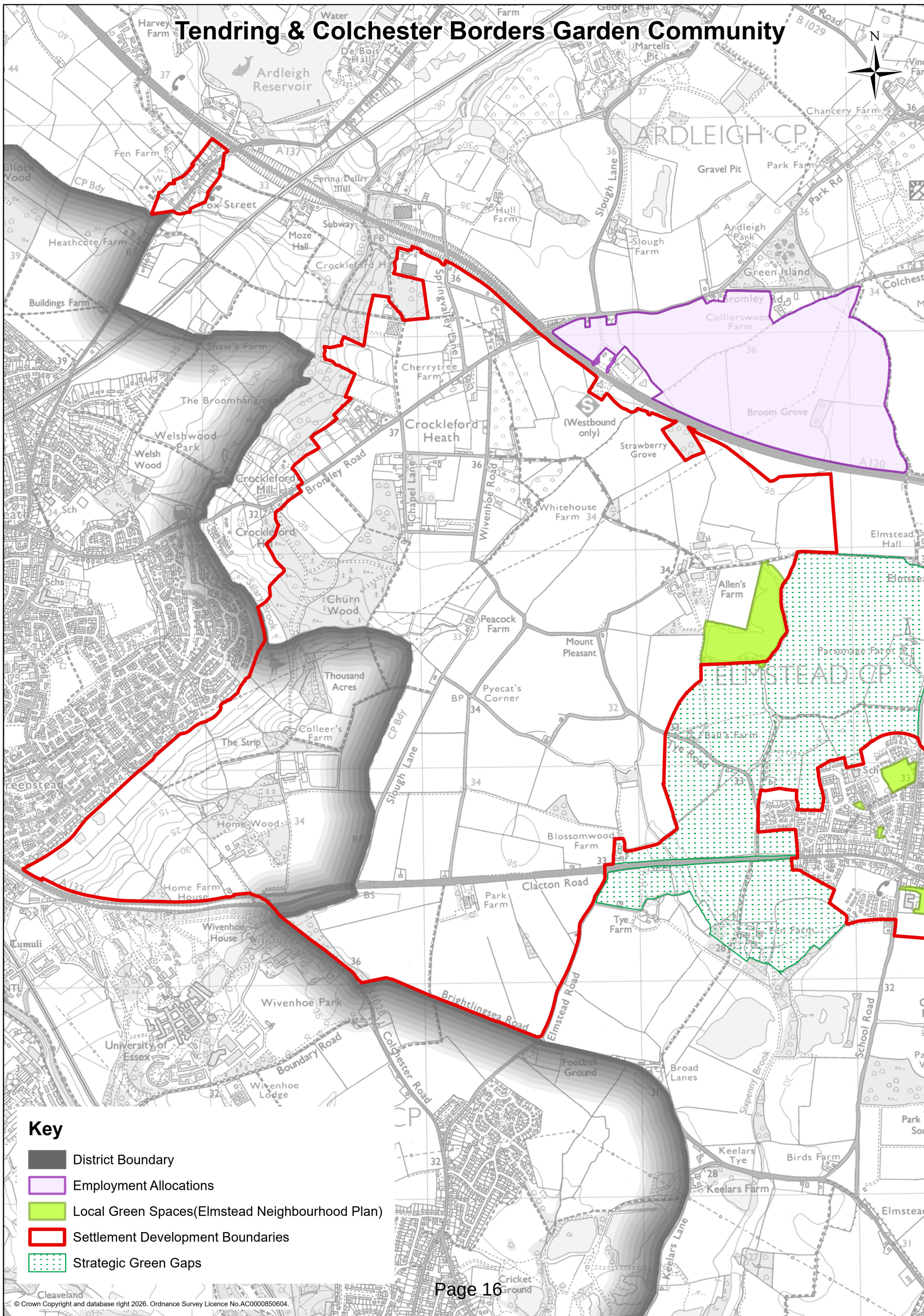
Safeguarded Open Space

Settlement Development Boundaries

Strategic Green Gaps

Town, Village and Neighbourhood Centres

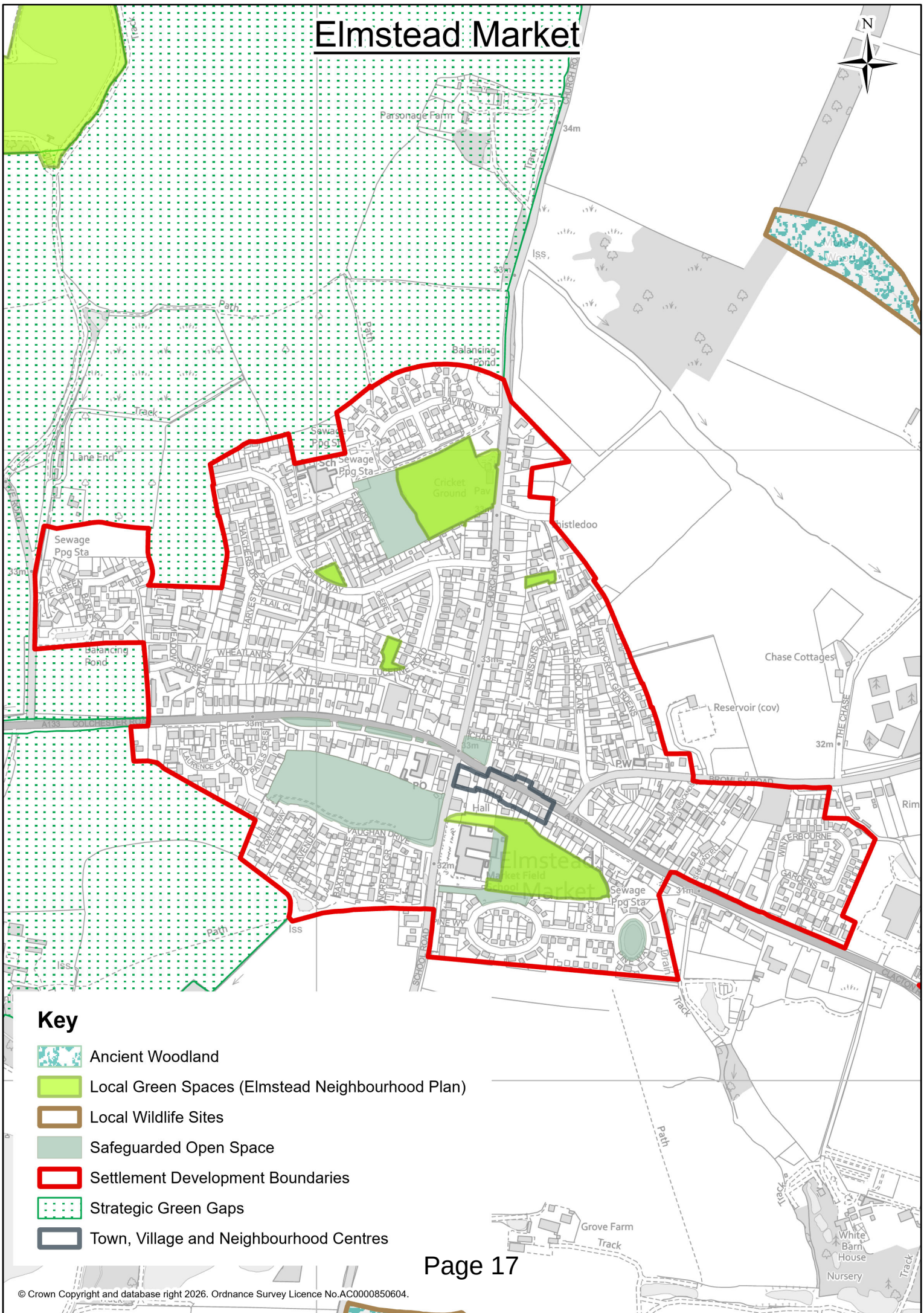
Tendring & Colchester Borders Garden Community



Key

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

Elmstead Market



Key

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

Fox Street



Ardleigh
Reservoir

Sewage
Ppg Sta

Weir

Vale View Farm Overflow

John de
Bois Hill

Copeland

Wyldberrry Farm

Fen Farm

Fox Street

Valley
Springs

Heathcote Farm

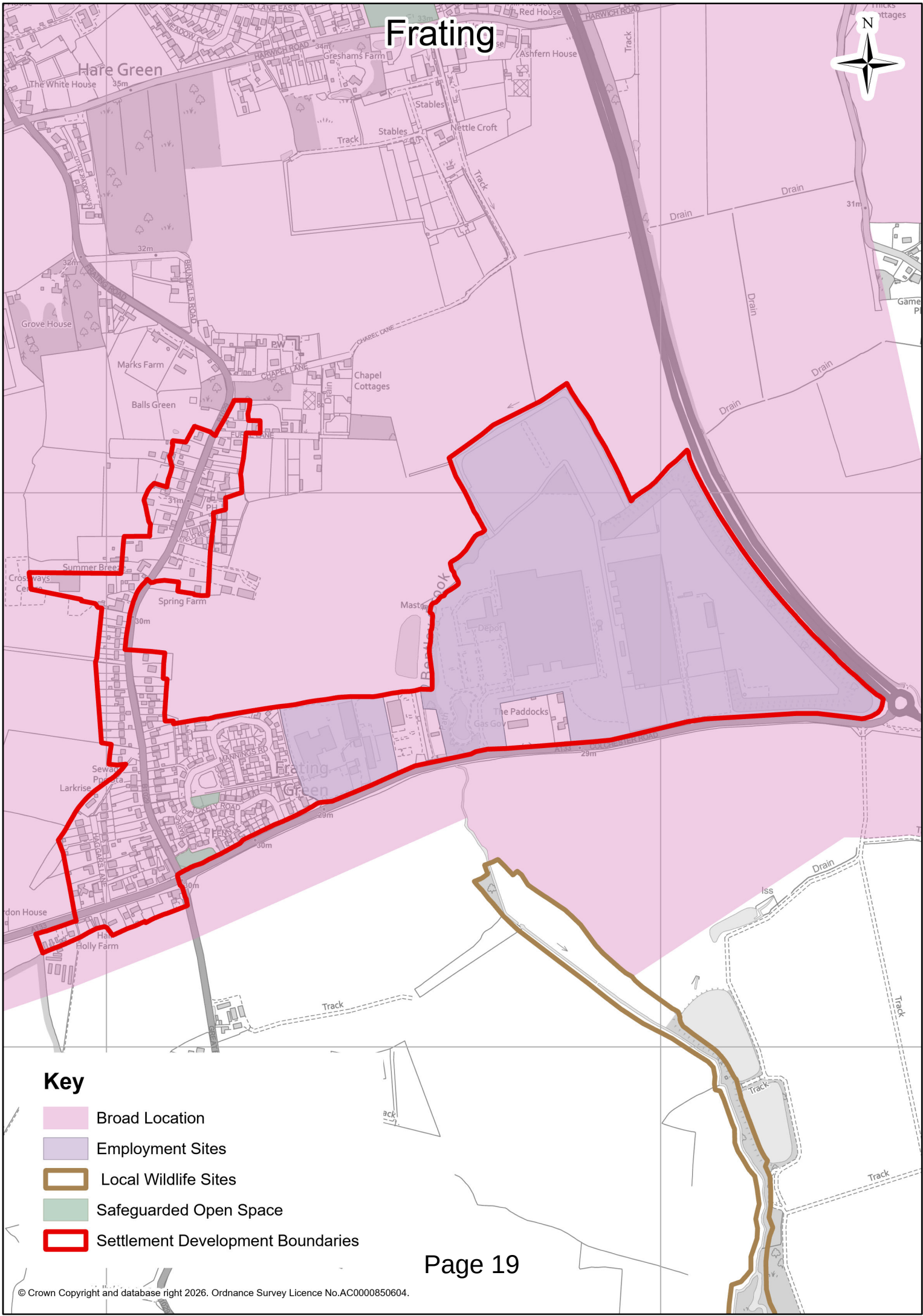
Path

Key

--- District Boundary

Settlement Development Boundaries

Frating



Key

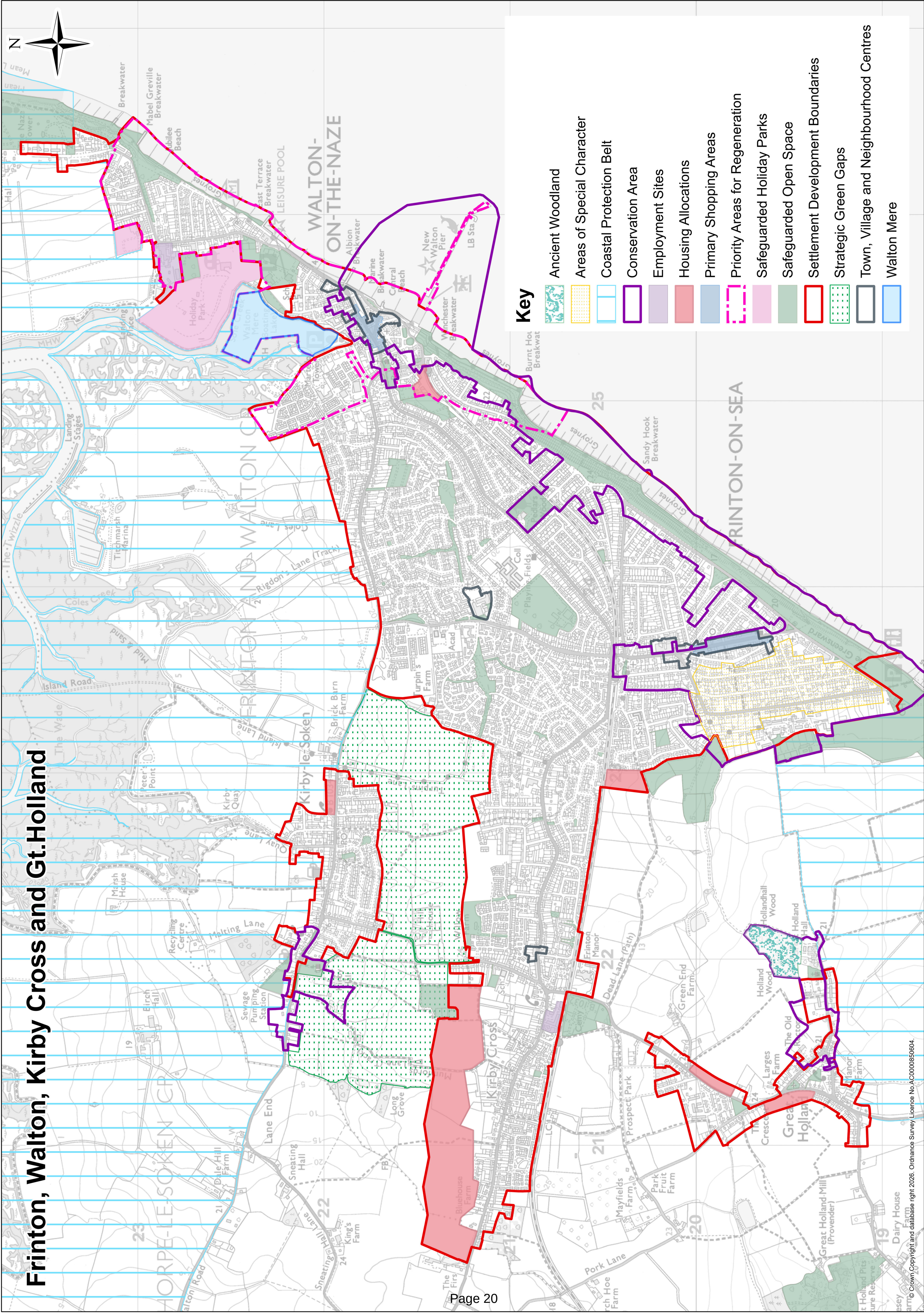
- Broad Location
- Employment Sites
- Local Wildlife Sites
- Safeguarded Open Space
- Settlement Development Boundaries

Frinton, Walton, Kirby Cross and Gt.Holland

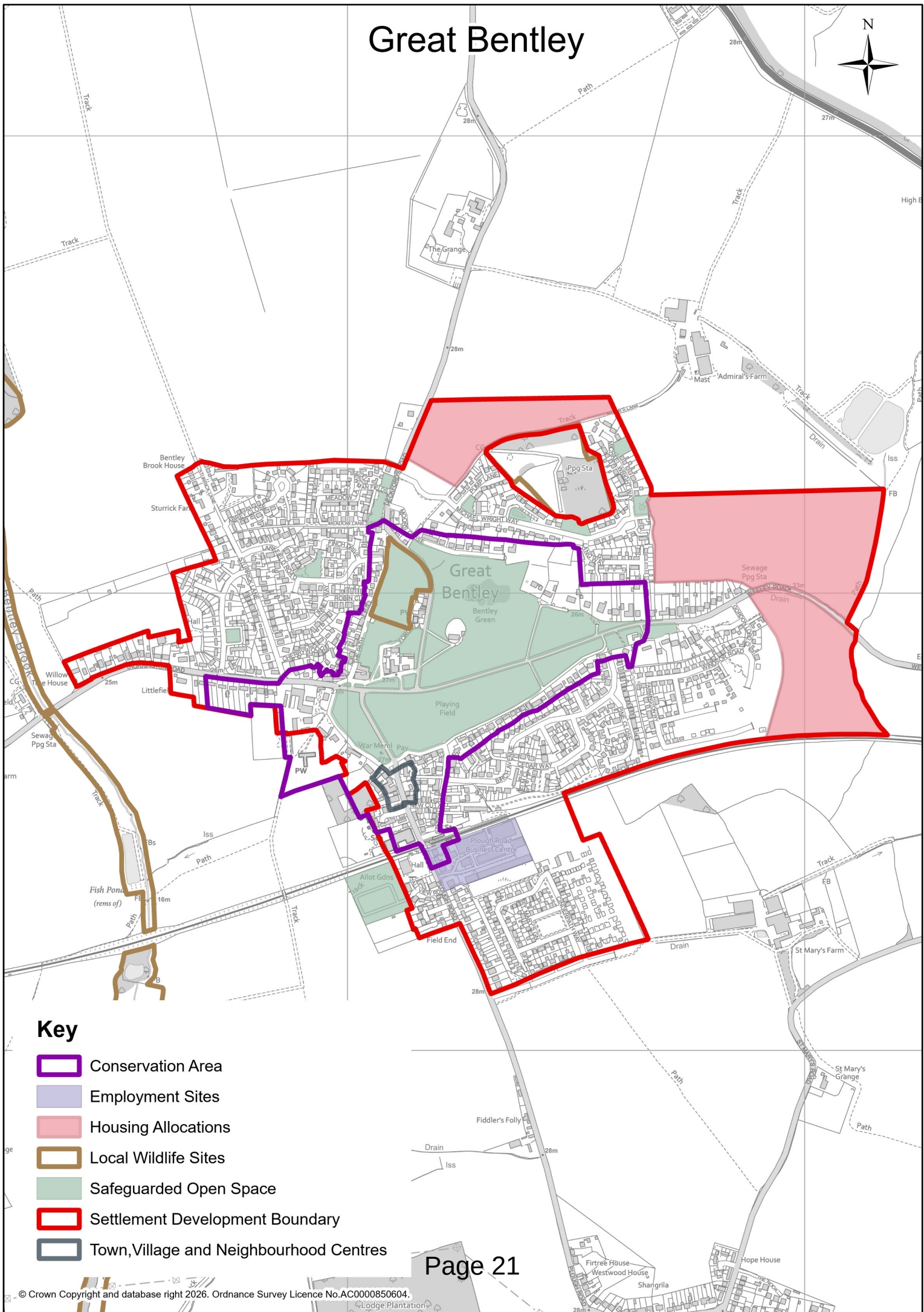
Key

- 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

Page 20



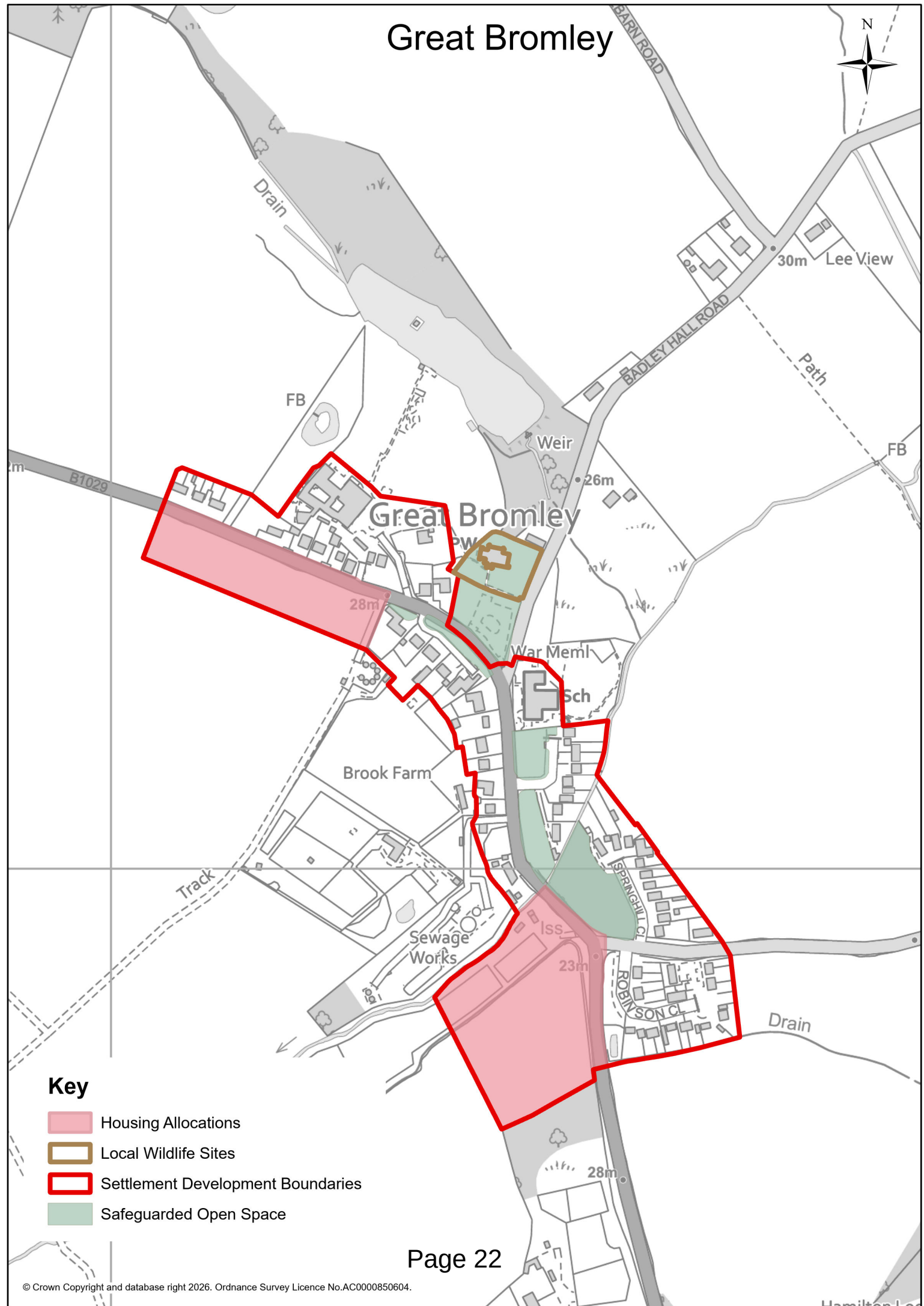
Great Bentley



Key

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

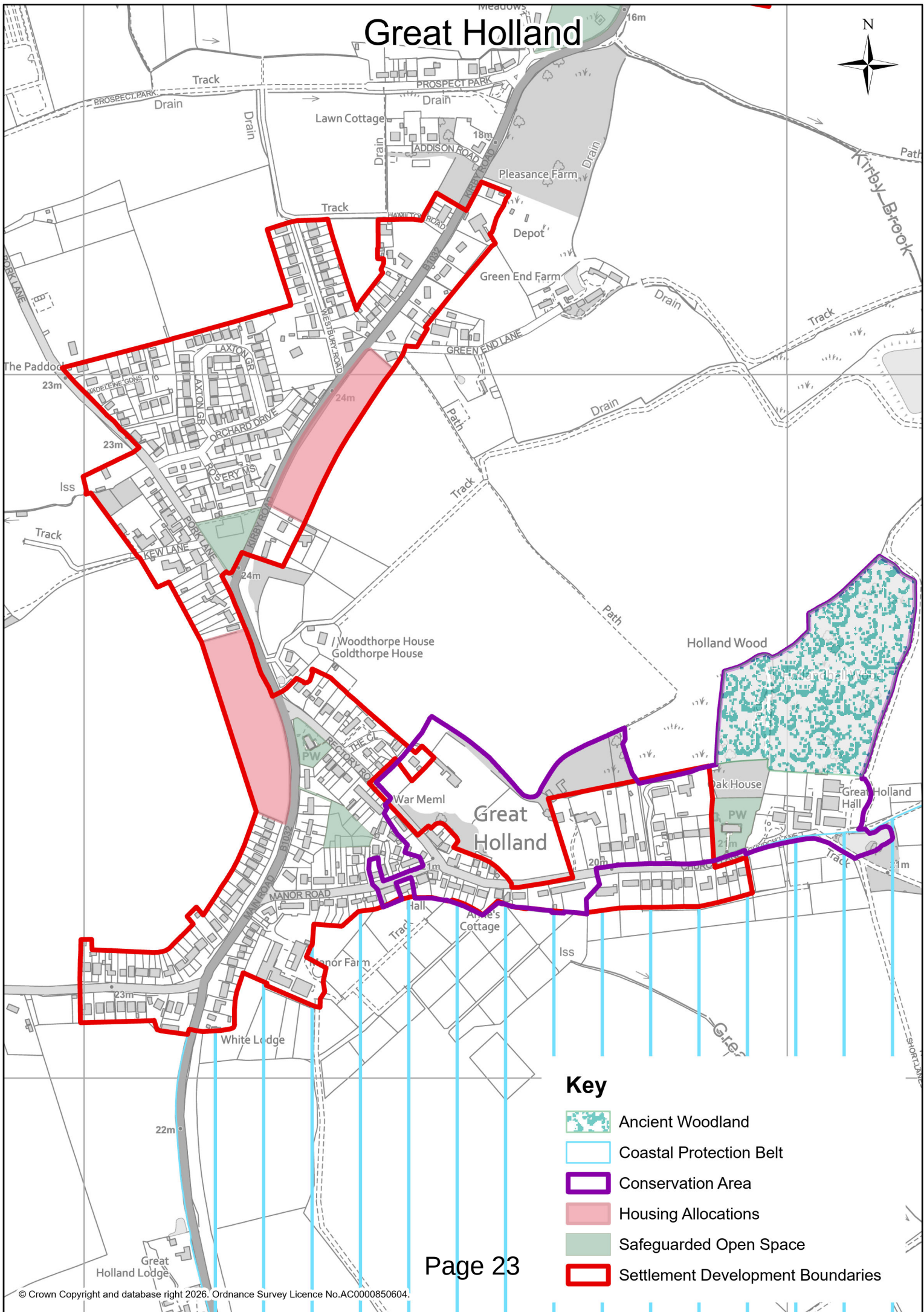
Great Bromley



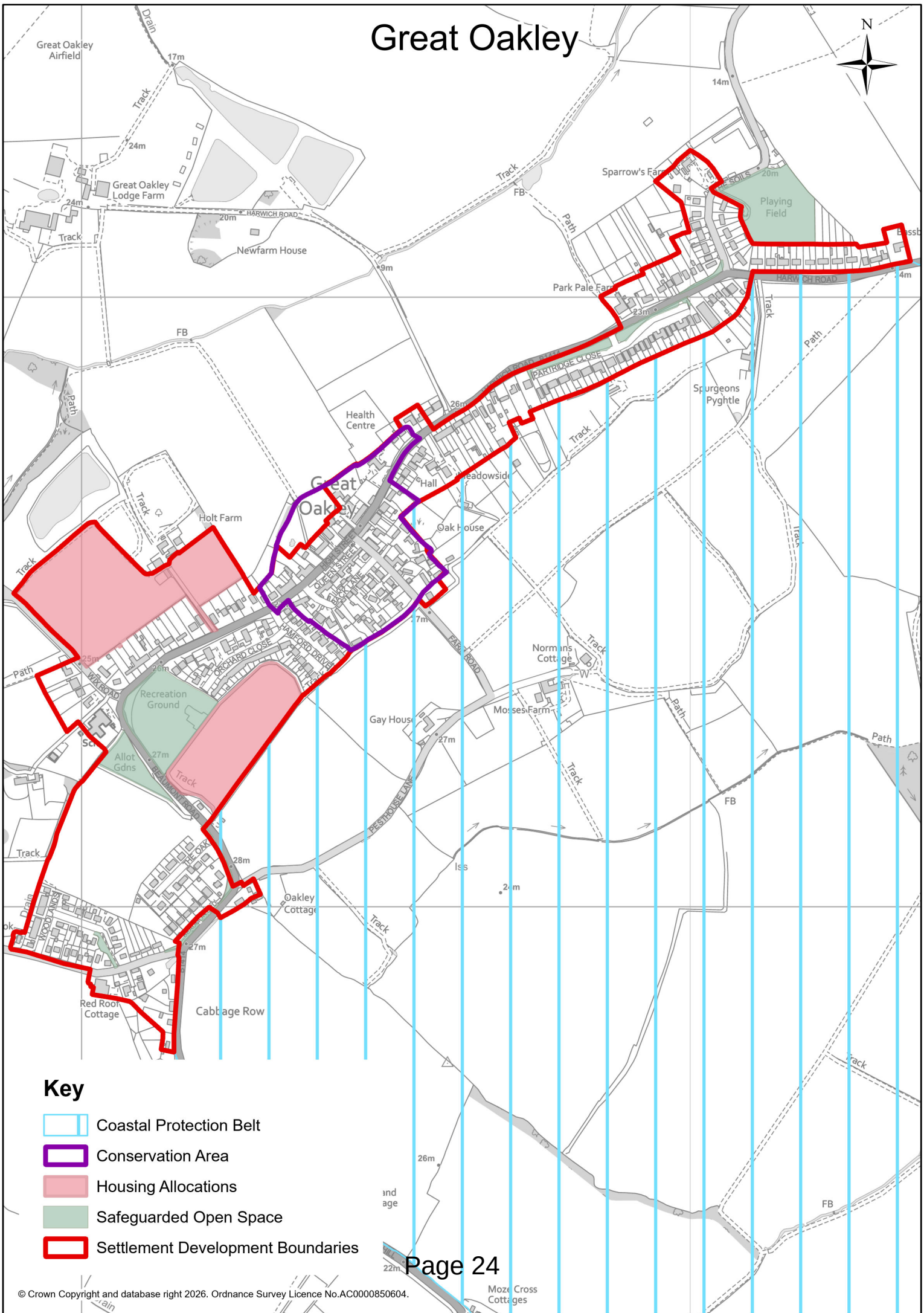
Key

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

Great Holland



Great Oakley



Key

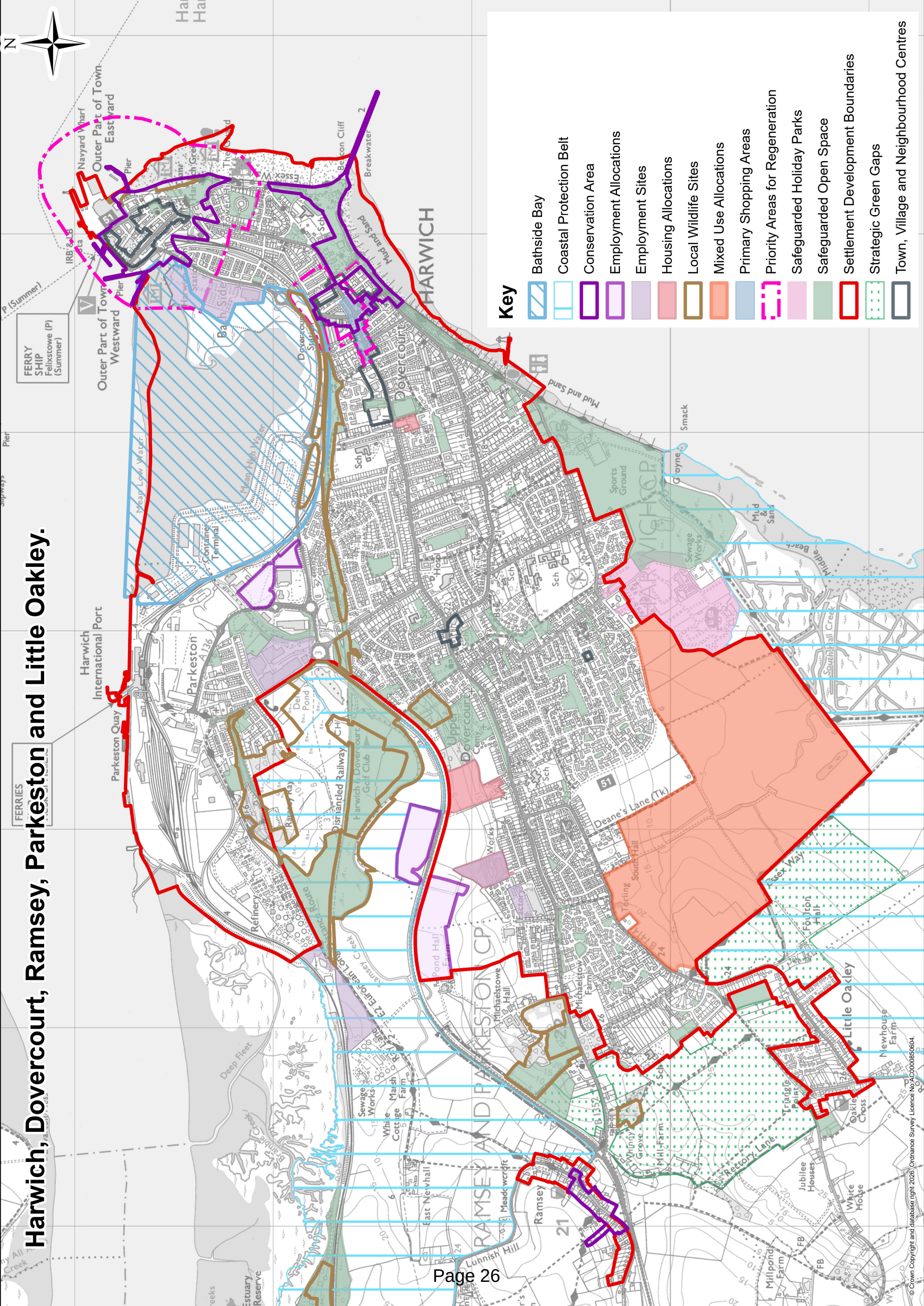
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- Conservation Area
- Housing Allocations
- Safeguarded Open Space
- Settlement Development Boundaries

Hare Green Garden Village

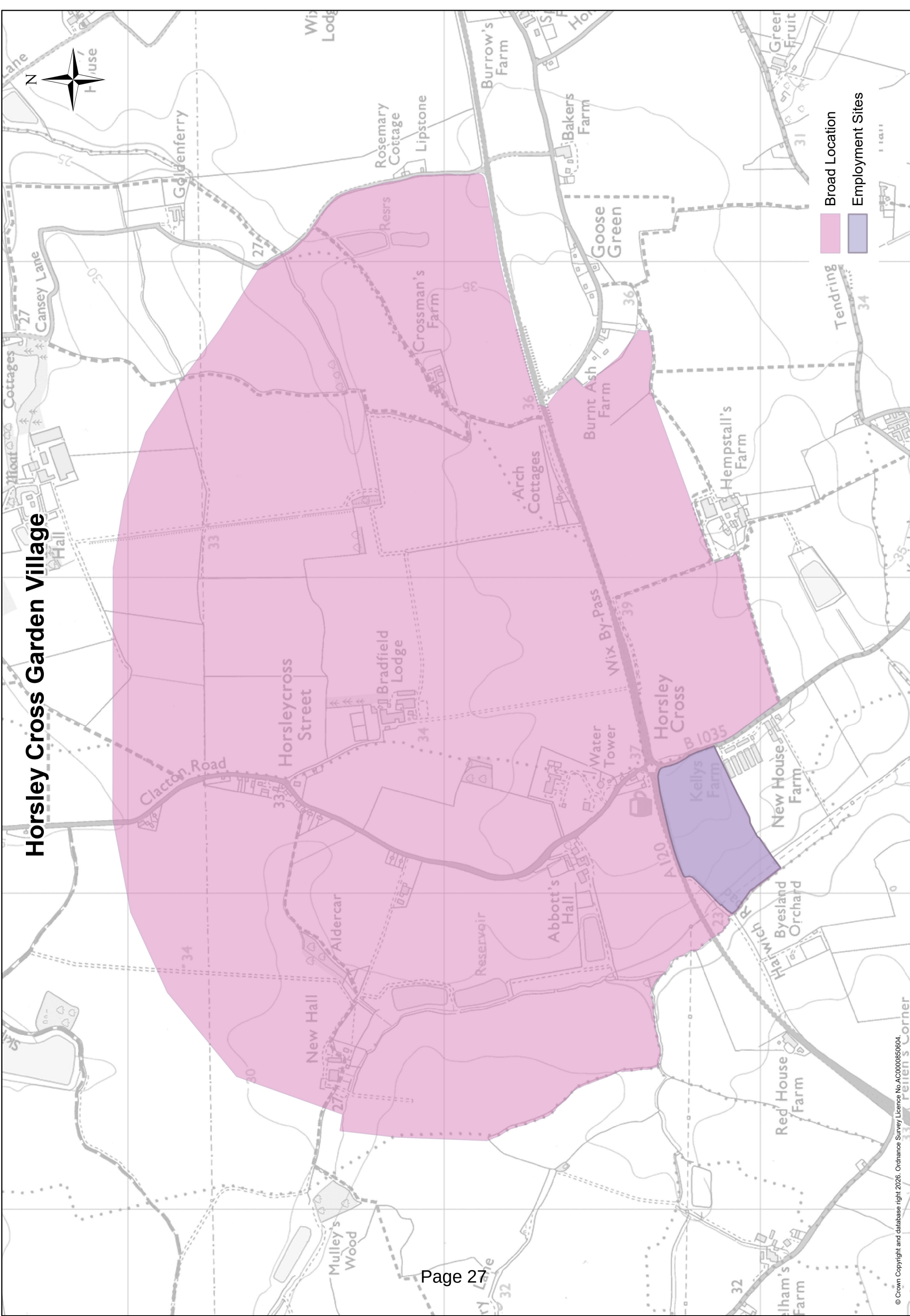


- Ancient Woodland
- Broad Location
- Employment Sites
- Local Wildlife Sites
- Settlement Development Boundaries
- Safeguarded Open Space

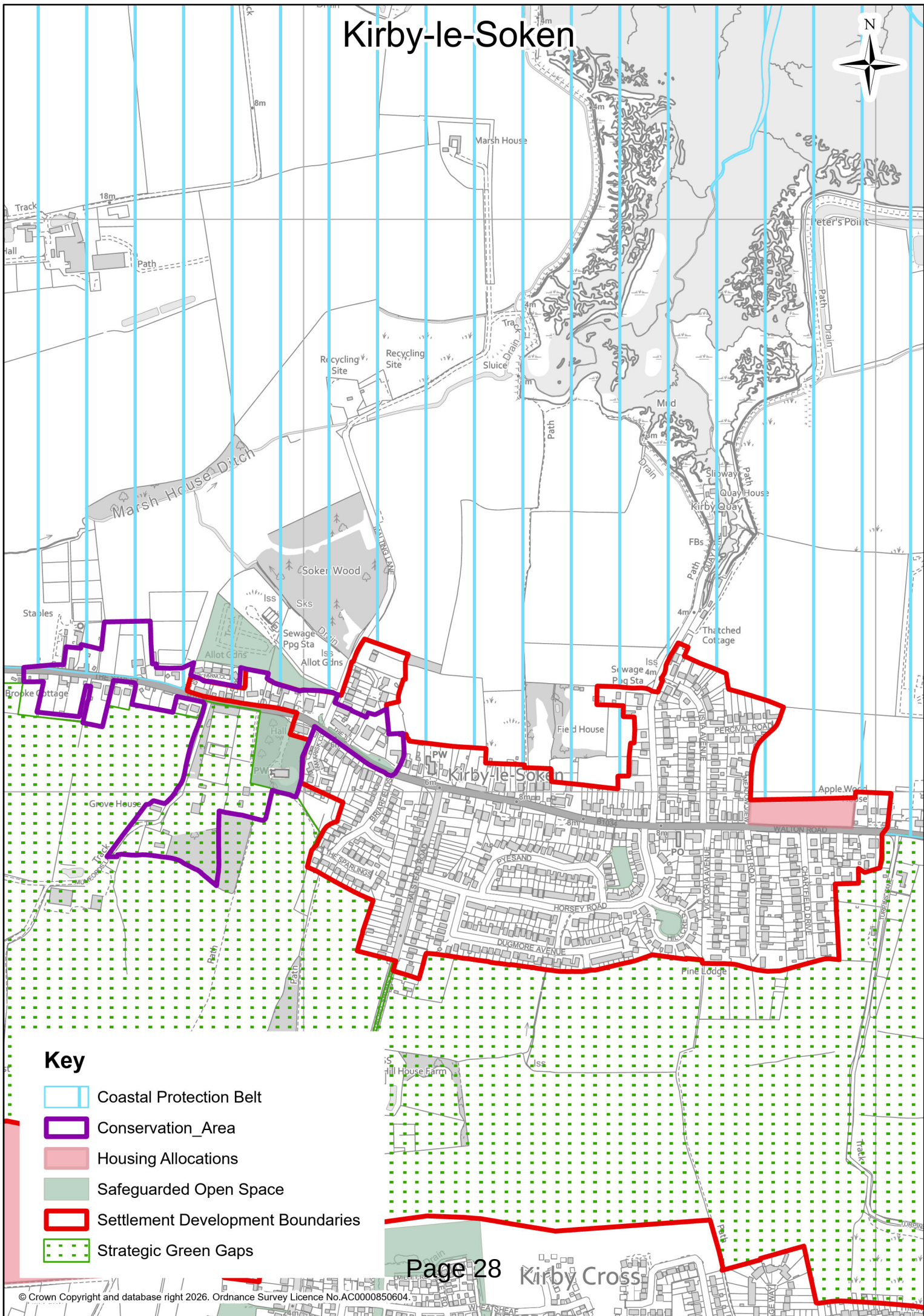
Harwich, Dovercourt, Ramsey, Parkeston and Little Oakley.



Horsley Cross Garden Village



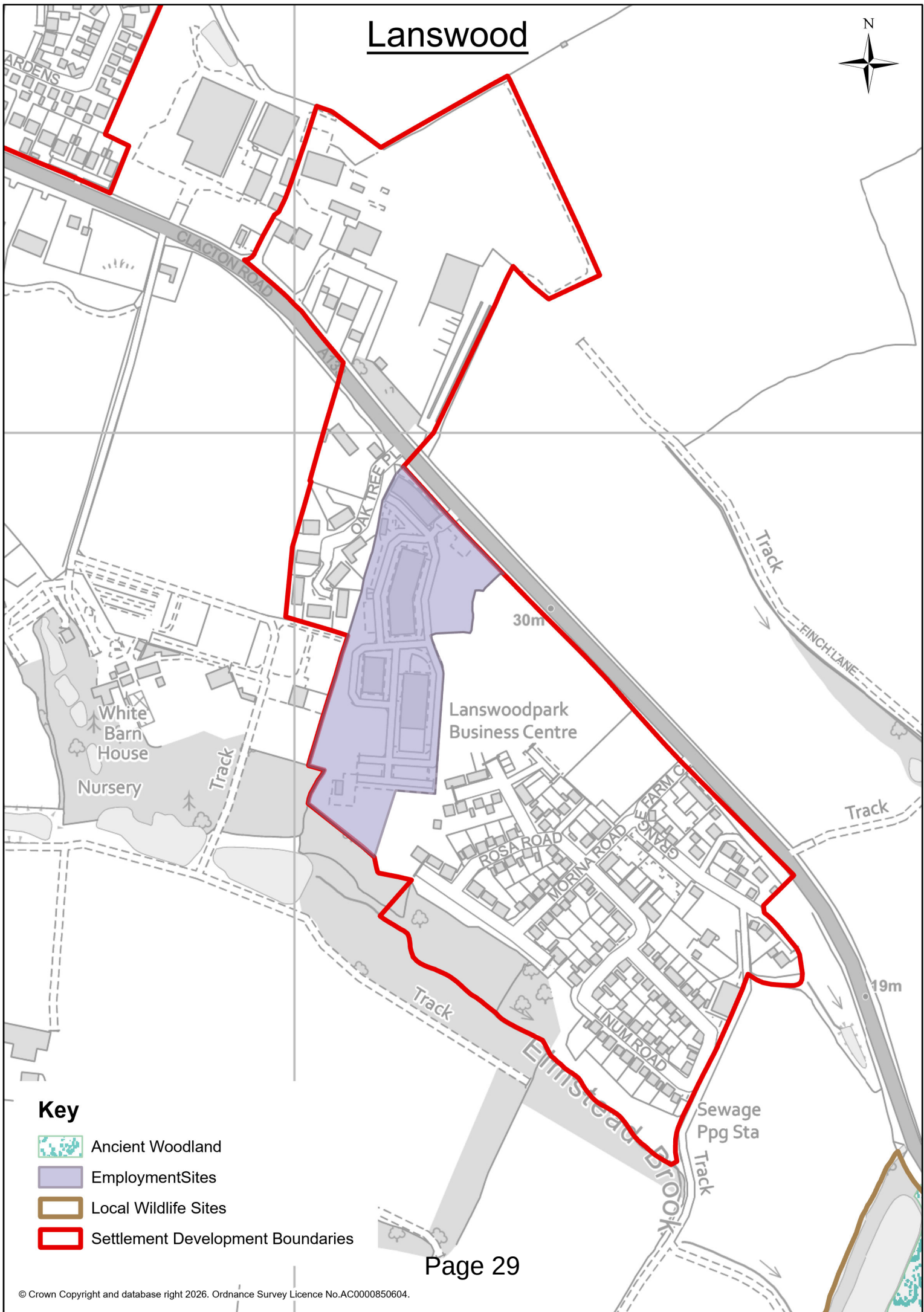
Kirby-le-Soken



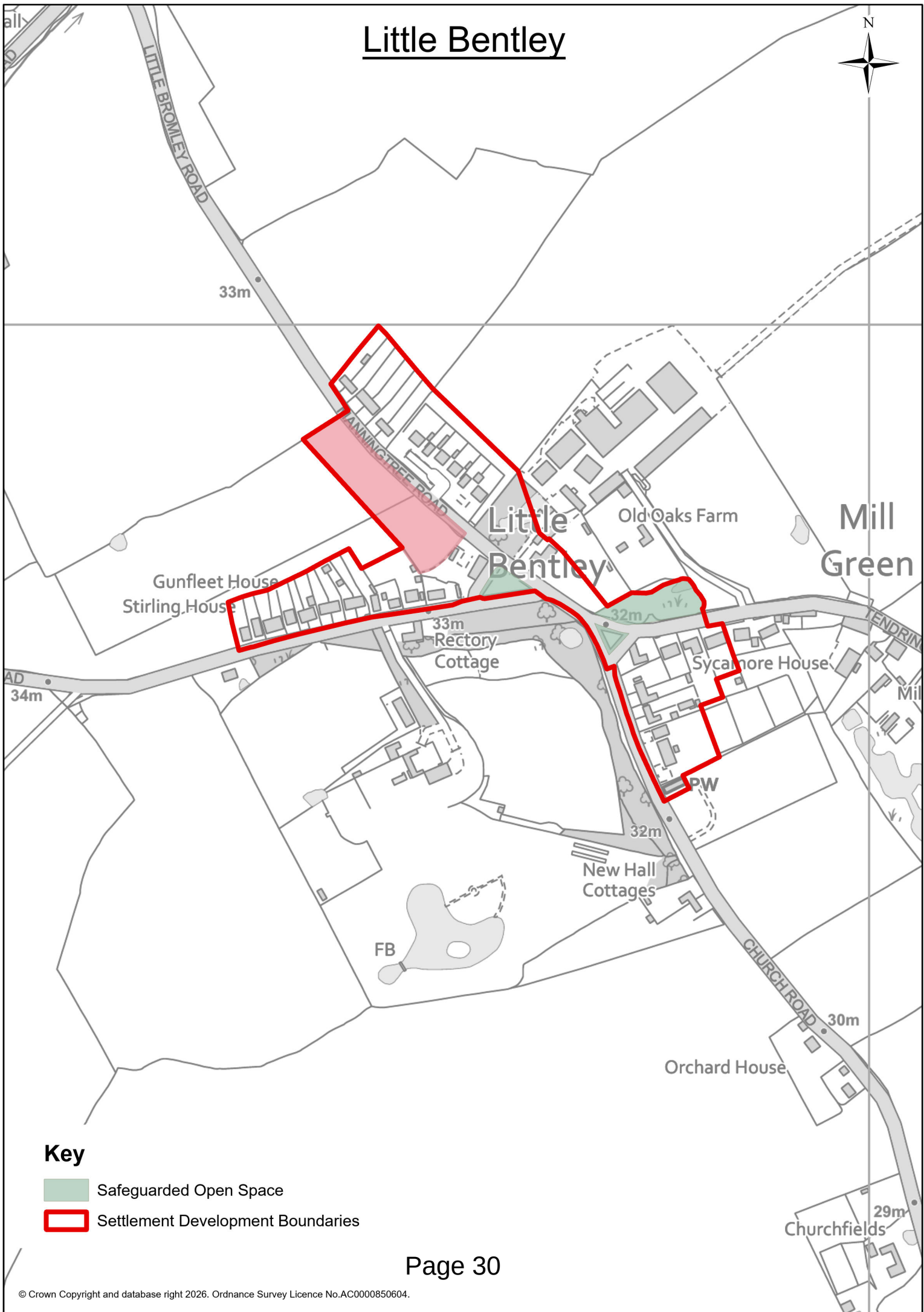
Key

-  Coastal Protection Belt
-  Conservation_Area
-  Housing Allocations
-  Safeguarded Open Space
-  Settlement Development Boundaries
-  Strategic Green Gaps

Lanswood

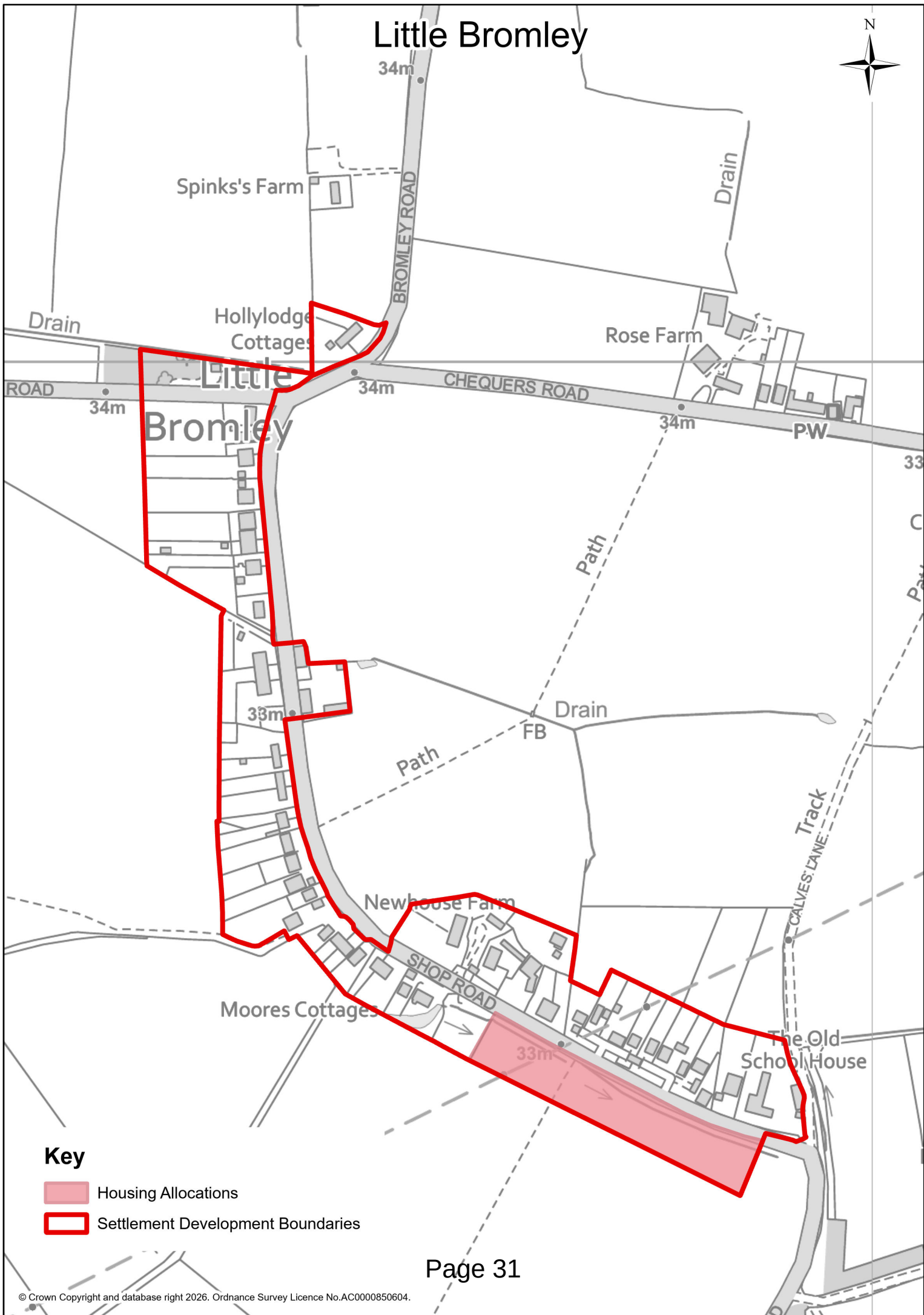


Little Bentley

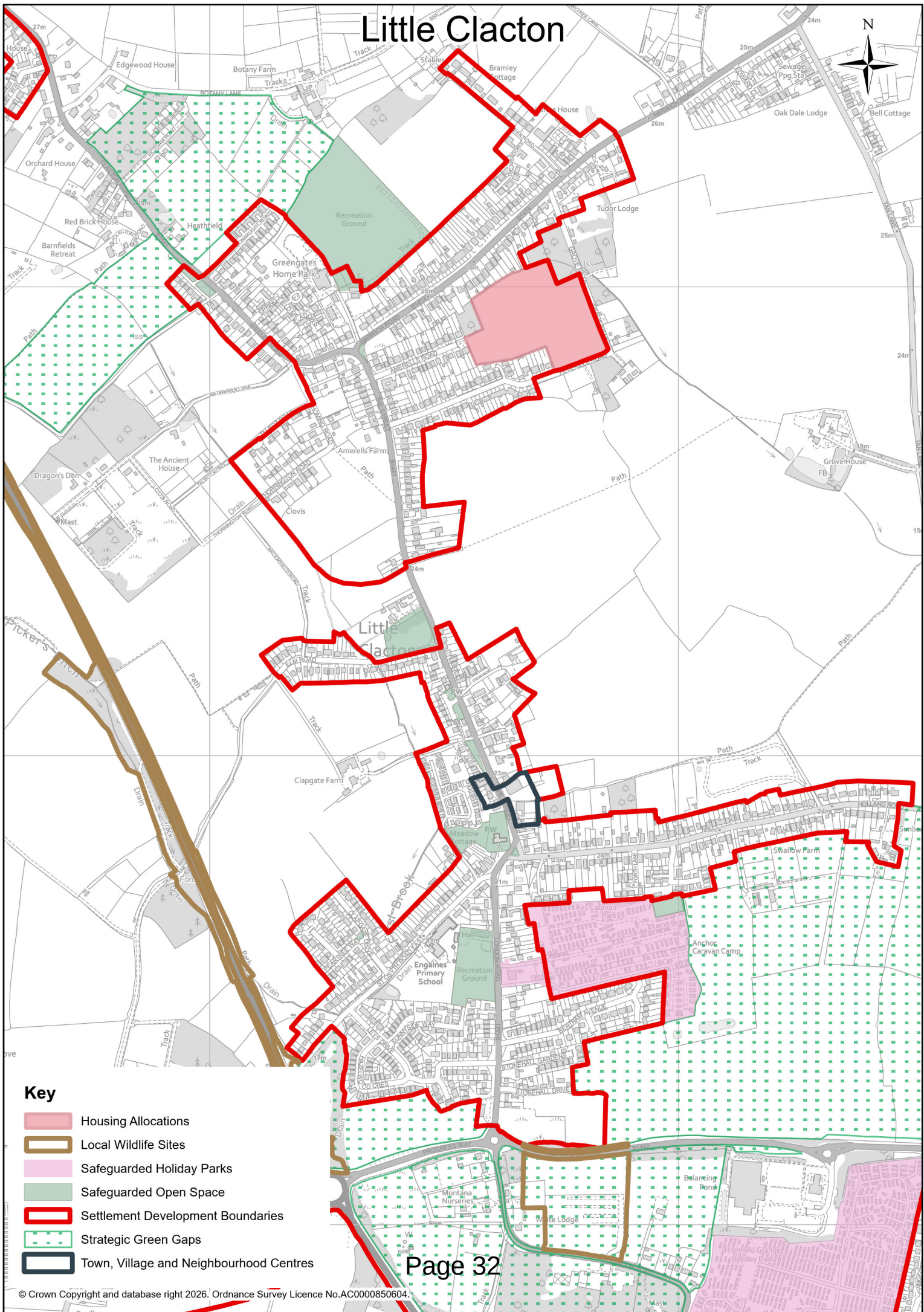


Key

-  Safeguarded Open Space
-  Settlement Development Boundaries



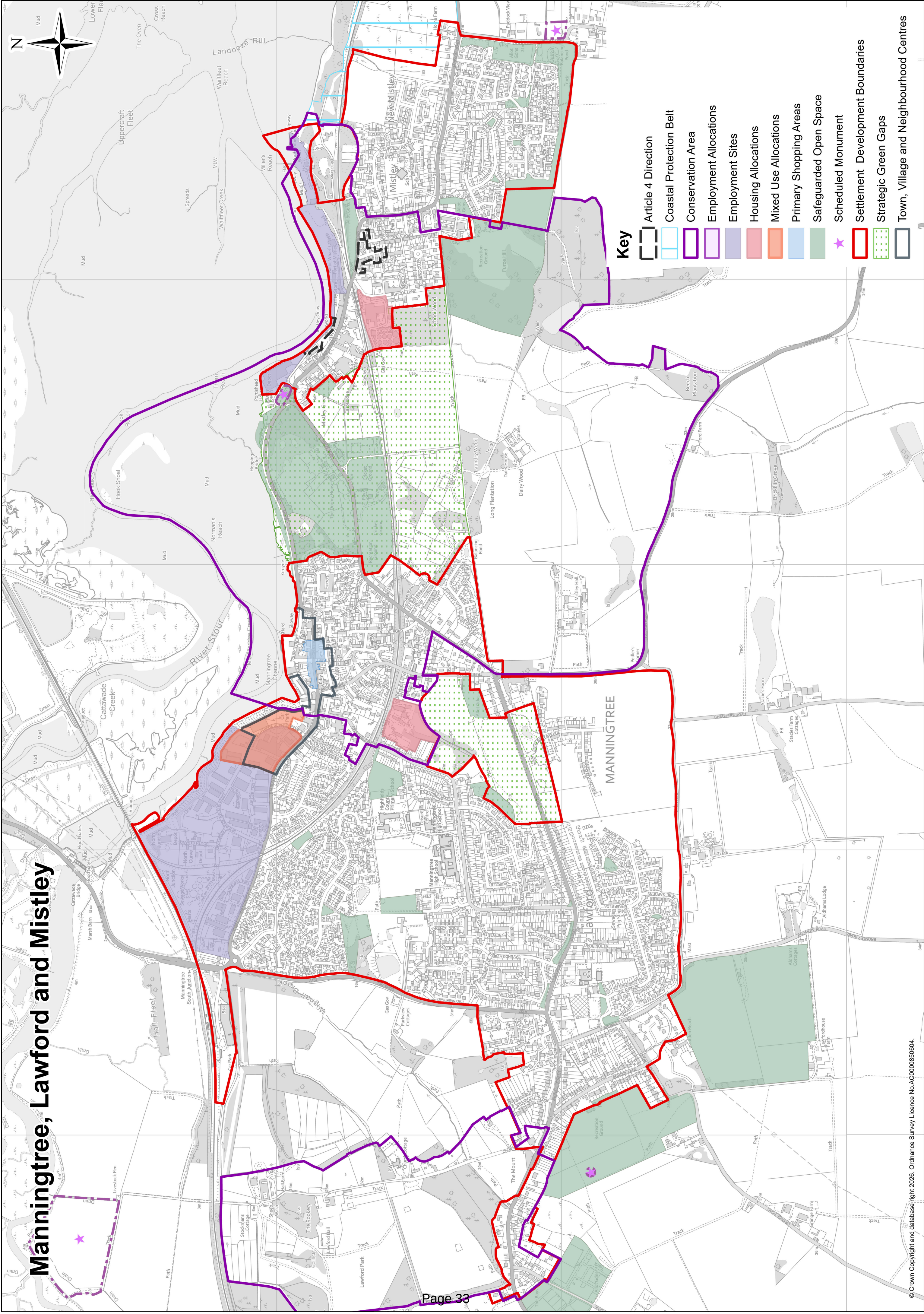
Little Clacton



Key

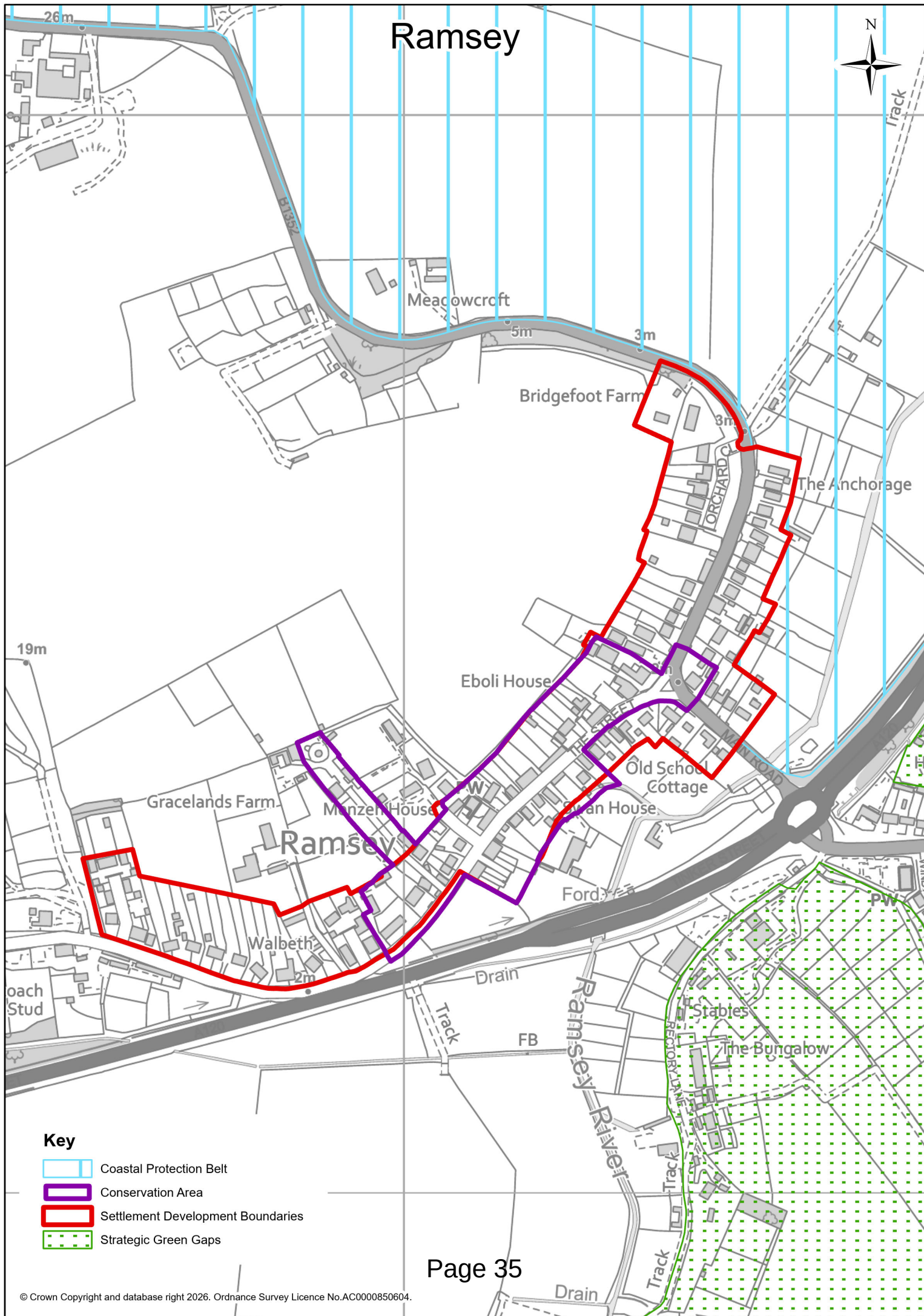
- Housing Allocations
- Local Wildlife Sites
- Safeguarded Holiday Parks
- Safeguarded Open Space
- Settlement Development Boundaries
- Strategic Green Gaps
- Town, Village and Neighbourhood Centres

Manningtree, Lawford and Mistley

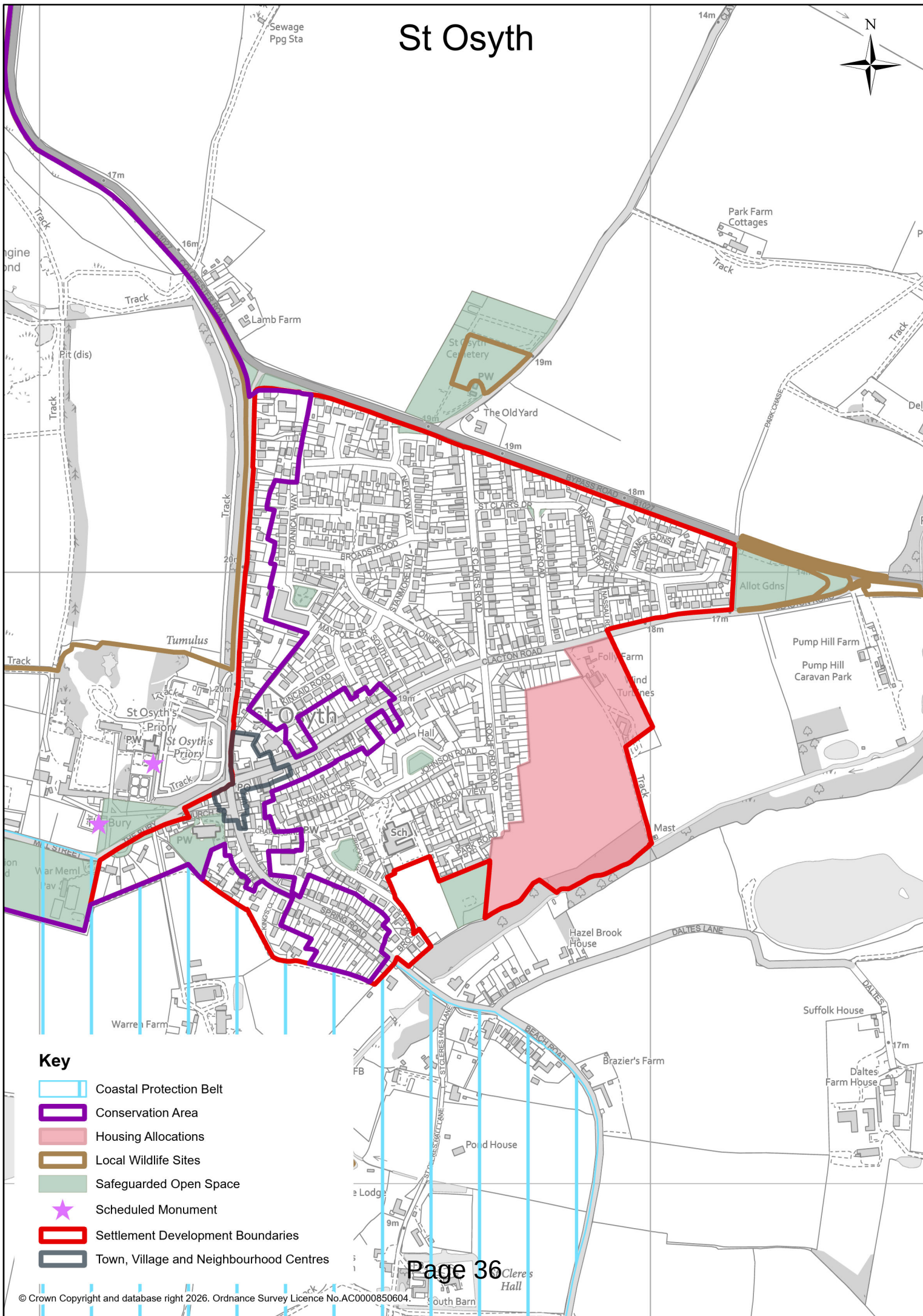


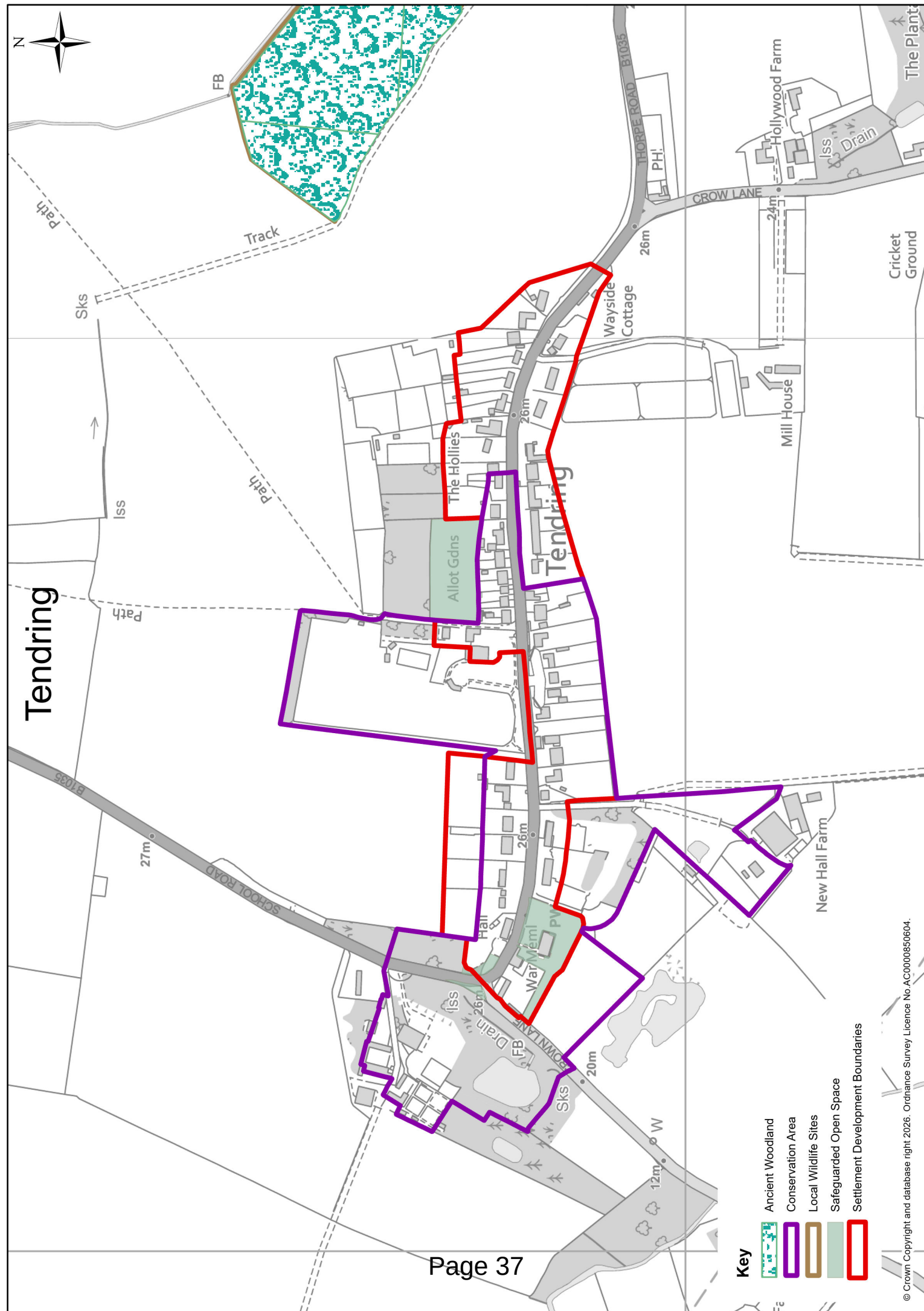
Key

- 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

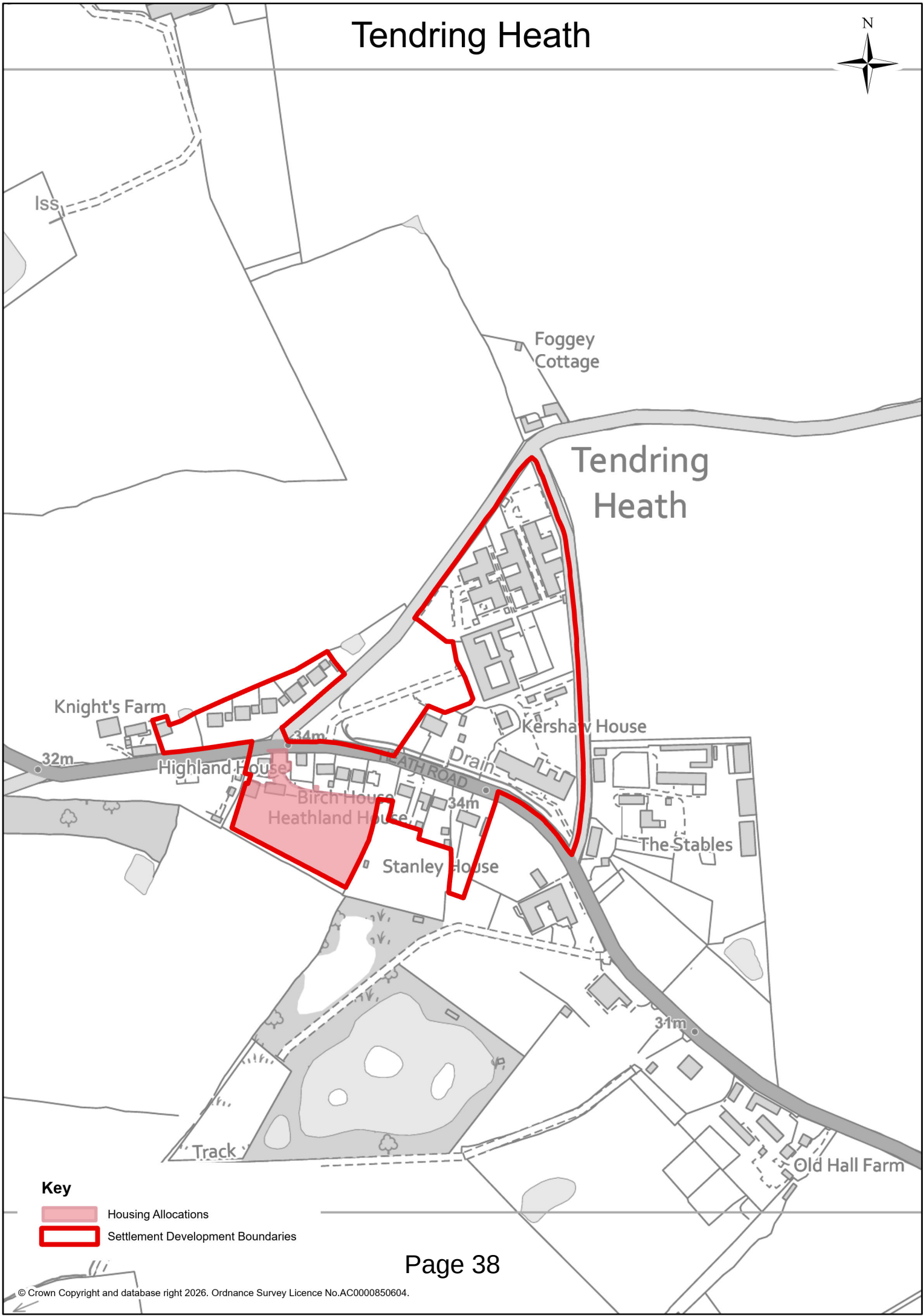


St Osyth





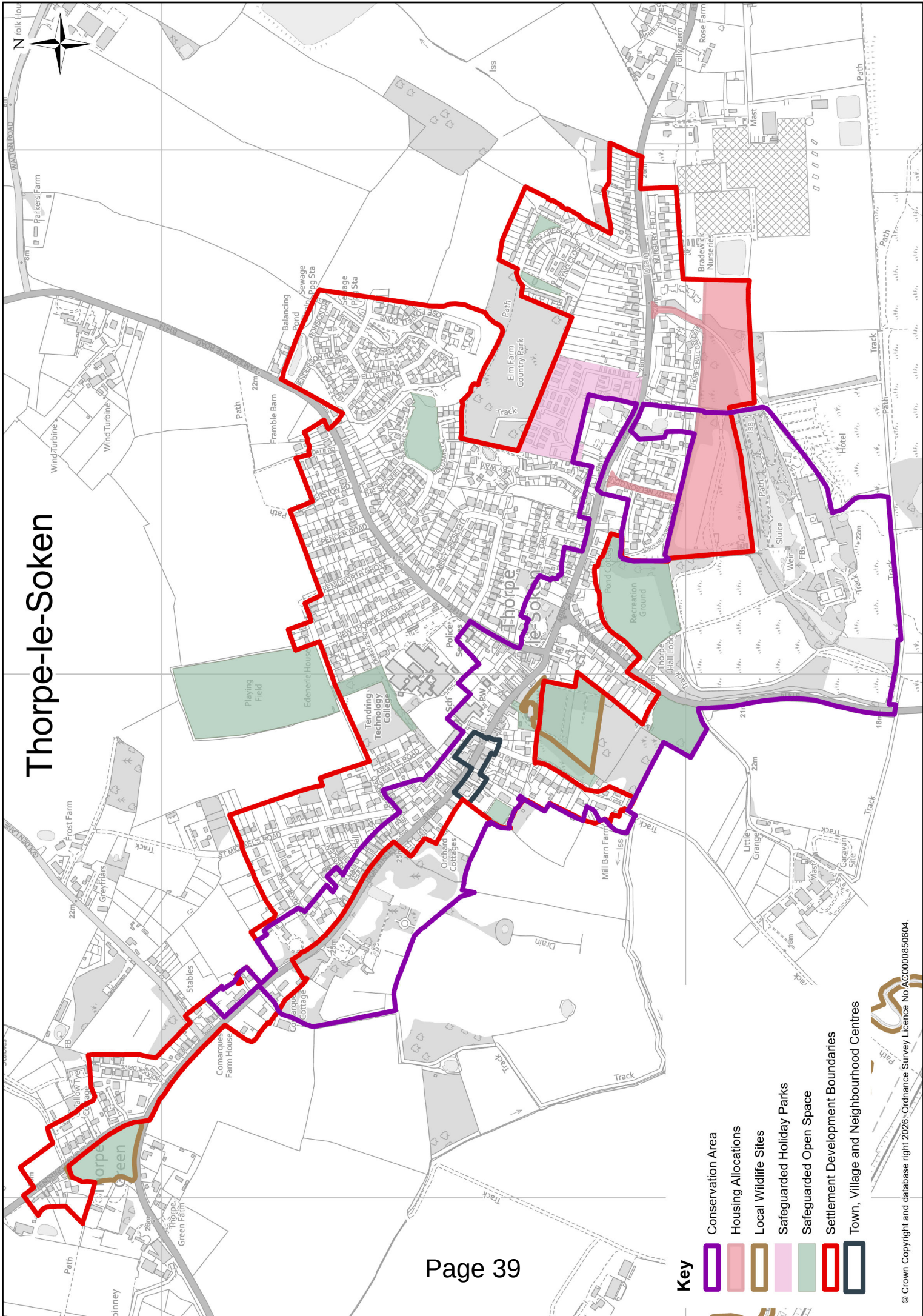
Tendring Heath



Key

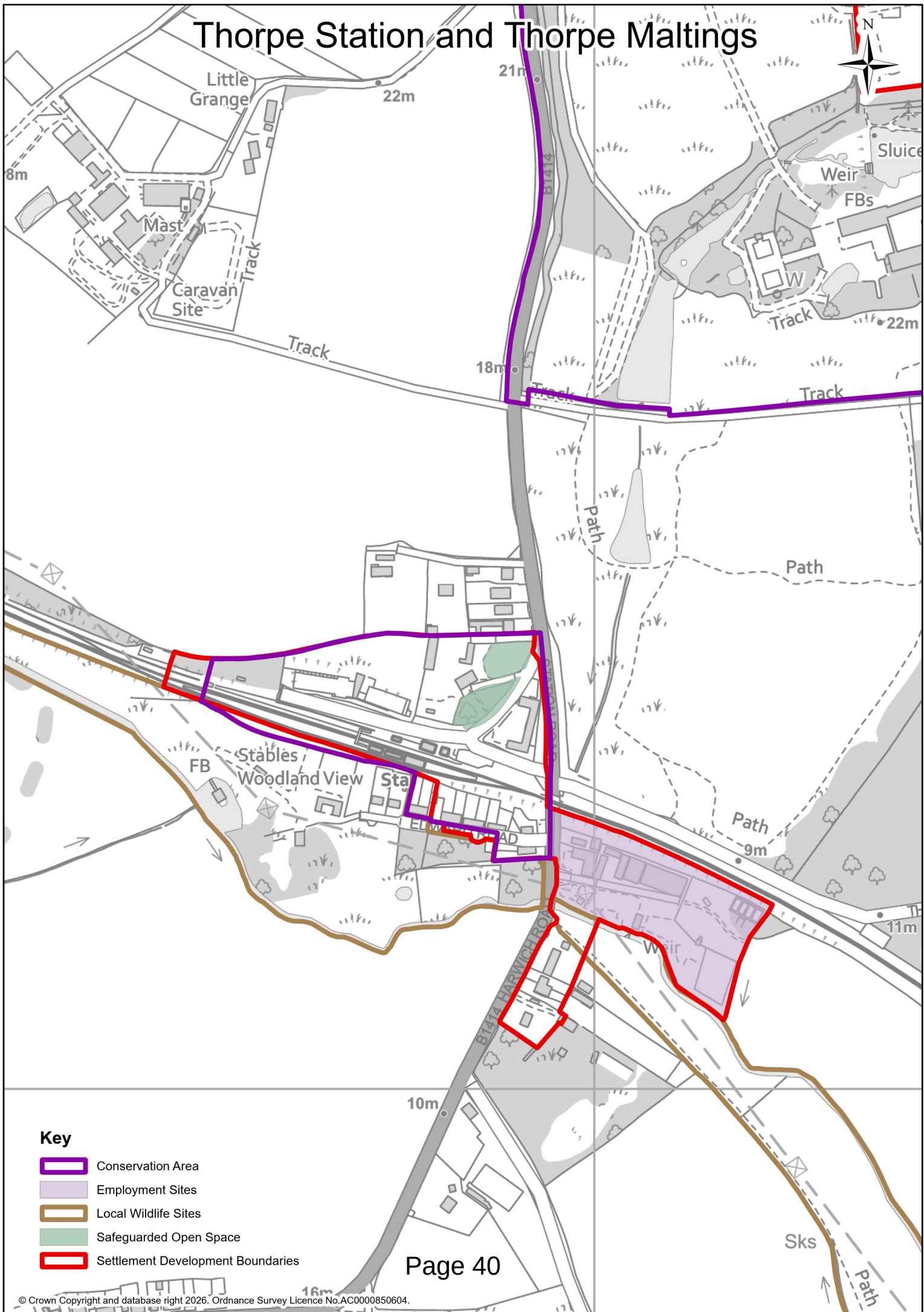
-  Housing Allocations
-  Settlement Development Boundaries

Thorpe-le-Soken



- Key**
- Conservation Area
 - Housing Allocations
 - Local Wildlife Sites
 - Safeguarded Holiday Parks
 - Safeguarded Open Space
 - Settlement Development Boundaries
 - Town, Village and Neighbourhood Centres

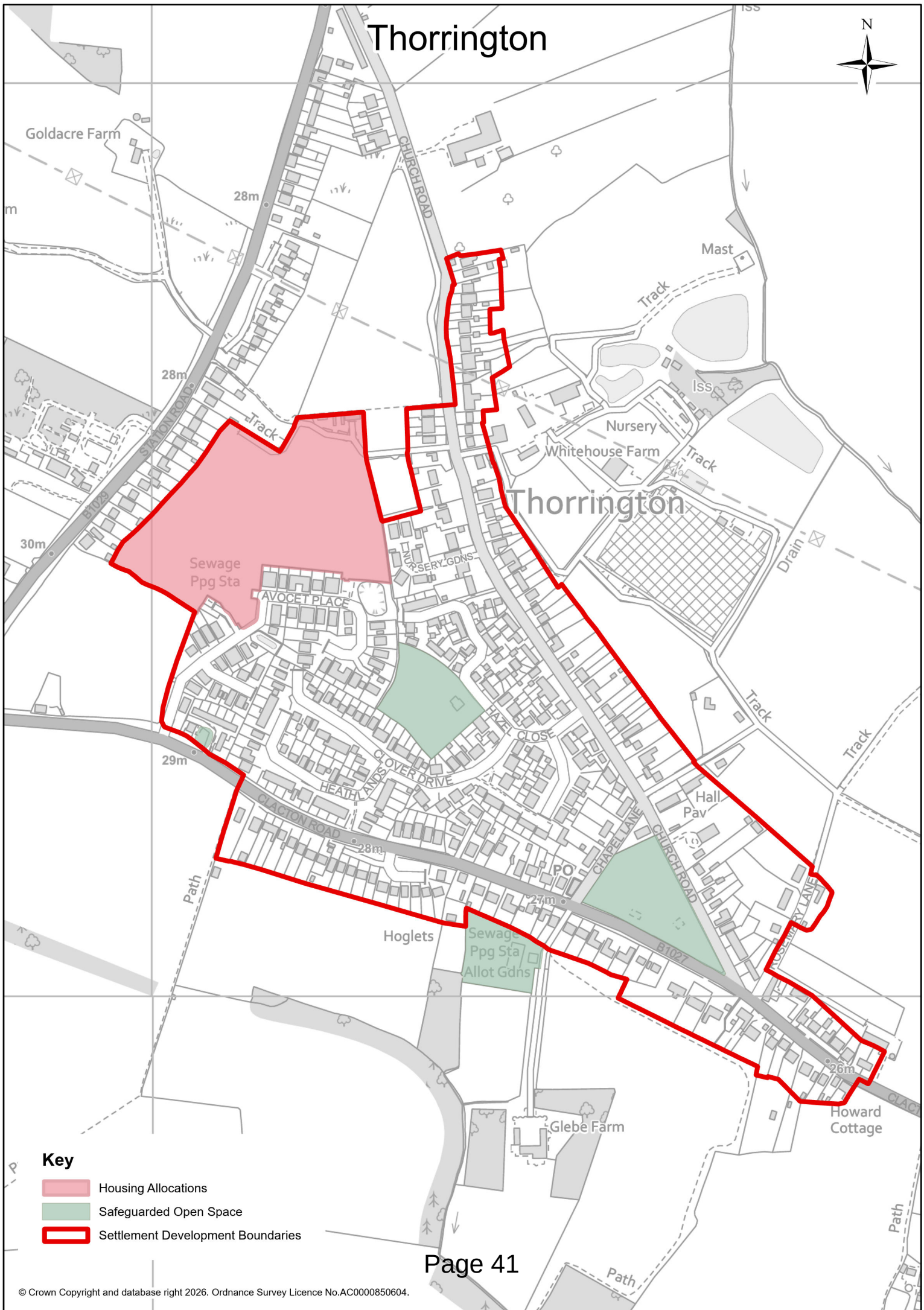
Thorpe Station and Thorpe Maltings



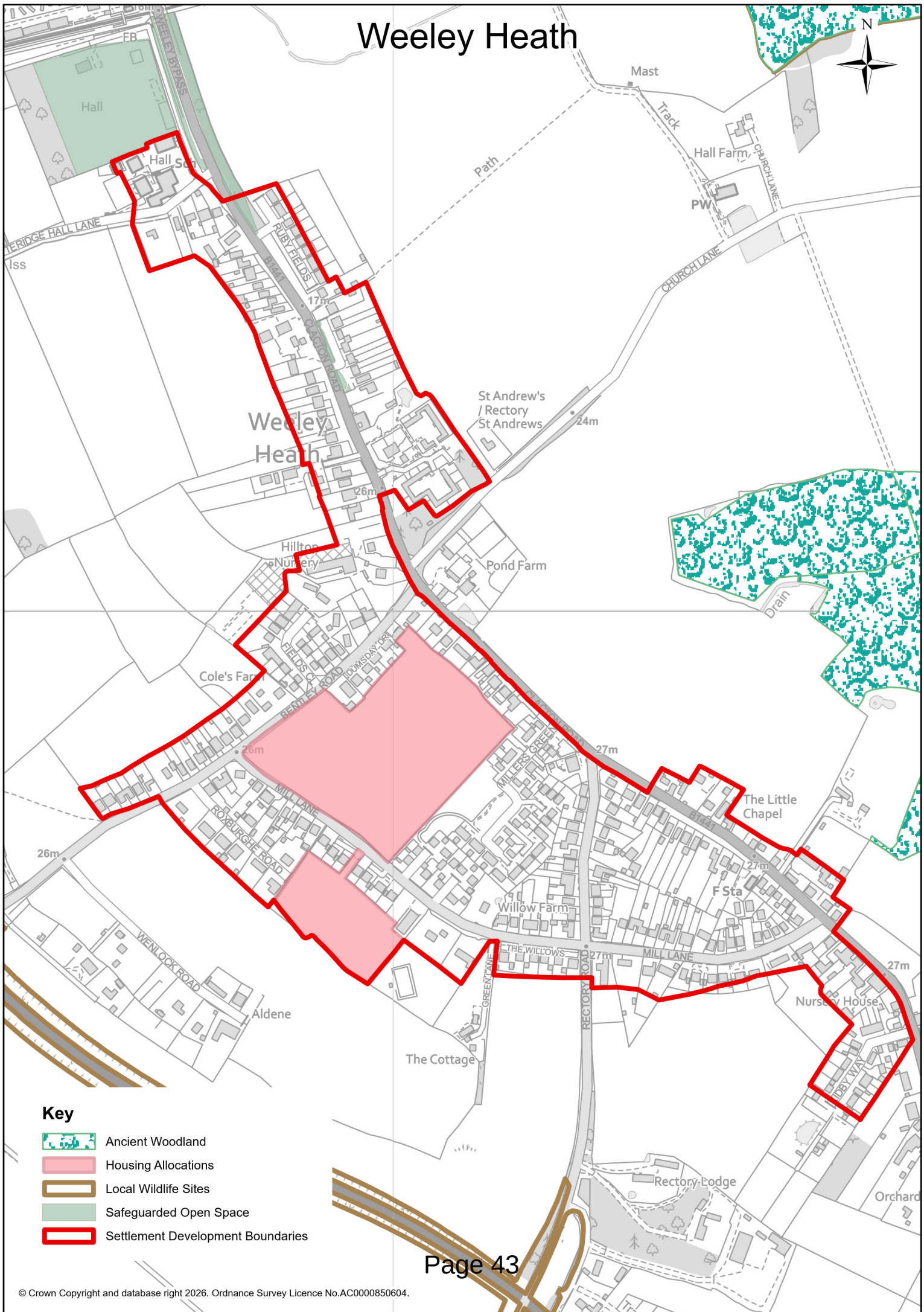
Key

- Conservation Area
- Employment Sites
- Local Wildlife Sites
- Safeguarded Open Space
- Settlement Development Boundaries

Thorrington

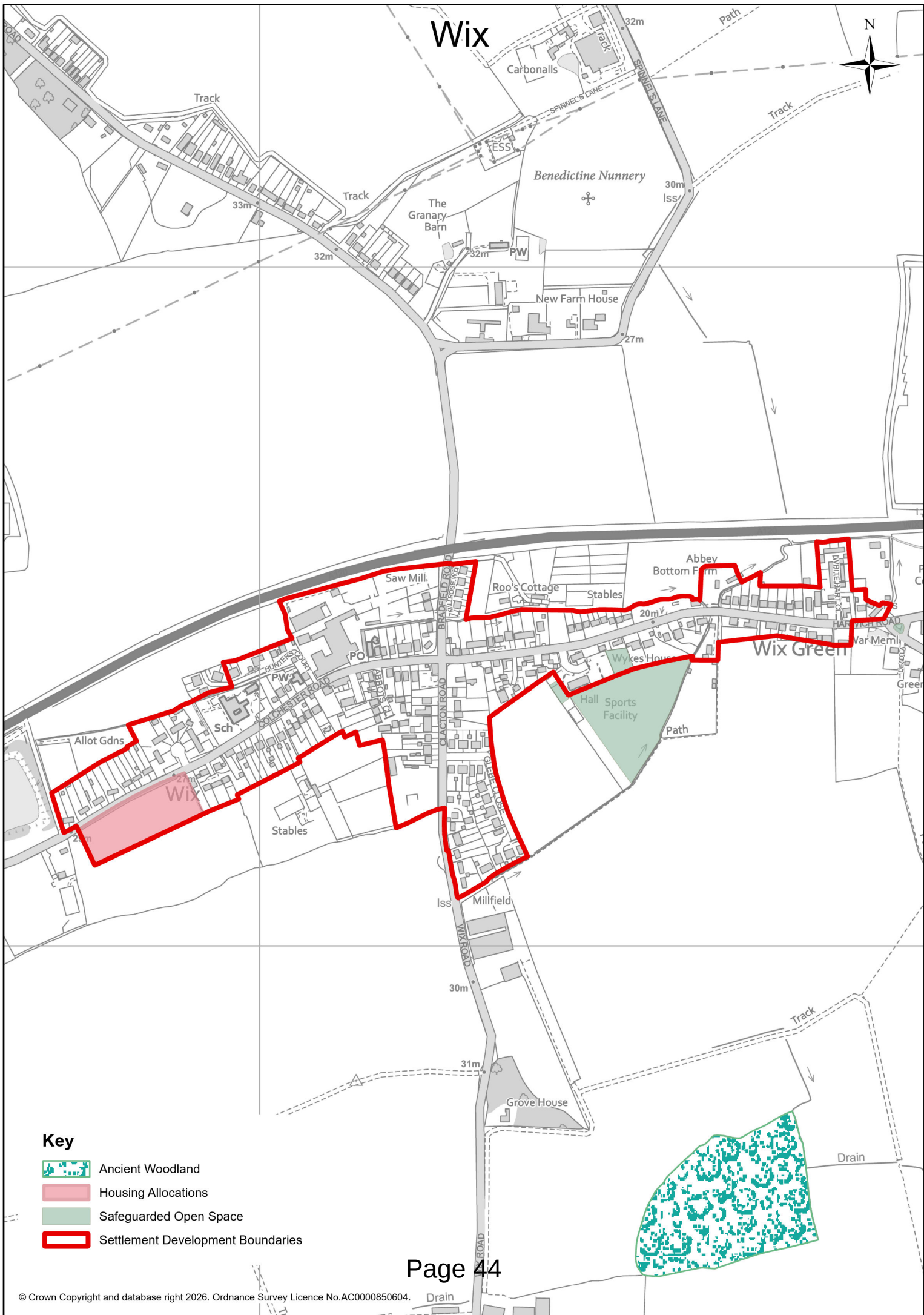


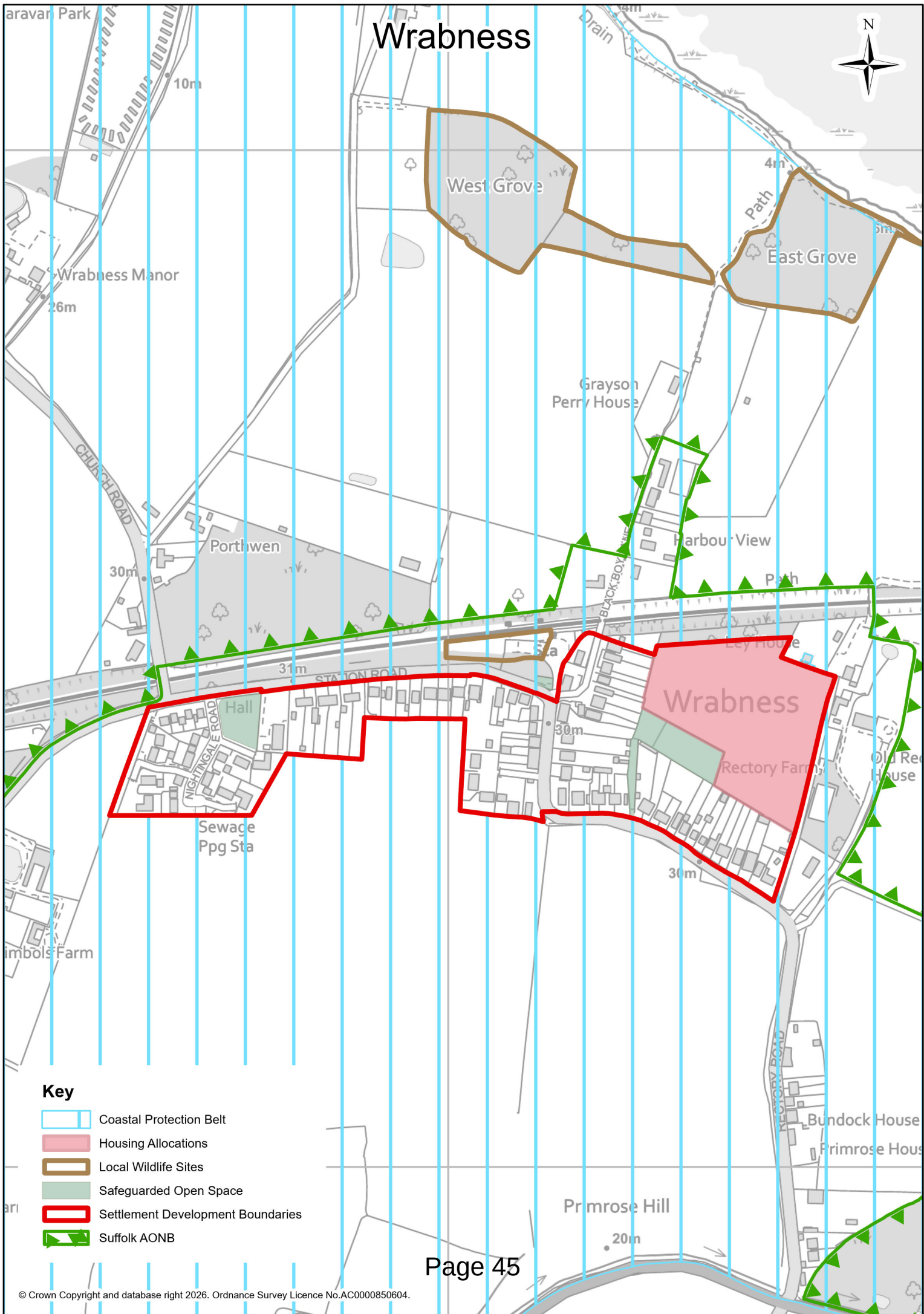
Weeley Heath



Key

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





Key

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

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