



PLANNING POLICY AND LOCAL PLAN COMMITTEE

AGENDA

DATE: Monday, 8 June 2020
TIME: 10.00 am
VENUE: Meeting will be held remotely in accordance with the provisions of SI 2020/392. Link to live stream is found here:
<https://www.tendringdc.gov.uk/livemeetings>

MEMBERSHIP:

Councillor Turner (Chairman)
Councillor Fairley (Vice-Chairman)
Councillor Allen
Councillor Broderick
Councillor Bush
Councillor Chapman

Councillor C Guglielmi
Councillor I Henderson
Councillor S Honeywood
Councillor Newton
Councillor Scott

This Meeting is being held in accordance with the provisions of The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

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Meeting papers can be provided, on request, in large print, in Braille, or on disc, tape, or in other languages.

For further details and general enquiries about this meeting, contact Ian Ford Telephone: 01255 686584 on Email: democraticservices@tendringdc.gov.uk

DATE OF PUBLICATION: FRIDAY, 22 MAY, 2020

AGENDA

1 Apologies for Absence and Substitutions

The Committee is asked to note any apologies for absence and substitutions received from Members.

2 Minutes of the Last Meeting (Pages 1 - 18)

To confirm and sign as a correct record, the minutes of the meeting of the Committee, held on 29 October 2020.

3 Declarations of Interest

Councillors are invited to declare any Disclosable Pecuniary Interests or Personal Interest, and the nature of it, in relation to any item on the agenda.

4 Questions on Notice pursuant to Council Procedure Rule 38

Subject to providing two working days' notice, a Member of the Committee may ask the Chairman of the Committee a question on any matter in relation to which the Council has powers or duties which affect the Tendring District **and** which falls within the terms of reference of the Committee.

5 Public Speaking (Pages 19 - 22)

The Council's Public Speaking Scheme for the Planning Policy and Local Plan Committee gives the opportunity for members of the public and other interested parties/stakeholders to speak to the Council's elected members on the Planning Policy and Local Plan Committee on any specific agenda item to be considered at that public meeting.

6 Chairman's Update - Formal Outcome of Examination-in-Public of Part 1 of the Local Plan

The Chairman of the Planning Policy and Local Plan Committee (Councillor Turner) will give a statement on the Local Plan Inspector's letter dated 15 May 2020.

7 Report of the Corporate Director (Place and Economy) - A.1 - Updated Housing Supply Position and Housing Trajectory (Pages 23 - 118)

To report to the Planning Policy and Local Plan Committee:

- The Planning Inspector's latest conclusions on the housing requirement for Tendring;
- The number of new homes built in Tendring during the 2019/20 financial year and the up-dated year-by-year 'trajectory' for future housebuilding (taking the impact of COVID-19 into account);
- The current housing land supply position (the 'five-year' supply); and
- The implications for Section 2 of the Local Plan and the determination of planning applications.

8 Report of the Corporate Director (Place and Economy) - A.2 - Housing Size, Standards, Efficiency and Accessibility (Pages 119 - 142)

To seek the Planning Policy and Local Plan Committee's endorsement for suggested amendments to policies in the Council's emerging Local Plan that relate to the design, layout and quality of new housing.

9 Report of Corporate Director (Place and Economy) - A.3 - Update on Neighbourhood Plans for Ardleigh and Alresford (Pages 143 - 228)

To update the Planning Policy and Local Plan Committee on the progress of Ardleigh Parish Council and Alresford Parish Council in producing 'Neighbourhood Plans' for their respective areas and to advise on the next steps in the process.

MINUTES OF THE MEETING OF THE PLANNING POLICY AND LOCAL PLAN COMMITTEE, HELD ON TUESDAY 29 OCTOBER 2019 AT 6.00 PM IN THE COUNCIL CHAMBER, COUNCIL OFFICES, THORPE ROAD, WEELEY, CO16 9AJ

Present:	Councillors Turner (Chairman), Fairley (Vice-Chairman), Allen, Broderick, Chapman (except minutes 19 (part) and 20), Davidson, S Honeywood, Newton, Scott and M Stephenson
Also Present:	Councillors Davis, P Honeywood and Wiggins
In Attendance:	Ewan Green (Corporate Director (Planning and Regeneration)), Cath Bicknell (Head of Planning), Lisa Hastings (Head of Governance and Legal Services & Monitoring Officer), Gary Guiver (Planning Manager), Will Fuller (Planning Officer) and Katie Sullivan (Committee Services Officer)

9. CHAIRMAN'S OPENING REMARKS

“Good evening fellow Members, Officers and to our public.

Welcome to the second meeting of the Planning Policy and Local Plan Committee.

Since our last meeting in July a lot has happened.

The first part of that meeting was to discuss and agree the new Sustainability Appraisal and other evidence for the Garden Communities. This is known as Section 1 of the new District Plan. The Committee did agree the report and then went onto Full Council to ratify. I am pleased to tell you that our first report went through Full Council without any amendments and all in favour. Unlike our neighbours Colchester Borough Council and Braintree District Council, who did ratify their sections, but with amendments and dissenters.

Those amendments were in relation to the Housing Infrastructure Fund. The bids made to this fund by another partner Essex County Council were successful. The bids that are important to Tendring are £69m for a link road between the A133 and the A120 and a further £30m for a Rapid Transport System to join up the proposed Garden Community with Colchester. A date for the Public Consultation on routes and the type of Rapid Transport System will be made by Essex Highways very soon. The date and a link will be available on our Planning website.

The rest of that agenda was for Housing Land Supply with an update. There is still a major point of discussion between the Examining Inspector and his colleagues. This is to be resolved in the New Year, when the public examination of the emerging District Plan will recommence on the 14th January 2020. It is to consider the 1000+ responses the North Essex Authorities have received to the final 6 week consultation on the Sustainability Appraisal, other evidence and suggested amendments for the section 1 Local Plan.

The last report we saw for RAMs, Recreational Disturbance Avoidance and Mitigation Strategy. This has appeared in every appeal decision I have read and it is a stopper on development where land has not been allocated for building. There will be a Public

Consultation starting in January. I will ask the Officers for the date, links and contacts to be placed on the Planning website.

On tonight's agenda we have before us five reports, four of which we will decide. Item nine is for comments to go to Cabinet, that is the Heritage Strategy and it forms but one part of a larger over reaching Policy.

Before I start the meeting, do any Members have any queries or comments that they would like to make?"

10. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors Bush (with Councillor M E Stephenson substituting) and I J Henderson (with Councillor Davidson substituting).

11. MINUTES OF THE LAST MEETING OF THE COMMITTEE

It was **RESOLVED** that the Minutes of the last meeting of the Committee held on Tuesday 16 July 2019 be approved as a correct record and be signed by the Chairman.

12. DECLARATIONS OF INTEREST

There were none on this occasion.

13. QUESTIONS ON NOTICE PURSUANT TO COUNCIL PROCEDURE RULE 38

On this occasion no Councillor had submitted notice of a question.

14. PUBLIC SPEAKING

The Chairman invited the following persons to address the Committee:-

Bill Marshall, a resident of the district, made a statement relating to item A.1 raising his concerns in regards to the 6 week Public Consultation not being advertised. Mr Marshall also raised concerns in regards to Section 1 and Section 2 and stated that further work and evidence was required prior to consideration.

It was agreed by the Chairman that Mr Marshall could address the Committee on items A.2 to A.5 on the agenda at the time the Committee started to consider them during the meeting.

15. REPORT OF CORPORATE DIRECTOR (PLANNING AND REGENERATION) - A.1 - EMPLOYMENT LAND

The Committee had before it a comprehensive report (and appendices) of the Corporate Director (Planning and Regeneration) (A.1) which:-

- a) reported the findings of the latest 'Employment Land Review' for Tendring which updated the evidence base in support of the employment land policies in the emerging Local Plan;

- b) sought its endorsement for suggested amendments to the employment land policies aimed at ensuring that they are up to date, addressed some of the constructive criticisms raised during public consultation and were as robust and effective as possible; and
- c) sought its agreement for the suggested amendments to be put forward for the Planning Inspector's consideration when they come to examine Section 2 of the Local Plan in 2020.

The Committee recalled that one of the objectives of the planning system, both at a national and local level, was to build a strong, responsive and competitive economy. The Council's emerging Local Plan sought to support economic growth and job provision through a variety of means, including through the protection and future provision of 'employment land' – i.e. land for business and industrial use in classes B1 (Business), B2 (General Industry) and B8 (Storage and Distribution).

Employment Land Review

Members were reminded that the 'Employment Land Review' was part of the evidence base to inform the Local Plan's employment land policies and to help determine which sites to protect or allocate for business and industrial use.

An Employment Land Review had initially been undertaken by consultants on behalf of the Council in 2013 and had been updated in 2016 and again in 2019. Key findings from the latest 2019 update included the following:

- Projected demand for additional employment land (over and above existing sites already in employment use) was forecast to be low for the period to 2033 (between 0 hectares and 9 hectares), based on market trends and analysis of different scenarios.
- Sites with extant outline or detailed planning permission already accounted for over 27 hectares of future employment land and an additional 17 hectares were allocated for employment use in the emerging Local Plan and were available to the open market.
- A further 53 hectares of land across a variety of additional sites had been assessed for their potential suitability for business and industrial use and those might provide options for further development in the longer term (potentially through a future review of the local Plan).
- The existing range of operational employment sites across the District continued to play an important role in meeting the needs of existing businesses and most should continue to be protected, however, some sites had been identified as not suitable for further business activity beyond the specific requirements of their current occupiers and could be considered for alternative forms of development if current operations were to cease.

Overall, the Employment Land Review had demonstrated that there was already more than enough employment land available in Tendring to meet projected demand for business and industrial floor space up to 2033 and there was consequently no need to

include any additional land in the emerging Local Plan over and above what was already allocated.

Policy SP4 – Providing for Employment

It was reported that Policy SP4 within Section 1 of the emerging Local Plan set out the overall employment land targets for each of the North Essex Authorities (Tendring, Colchester and Braintree) for the period up to 2033. As published, the plan currently proposed a range of between 20 and 38 hectares of employment land for Tendring; although this was set to be revised down to a range of 12 to 20 hectares in line with the Local Plan Inspector's interim conclusions following the examination hearings that had taken place in 2018. The latest Employment Land Review broadly supported the view that based on up to date projections, the future requirement for additional employment land was likely to be lower than originally predicted.

Policy PP6 – Employment Sites

Members were informed that Policy PP6 within Section 2 of the emerging Local Plan sought to protect existing operational sites for employment use. However, having considered some of the constructive criticisms submitted by various parties as part of the last Local Plan consultation in 2017, Officers believed that the wording of the policy could be simplified and that the plan would also be greatly improved if the policies maps and local maps could expressly show the location of the existing employment sites to be protected – as opposed to requiring the reader to refer separately to the latest Employment Land Review document. Officers were therefore requesting the Committee's agreement to put forward some amendments to Policy PP6 for the Planning Inspector's consideration as part of the examination.

Having considered the findings of the updated Employment Land Review, Officers' suggested amendments would include identifying the following employment sites as protected sites in the Local Plan:

- Ford Road (Newman) Industrial Estate, Clacton;
- Oakwood and Crusader Business Park, Clacton;
- Gorse Lane Industrial Estate, Clacton;
- Valleybridge Road Industrial Estate, Clacton;
- Oxford Road Industrial Estate, Clacton;
- SATO Site, Valley Road, Harwich (supporting the current planning proposal to reconfigure the factory within its site alongside new housing);
- Durite Works, Valley Road, Harwich;
- Mercedes Site, Bathside, Harwich;
- Europa Way, Harwich;
- Kirby Cross Trading Estate, Clare Road, Kirby Cross;
- Harmer's Foundry, Walton on the Naze;
- Lawford Dale Industrial Estate, Manningtree;
- EDME Maltings, Mistley (working with owners to secure the future re-use of heritage buildings);
- Crisp Maltings, Mistley;
- Mistley Marine, Mistley;
- Mistley Port, Mistley;
- Morses Lane Industrial Estate, Brightlingsea;

- Shipyard Estate, Brightlingsea;
- Old Ipswich Road, Ardleigh.
- Lanswood Park, Elmstead Market
- Plough Road Centre, Great Bentley;
- Martell's Pit Industrial Estate, Ardleigh; and
- Rice Bridge Industrial Estate, Thorpe le Soken

The proposed simplified wording to Policy PP6, which would apply to the above sites, was set out in the Officer's report and in Appendix 2 thereto.

Policy PP7 – Employment Allocations

The Committee was made aware that Policy PP7 within Section 2 of the emerging Local Plan contained the list of sites that were allocated for future business and industrial development. The policy currently listed 8 sites with the potential to deliver between 19 and 22ha of employment land up to 2033 and further development beyond; but this list did not provide an accurate and up to date representation of the full range of employment sites (amounting to some 37ha) that were available for inward investment, many of which already benefited from outline or detailed planning permission. This included 11.2 hectares of land south west of Horsley Cross which had now obtained detailed planning permission.

Whilst 37 hectares was well in excess of the projected employment land requirement, there was nothing to stop the Council making an 'over-allocation' of employment land and, if anything, this would ensure a choice of opportunities for potential inward investment to help create jobs in line with the Council's priorities.

Officers considered that the plan would be improved if Policy PP7 could be updated to include all of the available employment sites and therefore were requesting the Committee's agreement to put forward some amendments for the Planning Inspector's consideration as part of the examination. The proposed amended wording to Policy PP7 was set out in the Officer's report and in Appendix 2 thereto.

It was also recommended that the Local Plan's policies maps and local maps would be amended to show all of the sites listed in the above policy.

Policy PP13 – The Rural Economy

Members were advised that a large section of Policy PP6, as currently worded, related to farm diversification schemes and other rural employment developments as opposed to existing protected employment sites. In suggesting a simplification of Policy PP6, Officers were also requesting the moving of the wording relating to farm diversification schemes into Policy PP13 which specifically related to the rural economy. Officers considered that this would be a more logical place for such policy wording to be provided.

Making amendments to the Local Plan

The Committee was aware that the Local Plan had already been submitted to the Secretary of State for it to be examined by a Government-appointed Planning Inspector. The Inspector had the power to recommend 'modifications' to the Local Plan, following the examination, aimed at addressing any issues with the soundness of the Plan. Whilst

it would be at the Inspector's discretion which modifications were formally recommended, the Council would have the opportunity to suggest changes to the Inspector, for their consideration, as part of the examination process. It was recommended that the changes outlined in this Officer report be put forward to the Inspector for their consideration, at the appropriate time.

Matters raised by Members included issues in regards to derelict employment land, protection of employment land and encouragement for farms to diversify.

Having considered and discussed the information and advice contained in the report and the appendices thereto:-

It was moved by Councillor Scott, seconded by Councillor Fairley and unanimously:-

RESOLVED that -

- (a) the findings of the 2019 update of the 'Tendring Employment Land Review (ELR) undertaken by Hatch Regeneris and BE Group (September 2019) (as set out in Appendix 1 to item A.1 of the Report of the Corporate Director (Planning and Regeneration)) be noted and be included in the Local Plan evidence base;
- (b) the Officers' suggested amendments to Policy PP6, Policy PP7 and Policy PP13 in the Tendring District Local Plan 2013-2033 and Beyond: Publication Draft (the emerging Local Plan), as set out in the aforementioned report and Appendix 2 thereto be approved;
- (c) the Head of Planning be authorised to put forward the suggested amendments to Policies PP6, PP7 and PP13 to the Planning Inspector for their consideration as part of the examination of Section 2 of the emerging Local Plan; and
- (d) farmers within the District should be encouraged to take up telecommunications projects on their properties in order to boost jobs and help provide a better telecommunications infrastructure in the District.

16. REPORT OF CORPORATE DIRECTOR (PLANNING AND REGENERATION) - A.2 - DRAFT HOUSING STRATEGY AND PLANNING POLICY FOR AFFORDABLE HOUSING

The Committee had before it a comprehensive report (and appendices) of the Corporate Director (Planning and Regeneration) (A.2) which:-

- a) presented the draft Housing Strategy for consultation and any comments for Cabinet's consideration;
- b) reported the current position in respect of delivering affordable housing and the practical issues that had arisen in the application of the Council's emerging Local Plan policies;
- c) sought its endorsement for suggested amendments to the emerging Local Plan's affordable housing policy aimed at maximising the delivery of affordable housing in light of weak delivery in the past; and

- d) sought approval for the suggested amendments to be put forward for the Planning Inspector's consideration when they come to examine Section 2 of the emerging Local Plan in 2020.

The Chairman invited Bill Marshall to address the Committee:-

Bill Marshall, a resident of the district, made a statement relating to item A.2 raising his concerns in regards to National Planning Policy Framework Paragraphs 34 and 64. Mr Marshall urged Officers to rethink affordable housing viability and the taxing nature on the developer and ordinary market home purchasers.

Members were informed that the Council's draft Housing Strategy 2019-2024 had been developed in order to guide the future of new homes within the District to meet local needs and to guide the future management and direction of the Council's housing service. The Council retained its own housing stock and currently had 3,134 homes in its ownership. The Council was the largest landlord in the District and remained fully committed to this role and would consult with and continue to support its tenants to ensure that they all had a decent, affordable home in an area that they felt proud of. One of the strategic housing priorities set out in the Strategy was '*delivering homes to meet the needs of local people*' which was highly dependent on the implementation of policies and proposals in the emerging Local Plan. Many of the specific actions in the Housing Strategy linked directly to policies in the emerging Local Plan.

The Committee was made aware that the Council's draft Housing Strategy had been developed at a time of major actual and proposed changes to the national housing landscape and financial constraints for the Council. In 2018, three separate opinion polls published by Kantar, Survation and Ipsos had highlighted that only Brexit and the NHS were issues of greater concern to the UK population than housing. Recent years had seen the introduction of neighbourhood planning and the Localism Act 2011, changes to the National Planning Policy Framework (NPPF), welfare reforms, increased regulation in the private rented sector, the tragedy of Grenfell Tower and the most fundamental change in homelessness legislation in many years, the Homelessness Reduction Act 2017. Whilst local authorities were not required by Government to have a formal housing strategy, they were expected to adopt a strategy approach to housing in their local areas to deliver a thriving housing market and to address local needs.

In order to meet the challenges facing the District, the draft Housing Strategy identified four key housing priorities, as follows:

1. Delivering homes to meet the needs of local people;
2. Reducing and preventing homelessness and rough sleeping;
3. Making the best use of and improving existing housing;
4. Supporting people in their homes and communities.

Each of the key housing priorities was accompanied by a series of actions as set out below:

Delivering homes to meet the needs of local people

- *Strive to implement our Local Plan.*
- *Seek 30% affordable housing on all eligible sites as set out in the emerging Local Plan unless there are prudent reasons not to do so.*

- *Support our registered provider partners in bids for funding to provide affordable housing in the District.*
- *Review our nomination agreements with registered providers in the District to maximise affordable housing to tackle demand.*
- *Work in partnership with developers, land owners and registered providers to deliver quality affordable homes and cohesive vibrant communities.*
- *Encourage and support low cost home ownership and starter homes in the district in line with national planning policy.*
- *Encourage and support the provision of self-build and custom build housing*
- *Deliver a development and acquisitions programme to deliver council housing in the district and maximise the opportunities on council owned land and on private developments.*
- *Support and facilitate the creation of community land trusts to deliver affordable housing in the district.*
- *Work with the Rural Community Council of Essex to support the delivery of rural exception sites in our villages.*
- *Work in partnership with commissioners, specialist providers and other statutory bodies to deliver affordable housing provision suitable for our older people and those who are less able.*
- *Decide and explore if it is feasible to set up a housing company to deliver affordable housing in the District.*

Reducing and preventing homelessness and rough sleeping

- *Deliver a new homelessness prevention and rough sleeping strategy in 2019.*
- *Recruit a Private Sector Accommodation Officer to work with landlords and other private sector providers to deliver more accommodation to reduce homelessness.*
- *Work in partnership with registered providers to deliver supported temporary accommodation in the district.*
- *Explore the feasibility of setting up a council leasing scheme to increase the supply of accommodation.*
- *Reduce reliance on nightly-paid hotel accommodation and seek to eliminate its use by the end of the forthcoming homelessness prevention and rough sleeping strategy.*
- *Review the impact of the Homelessness Reduction Act 2017 on current service provision and update policies and procedures accordingly.*
- *Create tailored information for specific clients most at risk of homelessness and rough sleeping such as care leavers and veterans and develop specialist in-house knowledge to assist the most vulnerable members in our communities.*
- *Work with the Clacton Town Centre Working Group and other statutory partners to address the housing and social issues in the town.*
- *Deliver new services to address the needs of rough sleepers and those at risk of sleeping rough.*
- *Support residents threatened with homelessness as a consequence of welfare changes.*
- *Review the Housing Allocations Policy to ensure it is compliant with the Homelessness Reduction Act 2017 and still provides homes for local residents.*
- *Work with the health and social care sector to improve discharge arrangements for those leaving hospital or care.*

Making the best use of and improving existing housing

- *Work with planning colleagues and other statutory partners to tackle unlawful houses in multiple-occupation.*
- *Review our civil penalties policy and HMO licensing policy to ensure they remain fit for purpose.*
- *Work co-operatively with private landlords and agents to improve conditions in the private sector.*
- *Publicise and encourage affordable warmth and energy efficiency programmes in the District.*
- *Deliver a new incentive scheme to assist tenants wanting to move to the right size accommodation*
- *Discontinue our cash incentive scheme which provides grants to council tenants to purchase private homes.*
- *Deliver an annual housing investment programme over the course of this strategy.*
- *Reduce the number of empty homes in the district.*
- *Publish a revised Financial Assistance Policy for Private Sector Housing during 2019.*

Supporting people in their homes and communities

- *Encourage a maximum take-up of Disabled Facilities Grants and discretionary loans to support our older and disabled residents to remain in their homes.*
- *Seek accessible properties as a priority on planning applications where affordable housing is required.*
- *Undertake a project in partnership with other providers and commissioners to determine the housing aspirations and needs of our older population to facilitate future housing provision.*
- *Create a new financial assistance policy to help those affected by welfare reform.*
- *Implement any necessary recommendations following the consultation exercise on the Housing Green Paper “A New Deal for Social Housing” in consultation with our Tenants Panel.*

The most relevant of the actions for the Local Plan was that “to seek 30% affordable housing on all eligible sites as set out in the emerging Local Plan unless there are prudent reasons not to do so” such as the impact/implications of matters such as:-

- (1) The National Planning Policy on Affordable Housing;
- (2) Affordable Housing Delivery; and
- (3) Economic viability for both the developer and the landowner.

The Committee was reminded that affordable housing was housing for sale or rent for people whose needs could not be met by the market – i.e. people with lower incomes who could not afford to buy or rent property from the open market. As of March 2019, there were 1,585 households on the housing register, requiring affordable housing in Tendring and the Council’s Strategic Housing Market Assessment (2015) which formed part of the Local Plan evidence base, indicated that 160 new affordable homes were needed, each year (as part of the overall requirement of 550 a year), in order to address existing and projected needs in the period 2013 to 2033. Between 2013 and 2019, the actual delivery of new affordable housing had fallen well short of this requirement for a number of reasons including:

- low levels of housebuilding of all types in the early part of the Local Plan period (reflecting economic and housing market conditions of the time);
- a high proportion of housebuilding on small sites that were below the Local Plan threshold for providing on-site affordable housing; and
- a number of development sites being granted planning permission with either none or a lower number of affordable housing units than were required by the Local Plan.

Whilst affordable housing delivery had been weak in recent years, it was considered that the situation was set to improve rapidly as construction commenced on a greater number of larger development sites across the District and as registered providers such as housing associations, and the Council itself took a more active role in building new property. Between now and 2033, more than 900 new affordable homes were expected to be built as a proportion of homes on large development sites with extant planning permissions, 800 were expected from sites allocated for housing and mixed-use development in the emerging Local Plan and a further 300 were proposed to be developed by the Council. The emerging Local Plan also included a policy that allowed 'rural exception schemes' for affordable housing on the edge of villages in order to meet a specific local need which would also make a contribution towards affordable housing delivery and which was supported through the Housing Strategy.

Members were informed that Policy LP5 in Section 2 of the Council's emerging Local Plan required 30% of all homes on new housing developments of 11 or more units to be provided in the form of affordable housing or 'council housing' (i.e. owned and managed by the Council) in order to meet the needs of people and families with lower incomes who could not afford to buy or rent property on the open market. The policy, as currently worded, also offered an alternative route by which developers could provide a minimum of 10% of homes for affordable housing alongside a financial contribution to the Council that could be used for building or acquiring property to meet affordable/council housing needs elsewhere.

The Committee was advised that in recent years, the Council had taken a very flexible approach to the interpretation of Policy LP5 in order to secure a smaller number (often around 5%) of 'gifted' dwellings on development sites to be transferred to the Council or a nominated housing trust for a nominal price of £1. This was in response to Government legislation introduced in 2016 which affected the rental model for affordable housing and which made it unviable for housing associations, or the Council, to acquire 30% (or even 10%) affordable housing from large development sites, at a discount, in the traditional manner. Whilst this approach had been a pragmatic solution to the delivery of affordable housing at the time, it had resulted in a large number of housing developments obtaining planning permission, either from the Council or on appeal, with a commitment to deliver only a small number of affordable housing units which, when totalled up, would fall a long way short of meeting Tendring's future needs. The Council was expected to take receipt of approximately 180 'gifted' units in the next five years and a further 50 would be transferred to the Lawford Housing Enterprise Trust.

It was reported that further changes to Government legislation had now made it viable again for housing associations to build and acquire affordable housing and the Council's latest Viability Study confirmed that 30% affordable housing was achievable on the vast majority of development sites. Therefore, to ensure that the Council secured the maximum amount of affordable housing in the future, 'gifted' units would no longer be accepted as an alternative to the full 30% requirement and the draft Housing Strategy made it clear that gifting would only be considered as an option in exceptional

circumstances. In addition, Officers proposed the deletion of the section of Policy LP5 that allowed for the alternative of 10% affordable housing alongside a financial payment or any other alternative forms of delivering affordable housing.

The revised wording of the Policy was set out in the Officer's report and in Appendix 3 thereto.

Members were aware that the Local Plan had already been submitted to the Secretary of State for it to be examined by a Government-appointed Planning Inspector. The Inspector would however have the power to recommend 'modifications' to the Local Plan, following the examination, aimed at addressing any issues with the soundness of the plan. Whilst it would be at the Inspector's discretion which modifications were formally recommended, the Council would have the opportunity to suggest changes to the Inspector, for their consideration, as part of the examination process. It was therefore the Officers' recommendation that the changes outlined in the report be put forward to the Inspector for their consideration, at the appropriate time. This was most likely to be in response to the Inspector's 'Matters Issues and Questions' which would be issued to the Council ahead of the Section 2 examination.

The Committee was made aware that any modifications proposed by the Inspector at the end of the examination process might have to be published for consultation in their own right before the Council could proceed to the final adoption of the Local Plan. The amendments being suggested through the Officer's report were not an indication that the emerging Local Plan as currently written was 'unsound', but were aimed at improving the delivery of affordable housing.

Having considered and discussed the information and advice contained in the Officer's report and appendices thereto:-

It was moved by Councillor Scott, seconded by Councillor Broderick and unanimously:-

RESOLVED that –

- a) the current position in respect of affordable housing delivery and the means by which it is proposed that more affordable housing will be delivered in the future, to meet identified needs be noted;
- b) the Officers' suggested amendments to Policy LP5 in the Tendring District Local Plan 2013-2033 and Beyond: Publication Draft (the emerging Local Plan) as set out in the aforementioned report and Appendix 3 thereto be approved; and
- c) the Head of Planning be authorised to put forward the suggested amendments to Policy LP5 to the Planning Inspector for their consideration as part of the examination of Section 2 of the emerging Local Plan.

17. REPORT OF CORPORATE DIRECTOR (PLANNING AND REGENERATION) - A.3 - TOWN CENTRE PLANNING POLICIES AND REGENERATION SCHEMES

The Committee had before it a detailed report (and appendices) of the Corporate Director (Planning and Regeneration) (A.3) which:-

- a) reported progress on the Council's regeneration projects for Clacton and Dovercourt Town Centres and their implications for policies and proposals in the emerging Local Plan;
- b) suggested possible amendments to the planning policies in the emerging Local Plan relating to town centre uses aimed at allowing a more flexible range of activities in response to the changing role and function of town centres, the decline of traditional retail on the high street and Government changes to the Use Classes Order; and
- c) sought the Committee's agreement for the suggested amendments to be put forward for the Planning Inspector's consideration when they come to examine Section 2 of the emerging Local Plan in 2020.

The Chairman invited Bill Marshall to address the Committee:-

Bill Marshall, a resident of the district, made a statement relating to item A.3 and made reference to the Government white paper 'Fixing our broken Housing Market Feb 2017', 'New Town Act 2018' and 'Revised Permitted Development Legislation' and urged the Committee to delay any recommendations until after Section 1 re-examination has taken place.

Members were aware that it was one of the Council's corporate priorities to maintain vibrant town centres and Clacton and Dovercourt Town Centres in particular had been identified as 'priority areas for regeneration' where, due to their complex economic and social challenges, it would be essential to create the conditions for vitality, economic growth and a sustainable long-term future whilst addressing some of the problems and challenges that affected those areas on a day to day basis.

Members were further aware that following a successful application from this Council and its partners, Clacton Town Centre had been shortlisted by the Government as one of 50 town centres across the country to bid for a share of the £1billion 'Future High Streets Fund' aimed at delivering transformational changes. Having developed a bold vision for the town centre through a dedicated Clacton Town Centre Working Party, Officers were now working with Government officials, Essex County Council, local businesses and other partners to draw up detailed proposals for key sites in the town centre to be submitted to Government for its consideration in 2020. In the meantime, Officers were progressing a number of short-term actions aimed at improving conditions for town centre trading, including changes to parking and access arrangements, the creation of a purpose-built performance/events area and measures to positively promote the town through the 'Love Clacton' brand. Those actions had been approved by the Cabinet in September 2019 with a fund of £250,000 set aside to deliver certain projects with further funding expected from government.

The Committee also recalled that Dovercourt Town Centre was the subject of a new Master Plan that had been approved by the Cabinet in July 2019 and which articulated its own vision for the regeneration and transformation of the town. It included targeted interventions focussed on vacant, derelict and rundown sites and securing improvements to the quality of the public realm. It also included specific development proposals for key sites including the Starlings site and Milton Road car park which had been considered by Cabinet in September 2019 and allocated a fund of £1.6million towards their delivery.

It was reported that in order to ensure that the District's town centres could adapt in response to the decline in retail on the high street, Officers had reviewed the Council's planning policies for town centres in light of the work that had been undertaken for Clacton and Dovercourt, the discussions with businesses and key stakeholders, the latest planning guidance contained within the National Planning Policy Framework (NPPF) and recent changes to the 'Use Classes Order'.

Historically, Government planning policy had been very focussed on supporting growth in the retail sector and promoting the expansion of town centres to accommodate an increasing demand for shops. However, with the rise in online shopping and other services and the need for town centres to take on a more varied and 'experiential' function, the 2019 NPPF required planning policies to support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

The Committee was informed that the Council's planning policies for town centres in its emerging Local Plan (Section 2) were already broadly in line with Government thinking, but there remained a strong emphasis on protecting certain areas for traditional A1 retail use – a principle that had been carried forward from previous Local Plans. Notwithstanding the protection afforded to A1 retail use in the Council's policies, the Government in May 2019 had introduced changes to the 'Use Classes Order' which allowed shops in A1 retail use to change to A2 financial and professional services; A3 food and drink; B1 business use; or public libraries, exhibition halls, museums, clinics or health centres on a three-year temporary basis without the need to apply for planning permission.

With those changes in mind, Officers considered that a more flexible approach might now be required to make the town centres more resilient, ensure that the national decline in retail on the high streets did not result in an increase of vacant shop units and to encourage a diverse range of activities, including eating, drinking and community-based activities as well as new residential accommodation, in the interest of vibrancy and vitality.

To achieve the above, it was being recommended by Officers that Policy PP5 in Section 2 of the Council's emerging Local Plan be amended to remove designated primary and secondary 'shopping frontages' which sought primarily to protect A1 retail and were thus in conflict with the thrust of current Government policy.

The amended policy would still however retain a 'town centre boundary' where a wide range of 'town centre uses' would be encouraged, which, as defined in the NPPF would include:

- Retail development (including warehouse clubs and factory outlet centres);
- leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos;
- health and fitness centres, indoor bowling centres and bingo halls);
- offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

It was also suggested that residential development could form part of the mix of uses allowed within town centres in order to support footfall, vibrancy, natural surveillance and security – helping also to support the evening and night time economies.

It was reported that the amended policy would also retain a defined ‘primary shopping area’ within the core of the town centre where the use of property would be restricted to those allowed under the amended Use Classes Order and where residential use would only be permitted on upper floors above shop units. Some flexibility might need to be allowed in respect of parking provision and private amenity space for residential development in such core areas.

The revised wording of the Policy was set out in the Officer’s report and in Appendix 1 thereto.

For Clacton Town Centre specifically, it was also suggested that the boundary of the town centre and the primary shopping area within it (as currently shown on the Local Plan’s policies maps and local maps) be amended, in line with the recommendations of the Clacton Town Centre Working Party, in order to reduce the overall size of the centre, allow more flexibility for residential development to take place on the periphery of the shopping area and to help focus investment in town centre uses on its central core.

Members were aware that the Local Plan had already been submitted to the Secretary of State for it to be examined by a Government-appointed Planning Inspector. The Inspector would however have the power to recommend ‘modifications’ to the Local Plan, following the examination, aimed at addressing any issues with the soundness of the plan. Whilst it would be at the Inspector’s discretion which modifications were formally recommended, the Council would have the opportunity to suggest changes to the Inspector, for their consideration, as part of the examination process. It was therefore the Officers’ recommendation that the changes outlined in the report be put forward to the Inspector for their consideration, at the appropriate time.

Having considered and discussed the information and advice contained within the Officer’s report and its appendices:-

It was moved by Councillor Scott, seconded by Councillor Chapman and unanimously:-

RESOLVED that –

- a) the progress of the regeneration projects for Clacton and Dovercourt Town Centres be noted;
- b) the latest position in respect of Government policy on town centres, including the National Planning Policy Framework and changes to the Use Classes Order be noted;
- c) the suggested amendments to Policy PP5 ‘Town Centre Uses’ and relevant policies and local maps and the specific amendments for Clacton Town Centre in the Tendring District Local Plan 2013-2033 and Beyond: Publication Draft (the emerging Local Plan), as set out in item A.3 of the Report of the Corporate Director (Planning and Regeneration) and Appendix 1 thereto, be approved; and

- d) the Head of Planning be authorised to put forward the suggested amendments to Policy PP5 and relevant maps to the Planning Inspector for their consideration as part of the examination of the Section 2 of the emerging Local Plan.

18. REPORT OF CORPORATE DIRECTOR (PLANNING AND REGENERATION) - A.4 - DRAFT HERITAGE STRATEGY

The Committee had before it a report (and appendix) of the Corporate Director (Planning and Regeneration) (A.4) which enabled it to consider the contents of the draft Heritage strategy and to agree its feedback to the Cabinet.

The Chairman invited Bill Marshall to address the Committee:

Bill Marshall, a resident of the district, made a statement relating to item A.4 raising his concerns that this strategy should be put on the back burner in order for Officers to focus on Section 1 and Section 2.

Members were informed that Tendring's Heritage Strategy aimed to promote the protection and celebration of the area's rich history, predominantly contained within its historic environment, and guides its evolution to enhance the positive contribution it makes to the lives of those people living in and visiting the District. The Strategy would form a baseline document, accessible to all, pertaining to the management and promotion of all aspects of the historic environment. An enhanced understanding of Tendring's Heritage would enable the Council to:

- Recognise and understand the key assets within Tendring which gave it its special character;
- Create a knowledge hub of existing museums, archives, traditions and local groups which contributed to the protection and continuation of Tendring's heritage;
- Provide a platform for collaborative working across Tendring, and encourage a continued joined-up approach to heritage management;
- Identify key areas and assets which made the greatest contribution to the heritage of Tendring;
- Identify priority areas where heritage in the form of the historic environment was under threat and the unique issues faced; and
- Actively engage with and promote heritage opportunities in terms of the wider regeneration and economic development of Tendring to provide a framework for future investment.

The draft Strategy was organised into two parts:

Part One: The Baseline

The Strategy began by giving a potted history of the District from 400,000 years ago, the time at which the oldest wooden implement in England dates from; to its Victorian era when seaside holidays thrived in the District.

The Strategy then considered the archaeology and historic landscapes of Tendring with its significant Mesolithic settlements, Neolithic enclosures and monuments, and Bronze Age monuments and cemeteries.

The architecture of Tendring was highlighted with illustrations of particular buildings, streets, vistas and building detailing throughout the District. Physical heritage assets were also detailed here. Those included listed buildings, conservation areas and scheduled monuments. Also detailed in this section was Tendring's heritage at risk.

An exploration of Tendring's museums, societies and heritage-focused groups was given. As tourism and attractions could have an historic basis, those were also examined and covered navigational, piers, military and maritime, arts and culture, industrial and built heritage attractions.

Part 2 – Objectives, Action Plan and Case Study

Objectives

To inform the objectives of the Strategy, six key themes had been formed. Those are:

Objective 1: Conservation Ensure the sustainable management of all heritage assets, including buildings, landscapes, monuments, landscapes and settlements, through the appropriate conservation and preservation of their significance.

Objective 2: Collaboration Promote and support initiatives for partnership working involving all people and organisations engaged with the heritage of Tendring District.

Objective 3: Knowledge Support the furthering of knowledge and understanding of Tendring's heritage through research and education, and promote training and education opportunities to share knowledge and skills with all people and organisations engaged in the heritage of Tendring District.

Objective 4: Character and Identity Support and promote initiatives and events that celebrate the culture, traditions and customs of all people and communities within Tendring District, and promote the unique characteristics and attractions of the District.

Objective 5: Interpretation Raise public awareness and appreciation of Tendring's heritage through a considered approach to communication methods with different audiences, and support initiatives to encourage the promotion of heritage and the engagement of residents and visitors with it.

Objective 6: Accessibility Recognise and promote the value heritage offers to people's wellbeing, health, identity and sense of belonging by supporting improvements in accessibility to Tendring's heritage sites, buildings and monuments and encouraging initiatives which provide wider audiences with access to heritage.

Actions

Opportunities for enhancement included:

- The use of technology,
- Promoting museums and collections,
- The re-use of vacant historic buildings,
- Education of both landowners and children,
- Promoting 'Healthy Heritage'
- Helping existing attractions reach full potential and

- New development and quality design.

Once adopted, a programme of implementation could be developed to manage delivery of the heritage strategy actions. Projects delivered through this programme could look to various sources for part funding. Those included:

- National Heritage Lottery Fund
- Heritage Action Zones (Historic England)
- Section 106 Agreements
- Partnership Schemes in Conservation Areas with Historic England

Case Study

A case study of Church Street in Harwich's Old Town was included in order to demonstrate what could be achieved using the objectives of the Heritage Strategy.

Members were encouraged to email Planning Officers with their thoughts and suggestions in regards to the Draft Heritage Strategy.

Having considered and discussed the information provided in the report and the contents of the draft Heritage Strategy:-

It was unanimously **RESOLVED** that –

- (a) the contents of the Draft Heritage Strategy be noted; and
- (b) any comments submitted by Members to the Planning Officers be incorporated into the further report to Cabinet in due course.

19. REPORT OF CORPORATE DIRECTOR (PLANNING AND REGENERATION) - A.5 - LIVEWELL DEVELOPMENT ACCREDITATION SCHEME

The Committee had before it a report (and appendices) of the Corporate Director (Planning and Regeneration) (A.5) which provide it with an overview of the Livewell Development Accreditation Scheme and sought its endorsement of the scheme and outlined the next steps for the promotion of the scheme.

The Chairman invited Bill Marshall to address the Committee:

Bill Marshall, a resident of the district, made a statement relating to item A.5 raising his concerns in regards to the Act of Essex Scheme, the points award system and bronze housing.

The Committee was informed that the Livewell Development Accreditation was based on a two-stage assessment embedding the new HIA (Health Impact Assessment) criteria (as set out within the Essex Design Guide) where developments considered to make a positive contribution to health and wellbeing would be awarded different levels of accreditation. The 'Livewell' brand was used on a wide range of the local authority health and wellbeing initiatives and was jointly owned by Essex local authorities.

Members were made aware that Officers at both the District Council and Essex County Council considered that there was a need to encourage developers to go beyond policy

requirements. In order to incentivise developers to do so, the Livewell Development Accreditation was seen as a means to add value to development schemes and to fully utilise the Active Design principles embedded in the Council's new Local Plan.

Members were advised that this was a voluntary scheme. Developers could express their interest to the Development Management team at the master planning, pre-application or planning application stages.

Having considered and discussed the information provided within the Officer's report and the contents of the Livewell Development Accreditation Scheme and the Livewell Developers Charter which attached as appendices to the report:-

It was moved by Councillor Scott, seconded by Councillor Newton and unanimously:-

RESOLVED that –

- (a) the contents of the report be noted; and
- (b) the Livewell Development Accreditation Scheme be endorsed and promoted by this Council.

20. CHAIRMAN'S CLOSING REMARKS

The Chairman informed Members that the next meeting of that Committee due to have been held on Wednesday 11 December 2019 would be cancelled.

The Chairman's reasons were twofold. Firstly, Officers needed to focus solely on their preparations for the resumed Examination-in-Public (which would be in January) by the Planning Inspector of Section One of the emerging Local Plan.

Secondly, this date would have meant the Committee meeting the evening before the Parliamentary General Election and the primary focus of both Members and Officers would have been elsewhere in the run up to that meeting.

The Committee noted the foregoing.

The meeting was declared closed at 8.50 pm

Chairman

Tendring **District Council**



PUBLIC SPEAKING SCHEME – PLANNING POLICY & LOCAL PLAN COMMITTEE

JANUARY 2016

GENERAL

The Public Speaking Scheme (“the Scheme”) is made pursuant to Council Procedure Rule 39 and gives the opportunity for a member of the public and other interested parties/stakeholders to speak to the Council’s elected members on the Planning Policy & Local Plan Committee on any specific agenda item to be considered at that public meeting.

The Scheme covers both questions and statements to the Committee on a particular agenda item. Any individual wishing to speak must contact Committee Services (see details below).

NOTICE OF QUESTION

If an individual wishes to ask a question, at the Planning Policy & Local Plan Committee meeting, prior notification of that question must be received. The principle is to provide the Chairman (or an Officer, if the Chairman decides appropriate) the ability to fully answer questions, which have been received in advance.

Notice of a question is received by delivering it in writing or by email to Committee Services on democraticservices@tendringdc.gov.uk, by midday on Wednesday 3 June 2020.

At the meeting, you will be given an opportunity to read out your question to the Committee and an answer will be provided. Supplementary questions are not permitted and there is no debate by the Committee at this stage.

STATEMENTS

Advance notification of the content of a statement on specific agenda items is not required, but to assist the running of the agenda, notification of wishing to speak should

be given prior to the meeting. Please contact Committee Services (email democraticservices@tendringdc.gov.uk or telephone 01255 686584).

NUMBER AND TIMING OF QUESTIONS

At any Planning Policy & Local Plan Committee meeting an individual is limited to asking one question **or** making a statement per agenda item. On each agenda item, no public speaker may speak for longer than three minutes.

Consistent with the Council Procedure Rules, the time allocated for receiving and disposing of questions shall be a maximum 45 minutes. Any question not disposed of at the end of this time shall be the subject of a written response, and published with the minutes of the meeting.

SCOPE OF STATEMENTS OR QUESTIONS

Please be straightforward and concise and keep your comments to the content of the agenda item. Please be courteous and do not make personal remarks. You may wish to come to the meeting with a written statement of exactly what you wish to say or read out, having checked beforehand that it will not overrun the three minutes allowed.

Any question or statement which is not directly related to an agenda item for that meeting of the Committee will be rejected. For questions, any rejection will be communicated in advance of the meeting by Officers, and for statements made at the meeting, this will be confirmed by the Chairman.

The Council also reserves its right to reject questions or statements if in its opinion the content is defamatory, frivolous or offensive or requires the disclosure of confidential or exempt information.

PLANNING POLICY & LOCAL PLAN COMMITTEE MEMBERS & POINTS OF CLARIFICATION

No public speaker can be questioned by the Committee however, through the Chairman, relevant points of clarification arising out of the public speaking can be requested at the specific agenda item, before the debate commences. Points of clarification can be given by Officers, with the Chairman's permission.

WHO DO I CONTACT FOR MORE INFORMATION

The Council's website will help you access documents (web: www.tendringdc.gov.uk)

If you have a query with regard to public speaking, or wish to register to speak, please email democraticservices@tendringdc.gov.uk or telephone 01255 686584.

If your query is in relation to the Local Plan, please contact:

Tendring District Council, Planning Services, Council Offices Thorpe Road, Weeley,
Essex CO16 9AJ Tel: 01255 686177 email: planning.policy@tendringdc.gov.uk

**Monitoring Officer, Tendring District Council, in consultation with Head of
Planning and Chairman of the Planning Policy & Local Plan Committee**

(Council Procedure Rule 39)

(January 2016)

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PLANNING POLICY AND LOCAL PLAN COMMITTEE

8 JUNE 2020

REPORT OF THE CORPORATE DIRECTOR: PLACE AND ECONOMY

A.1 – UPDATED HOUSING SUPPLY POSITION AND HOUSING TRAJECTORY

(Report prepared by Gary Guiver and Paul Woods)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To report, to the Planning Policy and Local Plan Committee:

- The Planning Inspector's latest conclusions on the housing requirement for Tendring;
- The number of new homes built in Tendring during the 2019/20 financial year and the up-dated year-by-year 'trajectory' for future housebuilding (taking the impact of COVID-19 into account);
- The current housing land supply position (the 'five-year' supply); and
- The implications for Section 2 of the Local Plan and the determination of planning applications.

EXECUTIVE SUMMARY

Key Points

- The Planning Inspector for the Section 1 Local Plan has again confirmed 550 homes per year as a 'sound' housing requirement for Tendring.
- 784 new homes were built in the 2019/20 financial year, meaning that the housing requirement has been achieved for the fourth year running – however, the COVID-19 coronavirus outbreak is expected to have a significant impact on the rate of housebuilding in 2020/21 and future years.
- Even with adjustments for the impact of the COVID-19, there is still sufficient land allocated for housing development in the emerging Local Plan, or with planning permission, to comfortably achieve the district's housing requirement up to 2033 without the need for any additional sites.
- The Council can only demonstrate a 4.45 year supply of deliverable housing sites against the government requirement to demonstrate a 5 year supply – but this is only because of a technicality within government planning policy which requires Councils to measure housing delivery against nationally set targets until such time that their Local Plan is formally adopted. This has implications for the way the Council deals with planning applications.

Housing Requirement

Following the further examination hearings for Section 1 of the Local Plan, the Planning Inspector has concluded, in his 15 May 2020 letter, that the 'objectively assessed housing need' (OAN) of 550 homes a year, as set out in the emerging plan, is still based on sound evidence and there is no need to increase the figure in response to objections from some developers and landowners. The housing requirement for the period of the Local Plan 2013-2033 should therefore remain at 11,000 homes. With approximately 3,600 homes already built between 2013 and 2020, the remaining requirement between now and 2033 stands at approximately 7,400.

The Planning Inspector has also concluded that the Tendring Colchester Borders Garden Community can reasonably be expected to contribute 1,000 homes towards Tendring's housing requirement between now and 2033; if the North Essex Authorities decided to proceed with that proposal.

Housing Completions and Future Trajectory

In the period 1 April 2019 to 31 March 2020, a net total of 784 new homes were completed in Tendring. This means that the housebuilding target of 550 homes a year has now been achieved for a fourth year in succession. However, the COVID-19 coronavirus outbreak is already having a significant impact on rates of housebuilding and this is likely to continue some way into the future.

Officers have updated the Council's 'Strategic Housing Land Availability Assessment' (SHLAA) which contains a trajectory for future housing building and adjustments to predicted housing delivery have been made in response to COVID-19 and various other factors and information. It is likely that housebuilding will fall to around 550 in 2020/21 financial year, but that delivery will gradually improve over subsequent years.

Implications for the Local Plan

When the Local Plan was submitted to the Secretary of State in October 2017, the housing supply figures set out in the various tables within the Plan provided a fairly accurate account of the position at that time. However, in the two and a half years that have passed since the Plan was submitted, more houses have been built, more sites have obtained planning permission (either through decisions of the Council or through the appeal process) and the anticipated timescales for certain developments have needed to be reviewed – particularly in light of the potential impacts of the COVID-19 outbreak, the Planning Inspector's conclusions on Section 1 of the Local Plan and more up to date information supplied by developers and landowners.

It is therefore proposed that, ahead of the examination of Section 2 of the Local Plan, the Council shall submit a 'topic paper' to the Planning Inspector which updates all of the housing figures in the Local Plan. The Planning Policy and Local Plan Committee is asked to agree the proposed updates, which include 'pushing back' the expected timescales for some of the larger developments in the Local Plan which are yet to obtain planning permission and for which more time is likely to be required

for master planning and negotiations with landowners and developers. The ‘Hartley Gardens’ development proposed for north-west Clacton is the most notable of the developments that is expected to require more time for landowner discussions and master planning.

The good news is that, even with adjustments for COVID-19, the updated SHLAA demonstrates that the sites allocated for housing development in the emerging Local Plan, along with sites that have already obtained planning permission, are more than sufficient to deliver the remaining 7,400 homes needed between now and 2033 – incorporating a healthy level of flexibility of ‘headroom’. There is subsequently no need, at this time, to include any additional sites in the Local Plan for housing.

Five Year Housing Supply and Decision Making

The government requires Councils to demonstrate an ongoing ‘five year supply’ of deliverable housing sites to ensure that they are well placed to meet their future housing needs. However, in February 2019, the government made amendments to the National Planning Policy Framework (NPPF) which affects the way Councils calculate whether or not they can identify a five year housing supply – which has particularly unfortunate implications for determining planning applications in Tendring.

Where a Council’s adopted Local Plan housing policies are more than five years old (as is the case in Tendring), they are required to calculate housing supply against a ‘local housing need’ figure generated using the government’s standard methodology which, for Tendring, means a housing target of 865 homes a year as opposed to the 550 homes a year target in the emerging (but yet to be adopted) Local Plan. The significantly higher figure is based on official population and household projections which, for Tendring, are known to contain errors and are considered to be substantially ‘over-inflated’.

Despite the Planning Inspector’s endorsement of 550 homes a year as the housing requirement for Tendring, and the very strong performance against that target in recent years, the change in government planning policy means the Council can technically only demonstrate a 4.45 year supply of deliverable housing sites. Because of this, until Section 1 of the Local Plan is formally adopted or the Council is otherwise able to demonstrate a five year housing supply against the higher figure, planning applications for new housing will have to be considered on their merits – weighing up the harm against the benefits, even where they are contrary to the emerging Local Plan.

RECOMMENDATION

That the Local Plan Committee endorses the content of this report and the new Strategic Housing Land Availability Assessment (SHLAA) (attached as Appendix 2)) as evidence to support the deliverability of housing proposals in the new Local Plan and to demonstrate an up-to-date housing land supply position for the purposes of updating the Local Plan (as set out in Appendix 1), determining planning applications and contesting planning appeals.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

Maintaining and demonstrating an ongoing five-year supply of deliverable housing sites is key to the Council's ability to control the pattern of housing growth across the district and to determining planning applications in line with the policies of the Local Plan.

RESOURCES AND RISK

The annual housing survey, the five-year housing land supply calculation and the updated housing trajectory have all been undertaken by the Council's Strategic Planning and Place Team within the agreed 'LDF Budget'.

The main risk to the housing supply calculations is a challenge to the figures by third-party developers promoting their sites either through the Local Plan examination or through the planning appeal process. To minimise this risk, Officers have generally taken a cautious/conservative approach to the expected delivery of housing on sites to make it difficult for developers to successfully challenge the figures on the basis of them being too optimistic.

Also, if the Council is unable to demonstrate, through the examination process, that the sites proposed in Section 2 of the Local Plan can reasonably deliver objectively assessed housing requirements in full, the Local Plan Inspector could delay the adoption of the plan and require the Council to identify additional sites for development.

The main risk to housing delivery and achieving and maintaining an ongoing five-year supply of housing land is the housing market in the District. If the market is not buoyant, insufficient completions will be achieved, adding to the shortfall that has to be recovered. In addition, the trajectory of future housing delivery would have to be adjusted to reflect longer lead-in times and/or slower build-out rates.

The COVID-19 coronavirus outbreak in particular is expected to have a significant impact on housebuilding in future years and Officers have made what are considered to be sensible adjustments to the projections for housebuilding – although third parties may still seek to challenge the adjusted figures in order to progress their own development interests. Wherever possible, Officers' assumptions about housing delivery on certain sites have been reached in consultation with relevant landowners or developers and through the application of reasonable judgement.

LEGAL

The new National Planning Policy Framework (NPPF) published in July 2018 requires Councils to boost, significantly, the supply of housing by identifying sufficient land with their Local Plans to meet their housing requirements. They are also required to identify and update, annually, a supply of specific 'deliverable' sites sufficient to provide five years' worth of housing against their housing

requirements, plus an appropriate buffer. Updates to the NPPF in February 2019 have clarified that housing supply has to be measured against a 'local housing need' figure derived using the government's 'standard method' unless adopted Local Plan housing policies are less than five years old.

From November 2018, housing delivery has also had to be measured against a new 'Housing Delivery Test' which looks at the number of homes constructed, against housing requirements, over the previous three years.

In the event that a Council is unable to demonstrate a five-year supply of deliverable housing land, its policies for the supply of housing cannot be considered up to date. Councils are then expected to grant planning permission for housing developments (even if they are contrary to the Local Plan) unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, or specific paragraphs in the NPPF indicate that development should be restricted.

OTHER IMPLICATIONS

Area or Ward affected: All wards.

Consultation/Public Engagement: None – although the assumptions about housing delivery set out in the SHLAA have been informed through consultation with a number of landowners and developers. Officers will keep the assumptions under continual review and will produce updated versions of the SHLAA on an annual basis, or more frequently if required.

PART 3 – SUPPORTING INFORMATION

Housing requirement

For a number of years, there has been much debate and argument about how many new homes are required in Tendring to meet the needs of a growing population and therefore how much land is required for housing development. The issue of housing numbers and housing development has undoubtedly been the most challenging issue the Council has had to address through the Local Plan process – particularly given the high level of public objection to major housing developments and the very unusual problem that Tendring has in interpreting projections for future population and household growth.

The 'objectively assessed housing need' (OAN) for Tendring, as set out in the emerging Local Plan, is 550 homes a year – or 11,000 homes over the period 2013 to 2033. This figure makes an adjustment for 'Unattributable Population Change' (UPC) which arose from errors in either the 2001 or the 2011 Census and/or the government's population projections (particularly in their assumptions about migration). UPC has a significant effect on housing projections for Tendring compared to vast

majority of local authorities across the country and Tendring is therefore considered to be an exceptional case where a bespoke approach has been required.

The Planning Inspector for the Section 1 Local Plan examination agreed with the Council, in his interim letter of June 2018, that the figure of 550 homes a year to be based on sound evidence. As part of the further hearing sessions in January 2020, the Inspector invited comments from third parties on whether or not anything had changed since his 2018 letter to justify any alterations to the housing requirement figures and there was a debate on this issue as part of the hearing sessions.

The Inspector has now written the North Essex Authorities with his findings on the soundness of the Section 1 Local Plan, whilst the Councils will need to agree a way forward for the Local Plan in light of some of the Inspector's findings, he has concluded, in his 15 May 2020 letter, that the target of 550 homes a year for Tendring should remain unchanged – re-affirming his previous advice.

Housing completions

Earlier this year, Officers undertook the annual survey of housing completions for the period 1 April 2019 to 31 March 2020. This involved updating records of sites with planning permission for housing and recording the number of dwellings that had been created on each of those sites over that 12 month period. This was achieved through a combination of site visits, information requested from and provided by developers and use of building control completion data.

The 'net dwelling stock increase' (or housing completions minus losses) for the 2019/20 financial year is recorded as **784**. This 'net' figure takes into account demolitions and other losses of existing homes. This exceeds the housing requirement for Tendring of 550 homes a year.

In each of the first three years of the plan period (2013/14, 2014/15 and 2015/16), actual completions fell short of this requirement with just 204, 267 and 245 completions respectively – amassing a total shortfall of 934. However, the achievement of 658 completions in 2016/17, 565 completions in 2017/18, 915 completions in 2018/19 and 784 completions in 2019/20 has helped to reduce the shortfall to just 212.

The significant improvement in house building in the last four years reflects improvements in housing market conditions (up until very recently) since the 2008 economic downturn, the increase in the number of housing sites gaining planning permission and continued strong progress on some of the district's larger housing developments including Finches Park in Kirby Cross, Hamford Park in Walton, Lawford Park in Lawford, River Reach in Mistley, Colne Gardens in Brightlingsea, Avellana Place in Ardleigh, Staunton Gate in Alresford, Fusiliers Green in Great Bentley, Henderson Park in Thorpe le Soken and Milers Green in Weeley Heath.

Of the 784 completions recorded for 2019/20, 650 took place on larger development sites of 10 or more dwellings with 134 on smaller developments of 9 or fewer – although the latter is likely to be an under-estimate of the actual completions because Officers were unable to undertake as comprehensive survey of completions on small sites due to the restrictions on unnecessary imposed

following the outbreak of the COVID-19 coronavirus. The 'count' of 134 dwellings on smaller development is therefore primarily based on desk top information including Building Control Records. Any unaccounted completions are likely to be picked up when the exercise is repeated in April 2021, and added into next year's totals.

Strategic Housing Land Availability Assessment (SHLAA) and Housing Trajectory

A Strategic Housing Land Availability Assessment (hereafter referred to as a 'SHLAA') is an essential part of the 'evidence base' that is needed to inform and underpin decisions on allocating sites for housing in Local Plans. The primary purpose of the SHLAA is to:

- identify sites and broad locations with potential for housing development;
- assess their housing potential; and
- assess their suitability for development and the likelihood of development coming forward.

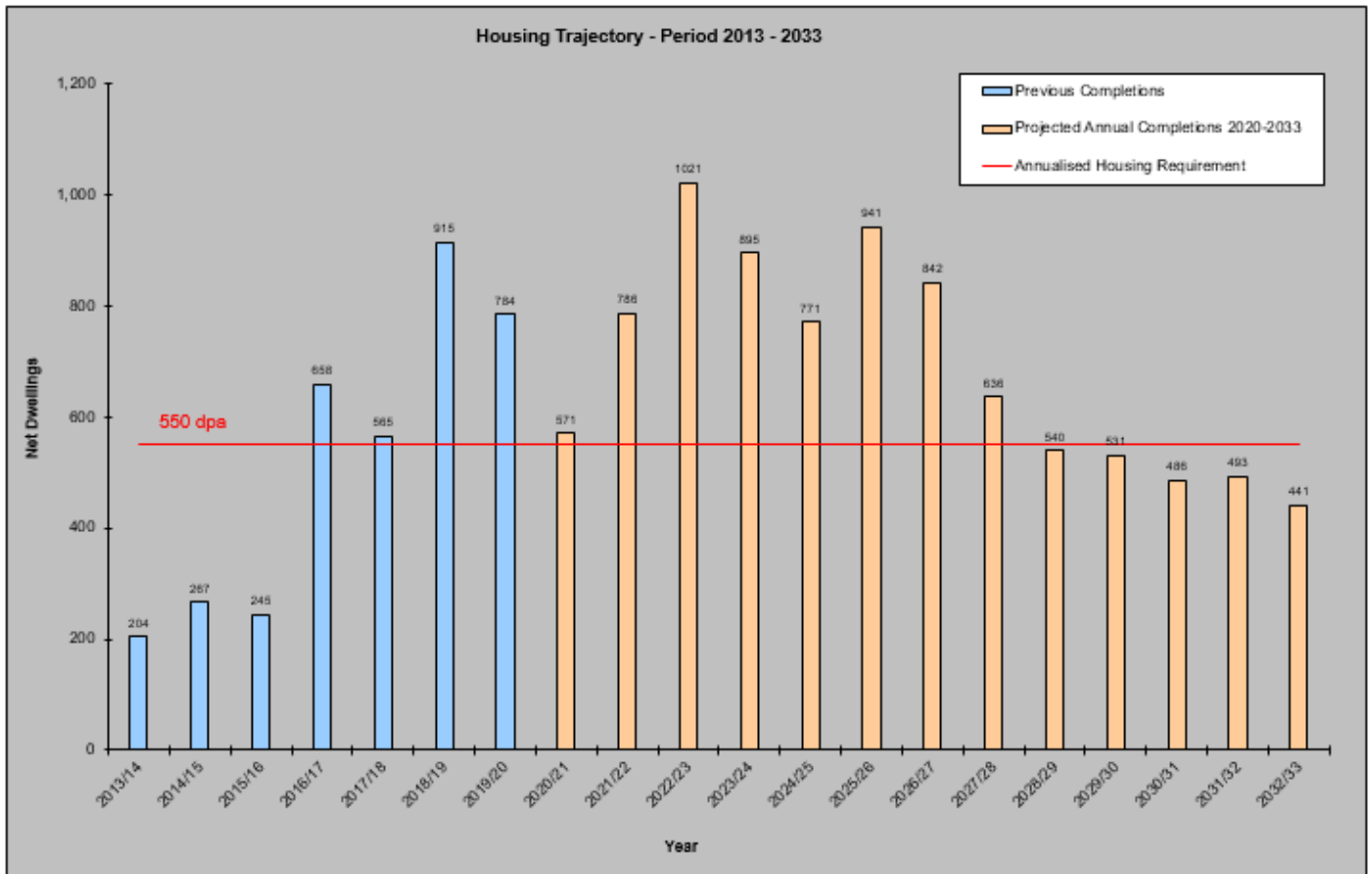
The assessment (attached as Appendix 2) has been updated to a 1st April 2020 base date in order to reflect the very latest available information on housing developments in the district, including planning decisions and appeal decisions which have a significant bearing on the assumptions on housing delivery currently set out in the Local Plan.

This assessment identifies that through a combination of dwellings completed since 2013, large sites with planning permission for housing development, small sites and windfall sites and sites specifically allocated in the emerging Local Plan, the objectively assessed requirement to deliver 11,000 homes between 2013 and 2033 can still be met and comfortably exceeded, by around 1,600 homes.

This 'headroom' is potentially very useful in demonstrating to the Local Plan Inspector examining Section 2 of the Local Plan that even if certain sites do not come forward for development in the timescales envisaged, there is still a reasonable prospect that the district's housing requirements up to 2033 will be achieved. For example, the largest and most complex residential and mixed-use developments in the emerging Local Plan are the Tendring Colchester Borders Garden Community and the Hartley Gardens development in north west Clacton. If either one of these developments were delayed, or failed to come forward at all during the remainder of the plan period to 2033, there is still sufficient headroom in the overall supply to meet the housing requirement. This additional flexibility and headroom helps to minimise the likelihood of the Inspector requiring the Council to include additional sites in the Local Plan.

The National Planning Policy Framework requires Councils to ensure their Local Plans meet the full objectively assessed needs for market and affordable housing. As well as identifying and updating a supply of specific deliverable sites to provide five years' worth of housing (plus the appropriate buffer), Councils need to identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15. The expected rate of housing delivery has to be illustrated through a 'housing trajectory' for the plan period.

The updated information contained within the new SHLAA has been fed into an overall trajectory for housing growth over the plan period which is set out below:



The trajectory shows the low level of housing completions in the years 2013/14 to 2015/16 followed by significant improvement in performance recorded for 2016/17 to 2019/20. At the time of writing, early indications would suggest that housing delivery will fall significantly in 2020/21 despite strong progress on many housing sites over the last year. This is because the coronavirus (COVID-19) outbreak is expected to have a significant impact on housebuilding both in the short term for the remainder of 2020/21 as a result of site closures and social distancing measures; and, potentially, in the medium term in subsequent years due to the related economic impacts. For 2020/21, housing completions are predicted to drop into the 500s with a staged recovery in the following years.

From 2022/23 there is expected to five years of strong housing delivery generally between 800 and 1,000 completions a year. From 2028/29, housebuilding is expected to stabilise between 500 and 600 homes a year, more closely in line with the annual housing requirement – by which time some of the larger housing allocations in the Local Plan are expected to contribute strongly towards housing supply – including the new Garden Community on the Tendring/Colchester border and the major developments around Clacton.

The Five Year Supply and implications for determining planning applications

Requirements under the updated NPPF

A new version of the National Planning Policy Framework (NPPF) was published in July 2018. It requires Councils to boost, significantly, the supply of housing. Councils still have to identify and update, annually, a supply of specific 'deliverable' sites sufficient to provide five years' worth of housing against their housing requirements. It also requires Councils to include an additional 'buffer' of either:

- a) *"5% to ensure choice and competition in the market for land; or*
- b) *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply."*

The NPPF defines 'significant under delivery' as being below 85% of the housing requirement over the previous three years. Up until February 2019, the Council had been arguing (with success in planning appeals) that it could demonstrate a five year housing supply against the Local Plan target of 550 homes a year and that it could also demonstrate that delivery in the last three years had been in excess of the 85% threshold. However, in February 2019, the government published amendments to the NPPF which have had significant implications for the way housing supply is calculated in Tendring.

Paragraph 73 in the NPPF states: *"Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old."* Because this Council last adopted a Local Plan in 2007, its strategic housing policies are more than five years old and therefore housing supply has to be measured against its 'local housing need' which, up until February 2019, the Council had taken to be the 550 homes a year target set out in the emerging Local Plan and endorsed by the Planning Inspector following the examination of the Section 1 Plan. However, in February 2019, the government introduced additional wording into footnote 37 of the NPPF which states: *"Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance"*. For Tendring, the standard method for calculating local housing need generates a requirement of 865 homes a year which is more than 300 a year more than the target in the emerging Local Plan.

The standard method relies on government household projections which, for Tendring, have been proven to be flawed as they are infected by discrepancies in census data and mid-year population projections which occurred between 2001 and 2011 known as 'unattributable population change' (UPC). Even though UPC has been demonstrated (by leading demographic consultants on behalf of

the Council) to be a problem in Tendring and both the Planning Inspector for the Local Plan and numerous appeal Inspectors have accepted the Council's position on UPC, the change to NPPF nonetheless requires the Council to calculate housing supply using the higher figure – at least until the new Local Plan housing policies are formally adopted.

In determining whether a five year supply of deliverable housing sites can be demonstrated, the NPPF in Annex 2 includes clear guidance on what can and cannot be considered a 'deliverable site'. It states: *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years"*.

Critically if a Council cannot identify a five-year supply of deliverable housing sites (plus the appropriate buffer), its policies for the supply of housing cannot be considered up to date and the 'presumption in favour of sustainable development' applies. This requires Councils to consider all housing development proposals on their merits, even if they are contrary to the Local Plan. There is an expectation that planning permission will be granted unless the adverse impacts significantly and demonstrably outweigh the benefits. This is now commonly referred to as the 'tilted balance'.

From November 2018, as well as having to demonstrate a five-year supply of deliverable housing sites, Councils have also needed to demonstrate that they are meeting the new 'housing delivery test' (HDT) in the NPPF. It requires housing delivery over the previous three financial years to be measured against the housing requirement and where delivery is 'substantially below the housing requirement', the 'tilted balance' is engaged.

The Council's performance in housing delivery over the last three years has been very strong when measured against the requirement of 550 homes a year in the Local Plan and has also been fairly strong against the government's higher figure of 865. The Council is therefore currently allowed to apply the lower 5% buffer in its housing supply calculation – although this may have to be reviewed again in November 2020 when the next round of HDT figures are published.

Updating the figures

Officers have re-run the housing supply calculation to a 1st April 2020 base-date to provide two calculations. One measured against the requirement of 550 homes a year as set out in the emerging Local Plan and accepted by the Local Plan Inspector as being soundly based; and another measured against the requirement of 865 homes a year generated by the government's standard method of calculating local housing need.

The updated calculations are based on the evidence and assumptions contained within the new SHLAA. The calculations within the SHLAA (chapter 7) give a housing supply position of **6.44** years against the Local Plan figure and **4.41** years against the figure derived from the standard methodology. These figures are set out in the following table:

Five Year Requirement and Supply	Local Plan OAN of 550 homes a year	'Local Housing Need' figure of 865 homes a year (standard method)
Requirement 2020/21 – 2024/25	2,750 (550 x 5)	4,325 (865 x 5)
Shortfall 2013/14 – 2019/20	212	N/a
Sub-Total	2,962	4,325
Plus 5% buffer	148	216
Total Requirement	3,110	4,541
Supply from large site commitments	3,323	3,323
Supply from emerging allocations	0	0
Supply from small windfall sites	680	680
Total supply of Homes – Units	4,044	4,044
Total five- year supply of Homes - %	130%	89%
Total supply of Homes – Years	6.50	4.45

Implications and relevant appeal decisions

Since the February 2019 changes to the NPPF, the Council has had to accept that it cannot technically demonstrate a five year housing supply and therefore the 'tilted balance' is engaged and planning applications for housing development have had to be considered on their merits – weighing up adverse impacts against benefits. However, in determining such planning applications for housing development, the Local Plan Inspector's 2018 endorsement of the emerging Local Plan housing figure of 550 homes a year has been treated by Officers as a material consideration to be weighed in the balance. The Local Plan Inspector's acknowledgement that UPC is a genuine factor that has infected the government's household projections clearly supports the Council's position that, in real terms, there is no shortfall in the Council's five year housing supply and, on that basis, the amount of weight that applies to the 'benefits' of additional housing development should reflect that. The fact that the Planning Inspector has reconfirmed his endorsement of the 550 homes a year figure in his latest letter should add further strength to the Council's argument.

This approach was successfully defended by the Council and its legal representatives in the recent appeal for 85 homes on land off Edenside, Bloomfield Avenue, Frinton on Sea where the Inspector dismissed the appeal, but some other Inspectors have rejected the argument. The inconsistent

approach being adopted by appeal Inspectors makes it very challenging for the Council to defend its position in response to speculative planning applications – but Officers intend to continue arguing that UPC is a material consideration that should be weighed in the balance when determining planning applications for housing until the Council can formally adopt the figures in the new Local Plan.

Suggested updates to the Local Plan

In the two and a half years since the Council's Local Plan was submitted to the Secretary of State to begin the examination process, there have been significant changes in the housing supply position in Tendring resulting from actual housing completions between 2017 and 2020 and a number of sites obtaining planning permission for housing development either from the Council or on appeal (including sites allocated in the plan and others that are not).

In preparation for the examination of Section 2 of the Local Plan, Officers are planning to prepare a 'topic paper' to explain to the Planning Inspector how the housing supply situation has changed and to recommend updates to the figures and tables in the Local Plan to better reflect the most up to date position. The latest SHLAA document provides the evidence behind the changes that are required.

Some of the notable changes include the fact that, of the 11,000 homes needed between 2013 and 2033, some 3,600 have already been built – leaving just 7,400 to be built over the next 13 years. Furthermore, a number of sites allocated in the Local Plan for residential and mixed used development have now either obtained planning permission or a Planning Committee resolution to grant planning permission – these include large schemes such as the 'Rouses Farm' development in Clacton, the 'Low Road' development in Dovercourt, the 'Colne Gardens' development in Brigtingsea and the 'Barleyfields' development in Weeley. There are also other sites that Officers no longer believe are likely to be deliverable in the plan period and need not feature in the Local Plan.

Large sites with planning permission or a Committee resolution to grant permission are now expected to deliver 5,800 of the 7,400 homes that are required between now and 2033. Officers have also re-calculated the 'small sites' or 'windfall' figures and their contribution is now expected to be in the order of 1,300 homes between 2020 and 2023. The above leaves just 300 homes needing to be delivered through sites allocated in the Local Plan, which is why there is significant flexibility and headroom in the supply.

The sites allocated for residential and mixed-use development in the emerging Local Plan which are yet to obtain planning permission include, most notably, the Tendring Colchester Borders Garden Community, the Hartley Gardens development in north west Clacton and the Phase 2 'Oakwood Park' development north of the Clacton Shopping Village and Gorse Lane Industrial Estate.

In his 15 May 2020 letter, the Local Plan Inspector has concluded that the Tendring Colchester Borders Garden Community is viable and deliverable and could deliver 2,000 homes up to 2033, of which 50% i.e. 1,000 could count towards Tendring's total. Whilst the North Essex Authorities are

considering the next steps in light of other findings in the Inspector's letter, Officers suggest that the Section 2 Local Plan ought to be updated to reflect the Inspector's advice on this particular site.

It is also suggested that the predicted timescales for the 'Hartley Gardens' development in north west Clacton are adjusted to push that development back to 2028/29, meaning that just 210 of the 1,700 would be expected to be built in the plan period to 2033, with the remaining 1,490 coming forward after 2033. This will allow additional time 1) for preparing a master plan for the area in partnership and consultation with the multiple landowners with an interest in the site, and 2) for funding and securing any necessary 'up-front' infrastructure, such as the proposed link road. With the suggested amendments to the Local Plan, there is sufficient headroom within the housing supply to achieve the housing requirement for the period up to 2033 even if, in the worst case scenario, the Hartley Gardens development was delayed further. This will help the Council to demonstrate to the Planning Inspector that the plan is resilient to changes in the economy and the housing market and is not 'overly-dependent' on any potentially complex scheme which might be vulnerable to delay.

The Phase 2 Oakwood Park development has also been pushed back in the trajectory so that it corresponds with the expected timescales for Phase 1 (the Flint Grange development by Persimmon Homes off Thorpe Road). Under the revised trajectory, 435 of the total 918 dwellings (around half) would be expected on the site up to 2033 with the remaining 483 taking place beyond 2033.

In the revised trajectory, sites allocated in the emerging Local Plan (which are yet to obtain planning permission and which including the Garden Community and the Hartley Gardens development amongst others) are expected to deliver around 1,900 homes between 2020 and 2033, which represents an 'over-allocation' of around 1,600 homes.

The suggested amendments to the tables and figures in the Local Plan are set out in Appendix 1 to this report.

APPENDICES

Appendix 1 – Suggested amendments to Tables LP1 and LP2 and Policy LP1

Appendix 2 – Strategic Housing Land Availability Assessment (SHLAA) (May 2020)

Suggested amendments to Tables LP1 and LP2 and Policy LP1

Table LP1: Housing Requirement for the period 1/4/13 – 31/3/33

Current version

A – Annual Net Dwellings Required – Reported Years from Base Date	
2013/14 to 2032/33	550 x 20
Total	11,000
B – Net Completions – Reported Years from Base Date	
2013/14	204
2014/15	267
2015/16	245
2016/17	658
Total	1,374
C – Shortfall – Reported Years from Base Date	
Total	826
D – Net dwellings from Base Date still required	
Total	9,626

Suggested amended version

A – Annual Net Dwellings Required – Reported Years from Base Date	
2013/14 to 2032/33	550 x 20
Total	11,000
B – Net Completions – Reported Years from Base Date	
2013/14	204
2014/15	267
2015/16	245
2016/17	658
2017/18	565
2018/19	915
2019/20	784
Total	3,638
C – Shortfall – Reported Years from Base Date	
Total	212
D – Net dwellings from Base Date still required	
Total	7,362

Table LP2 – Local Plan Housing Allocations

Current version

Site	Total housing numbers	2018/19 to 2022/23	2023/24 to 2027/28	2028/29 to 2032/33	And Beyond	Reference
Sites of 10 or more Homes with Planning Permission (with/without s106)	4,796	3,933	746	100	17	
Sites of 9 or less homes/windfall	1,399	864	361	174	0	
EDME Maltings	150	0	0	150	0	SAMU1
Hartley Gardens Village	1,700	0	300	300	1,100	SAMU2
Oakwood Park	750	0	300	300	250	SAMU3
Rouses Farm	850	0	300	300	250	SAMU4
Land South of Council Offices	280	0	200	80	0	SAMU5
Greenfield Farm	164	0	100	64	0	SAH1
Land West of Low Road	300	0	100	100	100	SAH2
Robinson Road	100	0	100	0	0	SAH3
Tendring Colchester Borders Garden Community	3,500-4,500	0	500	750	2,250-3,250	SP7
Land at Weeley Council Offices	24	0	0	24	0	MSA1
Land off Cotswold Road	12	0	12	0	0	MSA2
Orchard Works site rear of London Road	20	0	20	0	0	MSA3
Land rear of 522-524 St. Johns Road	43	0	43	0	0	MSA4
Station Gateway development	60	0	0	60	0	MSA5
Former Tendring 100 Waterworks Site, Clacton	90	0	90	0	0	MSA6
Mayflower Primary School	15	0	15	0	0	MSA7
Land at adjoining Harwich and Parkeston Football club, Dovercourt	89	0	0	89	0	MSA8
Old Town Hall site	15	0	15	0	0	MSA9
Southcliffe Trailer Park	15	0	15	0	0	MSA10
Station Yard	40	0	40	0	0	MSA11
Land at the Farm, Kirby Road, Walton	47	0	0	47	0	MSA12
Montana Roundabout	35	0	35	0	0	MSA14
TOTALS	14,494-15,494	4,797	3,339	2,491	3867-4,867	
Total in Plan Period	10,627					

Suggested amended version

Site	Total housing numbers	2020/20 to 2024/25	2025/26 to 2029/30	2030/31 to 2032/33	And Beyond	Reference
Sites of 10 or more Homes with Planning Permission (with/without s106)	6,462	3,364	1,942	494	662	
Sites of 9 or less homes/windfall	1,260	680	419	161	0	
Hartley Gardens, Clacton	1,700	0	60	150	1,490	SAMU2
Oakwood Park, Clacton	918	0	195	240	483	SAMU3
Tendring Colchester Borders Garden Community	3,500-4,500	0	625	375	2,500-3,500	SP7
Land at Weeley Council Offices	24	0	24	0	0	MSA1
Former Tendring 100 Waterworks Site, Clacton	90	0	90	0	0	MSA6
Land at adjoining Harwich and Parkeston Football club, <u>Dovercourt</u>	48	0	48	0	0	MSA8
Station Yard/Avon Works, Walton	40	0	40	0	0	MSA11
Land at the Farm, Kirby Road, Walton	47	0	47	0	0	MSA12
TOTALS	14,089-15,089	4,044	3,490	1,420	4885-5,885	
Total in Plan Period	8,954					

Policy LP1: Housing Supply

Current version

Policy LP 1

HOUSING SUPPLY

The Council will work with the development industry and other partners to deliver a minimum new homes increase of 11,000 (net) between 1 April 2013 and 31 March 2033 to support economic growth and meet objectively assessed requirements for future housing in the District. This supply of new homes will be delivered from the following sources:

<i>Supply Source to March 2033</i>	<i>Totals</i>
Net Dwelling Completions 2013-2017	1,374
Large Sites with Planning Consents (with/without signed S106 agreements)	4,779
Small Sites with Planning Consents (with Trend Based Completions)	1,399
Strategic Allocations – Mixed Use (SAMU Policies)	2,230
Strategic Allocations – Housing (SAH Policies)	464
Medium Sized Allocations (MSA Policies)	505
Tendring Colchester Borders Garden Community	1,250
Totals	12,001

Suggest amended version

Policy LP 1 [Alternative format]

HOUSING SUPPLY

The Council will work with the development industry and other partners to deliver a minimum new homes increase of 11,000 (net) between 1 April 2013 and 31 March 2033 to support economic growth and meet objectively assessed requirements for future housing in the District. This supply of new homes will be delivered from the following sources:

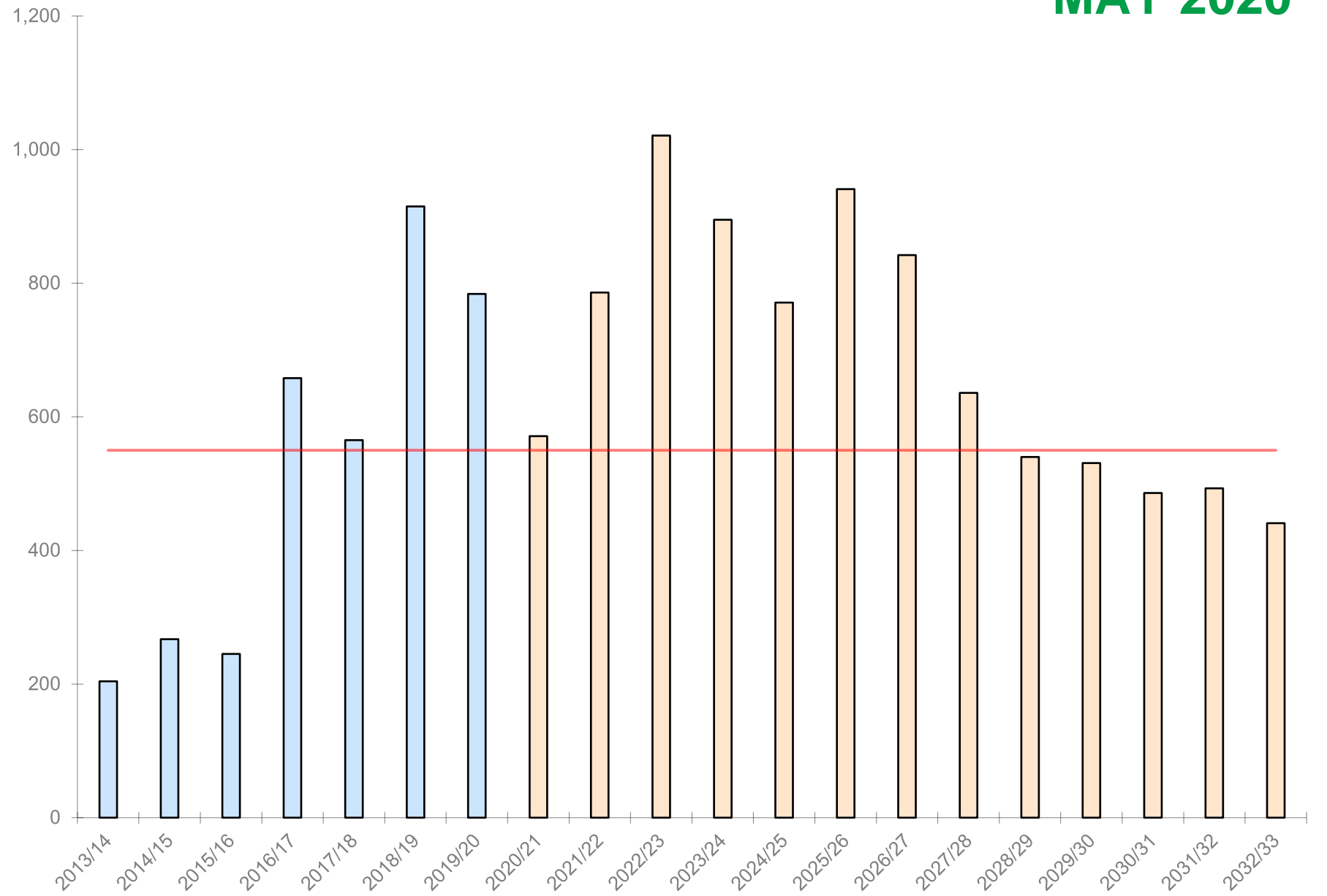
<i>Supply Source to March 2033</i>	<i>Totals</i>
Net Dwelling Completions 2013-2020	3,638
Large Sites with Planning Consents (with/without signed S106 agreements)	5,800
Small Sites with Planning Consents (with Trend Based Completions)	1,260
Development at Hartley Gardens, Clacton (Policy SAMU2)	210
Development at Oakwood Park, Clacton (Policy SAMU3)	435
Medium Sized Allocations (MSA Policies)	249
Tendring Colchester Borders Garden Community	1,000
Totals	12,592

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Strategic Housing Land Availability Assessment (SHLAA)

MAY 2020



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Executive Summary

The need to build new homes to meet the future needs of a growing population is one of the biggest planning issues facing most local planning authorities and Tendring is no exception. More than ever before, there is a pressure on local authorities not only to identify sites for housing development but also to ensure that those sites will realistically deliver the number of homes required within a set period to meet objectively assessed needs.

With the introduction of the National Planning Policy Framework (NPPF) in 2012, its 2018 update, 2019 revisions and ongoing reforms to other elements of the national planning system, Tendring District Council has been engaged in the process of preparing a new Local Plan to guide future development in the district, including new housing. The Local Plan has now reached examination stage – the final stage of the plan-making process before adoption.

A Strategic Housing Land Availability Assessment (hereafter referred to as a 'SHLAA') is an essential part of the 'evidence base' that is needed to inform and underpin decisions on allocating sites for housing in Local Plans. The primary purpose of the SHLAA is to:

- identify sites and broad locations with potential for housing development;
- assess their housing potential; and
- assess their suitability for development and the likelihood of development coming forward.

The assessment has been updated to a 1st April 2020 base date in order to reflect the very latest available information on housing developments in the district, including planning decisions and appeal decisions from the 2019/20 financial year which have a significant bearing on the assumptions on housing delivery currently set out in the Local Plan. This assessment therefore includes recommendations for updating the housing policies and housing tables within the Local Plan which could form the basis for modifications to those policies and tables if the Planning Inspector considers these to be necessary.

This assessment identifies that through a combination of dwellings completed since 2013, large sites with planning permission for housing development, small sites and windfall sites and sites specifically allocated in the emerging Local Plan, the objectively assessed requirement to deliver 11,000 homes between 2013 and 2033 can still be met and comfortably exceeded, by around 1,600 homes. The assessment also identifies that the Council would be able to comfortably demonstrate a five-year supply of deliverable housing sites as required by the National Planning Policy Framework (NPPF), when measured against the Council's objectively-assessed housing requirement of 550 dwellings per annum – a figure that has already been examined and found to be sound by the Local Plan Inspector (twice) and accepted by some Appeal Inspectors in a number of recent planning appeals. However, because until the new plan is adopted the National Planning Policy Framework requires the Council, for decision making purposes, to apply a higher 'local housing need' target derived through the government's standard methodology, there technically remains a shortfall against the five-year supply requirement.

The key conclusions from the SHLAA are summarised as follows:

- 1) Approximately 3,600 new homes have been created since 2013 (of which over 780 were built in the 2019/20 financial year alone).
- 2) To meet objectively assessed housing needs (OAN) up to 2033, another 7,400 homes are required.
- 3) Large development sites (10 or more homes) with planning permission are expected to deliver around 5,800 of these homes, with the potential for this to be higher if sites come forward faster than currently anticipated.
- 4) Small development sites (9 or fewer homes) with planning permission, or expected to come forward as 'windfall sites' are expected to contribute a further 1,300 homes.
- 5) The housing and mixed-use development allocations in the Local Plan are expected to deliver around 1,900 homes which represents an over-allocation of around 1,600 homes and flexibility within the housing supply to ensure the requirements are met.
- 6) The above assumes that some sites allocated in the Local Plan might not deliver the number of homes originally anticipated and some revisions to the Local Plan could be made to reflect this.
- 7) The Council can demonstrate a five year supply of deliverable housing sites against its objectively assessed housing requirement with 6.5 years. Against the 'local housing need' calculated using the government's standard methodology, a 4.45 year supply can be demonstrated.*

* Although this assessment demonstrates a supply of 6.5 years when measured against the Local Plan requirement of 550 dpa, February 2019 changes to the NPPF require Councils to apply the government's 'standard method' for calculating housing need for the purposes of decision making where their adopted housing policies are more than five years old. Because the Council's previous Local Plan is more than five years old and the new Local Plan is, at the time of writing, still to be adopted, the standard method applies. Under the standard method, the Council cannot demonstrate a five-year supply; however the Council has proven that the household projections upon which the standard methodology is based contain errors which substantially over-inflate the projected housing need for Tendring – a fact that has been accepted by both the Local Plan Inspector (twice) and Appeal Inspectors who agree that the objectively assessed figure of 550 homes a year is based on sound evidence. In a recent appeal decision for land off Edenside, Frinton on Sea, which post-dates the February 2019 NPPF changes, the Inspector agreed with the Council's position in dismissing the appeal. It is possible that the new Local Plan housing policies will be adopted within the 2020/21 financial year and before the next update of the SHLAA. The need to apply the standard method to the calculation of housing supply is considered to be a temporary measure that will be resolved on adoption of the new plan. This SHLAA therefore includes two calculations of housing land supply, one based on the OAN of 550dpa and one based on the government's standard method.

1 Introduction

1.1 The need to build new homes to meet the future needs of a growing population is one of the biggest planning issues facing most local planning authorities and Tendring is no exception. More than ever before, there is a pressure on local authorities not only to identify sites for housing development but also to ensure that those sites will realistically deliver the number of homes required within a set period to meet objectively assessed needs.

1.2 With the introduction of the National Planning Policy Framework (NPPF) in 2012, its 2018 update, 2019 revisions and ongoing reforms to other elements of the national planning system, Tendring District Council has been engaged in the process of preparing a new Local Plan to guide future development in the district, including new housing.

1.3 A Strategic Housing Land Availability Assessment (hereafter referred to as a 'SHLAA') is an essential part of the 'evidence base' that is needed to inform and underpin decisions on allocating sites for housing in Local Plans. The primary purpose of the SHLAA is to:

- identify sites and broad locations with potential for housing development;
- assess their housing potential; and
- assess their suitability for development and the likelihood of development coming forward.

1.4 It is important to point out that the SHLAA is not a planning document in its own right and does not dictate which areas of land should be allocated for development, but it is one piece of evidence, amongst others, containing information that should be taken into account when preparing the Local Plan itself.

1.5 The assessment has been undertaken by officers of the Council and will be subjected to scrutiny and input from a number of key technical stakeholders to ensure its robustness and verify its assumptions prior to the examination of the Local Plan. The assessment has a statistical base date of 1st April 2020.

1.6 The methodology used to undertake the assessment is compliant with the government's 'Planning Practice Guidance', which was originally published in 2014 and has since been updated to accompany the National Planning Policy Framework. Where there is a departure from the guidance the reasons for doing so are set out. In line with the practice guidance, the SHLAA is required, as a minimum, to include the following:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when; and
- an indicative trajectory of anticipated development and consideration of associated risks.

1.7 The availability of land for housing can change very quickly for a variety of circumstances and so as part of the 'plan, monitor and manage' approach that is key to ensuring plans are flexible and responsive to change, it is the Council's intention, as resources allow, to produce an annual review of the assessment to ensure that the data is always as up-to-date as possible. Between 2016 and 2020, the housing supply position in Tendring changed rapidly with a substantial increase in sites gaining planning permission for housing, both from the Council and on appeal. It may therefore be necessary to review the assessment on a more frequent basis if the position continues to change quickly. The findings of the annual update will be reported as part of the Council's Annual Monitoring Report, which, amongst other things, will include an updated housing trajectory and the latest five-year supply of deliverable sites.

2 Background

National Planning Policy

2.1 In March 2012 the government published the National Planning Policy Framework (NPPF) aimed at making the planning system much more flexible and streamlined, helping to stimulate and promote economic growth and promoting local decision making and community involvement in the planning process. A new version of the NPPF was published in 2018 and was updated in 2019. The National Planning Policy Framework requires all local planning authorities to prepare a 'Strategic Housing Land Availability Assessment' ('SHLAA') as a key component of the evidence required to underpin an area's future housing strategy. The primary purpose of the SHLAA is to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified requirement for housing over the plan period.

The Tendring District Local Plan – 2013-2033 and Beyond: Publication Draft

2.2 On 9th October 2017, the Council submitted its new Local Plan to the Secretary of State to begin the process of examination. Examination hearings commenced in January 2018. The Local Plan has been prepared in partnership with Colchester Borough Council and Braintree District Council and is formed of two sections. Section 1 is common to all three authorities and sets out the overall joint strategy for growth over the three areas, including the housing and employment targets and the promotion of new 'garden communities' to the east and west of Colchester and to the west of Braintree. Section 1 is, at the time of writing, in the process of being examined – although the Inspector has now issued two post-hearing letters in 2018 and 2020 that have both confirmed that the Council's objectively assessed housing requirement of 550 dwellings per annum is based on sound evidence. The Inspector did in 2018 however raise concerns about the sustainability and deliverability of the garden communities which required further work being carried out and additional examination hearings in January 2020. In his latest letter of May 2020, the Inspector has concluded that two of the three garden communities (the Colchester Braintree Borders and West of Braintree Garden Communities) are not deliverable and the Section 1 Plan, in its current form, is therefore unsound. He has however found the Tendring Colchester Borders Garden Community to be deliverable and has suggested that the Plan could be made sound if the Colchester Braintree Borders and West of Braintree Garden Communities are removed from the plan as main modifications. The North Essex Authorities are considering this advice. It is anticipated that the examination of Section 2, which includes policies and proposals specific to Tendring, will take place by the end of 2020 or early 2021. Having considered a range of factors including assessments of housing need and employment potential, the Council determined that the requirement for housing would be a minimum dwelling stock increase of 550 dwellings per annum over the 20 year period 2013-2033 (the plan period) – a total of 11,000 homes – a figure endorsed by the Local Plan Inspector in both his interim and latest findings. The Local Plan however makes provision for just over 12,000 homes thus incorporating a degree of flexibility. The evidence contained within this assessment demonstrates that the figure is actually closer to 12,600 and therefore the Council can comfortably meet the objectively assessed requirements through the Local Plan with considerable headroom to spare.

Objectively Assessed Housing Needs Study (November 2016)

2.3 The National Planning Policy Framework makes it clear that local planning authorities are expected to have a clear understanding of the housing requirements in their area before formulating their future housing strategy and are therefore required to prepare a 'Strategic Housing Market Assessment' ('SHMA'). Tendring District Council worked jointly with Chelmsford City Council, Colchester Borough Council and Braintree District Council to commission Peter Brett Associates (PBA) to assess the housing needs across this 'housing market area' and for each of the authorities involved. The Objectively Assessed Housing Needs Study (the OAHN study) has recommended that the 'objectively assessed need' for housing in the Tendring District would be between 500 and 600 dwellings per annum across a range of dwelling size, tenure and type. Applying the mid-point of 550 dpa for the period 2013 to 2033, this equates to 11,000 homes – which is the requirement set out in the emerging Local Plan. Much of the demand and need for housing in the district is driven by inward migration – particularly in the coastal towns which are popular for retirement and provide cheaper accommodation for people looking to move out of more urbanised areas such as East London, South Essex and Colchester. The figures for Tendring were adjusted to take into account an unusual level of 'unattributable population change' (UPC) arising from errors in either the Census data or the official mid-year population estimates which, in turn, have transferred to the government's official household projections. The Council's housing requirement of 550 dwellings per annum is therefore lower than the government's official household projections, but for good reasons as demonstrated in the OAHN Study. The Council is aware of the government's standard methodology for calculating housing needs which generates a significantly higher number for Tendring, but this does not properly reflect UPC and the Local Plan Inspector agreed that this was the case in his interim findings – a point which has also been upheld in some recent appeal decisions. The Local Plan Inspector's, in his May 2020 letter, has re-confirmed 550 dwellings per annum as soundly based, and the correct housing requirement for Tendring.

Economic Development Strategy, Employment Land Review and Retail Study

2.4 In 2018, the Council commissioned consultants Regeneris to update its 2013 Economic Development Strategy aimed at identifying the key measures that would stimulate economic growth in the district and facilitate the creation of new jobs. Amongst the objectives identified in that strategy, one was to facilitate population growth through the construction of new housing to stimulate growth in the service sector economy. Without a significant increase in housing development, the strategy concluded that it would be difficult to retain existing employment opportunities and attract inward investment. The Economic Development Strategy also identified Clacton, Harwich and West Tendring/Colchester as the areas with the greatest potential for economic growth and the areas where significant levels of housing development, alongside other measures, would best support economic growth. The updated versions have now been completed and confirm Clacton, Harwich and West Tendring/Colchester as the highest priority areas for growth. The updated Economic Strategy is to be reported to the Council's Cabinet for approval in 2020.

Infrastructure Delivery Plan

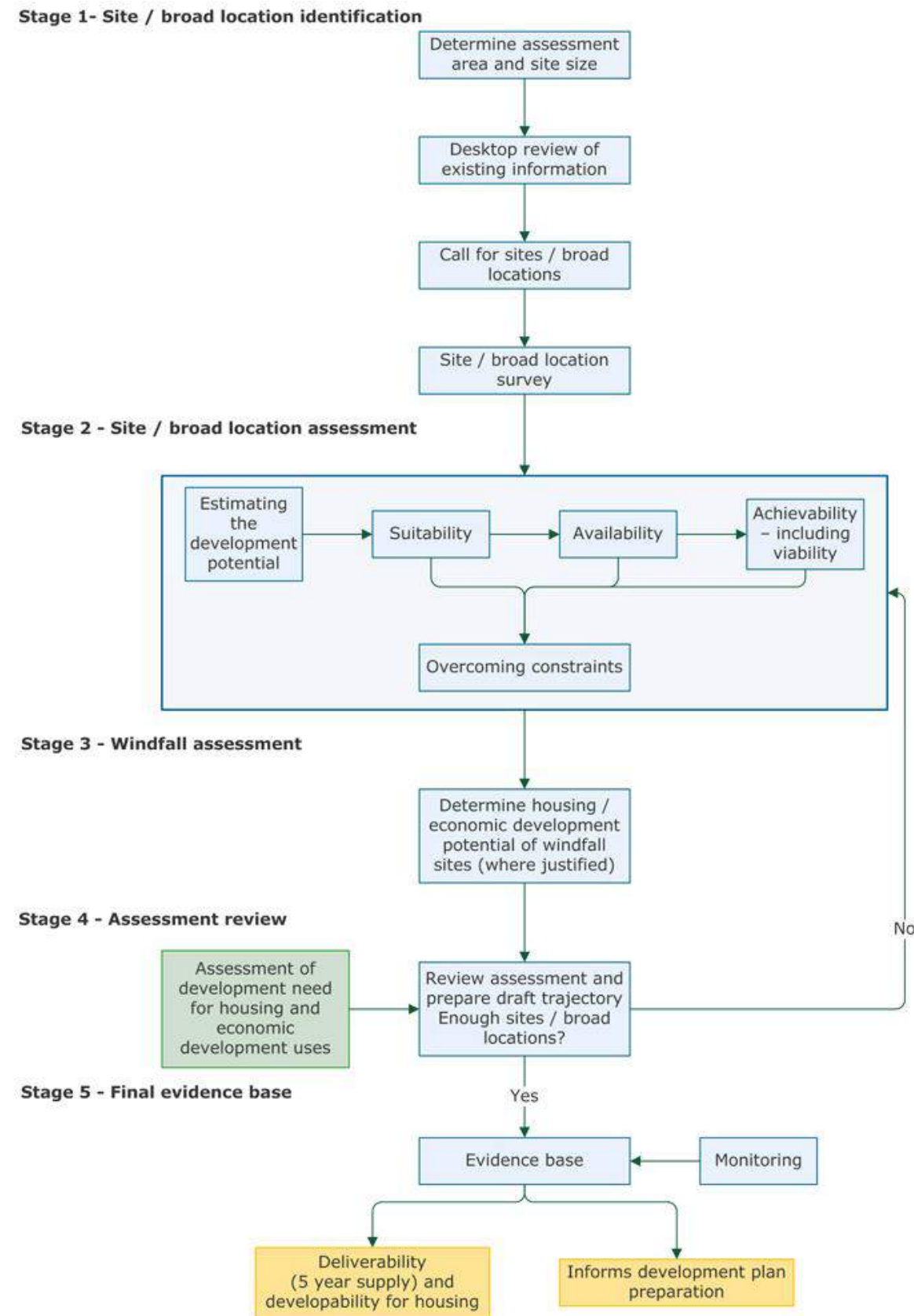
2.5 In 2018, the Council commissioned consultants Troy Planning + Design and Navigus Planning to update its 2017 Infrastructure Delivery Plan (IDP) which was prepared by to ascertain the infrastructure impacts of the proposed levels of growth in the new Local Plan, identify the level of investment needed to address any impacts and therefore provide the baseline evidence to justify the use of Community Infrastructure Levy (CIL) and/or s106 agreements to secure infrastructure improvements. The findings in the IDP have been taken into account as part of this assessment and will be updated in 2020 to reflect the revised housing trajectory resulting from this exercise.

Housing Viability Study

2.6 Viability is a key consideration when assessing the housing potential of sites. Viability can be affected by a range of factors including construction costs, site conditions, property prices, the general housing market, planning policies and requirements for Community Infrastructure Levy (CIL), s106 agreements, affordable housing or specific design standards. In 2018, the Council commissioned Three Dragons and Troy Planning + to update the 2017 Viability Study which tests the economic viability of housing development in different parts of the district looking at different housing densities and infrastructure requirements. This study has also informed the SHLAA assessment. The updated version was completed in 2019.

3 The Methodology

3.1 The following diagram illustrates the methodology contained in the 2014 Practice Guidance to the NPPF that has guided the preparation of this assessment:



Stage 1: Site / Broad Location Identification

Determining assessment area and site size

Geographic coverage

3.2 The Practice Guidance states that the area selected for the assessment should ideally be the housing market area, which for Tendring also includes Chelmsford, Colchester and Braintree. It has not been practical for this assessment to be undertaken for the wider housing market area and therefore this assessment covers the Tendring district only. However, it does reflect the joint work that has taken place across Tendring, Colchester and Braintree, including the growth proposed for the garden communities – one of which crosses the Colchester/Tendring border and has been found, by the Local Plan Inspector, to be deliverable and sound.

Minimum site size

3.3 The Practice Guidance states that local authorities will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. The guidance states that the assessment should consider all sites and broad locations capable of delivering five or more dwellings; however, plan makers may consider alternative site size thresholds. It was considered that the site-size threshold used in this assessment would form the basis for identifying individual sites for specific allocation for housing (or mixed-use development including an element of housing) in the new version of the Local Plan. In determining a site-size threshold that was suitable and appropriate for Tendring a number of factors were taken into account including the need to deliver affordable housing, the dispersed nature of the district and the resources available to carry out a proportionate but meaningful assessment. It was decided to include only housing sites with the potential for 10 or more (net) dwellings in the assessment, which will be consistent with the threshold for allocating specific sites in the new version of the Draft Local Plan. The assessment does however look at the supply of housing on smaller sites through the use of a projection-based trajectory which takes into account historic development rates and the supply of small sites with planning permission.

Determining where to search for sites / broad locations

3.4 In a district as geographically diverse and dispersed as Tendring, it was important to establish some clear parameters to guide the initial search for sites to ensure the survey remained cost-effective and manageable and to avoid any unnecessary speculation from landowners, developers and the general public. Early on in the preparation of a new plan for Tendring, it became clear that a large proportion of the future growth required in Tendring would need to be provided on 'greenfield' land due to the lack of suitable 'brownfield' land in the district. It also became apparent early on that new growth for Tendring was likely to take place in the form of new neighbourhoods/urban extensions around the periphery of existing settlements. Consequently, it was logical to align the search for sites in this assessment with the settlements that are considered to be suitable and sustainable for peripheral expansion in the new Local Plan, informed by the revised settlement hierarchy contained within Policy SPL1. Accordingly, the search for land in this assessment is focused on the following settlements categories: 'Strategic Urban Settlements' (Clacton, Harwich and the Tendring Colchester Border Garden Community), 'Smaller Urban Settlements' (Frinton/Walton, Manningtree, Lawford and Mistley and Brightlingsea), and 'Rural Service Centres' (Alresford, Elmstead Market, Great Bentley, Little Clacton, St. Osyth, Thorpe-le-Soken and Weeley). Sites elsewhere do not form part of this assessment unless they have already obtained planning permission for 10 or more dwellings and are expected to contribute towards housing supply. Recent appeal decisions have supported the Council's approach – in particular an Inspector's decision to dismiss an appeal for 118 dwellings on the edge of Ardleigh, a smaller rural settlement, on the basis that the village provided a limited range of services and facilities and occupants of the new homes would be heavily reliant on private car use.

Determining which sources of sites to include

3.5 Having scoped the possible 'sources of supply' listed in the Practice Guidance, it was decided to use the following categories which were considered to be relevant and appropriate for Tendring:

SOURCE 1: House completions since 1st April 2013: i.e. the base data of the OAHN study. Just over 3,600 homes have been created in Tendring in the last six years and these can be deducted from the 11,000 homes required up to 2033.

SOURCE 2: Large sites with planning permission: i.e. sites with the potential to deliver 10 or more (net) dwellings that have either gained planning permission or are the subject of a Planning Committee resolution to grant planning permission on completion of a s106 legal agreement. In the last three years, the supply of land with planning permission has increased rapidly as a result of planning decisions by the Council and the Planning Inspectorate to comply with the government's policy to boost, significantly the supply of housing.

SOURCE 3: Small sites and windfall sites: i.e. sites with potential for 9 or fewer dwellings either with planning permission or likely to come forward as 'windfall' sites over the course of the plan period.

SOURCE 4: Local Plan allocations: i.e. sites allocated in the submitted Local Plan for residential or mixed use development that are yet to received planning permission or a Committee resolution to grant planning permission. The development of these sites is expected to address and exceed any residual housing requirement over the period to 2033.

SOURCE 5: Alternative sites: i.e. sites not allocated for development in the Local Plan nor benefitting from planning permission. Many of these are either being promoted by landowners and developers through objections to the Local Plan, subject of undetermined planning applications or planning appeals, or derived from earlier assessments of housing potential undertaken by the Council. Alternative sites have generally been omitted from the Local Plan for reasons explained in this assessment.

Desktop review of existing information

3.6 To make the assessment cost-effective and ensure a proportionate approach to survey work, the use of secondary 'desktop' information was valuable in identifying sites to be assessed and informing their detailed assessment. The Planning Practice Guidance suggests some possible data sources, of which a number have informed this assessment. The main sources of information comes from planning applications, appeal decisions, Local Plan representations and earlier sieving exercises undertaken in the earlier stages of preparing the Local Plan.

Call for sites / broad locations

3.7 Since 2009, the Council has been inviting landowners, developers and the general public to put forward their ideas and suggestions for sites that could possibly be earmarked for housing (or a mix of uses including housing) to accommodate Tendring's future housing growth. These 'call for sites' exercises have presented the Council with a large number of sites across the district, some of which have the potential to be future housing allocations and so are included in this assessment for more detailed consideration. A number of these sites have either gained planning permission or are now the subject of objections to the Local Plan: Publication Draft and will be considered by the Planning Inspector as part of the examination process.

Site / broad location survey

The Survey Team

3.8 The survey team consisted of Planning Policy Officers from the Council's Planning Department, each of whom were fully briefed on the assessment methodology and trained in how to handle enquiries from members of the public or property owners to minimise unnecessary speculation. To ensure consistency in the approach undertaken and information recorded, officers used a standard approach to ascertain the characteristics and housing potential for each site.

Recording Site Characteristics

3.9 All the sites identified in the desktop review were visited to ascertain the characteristics of the site and check the potential constraints that were identified in the desktop review (as well as identifying any further constraints that might not have been identified at the desktop review stage). For each site, the following information was recorded:

- site size, boundaries and location;
- current land use(s) and character;
- surrounding land use(s) and character;
- physical constraints (e.g. access, contamination, steep slopes, potential for flooding, natural features of significance, location of infrastructure / utilities);
- potential environmental constraints;
- where relevant, development progress (e.g. ground works completed, number of homes started, number of homes completed); and
- initial assessment of whether the site is suitable for housing or housing as part of a mixed-use development.

Recording the site information

3.10 Each site included in the assessment has a unique reference code that firstly reflects whether the site is classified has planning permission (in which case it is identified by the relevant application number), a Local Plan allocation (identified by the policy number in the Local Plan) or an alternative site (referenced URB1, RSC2 etc).

Stage 2: Site / Broad Location Assessment

Estimating the housing potential of each site

3.11 Housing potential is a significant factor that not only determines how much land will be required to deliver overall district housing requirements but, at a site specific level, it can heavily influence economic viability and the likelihood of a site being deliverable. Consequently, quantifying the supply involved the generation of indicative capacities for each of the identified sites and broad locations. The potential capacity of sites was estimated using a combination of the following methods:

- existing intelligence (i.e. planning permissions, undetermined applications, appeal proposals or estimates provided by third parties as part of their 'call for sites' proposal);
- density multipliers (i.e. where a gross density is used that is based on the size and location of the site); and
- design-based approach (i.e. exploring possible designs and layouts taking into account unique site characteristics and physical constraints to determine the resulting density of the site).

3.12 This assessment includes a number of sites being promoted for development by 'third parties' (i.e. landowners, developers or agents). Some promoters, in their submissions, have provided their own estimates of the capacity of their sites but it is clear that different promoters have used different approaches to calculate their estimates. Some have applied a broad density across the whole site area (with many relying on the now abolished national minimum density to calculate site capacity) whilst others have used more sophisticated methods. In calculating the housing potential of the sites promoted by third parties, the site capacities suggested by the site promoters were taken into consideration but in many cases the final figure included in this assessment may differ from that originally promoted.

3.13 The Practice Guidance advises that the process of calculating site capacities should be guided by local policy on housing densities. Therefore, in accordance with the policies in the 2012 Draft Local Plan, indicative densities have been influenced by a number of factors, including the site's accessibility to local services, housing and private amenity space standards, the required mix of housing, the character of development in the immediate area, and on-site infrastructure requirements that will need to be incorporated into the layout of the development (including green infrastructure, highways and any community facilities). The general approach for sites within existing urban areas has been to apply a density multiplier of 30 dwellings per hectare. Because one of the Council's top priorities is to deliver a lower density of development that provides spacious, more aspirational, properties with larger gardens and wider streets, the general approach to calculating potential density on a large, typical greenfield site is to apply a density multiplier of 25 dwellings per hectare to 90% of the developable site area (to allow for the provision of open spaces and other infrastructure) around the district's larger urban settlements (Clacton, Colchester Fringe, Harwich and Frinton/Walton) and a density multiplier of 20 dwellings per hectare around the smaller urban areas of Manningtree, Lawford and Mistley, Brightlingsea and the villages. The majority of sites included in this assessment have however already obtained planning permission for a set number of dwellings.

Assessing when and whether sites are likely to be developed

3.14 One of the main outputs of this assessment is to provide a judgement on the 'deliverability' and 'developability' of the sites being assessed over the plan period. The NPPF says that for a site to be 'deliverable', it should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. The NPPF, in its glossary, explains that sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). It also says that where a site has outline planning permission for major development, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

3.15 For a site to be considered 'developable', the NPPF says sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

3.16 In order to determine whether a particular site is deliverable, developable or not currently developable, the assessment looks at:

- a) suitability;
- b) availability; and
- c) achievability.

a) Suitability

3.17 A site is deemed suitable if it offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities, either now or in the future. The suitability of a site was assessed by considering whether there were any policy restrictions (looking at both the Council's 2007 adopted Local Plan and the 2017 publication version and national planning policy), physical problems or limitations, potential impacts and environmental conditions. Sites allocated for housing or a mix of uses that includes housing in the existing adopted Local Plan (or the emerging Draft Local Plan) or with planning permission for housing have generally been considered suitable for housing unless circumstances have changed that might suggest housing is no longer suitable. In this assessment, the following factors were considered for each site:

- Policy constraints;
- Physical limitations or problems – such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- Potential impacts – including the effect upon landscapes including landscape features, nature and heritage conservation;
- Appropriateness and likely market attractiveness for the type of development proposed;
- Contribution to regeneration priority areas; and
- Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

b) Availability

3.18 A site is considered available where the Council was confident, on the best information available, that there were no legal or ownership problems likely to hinder or delay development. Under this section, the assessment looked at the following factors for all identified sites:

- Ownership;
- Ransom Strips;
- Operational Requirements;
- Restrictive Covenants; and
- Development Options.

c) Achievability

3.19 A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time – which is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period. Under this section, the assessment looks at the following factors for all identified sites:

- The Housing Market;
- Development Costs;
- Economic Viability; and
- Delivery Factors.

d) Overcoming Constraints

3.20 Where the assessment has identified particular constraints to development through sections a, b and c above, a judgement has been made as to what action would be needed to remove them and when they could be overcome. It could be, for example, that a site that has no obvious safe access point may require the acquisition of some adjoining land, which as a consequence may affect the overall viability of a scheme. It could be that landscape improvements, relocation of biodiversity or land remediation may be required or a mixed development solution to overcome local deficiencies in certain services. For each site, the Council's observations have been recorded in the final conclusions, listing any measures required to overcome identified constraints.

Judgement as to when and whether sites are likely to be developed

3.21 For each site, based on the intelligence gathered and the assessment undertaken in accordance with the above steps, a judgement as to the likelihood of development and the possible timing of that development has been made. In terms of assessing the potential timing of development, this assessment recognises four time periods:

- 2020-2025 – the 'five-year' period (1-5) in which Councils are required to identify specific deliverable sites to meet objectively assessed requirements plus an appropriate buffer;
- 2025-2030 – years 6-10 of the plan period for the new version of the Local Plan – for which Councils are required to identify specific housing sites or broad areas;
- 2030-2033 – years 11-13 of the (remaining) plan period – for which Councils are expected to identify specific sites or broad areas, where possible.

IMPORTANT NOTICE ABOUT THE POTENTIAL IMPACT OF COVID-19 (CORONAVIRUS)

In March 2020, the global COVID-19 (coronavirus) pandemic reached the United Kingdom and began to escalate, leading the UK government to take unprecedented urgent steps to restrict the spread of the virus accompanied by radical financial measures to support businesses and individuals. The mandatory closure of many businesses, banning of public gathering, social distancing measures and requiring people to remain at home other than for essential journeys have, and will continue to have a significant impact on the country's economy whilst tackling the public health crisis remains the top priority.

The impact of the COVID-19 outbreak (and the anticipated economic downturn) on the delivery of new housing is, at the time of writing, difficult to predict – particularly as the length of time that the government's exceptional measures are likely to be in force are currently unknown. Already a number of housebuilders have taken the decision to close their sites to protect construction workers from potential exposure to the virus and the risk of spreading the virus. Therefore, for this version of the SHLAA, the Council has made a number of adjustments to the anticipated dwelling completions in an attempt to allow for a likely downturn.

The adjustments that have been made are based purely on the professional judgement of Officers in consultation, where possible, with developers and will be kept under regular review pending any new statistical information (which might include downward adjustments to housing need figures) or other guidance from the government but are essentially as follows:

- For year 1 (2020/21), it is assumed that there will be no delivery for a period of 6 months and that therefore, for any large site that under normal conditions might be expected to deliver 30 or more homes in a 12-month period, the anticipated delivery is capped at 15 units.
- For year 2 (2021/22), delivery on any large site that might normally be expected to deliver 30 or more homes in a 12-month period is capped at 30 units.
- For year 3 (2022/23), delivery on any large site that might normally be expected to deliver 30 or more homes in a 12-month period is capped at 40 units.
- For years 4 (2023/24) onwards, delivery rates are assumed to return to regular (unadjusted) levels.

In addition, due to the need to restrict unnecessary travel, Officers have not been able to undertake as comprehensive a survey of completions on small sites of 9 or fewer dwellings that, under normal conditions, would have included site visits. Instead, the outturn for dwelling completions on small sites for the 2019/20 financial year has relied purely on available desktop information including Building Control and Council Tax records and any other intelligence gathered from earlier in the financial year. As a result, the outturn for small site dwelling completions for 2019/20 (which has been calculated as 134 units (net)) is likely to be an under-estimate of the actual number of completions on the ground with any unaccounted completions likely to be picked up when the exercise is repeated in April 2021. The implications of this on the Council's projection for small site dwelling and windfall completions are explained, in more detail, within the commentary for Appendix 2 of this assessment.

The adjustments outlined above will impact on the Council’s ability to demonstrate a five-year supply of deliverable housing sites which, in turn, has implications for the way in which the Council is required to determine planning applications for housing development that depart from current and emerging planning policies. Again, the Council will keep this situation under constant review as it might be that the government introduces either revised household projections, or some guidance to assist Councils in how they should approach the calculation of housing supply in light of the current exceptional circumstances.

Stage 3: Windfall Assessment

Determining the housing potential of windfall (where justified)

3.22 The assessment of specific sites focuses on locations in and around the district’s Urban Settlements, Strategic Rural Service Centre and Rural Service and only sites with potential for 10 or more dwellings. However, in reality, a significant number of new homes will also come forward on currently unidentified smaller sites of 9 or fewer and unidentified sites in some of the district’s ‘Smaller Rural Settlements’ and there are also a large number of long-term empty homes in the district that will come back into use as the economy strengthens and the housing market picks up. Whilst it is not possible or practical to identify and assess every potential windfall, there is strong evidence to suggest that they will make an important contribution toward housing supply in the district.

Stage 4: Assessment Review

Presenting the findings of the assessment

3.23 For each site included in the assessment, a standard schedule has been filled in containing the following headings:

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
The unique code for the site.	The site address including postcode.	The Ordnance Survey grid reference for each site (usually the mid-point of the site).	Site area in hectares (in most cases this will be an approximate value)	Estimated number of dwellings capable of being achieved based on a density estimate or other intelligence about the site.	An indication of whether the site was in the Local Plan, had planning permission, was included in a master plan, submitted by a third party etc.	Any observations on physical constraints affecting the site.	Any observations on environmental constraints affecting the site.	Any observations on infrastructure constraints affecting the site.	Any intelligence on ownership issues that might affect the availability of the site.	Any observations on factors that might affect the economic viability of a site and whether it is achievable, or not.	✓, ? or X	✓, ? or X	If a site is achievable an estimate of when development might take place is given.	Any final observations about the deliverability of the site.

3.24 In concluding whether a site is ‘suitable’ and ‘available’ and ‘achievable’, a ✓ indicates ‘yes’, a ? indicates some uncertainty and a X indicates ‘no’. The results of these assessments are included in Appendices 1 to 5 to this report. For each site with planning permission or subject of a Local Plan allocation, there is then a ‘trajectory’ indicating the estimated number of dwellings that could realistically be built in each financial year between 2020/21 and 2032/33. This follows the format below.

Site Ref	Site name	Total capacity	YR1 2020/ 21	YR2 2021/ 22	YR3 2022/ 23	YR4 2023/ 24	YR5 2024/ 25	YR6 2025/ 26	YR7 2026/ 27	YR8 2027/ 28	YR9 2028/ 29	YR10 2029/ 30	YR11 2030/ 31	YR12 2031/ 32	YR13 2032 -33	Next plan	Notes
MANNINGTREE/LAWFORD/MISTLEY																	
Site 1	Summarised version of the full address.	10	2	2	2	2	2										Delivery in years 1-5
Site 2	Summarised version of the full address.	20				RM	DC/C	4	4	4	4	4					Delivery in years 6-10
Site 3	Summarised version of the full address.	30											10	10	10		Delivery in years 11-13
Site 4	Summarised version of the full address.	40											10	15	15		Delivery in years 11-13
Site 5	Summarised version of the full address	50														50	Delivery likely to be longer term or not at all.

3.25 Homes estimated to be delivered between 2020/21 and 2024/25 are shown in green as there is strong evidence to suggest development will take place in the short term. Amber indicates homes expected in years 6 onwards. The pre-development stages involved in the planning process are also indicated for many sites with the following key.

LPA	Local Plan adoption	RM	Reserved matters approval	C	Commencement of development
OUT	Outline consent	HCC	High Court challenge	DPD	Development Plan Document
FUL	Full consent	DC	Discharge of conditions		

Stage 5: Final Evidence Base

3.26 The findings of this assessment will help to inform the examination of the Local Plan and future reviews, which will contain specific housing allocations to deliver the amount of new housing required over a the remainder of the plan-period to meet the objectively assessed housing need for the district. This specific version of the SHLAA will inform potential modifications to Section 2 of the Local Plan designed to ensure the plan is up to date and reflects various Council and appeal decisions that have been made since the publication of the plan in 2017. It is also important an annual update is carried out to ensure the Council continuously has a 5-year housing supply, in accordance with the National Planning Policy Framework, and to have enough land identified in the event of an undersupply. In accordance with the practice guidance, this Assessment will be reviewed and updated on an annual basis (as part of the Council's Annual Monitoring Report) in order to monitor the district's housing supply and the delivery and effectiveness of the new Local Plan. This will include a judgement as to whether sites will come forward as anticipated and whether further sites need to be sought or original assumptions made about sites as part of this assessment, need to be revisited, in the event of an undersupply.

4 Assessment Conclusions

4.1 The following table outlines the main conclusions of the SHLAA assessment.

Source of housing supply	2013-2020 (7 years)	Years 1-5 2020-2025 (5 years)	Years 6-10 2025-2030 (5 years)	Years 11-13 2029-2033 (3 years)	TOTAL	Notes
Objectively Assessed Need						
Housing requirement	3,638 (actual)	3,110	2,658	1,594	11,000	550 homes a year is the recommended OAN for Tendring within the 2016 OAN Study and confirmed by the Local Plan Inspector as being soundly based. The Council's submitted Local Plan reflects this requirement by planning for a minimum 11,000 homes over the 20-year period 2013-2033. The requirement within years 1-5 (the five-year supply) is greater than years 6-10 and years 11-13 because, it includes provision for the 2013-2020 under-supply plus a 5% buffer.
SOURCE 1: COMPLETIONS SINCE 2013						
Supply of homes	3,638	-	-	-	3,638	House completions since April 2013 have already delivered just over 3,600 homes and have therefore reduced the residual housing requirement for the period up to 2033 to around 7,400. To meet its objectively assessed housing needs over the plan period to 2033 and therefore meet the requirements of the NPPF, the Council must identify sufficient land, through the Local Plan, to deliver this residual requirement.
Residual requirement	-	3,110	2,658	1,594	7,362	
SOURCE 2: Large Sites with planning permission						
Supply of homes	-	3,364	1,942	494	5,800	Deliverable large sites with planning permission for housing and mixed-use development are expected to contribute 5,800 homes, thus addressing more than three-quarters of the residual housing requirement up to 2033. The majority of this development is expected in years 1-5. Large site with planning permissions will also deliver a fair number of homes in years 6-10 and years 11-13 as some of the larger sites continue to deliver in their latter phases.
Residual requirement	-	(254)	716	1,100	1,562	
SOURCE 3: Small sites and windfalls						
Supply of homes	-	680	419	161	1,260	Small sites and other windfall sites are expected to contribute around 1,300 homes in the period to 2033 thus reducing the residual housing requirement to just under 400. The supply of small sites and windfall sites is expected to dry out over the plan period, so their contribution is higher in years 1-5 than in years 6-10 and 11-13.
Residual requirement	-	(934)	297	939	302	
SOURCE 4: Housing allocations in the emerging Local Plan						
Supply of homes	-	0	1,129	765	1,894	Based on the up to date assessment contained in this document, the sites specifically identified in the submitted Local Plan for housing or mixed-use development are expected to contribute approximately 1,900 homes in the period to 2033 thus addressing the residual requirement over the plan period with almost 1,600 homes to spare.
Total Surplus/Deficit	-	+934	+832	(174)	+1,592	

4.2 The results of the SHLAA assessment show that it is realistic to comfortably address the full objectively assessed need for housing through the deliverable supply of sites, including an allowance for small sites and windfalls. Sufficient land can be identified to address the five-year requirement which, including historic shortfall since 2013 and a 5% buffer. Over the full plan period, there is a potential surplus of land and the Local Plan identifies sufficient land to deliver an oversupply of nearly 1,600 homes. This is a level of flexibility of 14.5% over the full 2013-2033 requirement of 11,000 homes; and 21.6% over the residual 2020-2033 requirement of 7,362.

4.3 The SHLAA demonstrates that around 3,600 of the 11,000 homes needed up to 2033 have already been built. Large sites with planning permission and small sites (mostly benefitting from planning permission) can together deliver around 7,000 homes leaving just 300 homes to be planned for through allocations in the Local Plan. The publication draft identifies more than enough deliverable land to meet this residual requirement which would indicate that the plan is sound in respect of housing supply.

4.4 The following tables analyse the housing potential by settlement and by sources of supply.

Source of supply	Supply from large site planning permissions and small site/windfalls				Supply from Local Plan allocations				Grand Total	% of total dwellings planned for 2020-2033	Average rate of housing completions 2020-2033 per annum
	Years 1-5	Years 6-10	Years 11-13	Total	Years 1-5	Years 6-10	Years 11-16	Total			
Clacton	677	588	180	1,445	0	345	390	735	2,180	24.3%	168
Harwich	285	352	60	697	0	48	0	48	745	8.3%	57
Frinton and Walton	517	181	0	698	0	87	0	87	785	8.8%	60
Manningtree, Lawford and Mistley	441	370	184	995	0	0	0	0	995	11.1%	77
Brightlingsea	92	0	0	92	0	0	0	0	92	1.0%	7
Colchester Fringe (and Garden Community)	168	0	0	168	0	625	375	1,000	1,168	13.0%	90
Alresford	143	0	0	143	0	0	0	0	143	1.6%	11
Elmstead Market	201	4	0	205	0	0	0	0	205	2.3%	16
Great Bentley	261	116	0	377	0	0	0	0	377	4.2%	29
Little Clacton	120	18	0	138	0	0	0	0	138	1.5%	11
St. Osyth	125	114	0	239	0	0	0	0	239	2.7%	18
Thorpe le Soken	60	49	0	109	0	0	0	0	109	1.2%	8
Weeley	60	150	70	280	0	24	0	24	304	3.4%	23
Smaller Rural Settlements	214	0	0	214	0	0	0	0	214	2.4%	17
Small Sites/Windfall	680	419	161	1,260	-	-	-	0	1,260	14.1%	100
TOTALS	4,044	2,361	655	7,060	0	1,129	765	1,894	8,954	100%	689

4.5 Through a combination of large sites with planning permission, small sites/windfalls and allocations in the emerging Local Plan, the residual requirement of 7,362 dwellings can be comfortably met. In line with the settlement hierarchy in the Local Plan, the strategic urban settlements of Clacton and Harwich, the Colchester Fringe/Tendring Colchester Borders Garden Community and the smaller urban settlements of Frinton/Walton, Manningtree/Lawford/Mistley and Brightlingsea are expected to accommodate the majority of new development.

Clacton

4.6 Clacton, being the district's largest settlement, would deliver just under 2,200 homes, some 25% of the district requirement. Proposals in the Local Plan include new primary schools at the Rouses Farm, Hartley Gardens and Oakwood Park developments to meet the increasing needs. Secondary school provision can be addressed through expansion at existing campuses. The large scale allocations also propose medical centres which would be subject to NHS approval in line with its emerging strategy for primary healthcare provision. In terms of transport infrastructure, the Hartley Gardens scheme includes a link road around the north-west of the town and the Council's transport modelling identifies improvements to key road junctions, including at St. John's Roundabout. Growth in Clacton is expected to take place at a fairly steady rate throughout the plan period averaging around 170 dwellings per annum. Since 2001, the average rate of house completions in the Clacton area has fluctuated between 100 and 300, so the anticipated increase in the rate of growth to 190 a year is reasonably achievable in the plan period to 2033. The emphasis on economic growth in the Clacton area is supporting existing businesses to expand, improving the retail and leisure offer through developments in the town centre and Brook Park West. Investing in tourism, regenerating Jaywick Sands and supporting innovation in the care and assisted living sectors are also key elements of the economic strategy. At the time of writing, the Council was awaiting an appeal decision against the refusal of outline planning permission for 236 dwellings on land at Foots Farm which, if allowed, might add further to the town's housing supply during the plan period. An appeal has also been lodged against the refusal of planning permission for 185 dwellings at the St. John's Nursery site to the east of the town.

Harwich

4.7 Harwich and Dovercourt, with a weaker housing market and more physical and environmental constraints is expected to deliver around 750 homes up to 2033 which is around 8% of the district requirement. This level of development can be accommodated without the need for any new schools or surgeries or any significant highways infrastructure. The growth is expected to take place mainly in the middle part of the plan period but the average rate over the next 15 years would be around 60 homes a year. The average since 2001 has been around 60 a year fluctuating significantly between 30 and 200. There is a strong emphasis on delivering new inward investment and employment opportunities in the Harwich area to drive economic growth including those linked to the renewable energy sector. At the time of writing, a planning application for a scheme including 373 dwellings at Navyard Wharf in Harwich was under consideration and, if approved, this is likely to add significantly to the existing planned housing supply.

Colchester Fringe/Garden Community

4.8 The development immediately on the Colchester Fringe at the Avellana Place and Bromley Road developments (both by Bellway Homes) are expected to deliver 168 homes within the next five years whereas the development at the Tendring Colchester Borders Garden Community is anticipated to deliver homes in year 6 onwards, to the end of the plan period and beyond. The 1,000 included in the SHLAA would represent a 50:50 share of the total 2,000 anticipated for the Garden Community up to 2033 (as suggested by the Local Plan Inspector in his May 2020 letter) being allocated to Tendring's requirement. With the Local Plan over-allocating by some 1,500 homes, there is significant flexibility incorporated into the plan to guard against any delays or under-supply in the Garden Communities project. Close links to the growth at the University of Essex and promoting technological innovation

are key strands of the Council's economic strategy to deliver jobs alongside housing in this location. This location is expected to deliver around 13% of the district's total planned growth but with significant longer-term potential beyond 2033.

Smaller Urban Settlements

4.9 Frinton and Walton, including Kirby Cross, are expected to deliver close to 800 homes of which the vast majority have already obtained planning permission or are well under construction. Development in Walton on the Naze has been accompanied by new investment in retail and tourism. An average rate of development around 60 homes a year over the plan period is broadly in line with the rates of 30 to 90 completions a year achieved since 2001. The Manningtree, Lawford and Mistley area is expected to accommodate nearly 1,000 homes which represents a considerable increase in the settlement's housing stock and reflects the area's popularity, its attractive environment and its good mainline rail links. Many of the developments have already obtained planning permission or are under construction and they are mostly expected to deliver in years 1-10. The average rate of development over the plan period would be around 80 completions a year and historic rates of development would suggest this is achievable. The level of development proposed for Brightlingsea is significantly lower at just over 92 homes on one site – Colne Gardens – which is well under construction, but this reflects the town's environmental sensitivities and its limited transport infrastructure with no rail services and one road in and one road out.

Rural Service Centres

4.10 The rural service settlements including Alresford, Elmstead Market, Great Bentley, Little Clacton, St. Osyth, Thorpe and Weeley would each accommodate something in the region of 100 to 400 dwellings. However, it should be noted that the percentage increases in dwelling stock for these locations are considerably higher than in the urban settlements. Many of the developments were allowed on appeal at a time when the Council was unable to demonstrate a five-year supply of deliverable housing sites and the government's presumption in favour of sustainable development had to apply. The higher levels of development proposed in Alresford, Great Bentley and Weeley reflect their locations on the transport network, particularly with branch line rail services. The majority of development in St. Osyth is associated with St. Osyth Priory and is enabling development to fund its restoration. With higher property values in these villages, the majority of the development is anticipated in years 1-5. There is a concern about too much development being accommodated by these settlements and resulting in an overly disproportionate level of growth taking place, but as the most sustainable rural locations for development, a modest proportion of total housing (around 1,500 homes and 17% of the district's planned growth) is proposed for villages in this tier of the settlement hierarchy.

Smaller Rural Settlements

4.11 Smaller rural settlements are expected to accommodate a relatively small proportion of the district's overall growth which reflects their limited access to jobs, shops, services and facilities at just over 200 dwellings.

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Alternative sites and alternative OAN requirements

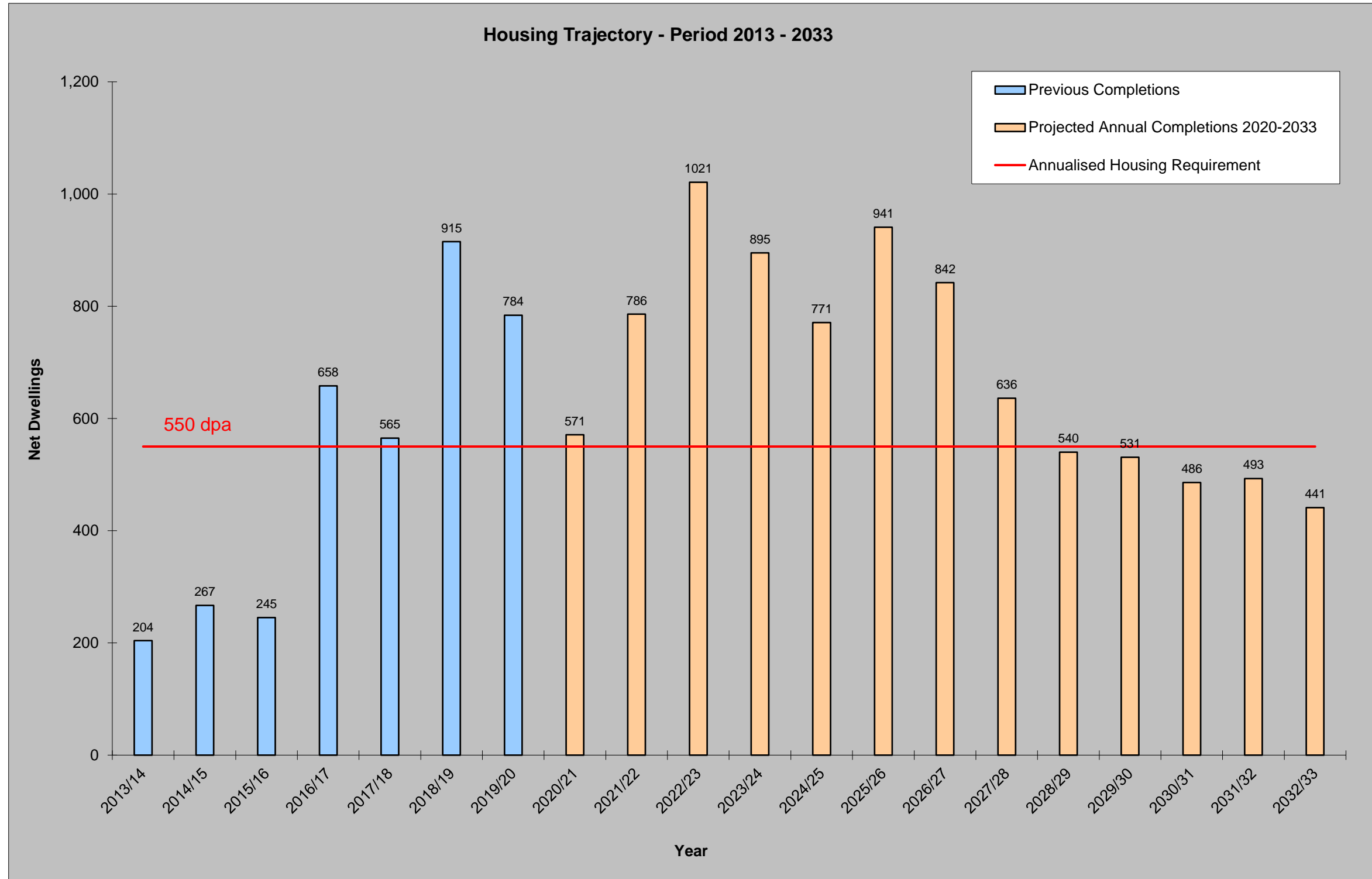
4.12 There are a number of objections to the submitted Local Plan which will be addressed through the examination process – many of which relate to housing supply and the objectively assessed housing needs. Some argue that the housing requirement should be higher and that additional land should be allocated in the Local Plan to address this. The SHLAA has assessed a number of 'alternative sites' that are not currently allocated in the Local Plan to test their suitability, availability and likely deliverability. This issue has already been debated as part of the examination of Section 1 of the Local Plan and the Inspector, in his interim findings of 2018, concluded that the OAN of 550 homes a year is based upon sound evidence. The Inspector heard further evidence in 2020 in respect of the housing figures and the Inspector, in his May 2020 letter, has re-confirmed his conclusion that the figure is sound. Consequently, there should not be a need to consider including additional sites in the Local Plan for housing, particularly as it over-allocates by around 1,600 homes. The assessment of alternative sites does however indicate where it might be possible to deliver additional housing if, whatever reason, that is deemed necessary.

Summary of conclusions

4.13 This assessment confirms that the policies and proposals in the submitted Local Plan when combined with site with planning permission on large and small sites, and windfall sites, can reasonably ensure that 11,000 homes are delivered in Tendring in the period 2013-2033 in line with the recommendations in the OAN Study, as endorsed as sound by the Local Plan Inspector. The Local Plan over-allocates by around 1,600 homes which helps to guard against any under-delivery on certain sites or potential delay on larger strategic schemes including the Tendring Colchester Borders Garden Community or Hartley Gardens. The Council is also able to demonstrate a five year supply of deliverable housing sites against its Local Plan housing requirements (but not against the government's standard methodology for calculating housing need which apply until the new Local Plan is formally adopted).

5 Housing Trajectory

5.1 The chart below is a trajectory showing both past rates of housing completions since 2013 and future projections based on the assessments of individual sites and realistic estimates of windfall potential for the years 2020 to 2033.



6 Implications for Policy LP1 in the emerging Local Plan

6.1 Policy LP1 and corresponding tables LP1 and LP2 in the Local Plan Publication Draft were drafted in 2017 and pre-dated many of the planning decisions and the latest evidence on deliverability contained within the SHLAA assessment. In undertaking this assessment and having considered the various representations made to the Local Plan's housing policies and proposals during the 2017 consultation exercise, it has become clear that the figures and assumptions contained within Policy LP1 and its corresponding tables might benefit from modifications to bring them in line with the latest evidence. For example, the Policy identifies 1,374 completions since 2013 which can now be updated to 3,638. Similarly, the contribution expected from large sites with planning consent represented 4,779 dwellings in 2017 but this can now be updated to 5,798.

6.2 Because the Local Plan has already been submitted and is in the process of examination, modifications to any of its policies or proposals are at the discretion of the Planning Inspector and can only be suggested to the Inspector by the Council as ways of addressing particular objections to the Local Plan or updating the plan to ensure it is as 'sound' as possible. If the Inspector agrees that modifications to the plan are required, any modifications considered to be 'major' or 'main' modifications would be the subject of a final round of public consultation before the Council can proceed to formally adopt the Local Plan.

6.3 The updated evidence within this assessment suggests that some modifications to the housing section of the Local Plan would ensure they better reflect the reality of what housing is expected to be delivered within the plan period, and when. The suggested modifications arising from this new evidence are set out below.

Supporting Text

6.4 It is considered that the introductory paragraphs 5.01 through 5.1.9 do not require any changes as a result of the latest evidence in this assessment. Paragraph 5.1.10 of the plan could be modified as it includes figures that can now be updated, as follows (deletions shown as struck through and additions underlined):

5.1.10 The Council assesses annual housing completions against the annualised housing target of 550 homes each year. As of ~~March 2017~~ April 2020, ~~four~~ seven years of completions data is available. Table LP1 identifies housing completions of ~~4,374~~ 3,638 between 2013/14 and ~~2016/17~~ 2019/20. This leaves a requirement for the Local Plan to establish a supply of at least ~~9,626~~ 7,362 homes. 'At least' is an important factor because the housing strategy is more sound if it provides some flexibility for choice and range in its supply to accommodate external factors such as the market failure of a particular developer which could slower overall completion rates.

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6.5 Table LP1, which effectively sets out the 'residual' number of homes required to meet objectively assessed housing needs taking actual completions since 2013 into account can be updated to reflect the net dwelling stock increases of 565, 915 and 784 in 2017/18, 2018/19 and 2019/20 respectively.

Table LP1: Housing Requirement for the period 1/4/13 – 31/3/33

A – Annual Net Dwellings Required – Reported Years from Base Date	
2013/14 to 2032/33	550 x 20
Total	11,000
B – Net Completions – Reported Years from Base Date	
2013/14	204
2014/15	267
2015/16	245
2016/17	658
<u>2017/18</u>	<u>565</u>
<u>2018/19</u>	<u>915</u>
<u>2019/20</u>	<u>784</u>
Total	1,374 <u>3,638</u>
C – Shortfall – Reported Years from Base Date	
Total	826 <u>212</u>
D – Net dwellings from Base Date still required	
Total	9,626 <u>7,362</u>

Table LP2

6.6 Table LP2 in the Local Plan sets out a broad trajectory to indicate how many homes, and from what sources of supply, will be delivered during the plan period in years 1-5, 6-10 and 11-13. The table sets out the expected contribution from large sites with planning permission, small sites and windfall sites and each of the individual sites that are specifically allocated for housing or housing and mixed-use development in the Local Plan by category i.e. Strategic Mixed-Use Allocations (SAMU), Strategic Housing Allocations (SAH) and Medium Sized Allocations (MSA). The evidence contained within this SHLAA assessment indicates that some of the figures in Table LP2 need to be updated and that certain of the site allocations might not deliver the number of homes originally thought at the time the Local Plan was published in 2017. Some of the modifications set out below effectively mean the 'deallocation' of certain sites from the Local Plan, renaming sites or adjusting the figures.

Table LP2 makes provision for the homes required as established through the OAN. The supply consists of large sites (10 or more homes) with planning permission or a resolution to grant planning permission, an allowance for small sites (of 9 or fewer homes) based on pas trends and sites for 10 or more homes allocated in the Local Plan. Policy HP4 applies to MSA8.

Table LP2 – Local Plan Housing Allocations

Site	Total housing numbers	2018/19 2020/20 to 2022/23 2024/25	2023/24 2025/26 to 2027/28 2029/30	2028/29 2030/31 to 2032/33	And Beyond	Reference
Sites of 10 or more Homes with Planning Permission (with/without s106)	4,796 6,462	3,933 3,364	746 1,942	400 494	17 662	
Sites of 9 or less homes/windfall	1,399 1,260	864 680	361 419	174 161	0	
EDME Maltings	150	0	0	150	0	SAMU1
Hartley Gardens Village, Clacton	1,700	0	300 60	300 150	1,100 1,490	SAMU2
Oakwood Park, Clacton	750 918	0	300 195	300 240	250 483	SAMU3
Rouses Farm	850	0	300	300	250	SAMU4
Land South of Council Offices	280	0	200	80	0	SAMU5
Greenfield Farm	164	0	100	64	0	SAH1
Land West of Low Road	300	0	100	100	100	SAH2
Robinson Road	100	0	100	0	0	SAH3
Tendring Colchester Borders Garden Community	3,500-4,500	0	500 625	750 375	2,250-3,250 2,500-3,500	SP7
Land at Weeley Council Offices	24	0	0 24	24 0	0	MSA1
Land off Cotswold Road	12	0	12	0	0	MSA2
Orchard Works site rear of London Road	20	0	20	0	0	MSA3
Land rear of 522-524 St. Johns Road	43	0	43	0	0	MSA4
Station Gateway development	60	0	0	60	0	MSA5
Former Tendring 100 Waterworks Site, Clacton	90	0	90	0	0	MSA6
Mayflower Primary School	15	0	15	0	0	MSA7
Land at adjoining Harwich and Parkeston Football club, Dovercourt	89 48	0	0 48	89 0	0	MSA8
Old Town Hall site	15	0	15	0	0	MSA9
Southcliffe Trailer Park	15	0	15	0	0	MSA10
Station Yard/Avon Works, Walton	40	0	40	0	0	MSA11
Land at the Farm, Kirby Road, Walton	47	0	0 47	47 0	0	MSA12
Montana Roundabout	35	0	35	0	0	MSA14
TOTALS	14,494-15,494 14,089-15,089	4,797 4,044	3,339 3,490	2,491 1,420	3867-4,867 4885-5885	
Total in Plan Period	10,627 8,954					

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Notes:

- EDME Maltings (SAMU1) is not proposed for deallocation as a mixed-use development, but given uncertainties over timeframes for redevelopment it is suggested that it be deleted from Table LP2 and that the indicative 150 dwellings are not relied upon to address Tendring's objectively assessed housing requirements.

- Land off Cotswold Road (MSA2), Station Gateway Development (MSA5), Mayflower Primary School (MSA7), Old Town Hall site (MSA9) and Southcliffe Trailer Park (MSA10) are no longer expected to contribute towards housing supply within the plan period and it is suggested that these sites could be deallocated from the Local Plan.
- Rouses Farm, Clacton (SAMU4) has a Planning Committee resolution to grant outline planning permission (17/01229/OUT) for 950 dwellings subject to the completion of a s106 legal agreement, which at 1st April 2020 was imminent. This site will now form part of the committed supply and no longer requires a specific Local Plan allocation or specific mention in Table LP2.
- The following sites have all obtained planning permission and no longer require a specific Local Plan allocation nor a specific reference within Table LP2:
 - Land South of Council Offices (SAMU5) – 19/00524/OUT – 280 dwellings ('Barleyfields').
 - Greenfield Farm, Dovercourt (SAH1) - 17/01909/OUT – 42 dwellings.
 - Land West of Low Road, Dovercourt (SAH2) - 17/02169/OUT – 300 dwellings.
 - Robinson Road, Brightlingsea (SAH3) - 17/01318/FUL – 115 dwellings (under construction).
 - Orchard Works site rear of London Road, Clacton (MSA3) – 14 dwellings (now completed).
 - Land rear of 522-524 St. John's Road, Clacton (MSA4) – 17/01964/OUT – 11 dwellings.
 - Montana Roundabout, Little Clacton (MSA14) – 17/00790/FUL – 30 dwellings.
- The figures for land at Harwich and Parkeston Football club (MSA8) are suggested for modification to reflect the fact that the relocation of the football club and a comprehensive development across the wider site is now considered unlikely. It is suggested that the allocation be reduced to cover only the Council owned land adjoining the football club and that the reference to the site in the preamble to Table LP2 be deleted.

Policy LP1

6.7 Policy LP1 in the Local Plan sets out how the objectively assessed housing needs for the district will be met over the plan period in line with the requirements of the National Planning Policy Framework. In rolling forward the housing figures to an April 2020 base date and reviewing the assumptions about housing delivery through this SHLAA assessment, it is suggested that modifications to the policy could be made to ensure it reflects the most up to date evidence. The suggested modifications are set out below.

Policy LP 1

HOUSING SUPPLY

The Council will work with the development industry and other partners to deliver a minimum new homes increase of 11,000 (net) between 1 April 2013 and 31 March 2033 to support economic growth and meet objectively assessed requirements for future housing in the District. This supply of new homes will be delivered from the following sources:

Supply Source to March 2033	Totals
Net Dwelling Completions 2013-2017 <u>2013-2020</u>	1,374 <u>3,638</u>
Large Sites with Planning Consents (with/without signed S106 agreements)	4,779 <u>5,800</u>
Small Sites with Planning Consents (with Trend Based Completions)	1,399 <u>1,260</u>
Strategic Allocations – Mixed Use (SAMU Policies)	2,230 <u>645</u>
Strategic Allocations – Housing (SAH Policies)	464
Medium Sized Allocations (MSA Policies)	505 <u>249</u>
Tendring Colchester Borders Garden Community	1,250 <u>1,000</u>
Totals	12,001 <u>12,592</u>

This Policy contributes towards achieving Objectives 1 and 6 of this Local Plan.

6.8 The suggested modifications above show that the Council is in a stronger position in 2020 than in 2017 to demonstrate that the objectively assessed housing need for Tendring will be met over the plan period. Even with the suggested deallocation of some of the MSA sites from the Local Plan, there is a substantial over-allocation of 1,538 which is 21% over and above the residual requirement (2020-2033) of 7,362. This provides a significant level of flexibility to guard against non-delivery, for whatever reason, on certain sites.

6.9 With only three uncommitted 'SAMU' sites now expected to contribute to housing supply, all SAH sites gaining planning permission, there may be some merit in reconsidering the way in which Table LP1 is presented. It would be entirely up to the Local Plan Inspector whether such a modification were acceptable, but below is an alternative way of presenting Table LP1 in a way that identifies specific strategic site allocations and how much development they are expected to contribute.

Policy LP 1 [Alternative format]

HOUSING SUPPLY

The Council will work with the development industry and other partners to deliver a minimum new homes increase of 11,000 (net) between 1 April 2013 and 31 March 2033 to support economic growth and meet objectively assessed requirements for future housing in the District. This supply of new homes will be delivered from the following sources:

Supply Source to March 2033	Totals
Net Dwelling Completions 2013-2020	3,638
Large Sites with Planning Consents (with/without signed S106 agreements)	5,798
Small Sites with Planning Consents (with Trend Based Completions)	1,260
Development at Hartley Gardens, Clacton (Policy SAMU2)	210
Development at Oakwood Park, Clacton (Policy SAMU3)	435
Medium Sized Allocations (MSA Policies)	249
Tendring Colchester Borders Garden Community	1,000
Totals	12,590

This Policy contributes towards achieving Objectives 1 and 6 of this Local Plan.

6.10 The headroom of around 1,600 dwellings within the planned supply over and above the objectively assessed need means that if any of the three strategic site allocations at Hartley Gardens, Oakwood Park or the Tendring Colchester Borders Garden Community are delayed, or fail to come forward as predicted within the plan period, the housing requirement should still be met. The headroom is, indeed, sufficient that if both Hartley Gardens and the Garden Community failed to come forward at all, perhaps due to their scale and complexity compared to other sites, there still remains a reasonable prospect of the housing requirement being achieved through the other sources of supply.

7 Five-Year Housing Supply Position

7.1 The following table sets out the Council's five-year housing supply position at 1st April 2020 and is based on the evidence and information contained within this assessment. It contains two calculations, one using the objectively assessed housing requirement of 550 dwellings per annum and a 5% buffer; and one using the government's standard method for calculating housing need which uses a figure of 865 dwellings per annum. The housing requirement of 550 dpa has been examined by the Local Plan Inspector and accepted as being based upon sound evidence and has also been accepted by some Appeal Inspectors when determining appeals. However, following February 2019 amendments to the NPPF, the Council must use the standard method for the purposes of decision making until such time that the new Local Plan is adopted – which could be in 2020/21 and before the next update to the SHLAA. The table below does however demonstrate the significant difference between the calculations using the Local Plan figure (which has been confirmed as sound by the local Plan Inspector) and the standard method, which is based on national population projections (which, for Tendring, have been demonstrated to be flawed and over-inflated as a result of unattributable population change – as also confirmed by the Local Plan Inspector and agreed in recent appeals). The application of the standard method is therefore considered to be a temporary measure which will be resolved once the strategic housing policies in the new plan are adopted.

Five Year Requirement and Supply	Local Plan OAN of 550 homes a year	Standard Methodology of 865 homes a year	Notes
Requirement 2020/21 – 2024/25	2,750 (550 x 5)	4,325 (865 x 5)	OAN for Tendring has been examined by the Local Plan Inspector and has confirmed as being soundly based. However, under 2019 changes to the NPPF, until the Local Plan is adopted, the government's standard method of calculating housing need has to be applied.
Shortfall 2013/14 – 2019/20	212	N/a	This is based on the actual net dwelling stock increase of 3,638 achieved in the period 2013-2020 against the total requirement of 3,850 (550dpa over 7 years since 2013). Under the standard method, there is no need to include shortfall within the five-year requirement.
Sub-Total	2,962	4,325	Requirement + Shortfall. (Shortfall not applicable to the calculation using the standard method).
Plus 5% buffer	148	216	Applying the government's 'Housing Delivery Test' the Council has seen strong housing delivery over the last three years which justifies the application of a 5% buffer to ensure choice and competition in the market for housing (as opposed to a 20% buffer where there has been persistent under-delivery).
Total Requirement	3,110	4,541	Sub-Total +5% buffer.
Supply from large site commitments	3,364	3,364	Taken from the trajectory data in Appendix 4.
Supply from emerging allocations	0	0	Taken from the trajectory data in Appendix 4.
Supply from small windfall sites	680	680	Taken from the projected small site completions over years 2020/21 to 2024/25 in Appendix 2 Assessment of Small Sites and Windfalls.
Total supply of Homes – Units	4,044	4,044	Supply from large site commitments = supply from emerging allocations + supply from small windfall sites.
Total five- year supply of Homes - %	130%	89%	$\frac{\text{Total supply of Homes}}{\text{Total Requirement}} \times 100$
Total supply of Homes – Years	6.50	4.45	Total five-year supply of Homes % x 5 (years)

7.2 The government's **Housing Delivery Test** is important in determining what 'buffer' (5% or 20%) applies to the calculation of housing supply. At the time of writing, the Council had seen strong performance over the last three years and is therefore classed as an authority where a 5% buffer applies. Until updated figures are published by the government in November 2020, which might or might not change the situation, the 5% buffer will continue to apply.

7.3 For plan-making purposes, utilising the objectively assessed housing requirement of 550 dwellings per annum, the Council can demonstrate a comfortable 6.5 years supply of deliverable housing sites. For decision-making purposes, which currently requires the Council to use the government's standard method of calculating housing need, the Council cannot demonstrate a five-year housing supply and the figure 4.45 years. Using the OAN figure, the Council can demonstrate a surplus of approximately 900 dwellings, whereas under the standard method there is a shortfall of around 500. The significant discrepancy between the two sets of numbers demonstrates very clearly the issues with UPC that over-inflate the population projections for Tendring. Until the Local Plan figure of 550dpa is formally adopted following the completion of the Local Plan examination, the Council will be required to measure housing supply using the standard methodology and whilst there remains a shortfall against the five-year housing requirement using that method, the Council will need to apply, as a material consideration, the 'tilted

balance' in the presumption in favour of sustainable development set out in the NPPF i.e. it will be expected to approve planning permission for housing developments, whether they are in the Local Plan or not, unless the adverse impacts would significant and demonstrably outweigh the benefits or if policies the NPPF specifically prevents such developments.

7.4 The North Essex Authorities need to determine how they progress with the examination of the Local Plan in light of the Planning Inspector's latest advice, but if the Council is able to adopt the Local Plan with the figure of 550dpa the SHLAA assessment is updated and rolled-forward to an April 2020 base date, the Council will be able to revert to calculating its five-year housing supply against the adopted OAN figure and not the figure generated using the standard method.

7.5 Whilst different Appeal Inspectors have come to different conclusions on Tendring's five year housing supply position in recent months, in the appeal decision APP/P1560/W/18/3196412 – Land west of Edenside, Bloomfield Avenue, Frinton on Sea, the Inspector specifically considered the discrepancy between the Council's objectively assessed housing needs figure and the housing need calculated under the government's standard method. He accepted the Council's argument that the OAN of 550dpa in the emerging Local Plan, as endorsed by the Local Plan Inspector, was a material consideration to be taken into account in applying the 'tilted balance' and determining how much weight the benefit of additional housing should carry when weighed against the harm – particularly when it demonstrates that, in reality, there is no housing shortfall to be addressed within the next five years. The Local Plan Inspector's latest letter should add additional weight to this argument, acknowledging that the Councils still need to decide how to proceed with the Local Plan.

Appendix 1: Assessment of Large Site Commitments

Assessment of Clacton sites with planning permission (or a Committee resolution to grant permission)

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
17/0122 9/OUT	'Rouses Farm' Land adjacent and to The rear of 755 and 757 St Johns Road Clacton On Sea Essex CO16 8BJ	614803 (E) 215534 (N)	42.19ha	950 as per the outline planning application.	RESOLUTION TO APPROVE Committee resolution (30 th May 2018) to grant outline planning permission, subject to the completion of a s106 legal agreement. S106 negotiations have concluded but final sign off has been delayed by separate contractual negotiations between developer and landowner. Site is currently allocated for development in the emerging Local Plan (Policy SAMU4) but is now considered to be a 'commitment' following resolution to grant planning permission. Developer has undertaken pre-application consultation on a reserved matters proposal.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues. The site includes provision for a new primary school.	Controlled by Persimmon Homes.	Viability being independently tested as part of the planning application and adjustments to the s106 planning obligations are being made to address any viability issues.	✓	✓	2022 onwards Assumptions: Outline consent granted June 2019. Reserved matters approval (in phases) from 2020/21. Discharge of conditions and commencement on site 2021/22. First completions from 2022/23.	The trajectory assumes 30 completions per annum in the period 2022 to 2026 as the first phase of development takes place at the northern end of the site. Completions are expected to increase to 60 per annum from 2026 as a second outlet at the southern end of the site from Jaywick Lane is opened. For the plan period to 2033, the trajectory assumes 540 of the 950 dwellings will be completed. This is considered to be conservative estimate and the developers have suggested that a higher rate of completion might be achievable – albeit with an earlier start date.
18/0180 0/DETAIL	'Oakwood Park' (Phase 1) Land East of Thorpe Road Clacton On Sea Essex CO15 4TL	618291 (E) 218185 (N)	13.34ha	250 dwellings as per the detailed consent as part of a mixed- use development including business units. An application (20/00179/FUL) for an additional 50 dwellings within the same site area has been submitted but is yet to be determined.	DETAILED CONSENT Outline planning permission granted in November 2015. Reserved matters application 18/01800/DETAIL approved July 2019. Application for additional 50 units still under consideration but does not affect the land covered by existing 250 unit scheme. Site being prepared for construction.	Access to site secured through the construction of a roundabout on Thorpe Road, in line with a separate consent. No other overriding physical constraints.	Land not affected by any designations. Ecological mitigation, landscaping and SuDS secured through planning conditions.	S106 agreement to deliver £350k for primary school places. Access roundabout has already been constructed. No other infrastructure issues.	Controlled by Persimmon Homes.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly, with a clause that allows for viability to be reviewed in the future. S106 agreement currently provides for 16 affordable homes to be transferred into the Council's housing stock.	✓	✓	2020-2027 Assumptions: Discharge of final conditions 2019/20. Commencement in early 2020/21 with first completions in mid 2020/21.	This site adjoins a wider area of land allocated in the emerging Local Plan (Oakwood Park, Policy SAMU3). Developers are understood to be working together to ensure the overall development can be achieved in a complementary and comprehensive manner. Trajectory for Phase 1 advised by Persimmon Homes as part of their planning statement in support of the reserved matters application and adjusted to project full build out over a 6 year period.
16/0125 0/OUT	'Brook Park West' Land West of A133 Roundabout Clacton On Sea Essex	616639 (E) 217076 (N)	15.89ha	200 dwellings as per the outline consent as part of a mixed- use development including retail, hotel, pub, restaurants, business uses and an extension to the Pickers Ditch walkway.	OUTLINE CONSENT Outline planning permission granted in June 2017. Retail and leisure phase has full consent and development has commenced with the completion of a Lidl food store, a McDonalds drive-thru and a Marstons pub/restaurant and hotel. Reserved matters for residential phase (19/01945/DETAIL) application submitted and under consideration.	Fourth arm onto existing roundabout needed to secure access, this has now been constructed. No other overriding physical constraints.	Land not affected by any designations. Ecological mitigation, landscaping and SuDS secured through planning conditions.	S106 agreement to deliver £250k for early years and childcare provision, £730k for primary school places and £69k for health provision. Access to the new homes would be via the spine road to be built as part of the commercial development.	Land controlled by development company with deals in place for the retail, pub and restaurant units. They are working with a housebuilder to bring the residential scheme forward.	Viability independently tested at planning application stage. No viability issues indicated. S106 agreement currently provides for 18 affordable homes to be transferred into the Council's housing stock.	✓	✓	2022-2028 Reserved matters approval and discharge of conditions 2020/21. Commencement and first completions in 2021/22.	Developer has confirmed their provisional agreement with the indicative trajectory which reflects their discussions with their housebuilder. Reserved matters application expected to be approved in early 2020/21.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0135 1/OUT	Land Northwest of Sladburs Lane Clacton On Sea Essex CO15 6NU	618940 (E) 216638 (N)	8.56ha	132 dwellings as per the outline consent.	OUTLINE CONSENT Outline planning permission granted, on appeal, in October 2017. No reserved matters approval or applications submitted.	Access required via new roundabout onto Sladbury's Lane. Overhead power lines to be grounded.	Southern part of site within fluvial flood zone and must be retained as open space with SuDS features.	S106 agreement to deliver £483k for primary school places and £32k for health provision. Access to the new homes would be via a new roundabout to be built on Sladbury's Lane.	Land understood not to be controlled by a developer or housebuilder. Understood that a housebuilder was close to purchasing the site but pulled out over concerns about viability and Brexit.	No viability issues raised during application or appeal process. It is however understood that a housebuilder pulled out of purchasing the site owing to uncertainties over viability and Brexit. Site to go back onto the market. Might be a need to re-visit the s106 obligations if sale does not progress.	✓	✓	Delivery uncertain with the landowners expressing concerns about viability. Development assumed from 2025/26 and not deliverable within five years.	Development allowed on appeal but not yet controlled by a developer or housebuilder. The site forms part of a wider area of land that is being promoted through objections to the Local Plan for a larger development. Cautious estimate of 30 dwellings per annum, reflecting discussions at the Public Inquiry for this development and subsequent concerns over the viability of the scheme expressed by housebuilders. Delivery post 2025/26 assumed unless the site progresses to sale.
16/0042 1/FUL	Chicken Farm Thorpe Road Little Clacton Clacton On Sea Essex CO16 9RZ	618037 (E) 218873 (N)	4.01ha	81 dwellings as per the full consent. Development involves the demolition of an existing property so the net increase would be 80 dwellings – predominantly bungalows aimed at older and retired people.	DETAILED CONSENT Full permission granted in June 2017. Pre-commencement conditions discharged.	Existing bungalow to be demolished and access to be widened and formalised.	Potential bats on site that will require Natural England license for removal.	No overriding or irresolvable issues.	Land controlled by development company although it is expected to be sold on to a house builder in 2020/21.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2021-2024 Assumptions: Commencement in 2021/22 with first completions in 2021/22.	This site adjoins a wider area of land allocated in the emerging Local Plan (Oakwood Park, Policy SAMU3). Site is currently in an isolated location away from the existing established built up area, but will eventually be connected through the adjoining development. Rate of 25-30 dwelling completions per annum advised by development company.
16/0191 6/FUL	Coppins Court Coppins Road Clacton On Sea Essex	617061 (E) 215686 (N)	0.87ha	60 independent living units as per the full consent.	DETAILED CONSENT Full permission granted in February 2017. Pre-commencement conditions discharged 2019. Site being prepared for development.	Existing building to be demolished to make way for development. Site clearance has begun.	Site surrounded by protected trees which will be retained within the scheme.	No overriding or irresolvable issues.	Site transferred from NHS to Essex Housing (part of Essex County Council) which specialise in independent living accommodation in Essex.	No viability issues raised during application process.	✓	✓	2020/21. Assumptions: Commencement in early 2020/21. Completion of whole complex by end of 2022/23.	High demand for independent living accommodation in the Clacton area and Essex Housing is working proactively to deliver a scheme in the town.
16/0152 0/FUL	82 Jaywick Lane Clacton On Sea Essex CO16 8BB	615119 (E) 215600 (N)	1.79ha	41 dwellings (net) to reflect current amended proposal that is being considered through the planning process. Original scheme was 69 units (68 net) but current application for 21 units in lieu of 48 originally approved suggests a smaller scheme is more likely to proceed.	UNDER CONSTRUCTION Development under construction with 17 completions having taken place prior to 1 st April 2020. Further infrastructure works being undertaken to facilitate the next phase of development. Application 19/01915/FUL for 9 bungalows and 12 supported living units in lieu of the original 48 supported living units under consideration but yet to be determined.	No issues.	No issues.	No issues.	No issues.	Development progressing well 17 completions. However a revised application for 21 units in lieu of the originally consented 48 supported living scheme has been submitted – indicating that the original proposal for the remainder of the site is no longer viable.	✓	✓	Assumptions: Determination of revised application in 2020/21 and completion of remaining 24 units in 2021/22.	Adjoining land is subject of an allocation in the emerging Local Plan and an outline planning application for up to 950 homes (see Rouses Farm development above). Assumed that current scheme for 48 supported living units will not be delivered and that it is the developer's intention to proceed with the revised proposal which involves 9 bungalows and 12 supported living units.
19/0000 7/FUL	St. Helena Hospice Tendring Centre Jackson Road Clacton On Sea Essex CO15 1JA	617361 (E) 214697 (N)	0.25ha	40 flats as per the full consent.	DETAILED CONSENT Full planning permission granted in October 2019.	Existing building to be demolished.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Understood that a Registered Provider is preparing to deliver the scheme. Current Hospice facility declared surplus to requirements.	Costs involved in removing the existing building combined with low property values in Clacton Town Centre.	✓	✓	Assumptions: Discharge of conditions in 2020/21 and demolition and commencement in 2021/22 with delivery in 2022/23.	Town Centre site where an increase in residential accommodation will assist with footfall and surveillance and wider programme of measures aimed at rejuvenating the town centre. Before its most recent use as a Hospice facility, the site was occupied by the town's Police Station.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
18/0054 0/FUL	Land rear of 683 St. Johns Road Clacton On Sea Essex CO16 8BJ	614994 (E) 215920 (N)	0.87ha	22 bungalows as per the full consent.	DETAILED CONSENT Full planning permission granted in February 2020.	Access to the scheme is via the current development of 14 dwellings (15/00899/FUL) under the same control and under construction.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by Burfoot Construction Ltd and expected to be delivered as a second phase of the current development of 14 units.	No viability issues raised during application process.	✓	✓	Development expected to follow completion of scheme 15/00899/FUL with completions expected in 2021/22.	Development will be a second phase to scheme 15/00899/FUL (land between 691 and 717 St. John's Road).
16/0092 1/FUL	23 - 27 Brooklands Jaywick Essex CO15 2JS	614111 (E) 212764 (N)	0.06ha	15 flats as per the full consent.	DETAILED CONSENT Full planning permission granted in January 2017. Pre-commencement conditions discharged January 2020.	Flood risk issues require that no living accommodation be provided on ground floor. Site already cleared and ready for development.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Land controlled by single owner who is keen to redevelop the site, as a means to assist the wider regeneration of Jaywick.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	✓	2020/2021 Assumptions: Commencement in late 2020/21 with completion in 2021/22.	Prime location on Brooklands seafront. Council is actively supportive of this development and others like it.
18/0066 2/FUL	Elm Farm Little Clacton Road Clacton On Sea Essex CO16 8DZ	615581 (E) 216810 (N)	0.80ha	14 dwellings as per the full consent.	UNDER CONSTRUCTION Building work is under way.	Demolition of existing agricultural structures under way.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by single owner who is keen to redevelop the site and who is actively involved in promoting the wider Hartley Gardens scheme through the Local Plan.	No viability issues raised during application or appeal process.	✓	✓	2020/2021 Scheme expected to be completed in one year.	Site lies immediately north of Clacton's most recent large-scale residential development and the surrounding land forms part of the proposed Hartley Gardens development in the emerging Local Plan. Development expected to be completed in 2020/21.
15/0089 9/FUL	Land Between 691 and 717 St Johns Road Clacton On Sea Essex CO16 8BJ	614839 (E) 215894 (N)	0.83ha	14 as per the scheme under construction, of which 4 were completed in 2019/20 leaving 10 to be built.	UNDER CONSTRUCTION 4 of the 14 units have already been built.	No overriding or irresolvable issues.	Important trees to be retained as part of the development.	No overriding or irresolvable issues.	Land controlled by Burfoot Construction Ltd.	No viability issues raised during application process.	✓	✓	Remainder of scheme to be completed in 2020/2021.	Permission for 22 units on land adjoining this site (under the same control) has been granted (see 18/00540/FUL) and these are expected to follow the completion of this scheme.
14/0137 5/FUL	3 Marine Parade East (Former Liquor Lounge) Clacton on Sea Essex CI15 1PT	617689 (E) 214639 (N)	0.10ha	14 dwellings as part of a mixed-use scheme including restaurant/bar at ground level.	UNDER CONSTRUCTION Site has been cleared and conditions discharged for landscaping and materials.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues. Site has been cleared in anticipation of development. Site controlled by local developer Krishna Kandiah.	No viability issues raised during application process.	✓	✓	2021/22 Assumes commencement of building works in 2020/21 and completion in 2021/22.	Prime seafront site close to the town centre and the town's seafront attractions. Full consent has been granted for 14 dwellings, the site is cleared ready for development delivery is anticipated within two years.
16/0092 0/FUL	32-37 Brooklands Jaywick Essex CO15 2JS	614192 (E) 212774 (N)	0.05ha	13 flats as per the full consent.	DETAILED CONSENT Full planning permission granted in January 2017. Pre-commencement conditions discharged December 2019.	Flood risk issues require that no living accommodation be provided on ground floor. Site already cleared and ready for development.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Land controlled by single owner who is keen to redevelop the site, as a means to assist the wider regeneration of Jaywick.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	✓	2022/2023 Assumptions: Commencement in 2021/22 with completion in 2022/23.	Prime location on Brooklands seafront. Council is actively supportive of this development and others like it. Same landowner as land at 23-27 Brooklands for 15 flats. Anticipated that the larger development will take place first.
17/0196 4/OUT	Land at 522 St. John's Road, Clacton-on-Sea, Essex CO16 8DY.	615303 (E) 216180 (N)	1.23ha	12 dwellings (11 net – following demolition of existing property).	OUTLINE CONSENT Forms part of a site allocated for housing in both the adopted and the emerging Local Plan (MSA4). Reserved matters application yet to be received.	Access dependent on either demolition of existing properties or access via a ransom strip on the adjoining development.	No irresolvable issues.	No irresolvable issues.	If a point of access onto St. John's Road is required – this might require the acquisition and demolition of existing adjoining properties to create a suitable access point (As is proposed in the current proposal).	Cost of creating a suitable access onto St. John's Road might affect viability. No viability issues raised in relation to current application proposal, but the site has been on the market for several months with no sale completed.	✓	✓	Delivery uncertain. Development assumed from 2025/26 and not deliverable within five years.	The current proposal for 12 units (11 net) on the curtilage of just one part of the two-property site allocated in the emerging Local Plan suggests that there has been no agreement between the two owners and a comprehensive scheme across both parcels of land is unlikely. Planning agent advises that site is yet to be sold to a housebuilder.

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17/0103 0/FUL & 17/0103 2/FUL	Land adjacent Lotus Way Tamarisk Way Jaywick Essex CO15 2HZ	614701 (E) 212920 (N)	1.14ha	10 starter homes as per the full consents.	UNDER CONSTRUCTION Development under construction and well advanced.	Flood risk issues require that no living accommodation be provided on ground floor.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Land controlled by the Council who is actively seeking to build in the Jaywick area as part of its plans for regeneration.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	✓	2020/21 Council-led development with construction already well under way. Full completion expected October 2020.	Council-led scheme in a prominent location as a first phase of development aimed at regenerating the Jaywick area. Expected to complete construction in 2020/21.
11/0086 5/FUL	143-145 Kings Parade, Holland-on-Sea, Essex CO15 5JL.	620314 (E) 216222 (N)	0.18ha	10 apartments as per the full consent.	UNDER CONSTRUCTION Development under construction.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by a property developer.	No issues.	✓	✓	Development well under construction and expected to complete in 2020/21.	Relatively small development of flats in a popular location. Development almost completed.

Assessment of Harwich sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/0216 8/OUT	Land West of Low Road Dovercourt Essex CO12 3TR	623253 (E) 230175 (N)	14.12	300 as per the outline planning permission.	OUTLINE CONSENT Outline planning permission granted in March 2019. Site is currently allocated for development in the emerging Local Plan (Policy SAH2) but is now considered to be a 'commitment' following the grant planning permission.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	Land controlled by developer North East Essex Builders who have a good track record of delivery in the Tendring area.	Dependent on prevailing housing market conditions.	✓	✓	2020-2028 Assumes reserved matters approval in 2020/21 and discharge of conditions in 2021/22, with first completions in 2022/23.	Developer has advised the Council of an 8 year build programme which is reflected in the trajectory. This also reflects the Harwich housing market which is weaker than in western parts of the district where a 300-unit scheme would deliver much quicker.
14/0143 11/OUT	'Harwich Valley' Land East of Pond Hall Farm Stour Close Harwich Essex	621818 (E) 230414 (N)	28.83ha	297 dwellings as per the outline consent as part of a mixed-use development including retail, hotel, restaurants, cinema and business uses.	OUTLINE CONSENT Outline planning permission granted in June 2016. Retail and leisure phase has full consent. Reserved matters application (19/00851/DETAIL) submitted but yet to be determined.	New roundabout onto the A120 required for access. Site lies on a steep incline around the Harwich Valley slopes and residential will need to take place on the higher land to the south. Access via adjoining housing in Stour Close prevented within approved scheme.	Northern parts of the site are within the flood zone and development will be restricted to lower-risk commercial uses.	Access via a new roundabout onto the A120 required. Access via Stour Close not permitted under existing permission.	Land controlled by development company who is in advanced negotiations with a housebuilder.	Viability independently tested at planning application stage. S106 obligations adjusted accordingly. Concerns that the overall package of development (including retail) is no longer viable, but the submission of reserved matters and advanced discussions with a housebuilder suggest an appetite to bring the residential scheme forward.	✓	✓	2023 onwards. Assumes reserved matters approval in 2020/21, discharge of conditions 2021/22, commencement in 2022/23 and first completions in 2023/24.	The residential element of this mixed-use development is dependent on access via the commercial phase and is therefore expected to form a later phase of the overall development programme. Likely that the format of the commercial uses might change in response to the downturn in demand for retail space. Submission of reserved matters and advanced discussions with a housebuilder do however indicate a desire to bring the residential scheme forward, even if some amendments are required.
17/0190 9/OUT	Land at Greenfield Farm Main Road Harwich Essex CO12 4LT	623345 (E) 230929 (N)	2.23ha	42 dwellings as per the current application.	OUTLINE CONSENT Outline planning permission granted in December 2018. Site forms part of an area allocated for 164 dwellings in the emerging Local Plan (Policy SAH1) but is now considered to be a 'commitment' following resolution to grant planning permission.	Limit to how many dwellings can be accessed via Main Road. Brings into question the deliverability of the wider site without alternative access point.	No irresolvable or overriding issues subject to achieving suitable landscaping and ecological mitigation.	No irresolvable issues subject to making necessary contributions to education and health through s106.	Part of site actively promoted by the landowner through current application. Landowner intentions for the remaining land uncertain.	Dependent on ability to gain access to the site and prevailing housing market conditions.	✓	✓	Delivery uncertain as land has been on the market for several months with no news of a sale. Development assumed from 2025/26 and not deliverable within five years. Trajectory might change if reserved matters application is submitted.	The current planning application indicates that no more than 42 homes can be delivered via Main Road and that if the full 164 dwellings indicated in the Local Plan is to be achieved, alternative access points either via the adjoining Harwich Valley development or direct from the A120 would be required. Neither options are considered likely within the plan period and consideration could be given to reducing the scale of this allocation in the Local Plan to reflect the proposal in the current application.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
17/0165 8/FUL	Plot 2 Stanton Euro Park Land to The North of Williamsburg Avenue Harwich Essex CO12 4EN	624434 (E) 231784 (N)	1.08ha	50 dwellings as per the full consent now being implemented.	UNDER CONSTRUCTION Development under construction with some units reaching roof level.	Site forms part of a previously stalled scheme and is serviced and partly under construction in line with previous consents.	Site lies within the flood zone and the development has been designed to incorporate flood resilience into its construction.	No overriding or irresolvable issues.	Scheme being delivered by a registered provider.	Viability independently tested at planning application stage. S106 contributions adjusted to counter viability issues. Scheme being delivered by a registered housing provider.	✓	✓	With development under construction and being delivered by a registered provider, completion within three years is anticipated.	Development forms part of the wider Stanton Europark development of retail, residential employment and hotel provision that has taken place in gradual phases.
19/0091 7/OUT	South of Ramsey Road and East of Mayes Lane Ramsey Essex CO12 5EW	622120 (E) 230384 (N)	1.84 ha	41 dwellings based on current planning application with committee resolution to approve.	RESOLUTION TO APPROVE Outside of the Settlement Development Boundary in emerging Local Plan having been included in the earlier preferred options draft. Site subject of current outline planning application (19/00917/OUT) for 31 dwellings and 10 almshouse type bungalows for older persons, with committee resolution to approve.	Land forms part of the setting of Grade 1 Listed church. This will have been taken into account in determining the application.	St Michael's Grade 1 listed church to the north west.	No irresolvable issues subject to a satisfactory s106 agreement.	The site is being promoted by the landowner.	Viability mainly dependent on prevailing housing market conditions i.e. sales values.	✓	✓	The developer has indicated an intention to begin development in 2012/22. Assume completion within 4 years – but likely to be quicker if conditions are favourable.	Committee resolution to approve outline application, subject to the completion of a s106 agreement.
19/0040 6/DETA IL	Brickfield Site Land rear of Edward Street and Una Road Parkeston Essex CO12 4PS	623407 (E) 231983 (N)	1.89ha	30 dwellings as approved under the detailed consent.	DETAILED CONSENT Outline planning permission granted in June 2017. Reserved matters approved in August 2019. Application to vary the approved plans submitted in March 2020.	Topography makes middle part of the site difficult to develop and has resulted in several changes to the proposed layout and housing numbers. Site accessed by existing residential streets with tight on-street parking.	Site overgrown and offering some habitats for ecology. Mitigation strategy required to preserve and enhance the site's ecological value. This is secured through planning conditions.	No overriding or irresolvable issues.	Development proposed by a development company. The land has changed hands since earlier unimplemented consents.	Submission of reserved matters and applications to vary plans suggests that development is now likely to be implemented.	✓	✓	Assumed discharge of conditions and commencement in 2020/21 and first completions in 2021/22.	Approved scheme proposes development only in the southern portion of the site. Assumed two years of delivery with 15 completions in each.
17/0133 8/FUL	Cliff Hotel 22 Marine Parade Dovercourt Harwich Essex CO12 3RE	625516 (E) 231287 (N)	0.25 ha	20 dwellings as part of a mixed scheme including a new 61-room hotel and a commercial unit.	DETAILED CONSENT Detailed planning permission granted in November 2019. Some pre-commencement conditions in the process of being discharged.	Existing hotel demolished to make way for the new development.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Costs involved in the demolition of existing hotel and preparation of site for development.	✓	✓	Assumed discharge of conditions in 2020/21, construction in 2021/22 and completion in 2022/23.	Existing hotel closed due to viability issues. Development proposal includes a modern hotel facility as well as residential and ground floor restaurant. Demolition of the original hotel undertaken.
19/0014 4/DETA IL	Michaelstowe Farm Ramsey Road Ramsey Essex CO12 5EW	622155 (E) 230507 (N)	0.74ha	14 dwellings as per the outline consent.	DETAILED CONSENT Outline planning permission granted in January 2018. Reserved matters approved in June 2019 and some conditions have been discharged. Applications to vary some of the plot designs have been submitted.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No issues raised during determination of application.	✓	✓	Assumptions: Completion in 2020/21 as advised by developer.	Part of a wider area of land being promoted for inclusion in the Local Plan by the landowners. Application (19/00917/OUT) for 41 dwellings on adjoining land has committee resolution to approve.

Assessment of Frinton and Walton sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0123 4/OUT 17/0189 5/DETA IL 17/0214 5/DETA IL 18/0089 8/DETA IL 19/0028 3/FUL	'Finches Park' Land East of Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LR	622300 (E) 221220 (N)	18.91ha	2016 dwellings remaining of the 253 approved under the original outline consent 15/01234/OUT and the additional 13 dwellings (application 19/00283/FUL) with a committee resolution to approve.	UNDER CONSTRUCTION Development under construction with 47 completions having taken place up to 1 st April 2020 (phase 1). Reserved matters have been approved in phases. Phase 1 (49 units) 17/01895/DETAIL and Phase 2 (28 units) 17/02145/DETAIL approved in March 2018. Phase 3 (91 units) 18/00898/DETAIL approved in July 2019. Additional 13 units have committee resolution to approve under 19/00283/FUL.	No overriding physical constraints.	Site forms part of strategic green gap designated between Kirby Cross and Kirby le Soken. Development required to include open space at its northern end to retain some gap whilst addressing ecological and SuDS issues.	S106 agreement to deliver £300k for early years and childcare, £876k for primary school places, £887k for secondary school places and £93k for health provision. Off-site junction works required to signalise and reconfigure nearby junctions (application to adjust the timing of these works has been submitted).	Site acquired and being constructed by developers Linden Homes.	No viability issues raised during application or appeal process.	✓	✓	2019-2027 9-year build programme at an average rate of 30 completions per annum, adjusted to 15 in 2020/21.	Linden Homes have commenced development. They advise a development rate of 30 completions per annum for the remainder of the build period, based on actual sales. Applications have been submitted to vary the conditions that affect the timing/phasing of the off-site highway works.
15/0171 4/FUL	'Hamford Park' Martello Caravan Park Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	8.80ha	55 dwellings remaining of the 216 approved under the detailed consent.	UNDER CONSTRUCTION Development under construction with 161 completions having taken place up to 1 st April 2020.	Part of the site needed to be raised to address flood risk concerns and part of the land is in the flood zone. Access spine road already constructed under separate consent.	Proximity to Hamford Water and the potential for recreational disturbance to the internationally important wildlife was a consideration at application stage. Inclusion of large area of open space to the north aims to minimise such issues.	S106 agreement to deliver £263k for early years and childcare, £768k for primary school places and £65k for health provision. Junctions already constructed.	Site under the control of Taylor Wimpey who are implementing the scheme with a partner registered provider.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly. Development has commenced which indicates that the scheme is viable. Development being built out at a rate reflecting sales.	✓	✓	Remainder of development expected to be completed within 2-3 years.	This housing development forms part of a wider package of developments on the Martello site which includes retail and extra-care provision. Development well on the way to completion.
16/0003 0/OUT	Turpins Farm Elm Tree Avenue Kirby Le Soken Essex CO13 0DA	623590 (E) 221594 (N)	11.73ha	210 dwellings as per the outline consent.	OUTLINE CONSENT Outline planning permission granted in March 2017. Reserved matters application 20/00307/DETAIL.	No overriding physical constraints.	Land to the north particularly sensitive in landscape terms as it forms part of the coastal slopes around Hamford Water. Scheme required to provide open space at its northern end to provide appropriate transition.	S106 agreement to deliver £162k for early years and childcare, £767k for primary school places, £777k for secondary school places and £63k for health provision.	Single landowner in advanced discussions with a housebuilder. Landowner also promoting development on land off Edenside and Bloomfield Avenue which is subject to a separate appeal.	No viability issues raised during application process. Reserved matters application has been submitted.	✓	✓	2020-2026 Assumptions: Reserved matters approval 2020/21. Discharge of conditions 2022/23. Commencement and first completions in 2022/23.	Site has very good access to local shops, schools and community facilities and is in an attractive location with views over Hamford Water. New homes in this location are expected to sell well and an average rate of 40 dwelling completions per annum is estimated for this site.
15/0171 0/OUT	171 Thorpe Road and Land to rear of 121-183 Thorpe Road and 4-20 Chapel Lane Kirby Cross Frinton On Sea Essex CO13 0NH	620776 (E) 221065 (N)	4.99ha	110 dwellings based on the current reserved matters application in the process of determination.	DETAILED CONSENT Outline planning permission granted, on appeal in September 2016. Reserved matters application 19/01269/DETAIL approved in March 2020. Site being prepared for development.	Existing property needs to be demolished to secure access. Row of important trees through the centre of the site need to be retained.	Important trees need to be retained within the development and development must respect the setting of nearby listed buildings.	S106 agreement to deliver £354k for primary school places and £33k for health provision.	Land controlled by Taylor Wimpey.	No viability issues raised during application or appeal process.	✓	✓	2021-2025 Assumptions: Discharge of conditions and commencement 2020/21 with first completions in 2021/22.	Land lies to the rear of existing properties and located further from facilities and services than other available development sites. Development expected to follow on from Taylor Wimpey's Hamford Park scheme in Walton.
19/0111 6/FUL	Land Site of Former Martello Caravan Park (rear of the Aldi and M&S foodstores) Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	1.76ha	53 dwellings as proposed in the current planning application.	RESOLUTION TO APPROVE February 2020 Planning Committee resolution to grant planning permission subject to a s106 legal agreement.	Land needs to be raised to remove the site from a risk of flooding.	Site impacts on the setting of the Martello Tower – a Scheduled Ancient Monument but has been designed to keep impacts to a minimum.	No irresolvable or overriding issues. A s106 agreement to secure education and health contributions will be secured.	Site expected to be delivered by a registered provider.	Viability tested as part of the application process and adjustments to s106 requirements to be adjusted accordingly.	✓	✓	Assumptions: Discharge of conditions and commencement in 2020/21 and construction in 2021/22.	Land forms part of the wider Martello Caravan Park redevelopment. Land originally had planning permission to accommodate part of a Tesco foodstore, but when Tesco decided not to implement their scheme Aldi and M&S stores were built on part of the site, leaving over the land for this development.

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17/0198 8/FUL	Land to The East of Kirby Road Great Holland Essex CO13 0HL	621854 (E) 220602 (W)	0.89ha	41 over-55s dwellings as per the planning application proposal.	DETAILED CONSENT Full planning permission granted in June 2019.	No overriding physical constraints.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Development by Beaumont Retirement Living.	No viability issues raised during application process.	✓	✓	2021/22 Assumptions, Discharge of conditions and commencement in 2020/21 and construction in 2021/22.	Part of a wider complex of care home and extra-care development.
16/0144 6/DET IL	'Orchard Gardens' Rear of 32 - 52 Frinton Road Kirby Cross Frinton On Sea Essex CO13 0LE	622080 (E) 220935 (N)	1.51ha	3 dwellings remaining of the 28 approved under the detailed consent (following demolition of two existing properties).	UNDER CONSTRUCTION Development under construction with 23 (net) completions achieved up to 1 st April 2020.	No issues.	No issues.	S106 agreement to secure £14k for early years and childcare and £42k for primary school places.	Developers Roman Homes implementing the scheme.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	Development will be completed in 2020/21.	Bungalows are a popular form of development in the Kirby Cross area, development is well advanced and expected to complete in 2020/21.
17/0211 8/OUT	Former Martello Caravan Park Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	0.24ha	10 dwellings as per the outline planning permission.	OUTLINE CONSENT Full planning permission granted in August 2017 for a 16 unit extra-care facility. Following lack of funding, outline permission for four terrace houses and six detached bungalows approved, as an alternative, in October 2018.	Access through the Martello site has been secured through a separate consent.	Development has needed to respect the setting of the Martello Tower on the site.	No overriding or irresolvable issues.	Land subject of proposal from Aspire Homes.	No viability issues raised during application process.	✓	✓	2022/23 Assumes reserved matters approval in 2020/21, discharge of conditions 2021/22 and development in 2022/23.	Forms part of the wider Martello development including housing, retail and extra-care accommodation.
18/0124 4/FUL	27-31 High Street Walton on the Naze Essex CO14 8BW	625264 (E) 221731 (N)	0.08ha	10 apartments as per the full planning consent.	DETAILED CONSENT Full planning permission granted in April 2019 for the proposed demolition of existing commercial building and replacement with 10 apartments with associated parking and landscaping.	Need to demolish existing buildings and remediate any contamination resulting from previous use as a petrol filling station.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No viability issues raised during application process.	✓	✓	Assumptions: Discharge of conditions and commencement in 2020/21 and completion in 2021/22.	Site lies on the edge of Walton Town Centre.
16/0053 8/FUL	88 - 90 Pole Barn Lane Frinton On Sea Essex CO13 9NG	624009 (E) 220422 (N)	0.12ha	10 apartments as per the full planning consent.	DEVELOPMENT STALLED Construction has technically commenced with the development of a detached garage, but there has been no other progress in the last 12 months.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No issues.	No viability issues raised during application process – but the fact that development has stalled might indicate a lack of viability.	✓	✓	Assumes, for now, that the scheme will not complete within the plan period – but this could change.	No delivery assumed.

Assessment of Manningtree/Lawford/Mistley sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/011 81/OUT	Long Road Land to The South of Long Road and to West of Clacton Road Mistley Essex CO11 2HN	610381 (E) 230877 (N)	23.59ha	485 dwellings as per the outline consent which also includes 2 hectares of employment land.	OUTLINE CONSENT Outline planning permission originally granted for 300 dwellings in July 2016 and reserved matters applications were also approved. Outline application 17/01181/OUT for 485 dwellings subsequently allowed on appeal in December 2019.	No overriding or irresolvable issues.	Exposed site which is sensitive in landscape terms. Changes to parameter plans to reduced landscaped area rejected by the Council for this reason. No other irresolvable or overriding environmental issues.	S106 agreement to secure 73 (15%) affordable housing units, £586k early years and childcare contribution, £1.7m primary education contribution, £1.7m secondary education contribution, public open space and £186k open space maintenance contribution, £168k healthcare contribution, £16k highways contribution (relating to Manningtree station crossing), and £59k RAMS contribution.	Land controlled by Tendring Farms Ltd who are linked to developers City & Country.	No viability issues raised during application process.	✓	✓	2022 onwards. Assumptions: Reserved matters approval 2020/21, discharge of conditions 2021/22 and commencement and first completions 2021/22.	The grant of permission on appeal for a scheme including 485 units indicates that the earlier scheme of 300 units for the site is unlikely to be implemented. Development expected to achieve high rate of completions in response to strong market demand, as evidenced by the success of Summers Park and strong delivery at Lawford Green. A conservative average of around 40 completions per annum is estimated towards the end of the plan period – rising from 20 per annum in years 3-4 and 30 a year between years 6 to 10. Development phase could extend beyond Local Plan period.
15/008 6/OUT 17/015 27/DET AIL	'Lawford Green' Land East of Bromley Road Lawford Essex CO11 2HS	609826 (E) 230704 (N)	22.70ha	360 dwellings as per the overall outline consent which includes provision for a community building, school car park and open spaces. 51 of the 360 dwellings were completed in 2019/20, leaving 309 remaining.	UNDER CONSTRUCTION Development under construction with 51 completions up to 1 st April 2020. Reserved matters being approved in phases.	No overriding or irresolvable issues.	No irresolvable or overriding issues. Mitigation plan includes the retention and expansion of wildlife corridors around and within the scheme.	S106 agreement to deliver community building, camp site and land for early years and childcare provision and/or equivalent financial contribution. Also £1.3m for primary school places, £1.3m for secondary school places, £108k for health provision and £45k contribution to traffic calming measures at Manningtree station crossing.	Land controlled by Rose Builders.	No viability issues raised during application process.	✓	✓	2019-2031 Assumed rate of 15 completions in 2020/21, 20 completions between 2021/22, and 2024/25; 30 completions per annum between 2025/26 to 2029/30 and 50 per annum thereafter.	Development expected to achieve high rate of completion in response to strong market demand, as evidenced by the success of Summers Park. Developer has advised that they expect to proceed, in response to COVID-19 at 20 dwellings per annum, but it is considered likely that the rate of development will increase from the middle part of the plan period.
17/009 43/DET AIL	'River Reach' (Phase 1) Land South of Harwich Road Mistley Essex CO11 2DN	612633 (E) 231365 (N)	8.76ha	74 dwellings remaining of the 135 approved under the detailed consent. The development includes land for allotments and a flexible building that could be used as either affordable housing or a medical facility.	UNDER CONSTRUCTION Development under construction with 61 completions achieved up to 1 st April 2020.	No overriding or irresolvable issues.	No overriding or irresolvable issues. Development includes comprehensive landscaping scheme to minimise impact on the exposed countryside.	S106 agreement to deliver £41k contribution towards health facilities.	Land controlled by Hopkins Homes.	No viability issues raised during application process.	✓	✓	Three years to complete the remainder of the scheme.	Development now under construction. Construction rate of 30 per annum in last two years. A further 100 dwellings on land south of this site were allowed on appeal (See 18/01994/OUT below).

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18/019 94/OUT	'River Reach' (Phase 2) Land South of Harwich Road Mistley Essex CO11 2DN	612657 (E) 231278 (N)	7.23ha	100 dwellings as per the outline consent.	OUTLINE CONSENT Outline planning permission granted, on appeal, in March 2020.	Access would be via the current River Reach development which is under the same control.	No overriding or irresolvable issues. Development includes comprehensive landscaping scheme to minimise impact on the exposed countryside.	S106 agreement to deliver £156k early years contribution, £458k primary education contribution, £464k secondary education contribution, £34k health contribution, £12k RAMS contribution and 30% affordable housing.	Land controlled by Hopkins Homes.	No viability issues raised during application process.	✓	✓	Assumed that development will continue after completion of Phase 1, from 2023/24.	Planning permission granted on appeal. Same developer as the phase 1 scheme and development expected to continue on from completion of the current phase which is under construction.
15/018 10/OUT 20/004 79/DET AIL	Land North of Stourview Avenue Mistley Essex	612653 (E) 231602 (N)	4.63ha	70 dwellings as per the outline consent.	OUTLINE CONSENT Outline planning permission granted in May 2017. Reserved matters application has been received and is under consideration.	Access to be secured via Council-owned land to avoid direct access through the existing housing estate.	Site sensitive in ecological and, less so, landscape terms but the ecological and landscaping arrangements will keep harm to a minimum and bring about ecological gain.	S106 agreement to deliver £255k for primary school places, £269k for secondary school places and £21k for health provision.	Land controlled by Rose Builders.	Viability was raised as an issue and the developers submitted a revised application for 72 units but that was refused by the Council. The submission of a reserved matters application in respect of the original outline consent indicates that a viable scheme for 70 dwellings can be delivered.	✓	✓	2023-2026 Reserved matters under consideration. Assume discharge of pre-commencement conditions in 2021/22, commencement in 2022/23, with first completions in 2023/24.	Developer has indicated delivery of 20 dwellings per annum following approval of reserved matters and discharge of pre-commencement conditions.
17/000 04/OUT	Land to The rear of New Road Mistley Essex CO11 2AG	610896 (E) 231348 (N)	2.97 ha	67 as per the outline consent.	OUTLINE CONSENT Outline planning permission granted, on appeal, in February 2018. Application to vary layout refused by the Council in April 2019. Revised application to vary layout approved April 2020.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by CALA homes.	No viability issues raised during application or appeal process.	✓	✓	2020-2020 Assumptions: Reserved matters approval 2020/21. Discharge of conditions and commencement 2021/22 with first completions in 2022/23.	Housebuilder has indicated a view to commencing development as soon as is practical.
12/004 27/FUL	Thorn Quay Warehouse, High Street, Mistley, Essex CO11 1HE.	611727 (E) 231811 (N)	0.24ha	45 dwellings as per full consent which involves the demolition of existing warehouse and construction of a new building comprising dwellings, quay level warehouse floorspace, office floorspace and car parking provision.	UNDER CONSTRUCTION Warehouse has been demolished in preparation for development. Site forms part of the EDME holdings subject of a mixed-use development allocation in the emerging Local Plan (Policy SAMU1).	Need to ensure the operational requirements of existing businesses is not compromised. Part of site is within Flood Zone and so development needs to be flood resilient.	Site immediately next to the Stour Estuary which is the subject of a number of environmental designations.	No irresolvable or overriding issues.	Land forms part of the holdings of EDME maltings which also operates from the southern side of the High Street. EDME is promoting a longer-term plan to relocate the business and redevelop the existing site for mixed-use development.	High costs involved in demolishing existing warehouse – but this has now taken place. Viability independently tested at planning application stage and s106 agreement adjusted accordingly to allow viability to be reviewed.	✓	✓	Site now prepared for development. Assumed construction in 2021/22 and 2022/23 following discharge of all necessary conditions.	Warehouse now demolished and development is expected to take place in 2021/22 and 2022/23.

Assessment of Brightlingsea sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
17/013 18/FUL	'Colne Gardens Phase 2' Land at Robinson Road Brightlingsea Essex	609342 (E) 217087 (N)	5.29 ha	92 remaining of the 115 approved. .	UNDER CONSTRUCTION 23 of the 115 dwellings had been constructed up to 1 st April 2020.	No overriding or irrisolvable issues.	Proximity to protected: Colne Estuary; SSSI; coastal protection belt issues.	No irrisolvable Issues subject to suitable s106 agreement being put in place (which has now been secured).	Land controlled by Hopkins Homes who have completed the development on land immediately west.	No viability issues raised during application process.	✓	✓	Four year programme to complete the remaining 92 dwellings.	This is a second phase of development from Hopkins Homes.

Assessment of Colchester Fringe sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
17/005 59/OUT	Land to the south of Bromley Road Ardleigh Colchester Essex CO7 7SE	603135 (E) 226075 (N)	7.47ha	145 dwellings as per the outline planning consent.	OUTLINE CONSENT Outline planning permission granted, on appeal, in September 2018. Reserved matters application 19/01392/DETAIL submitted but yet to be determined.	No overriding or irrisolvable issues.	Close proximity to Salary Brook.	No overriding or irrisolvable issues.	Site controlled by Bellway Homes.	No viability issues raised during application or appeal process.	✓	✓	2021-2025 Assumptions: Reserved matters approval and discharge of conditions 2020/21 commencement and first completions in 2021/22. Four year build programme averaging 40 completions a year.	Development on the Colchester/Tending border refused over concerns that it might prejudice the garden community proposed for that location. The appeal Inspector did not agree and permission was granted in September 2018. Strong market area where high completion rates are achievable. Bellway Homes is the developer and is likely build the scheme to follow on from Phase 2 of the Avellana Place development.
17/014 77/DET AIL	'Avellana Place Phase 2' Land North of Former Betts Factory Ipswich Road Colchester Essex CO4 4HE	601765 (E) 228210 (N)	6.99ha	23 remaining of the 120 dwellings approved under the detailed scheme.	UNDER CONSTRUCTION Development under construction with 97 completions up to 1 st April 2020.	No overriding or irrisolvable issues.	No overriding or irrisolvable issues. Development to provide a s106 contribution towards the management of neighbouring Bullock Wood.	S106 agreement to secure £438k for primary school places, £443k for secondary school places, £15k for health provision.	Development being built by Bellway Homes who were the developer for Phase 1.	No viability issues raised during application process and development progressing rapidly.	✓	✓	Scheme will be completed in 2021/22.	Second phase of popular development on the former Betts Factory site extending onto less-constrained greenfield land. Following completion of first phase, development of second phase has progressed rapidly.

Assessment of Alresford sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
17/005 65/DET AIL	'Staunton Gate' Land South of Cockaynes Lane Alresford Essex CO7 8BZ	606329 (E) 221655 (N)	6.56ha	14 dwellings remaining of the 144 (met) approved under the detailed planning consent.	UNDER CONSTRUCTION Development under construction and nearing completion with 131 (net) completions up to 1 st April 2020.	No overriding or irrisolvable issues.	No overriding or irrisolvable issues.	S106 agreement to secure £160k for early years and childcare provision, £468k for primary school places, £22k for school transport and £43k for health provision.	Site being built by Taylor Wimpey.	No viability issues raised during application or appeal process. Development well under-way and nearing completion.	✓	✓	Scheme will be completed in 2020/21.	Taylor Wimpey likely to start on the land north of Cockaynes Lane in 2020/21 following completion of Staunton Gate.
18/003 67/FUL	Land North of Cockaynes Lane Alresford Essex CO7 8BT	606395 (E) 221890 (N)	3.85ha	84 dwellings as per the current planning application which has a Committee resolution to approve.	DETAILED CONSENT Full planning permission granted in September 2019 and conditions in the process of being discharged.	Complex access arrangements in Cockaynes Lane with possible requirement for third party land.	Need to retain as much as possible of the rural character of Cockaynes Lane through appropriate landscaping.	S106 agreement will secure contributions towards necessary educational and health infrastructure.	Land controlled by Taylor Wimpey.	No viability issues raised during application or appeal process. The progress of development south of Cockaynes Lane suggests that this location is viable.	✓	✓	2021-2023 Development expected to follow on from completion of Staunton Gate scheme.	Site acquired by Taylor Wimpey to form a second phase of the wider Cockaynes Lane development and to secure a complimentary highway access solution. With rapid progress on Staunton Gate, it is expected that the second phase will progress fairly quickly.

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17/006 58/DET AIL	Land South of St Andrews Close Alresford Essex CO7 8BL	606762 (E) 221074 (N)	2.56ha	45 dwellings as per the outline planning consent.	UNDER CONSTRUCTION Site being prepared for development.	No overriding or irresolvable issues.	No overriding or irresolvable issues subject to ecological mitigation programme being implemented.	S106 agreement to secure £28k for early years and childcare provision and £7k for school transport.	Land controlled by Bennet Homes.	No viability issues raised during application process.	✓	✓	With development commenced, the scheme is expected to take two years to complete.	Development likely to proceed rapidly following completion of Bennett Homes' current development at Abbey Gardens in Thorpe le Soken.

Assessment of Elmstead Market sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
16/017 97/OUT	Land adjacent Market Field School Elmstead Essex	606303 (E) 224251 (N)	4.39 ha	62 dwellings as per the outline consent.	OUTLINE CONSENT Planning permission for 62 dwellings granted on appeal in February 2018. Reserved matters application (19/00791/DETAIL) considered by Planning Committee in December 2019 and resolution to approve was granted.	No irresolvable outstanding issues	No overriding or irresolvable issues.	S106 agreement to secure £227k for primary school places and £230k for secondary school places.	Land controlled by Hills Residential.	No issues were raised at application or appeal stage.	✓	✓	2020-2024. Assumptions: Reserved matters approval and discharge of conditions 2020/21, commencement and first completions 2021/22.	Development by Hills Residential who also have the Tye Road site. Average rate of development anticipated around 20 completions per annum to reflect the rate that this developer builds. Hills Residential has advised the Council on its trajectory for this site.
18/018 63/DET AIL	Charity Field Land South of Colchester Road Elmstead Essex CO7 7ET	606034 (E) 224401 (N)	6.10ha	50 dwellings as per the outline consent which also provides for a community hall, allotments and open space. .	UNDER CONSTRUCTION Site being prepared for development.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure £162k for primary school places, £7k school transport and a new Community Hall.	Site controlled by Go Homes.	No viability issues raised during application or appeal process.	✓	✓	Anticipated three year build programme.	Development provides for a community hall and s106 requires this to be delivered halfway through the development. The actual completions could be higher based on Go Homes' rapid completion of a development on land off Clacton Road, Elmstead.
18/013 07/DET AIL	Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB	605640 (E) 224766 (N)	2.40ha	32 dwellings as per the outline consent.	DETAILED CONSENT Outline planning permission granted, on appeal, in April 2017. Reserved matters approved in August 2019. New full application (20/00153/FUL) involving an increase of 8 dwellings to make the total 40 was refused by the Council in April 2020. .	Two access options for pedestrians along Tye Road being explored through reserved matters proposal. On option has a more detrimental impact on trees.	No overriding or irresolvable issues.	S106 agreement requires unfettered vehicular access to the adjoining development site and £117k for primary school places.	Site controlled by Hills Residential but pedestrian and vehicular access options may require use of highway or third party land.	There may be some costs involved in securing access if third party land is required.	✓	✓	Assumed development will take place between 2021 and 2023. The developers may appeal against their recent application refusal during 2020/21 which might determine how many dwellings they can build.	With approval of reserved matters, development expected in April 2019, development is expected to commence in mid-2019/20 according to the trajectory provided by the developer previously. However, developer likely to await the outcome of any appeal against the recent refused application before continuing. .
18/018 10/DET AIL	Agricultural Field to The North of Meadow Close Elmstead Essex CO7 7HR	605823 (E) 224654 (N)	1.05ha	20 dwellings as per the outline consent which also provides for a pedestrian crossing across the A133.	DETAILED CONSENT Outline planning permission granted in April 2016. Reserved matters approved in May 2019.	No overriding or irresolvable issues. Some concern amongst residents about access via Meadow Close with a preference that the development take access via the adjoining Tye Road site.	No overriding or irresolvable issues.	S106 agreement to secure £70k for the creation of a pedestrian crossing on the A133, £40k for improvements to bus stops. Includes clauses to enable viability to be tested in the future to see if additional contributions towards affordable housing should be paid.	Site controlled by South East Developments Limited who have submitted the reserved matters application.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2021/22 Assumptions: Discharge of conditions and commencement in 2020/21 and completion in 2021/22.	It is expected that the Hills Residential development east of Tye Road will be developed first. The Tye Road scheme requires that developer to provide unfettered access to the Meadow Close site.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
18/0184/FUL	Land to The West of Church Road Elmstead Market Essex CO7 7AR	606224 (E) 224518 (N)	3.19ha	20 dwellings as per the outline consent which also provides for a community hall, open space and allotments. New application for 41 dwellings with a Planning Committee resolution to approve. It is considered most likely that the developers will want to implement the more recent scheme.	RESOLUTION TO APPROVE Outline planning permission for a 20 dwelling scheme granted in December 2016. New full planning application 18/01884/FUL for 41 dwellings given a Planning Committee resolution to approve in January 2020.	No irresolvable issues – but Church Road would need improving.	No irresolvable issues.	S106 being drafted to secure affordable housing, education contribution, RAMS contribution, open space, community hall contribution and highway works.	Site has transferred to a new owner, Newell Homes, who are exploring options for the development of the site – as demonstrated by the new application for 41 units. Following completion of s106 agreement, it is the 41-unit scheme that is expected to be implemented.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly. However, likely to be some viability concerns arising from the cost of Community Hall secured through the s106 agreement. The developer has subsequently submitted a proposal for 41 dwellings where viability has been carefully considered.	✓	✓	2022-2024 Assumptions: Discharge of conditions 2020/21, commencement 2021/22, with completions in 2022/23 and 2023/24.	As the new application now has a committee resolution to approve, subject to completing the S106 agreement, assume this is the permission that will be implemented. New scheme proposes a significant financial contribution towards the development of a new community hall at the Charity Field site, as opposed to a second unnecessary community hall as proposed in the original consent.

Assessment of Great Bentley sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
18/01981/DETA IL	Land at Station Field Plough Road Great Bentley Essex CO7 8LG	611403 (E) 221331 (N)	9.97ha	150 dwellings as per the outline consent which also provides for employment land.	OUTLINE CONSENT Outline planning permission granted, on appeal, in September 2016. Reserved matters application 18/01981/DETAIL approved in August 2019.	No more than 50 dwellings can be constructed until either the unmanned railway crossing north of the site is closed and the footpath diverted, or a new footbridge is constructed over the railway.	No overriding or irresolvable issues.	S106 agreement to secure £83k for early years and childcare provision, £487k for primary school places, £25k for school transport and £45k for health provision. The s106 also requires suitable resolution to the railway crossing issue.	Site controlled by housebuilder Cala Homes.	No viability issues raised during application or appeal process.	✓	✓	2021-2025. Assumptions: Discharge of conditions and commencement 2020/21 and first completions 2021/22. Projection for 30 completions in 2021/22, and 40 completions in each of 2022/23, 2023/24 and 2024/25.	Developer's submitted phasing plan suggests 135 completions between June 2019 and August 2023. The trajectory makes a more conservative estimate given the need to discharge remaining conditions.
17/01881/OUT	Land south Weeley Road Great Bentley Essex	611907 (E) 222762 (N)	7.36ha	136 dwellings as per the outline planning consent.	OUTLINE CONSENT Outline planning permission granted, on appeal in May 2020 following a hearing in October 2019.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues. S106 put in place through the appeal process to secure contributions to education and health.	Site owned by a single farming family and likely to be sold on to a developer following the appeal decision.	No viability issues raised during application or appeal process.	✓	✓	2022-2028 Assumptions: Reserved matters approval in 2020/21, discharge of conditions in 2021/22 and commencement in 2022/23.	Development allowed on appeal in 2020. Great Bentley is now the subject of major residential developments to the north, south and east. Development allowed due to the shortfall in the Council's five year housing supply – although, in reality, this scheme is only expected to deliver a proportion of its total dwellings in the five year period.
16/01912/DETA IL	Land at Admirals Farm Heckfords Road Great Bentley Essex CO7 8RS	611387 (E) 222165 (N)	5.45ha	45 remaining of the 50 dwelling scheme.	UNDER CONSTRUCTION Under construction with 5 dwellings completed in 2019/20 leaving 45 remaining.	A footpath along Heckfords Road needs to be created in order for the development to proceed to occupation.	No overriding or irresolvable issues.	S106 agreement to secure £31k for early years and childcare provision, £182k for primary school places, £8 for school transport and £15k for health provision.	Land controlled by Hills Residential.	No viability issues raised during application process.	✓	✓	Development expected to complete over the next three years.	Planning condition requires safety improvements of Heckfords Road junction with A133 unless other developers provide this first. Development expected to follow on from the Go Homes scheme west of Heckfords Road. 20 completions a year estimated – based on advice from the developer.
17/01759/DETA IL	'Fusiliers Green' Land West of Heckfords Road Great Bentley Essex CO7 8RR	610982 (E) 222215 (N)	2.43ha	21 dwellings remaining of the 49 with detailed consent.	UNDER CONSTRUCTION Development under construction with 28 units already completed up to 1 st April 2020.	A footpath along Heckfords Road needs to be created in order for the development to proceed to occupation.	No overriding or irresolvable issues.	S106 agreement to secure £182k for primary school places, £42 for school transport and £15k for health provision.	Site being developed by Go Homes.	No viability issues raised during application or appeal process. Development now well under way.	✓	✓	At current rate of development, the remainder of the scheme is set to be completed by the end of 2021/22.	Planning condition requires safety improvements of Heckfords Road junction with A133. Development progressing well and expected to complete by end of 2021/22.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/0199 9/OUT	'Admirals Farm Phase 2' Land East of Heckfords Road Great Bentley Essex CO7 8RS	611387 (E) 222165 (N)	2.17 ha	25 dwellings as per the outline consent which also proposes a doctors surgery.	OUTLINE CONSENT Outline planning permission granted, on appeal, in November 2017. Reserved matters application 20/00489/DETAIL submitted and in the process of being validated.	Additional housing to be accessed via the first phase of development at Admirals Farm.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by Hills Residential.	No viability issues raised during application or appeal process.	✓	✓	Development to follow on from Admirals Farm Phase 1 scheme and likely to deliver from 2022/23.	Development tallowed on appeal. Whilst the application proposes a doctors surgery, there are no clauses in the s106 which requires it to actually be built.

Assessment of Little Clacton sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0155 0/OUT 19/0009 3/DETAIL	Land at The Street Little Clacton Essex CO16 9LT	616305 (E) 219465 (N)	6.52ha	98 dwellings as per the outline consent.	DETAILED CONSENT (part) Outline planning permission granted, on appeal, in January 2017. Reserved matters application 19/00093/DETAIL for first 18 approved in September 2019. Reserved matters (20/00016/DETAIL) for the remaining 80 under consideration but yet to be determined).	No overriding or irresolvable issues.	Comprehensive drainage and ecological scheme to be implemented as part of the development.	S106 agreement to secure £340k primary school places and £30k health provision.	Land promoted by the landowner. First phase reserved matters application submitted by South East Developments Ltd.	No viability issues raised during application or appeal process.	✓	✓	Assumptions: Discharge of conditions, commencement of first phase and approval of reserved matters for second phase in 2020/21 and first completions from 2021/22. Average rate of 20 completions per annum assumed.	Developer actively seeking reserved matters approval and scheme expected to be delivered mainly within years 2 to 6.
17/0079 7/FUL	Land to rear of 59 & 61 London Road Little Clacton Essex CO16 9RB	616717 (E) 218254 (N)	1.45 ha	30 bungalows, as per the detailed planning permission.	DETAILED CONSENT Full planning permission granted in February 2019. Site forms large part of the Local Plan allocation MSA14 (Montana Roundabout) and the site is now considered to be a commitment.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by local developer Krishna Kandiah. Site being marketed for sale.	Viability issues raised during the planning application process and independent viability assessment was undertaken. S106 obligations reduced accordingly.	✓	✓	Assumptions: Sale of site in 2020/21, discharge of conditions and commencement in 2021/22 and development completed over two years 2022/23 and 2023/24.	As this site represents a large portion of the Montana Roundabout site allocated as site MSA14 in the emerging Local Plan, it is questionable if that allocation should remain listed in Table LP2 of the Local Plan. The remainder of the area allocated under MSA14 is under separate ownership and there are questions over the impact of development on a protected tree and the creation of a separate access point.
16/0042 7/OUT	24 The Street Little Clacton Clacton On Sea Essex CO16 9LD	616657 (E) 218938 (N)	0.52ha	10 dwellings as per the outline consent.	OUTLINE CONSENT Outline planning permission granted in January 2017. Reserved matters application 19/01908/DETAIL under consideration but yet to be determined.	Development will share access with the existing garage for which new junction arrangements will be implemented.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by the owners of the adjoining car sales business.	No viability issues raised during application process.	✓	✓	Assumptions: Reserved matters approval 2020/21, discharge of conditions and commencement in 2021/22 and scheme developed in 2022/23.	Development requires improvements to access to adequately serve both the homes and the existing garage. Reserved matters application indicates intention to deliver the scheme.

Assessment of St. Osyth sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
11/0033 3/OUT	'Wellwick Field' The Priory Estate St Osyth Clacton On Sea Essex CO16 8NY	612142 (E) 215737 (N)	16.30ha	190 dwellings as per the outline consent.	OUTLINE CONSENT Outline planning permission granted in March 2016. Reserved matters application 18/01476/DETAIL under consideration.	Site of former quarry requires considerable land preparation and a new access junction onto the main road.	Site is former quarry located close to Colne Estuary.	No overriding or irresolvable issues.	Land controlled by the owners of St. Osyth Priory who are also directors of development company City & Country.	Viability thoroughly tested as part of the planning application process to determine how much repair and restoration of the Priory can be secured through the uplift in land value. Standard s106 contributions towards, education, health and affordable housing have been waived to enable this funding to be maximised.	✓	✓	Development not expected to take place until after West Field. Assumed reserved matters approval 2020/21, discharge of conditions and commencement in 2021/22 and first completions in 2022/23 following completion at West Field.	Development approved as part of a package of 'enabling development' to fund the repair and restoration of St. Osyth Priory – a heritage asset of national importance. Location of the site, effectively outside of the village and far from its centre makes properties less saleable than on the West Field site which is expected to come forward first. The increase in the value of the land through the grant of planning permission has however enabled the owners of the Priory to borrow money to commence some phases of the restoration.
16/0065 6/FUL	'West Field' St Osyth Priory The Bury St Osyth Clacton On Sea Essex CO16 8NZ	612142 (E) 215737 (N)	7.44ha	49 (net) remaining of the proposed 71 (net)	UNDER CONSTRUCTION Development under construction with first 22 units completed in 2019/20.	Site lies east of the main crossroads in the centre of St. Osyth where there are local concerns about impact of additional traffic. These were assessed as part of the planning application process.	Site forms part of the Priory Estate and is located close to the main buildings with the Priory complex. The location, scale, appearance and design of these properties have required careful attention.	No overriding or irresolvable issues.	Land controlled by the owners of St. Osyth Priory who are also directors of development company City & Country.	No issues, with development now well under way.	✓	✓	Remainder of development expected to be completed within a three-year period 2020 to 2023.	Development approved as part of a package of 'enabling development' to fund the repair and restoration of St. Osyth Priory – a heritage asset of national importance. City & Country undertaking the development itself.

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Assessment of Thorpe-le-Soken sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/014 82/DET AIL	'Henderson Park' Land East Side of Landermere Road Thorpe Le Soken Essex CO16 0NF	618572 (E) 222616 (N)	5.62ha	48 dwellings remaining of the 98 with detailed permission.	UNDER CONSTRUCTION Development under construction with 50 dwellings already completed up to 1 st April 2020.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure £123k for early years and childcare, £359k for primary school places, £364k for secondary school places and £30k for health provision.	Land being developed by Bellway Homes.	No viability issues raised during application process and development well under way.	✓	✓	Development expected to complete within three more years.	Site under control of housebuilder that is progressing well with the scheme. Development is well under way.
16/008 38/OUT	Land to South of Frinton Road (Lifehouse Drive) Thorpe Le Soken Essex CO16 0JF	618361 (E) 222073 (N)	5.15ha	49 as per the outline planning application. It is anticipated that a new application for a greater number of dwellings will be submitted.	OUTLINE CONSENT Outline planning permission granted, on appeal, in October 2017.	No overriding or irresolvable issues.	Site lies partly within the Conservation Area and adjoining the Thorpe Hall registered park and garden. Mitigation strategy to protect bats, reptiles and dormice would need to be put in place for development to proceed.	Submitted s106 agreement commits to providing £180k for primary school places.	Land owned by investment company. Land has been put on the market and advanced discussions are being held with housebuilders.	No viability issues raised during application or appeal process. However, there have been early discussions about the possibility of increasing the dwelling numbers on site as it has not been possible to sell the site to a housebuilder.	✓	✓	Given the uncertainty about the future of this site and any possible revised application, it is assumed, for now, that the scheme will not deliver within years 1-5. However, this could change if a new application was supported within the next 2-3 years.	Development allowed on appeal due to shortfall in the Council's five-year housing supply. Development with two access points likely to be completed in two phases over two years. Commencement dependent on sale to housebuilder and approval of reserved matters. Current uncertainty makes it difficult to assume any completions in years 1-5 and what the final number of dwellings will be.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
13/014 81/FUL	'Abbey Gardens' Land North of Abbey Street Thorpe Le Soken Essex CO16 0JE	618327 (E) 222197 (N)	2.45ha	Just 2 dwellings remaining of the 40 approved under the full permission.	UNDER CONSTRUCTION Development under construction and nearing completion 38 dwellings completed up to 1 st April 2020.	No issues.	No issues.	S106 agreement to secure £125k for primary school places.	Development being implemented by Bennett Homes.	No viability issues raised during application process.	✓	✓	Development nearing completion.	Development nearing completion.
18/000 98/OUT	Land South of Frinton Road Thorpe Le Soken Essex CO16 0HS	619072 (E) 222055 (N)	1.16ha	10 dwellings as per the outline consent.	OUTLINE CONSENT Outline planning permission granted, on appeal, in January 2019.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	2021/22 Assumptions: Reserved matters approval 2020/21, discharge of conditions and commencement 2021/22, construction in 2022/23.	Land adjoins that with planning permission under 16/00838/OUT. A relatively small scheme, accessed independently of others is expected to deliver in 2022/23 following approval of reserved matters.

Assessment of Weeley sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
19/0052 4/OUT	'Barleyfields' Land to The South of Thorpe Road Weeley Essex CO16 9AJ	614989 (E) 222456 (N)	17.64ha	280 as per the outline consent.	OUTLINE CONSENT Outline planning permission granted in August 2019.	S106 to secure works to public footpath and the construction of a pedestrian bridge over the railway.	Site close to Weeley Hall Wood SSSI, S106 agreement secures contribution towards work to mitigate impact of increased visitors. Mitigation measures and recommendations to enhance biodiversity are secured by planning condition.	S106 agreement to secure £55k towards Weeley Hall Wood, public open space, 84 (30%) affordable housing units, £1.3m primary education contribution, £1.3m secondary education contribution, £285k secondary school transport contribution, 2.1ha education site, £97k healthcare contribution, £150k highways contribution, works to footpath and pedestrian railway bridge, and £34k RAMS contribution.	Site controlled by Rose Builders.	No viability issues raised during application process.	✓	✓	Assumptions: Reserved matters approval 2020/21, discharge of conditions and commencement 2021/22, completion of 20 dwellings per annum in first three years rising to 30 a year from 2025/26.	Site allocated in the emerging Local Plan and was the most contentious proposal in the plan in terms of public objection. Outline planning permission was granted in August 2019. Developer has advised that they expect to proceed, in response to COVID-19 at 20 dwellings per annum, but it is considered likely that the rate of development will increase from the middle part of the plan period.

Assessment of sites in Smaller Rural Settlements with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0108 0/OUT	Allotment Field adjacent Great Oakley Primary School	619076 (E) 227241 (N)	3.63ha	45 remaining of the 51 dwellings approved under the overall outline application which also includes a village hall, doctors surgery and shop.	UNDER CONSTRUCTION Outline planning permission granted in March 2016. Phase 1 reserved matters 18/00352/DETAIL (23 units) approved in December 2018 and first 6 units completed up to 1 st April 2020.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure the doctors surgery, the village hall, the shop, £32k for early years and childcare provision, £8k for school transport.	Land owned by local farmer keen to deliver a development that benefits the village.	No viability issues raised during the application process.	✓	✓	Remainder of phase 1 to be completed in 2020/21. Phase 2 (928 units) to follow approval of reserved matters and discharge of conditions with first completions expected 2023/24.	Scheme being delivered in pre-fabricated form allowing for a potentially high rate of delivery. Conservative assumptions made about the delivery programme of second phase.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
18/0019 4/FUL	Land North of Tokely Road Frating Essex	609321 (E) 223402 (N)	2.76ha	68 dwellings as per the latest planning application.	UNDER CONSTRUCTION Development under construction but no dwelling completions up to 1 st April 2020.	No overriding or irremovable issues.	No overriding or irremovable issues.	S106 agreement to secure financial contributions towards health and education along with affordable housing.	Site controlled and being developed by Sanctuary Housing.	No issues raised during application process.	✓	✓	Full scheme expected to be delivered within three years.	Site adjoins existing housing estate and will increase the size of the local play area. Scheme being delivered by a registered provider.
16/0145 6/DETA IL	'Millers Green' Land adjacent Willow Farm Mill Lane Weeley Heath Essex CO16 9BZ	615109 (E) 220728 (N)	3.14ha	13 dwellings remaining of the 46 granted under the detailed consent.	UNDER CONSTRUCTION Development under construction with 33 completions already up to 1 st April 2020.	Removal of existing pig farm and remediation of land required.	Remediation of any contamination on site required before development can take place.	No overriding or irremovable issues.	Site controlled by Rose Builders.	Development under construction and progressing well.	✓	✓	Remaining units expected to be completed in 2020/21.	The former pig farm has been removed from the site and construction is well under way.
18/0016 3/FUL	Land to The West of Edwards Drive Thorrington Essex CO7 8FE	609067 (E) 220355 (N)	2.09ha	29 specialist bungalows as per the full consent.	DETAILED CONSENT Full planning permission granted in September 2019. Pre-commencement conditions in the process of being discharged.	No overriding or irremovable issues.	No overriding or irremovable issues.	S106 agreement to secure £57k Open Space contribution, one gifted affordable 2 bedroom bungalow (including £1.5k towards cost of transfer), £300k affordable housing contribution, and occupation restriction.	Site controlled by developers Scott Properties	No issues raised during the application process.	✓	✓	Full scheme expected to be delivered within three years.	Scheme to follow on from previous Scott Properties development of 16 dwellings.
18/0097 4/DETA IL	Park 2 Land at Badley Hall Farm Badley Hall Road Great Bromley Essex CO7 7HU	608505 (E) 225879 (N)	1.34ha	4 dwellings remaining of the 24 granted under the detailed consent.	UNDER CONSTRUCTION Development nearing completion with 20 of the 24 units completed up to 1 st April 2020.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	Scheme being delivered by Orwell Housing.	Development under construction and progressing well.	✓	✓	Remaining units expected to be completed in 2020/21.	This is a rural exception scheme which was approved by the Council, contrary to normal policies, to enable the delivery of affordable housing for the people of Great Bromley. The scheme comprises 16 affordable homes and 8 market homes.
18/0067 8/DETA IL	Land South of Station Road Wrabness Essex CO11 2TH	617753 (E) 231448 (N)	1.42ha	18 dwellings as per the outline consent which also provides for a village green.	DETAILED CONSENT Outline planning permission granted in September 2016. Reserved matters application (18/00678/DETAIL) approved in January 2019 and conditions discharged.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	Scheme controlled by Bennet Homes.	No viability issues raised during the application process.	✓	✓	Assumed development will take place in 2020/21 and 2021/22.	Development to provide a village green adjoining the existing village hall.
18/0184 5/DETA IL	Land to North of Break of Day and Newlands Beaumont Road Great Oakley Essex CO12 5BD	619162 (E) 227060 (N)	0.94ha	17 dwellings as per the outline consent.	DETAILED CONSENT Outline planning permission granted in December 2016. Reserved matters approved in January 2019 and conditions discharged.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	No viability issues raised during the application process.	✓	✓	Assumed development will take place in 2020/21 and 2021/22.	Site adjoins the land proposed for 51 homes and community facilities.
16/0087 1/DETA IL	Land rear of White Hart Inn Harwich Road Wix Manningtree Essex CO11 2SA	616862 (E) 228494 (N)	0.46ha	10 dwellings as per the detailed consent.	UNDER CONSTRUCTION Outline planning permission granted in July 2013. Variation to outline granted in November 2019. Reserved matters granted in November 2016 and physical start made on site.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	✓	✓	Physical start on site and variation to permission suggests development might take place within years 1-5. Completion in year 5 assumed for now, but likely to be earlier.	Development understood to have a physical start.
17/0009 0/FUL	Land adjacent Morton House Station Road Thorrington Essex CO7 8JA	609103 (E) 220739 (N)	0.97ha	10 bungalows as per the full consent.	UNDER CONSTRUCTION Development under construction but no completions up to 1 st April 2020.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	Site controlled by Scott Properties.	No issues raised during application or appeal process.	✓	✓	Development expected to deliver in 2020/21.	Bungalow scheme under construction.

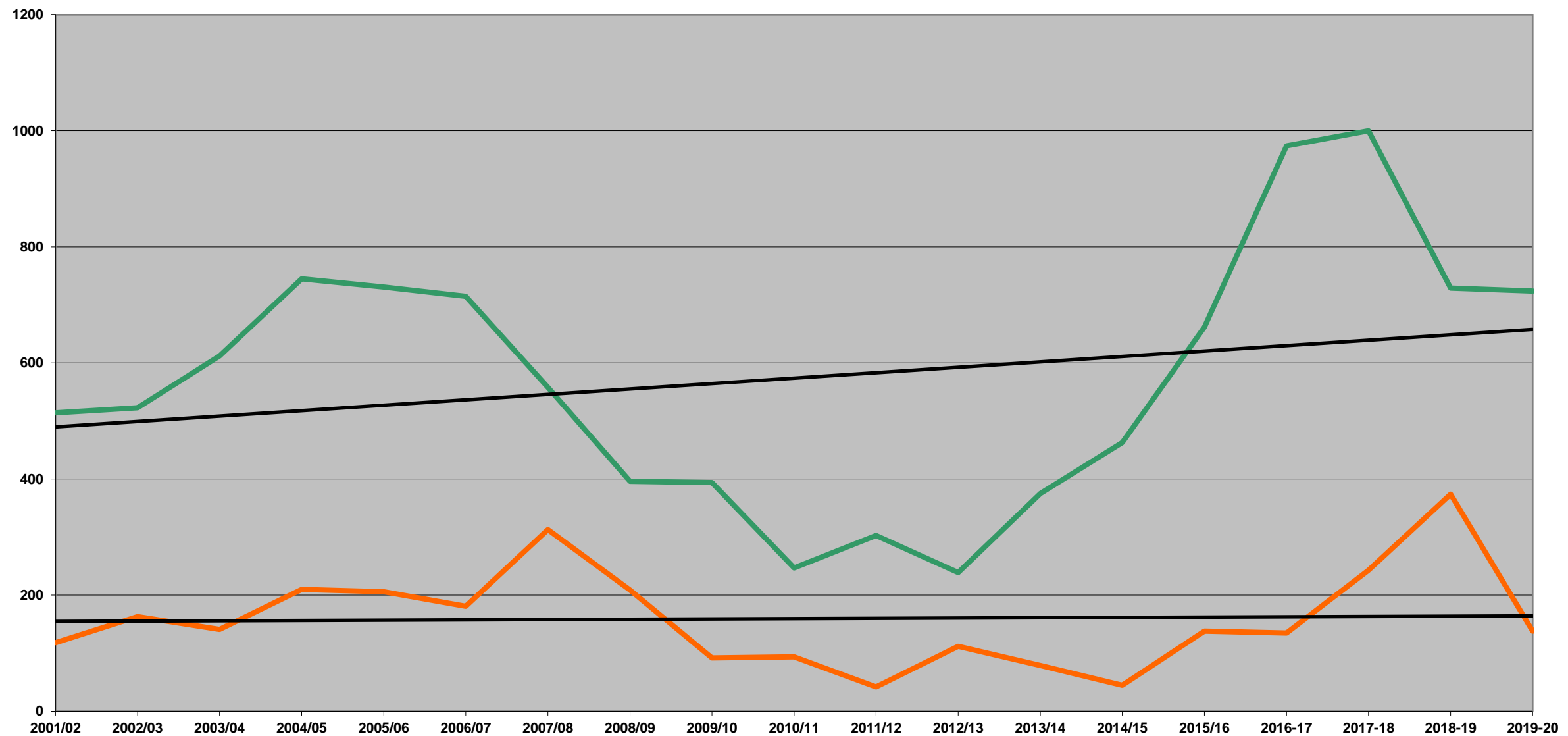
Appendix 2: Assessment of Small Sites and Windfalls

The National Planning Policy Framework states that Local Plans can include an allowance for 'windfall sites' in the ongoing five-year supply of housing land if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Because only sites with a net dwelling capacity of 10 or more units are specifically assessed and thereafter considered as potential housing allocations in the Local Plan, it is highly likely that other smaller sites with the potential for 9 or fewer dwellings will also contribute toward the overall housing stock increase for the district. Historically small windfall sites have been an important source of supply and they are expected to continue to contribute towards housing supply in the future.

On 1st April 2017 (the last statistical base that is reflected in the 2017 publication draft Local Plan) a number of sites in the district had planning permission for residential development comprising 9 or fewer dwellings and involving a net increase in units which, in total, had the potential to deliver 974 homes. This reflected a steep increase in the number of planning permissions granted between 2012 and 2017 following the publication of the National Planning Policy Framework and the Council's application of the 'presumption in favour of sustainable development' through a period of time when it was unable to identify a 5-year supply of deliverable housing sites. Planning permissions for housing on small sites have continued to be granted since 2017 and the updated figure at 1st April 2020 stands at 724 dwellings with 755 dwellings having been completed in the last three years (an average of just over 250 a year). This is a very clear demonstration that small sites are likely to continue to make a significant contribution towards Tendring's housing supply.

Without assessing the suitability, availability and achievability of every one of these small sites, which would not have been practical within the resources available, it would not be appropriate to simply assume that the 724 dwellings with planning permission on 1st April 2020 would actually all be built. In reality sites often gain planning permission for residential development and these can remain unimplemented for many years. It is therefore better to formulate an estimate of how many dwellings are likely to be built on small sites looking at the trends in both the supply of small housing sites and their delivery. The following graph shows, for the period between 1st April 2001 and 31st March 2020, both the outstanding potential for housing development (as measured in any one year) and the actual number of dwelling completions on small sites per year.

Small sites (9 or fewer next dwellings) with outstanding residential permission vs dwelling completions on small sites 2001 to 2020



This graph shows for each year between 2001 and 2020 the number of dwelling completions on small sites and the potential number of dwellings that could be delivered on small sites with outstanding residential planning permissions. The black lines indicate that the trend for each of these measures which over the 19 year period have both been gently upwards, even taking into account the impact of the economic downturn in 2008. The graph also shows that both planning permissions and completions have been increasing as the economy grows stronger and the publication of the NPPF has required more permissions to be granted. Taking the trend over the full 19

years, on average, the level of dwelling capacity has grown at a rate of approximately 10 dwellings per year and the ratio of outstanding dwelling potential to actual dwelling completions has been around 1 to 4. Whilst the trend shows a general increase in capacity on small sites over the last two decades, it would be reasonable to expect the supply to diminish in future years as land, available within the settlement development boundaries of the Local Plan, is a finite resource that can eventually be expected to run out.

The table below provides an indication of how many dwellings might be completed on small sites if it is assumed that the supply of land will 'dry up' over the period. For years 1-5 (2020/21 to 2024/25) a rapid decline in available supply (of around 60 units per annum) is assumed, and from year 6 to the end of the plan period (2025/26 to 2032/33) a slower decline of 30 a year is applied. In a sense, the decline in supply might be expected if the next 13 years to the end of the plan period sees a general repeat of the 'economic cycle' of the last 19 years. With the impact of the 2020 COVID-19 outbreak likely to trigger an economic downturn, it would not be unreasonable to assume that small site dwelling completions will level off and begin to diminish over the remainder of the plan period.

Projected dwelling completions on small sites (with a capacity of 9 or fewer dwellings) 2020-2033

Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Projected dwelling potential of small sites (reducing by 60 a year in years 1 to 5 and by 30 a year thereafter)	664	604	544	484	424	394	364	334	304	274	244	214	184
Projected dwelling completions on small sites (one quarter of the figure above).	166	151	136	121	106	99	91	84	76	69	61	54	46
Cumulative dwelling completions on small sites (31st March 2020 base date)	166	317	453	574	680	779	870	954	1,030	1,099	1,160	1,214	1,260

The small sites/windfall figure of 1,399 set out in the publication draft Local Plan in 2017 was based on a similarly calculated projection first published in the Council's 2017 SHLAA. In that 2017 projection, the years 2017/18, 2018/19 and 2019/20 were predicted to yield 204, 179 and 154 (net) dwelling completions on small sites respectively, an average of 179 per annum. In reality, the actual completions on small sites for those three years was 243, 274 and 138 (net) – an average of 252 per annum, and around 75 a year higher than originally estimated*. This indicates that, if anything, the Council's projections were overly pessimistic – particularly given that the supply of small sites obtaining planning permission for housing on small sites has remained above 700 dwellings (724 at 1st April 2020). In the 2018 and 2019 updates to the SHLAA, the Council chose not to 're-calibrate' the figures in the small sites/windfall projection; but because the evidence from the last three years is so clear that a higher number of dwellings on small sites is likely to be achieved over the remainder of the plan period than originally estimated, a recalculation has been included in the 2020 SHLAA as set out above.

For the 13 year period 2020 to 2033 (the remainder of the plan period for the submitted Local Plan), the 're-calibrated' cumulative figure for small site dwelling completions comes out at 1,260 (nearly 1,300) and, for the 5 year period 2020 to 2025, the cumulative figure is 680 dwellings (nearly 700) which can now be included within the updated calculation of five-year housing supply and the updated trajectory for the Local Plan period. Whilst they mark an increase on the projections included in the 2017, 2018 and 2019 versions of the SHLAA, the projected average for the five year period is 136 small sites completions per annum and the projected average for the 13 years of the remaining plan period is just 97 per annum (just under 100). Given the history of small sites dwelling completions in Tendring since 2001 set out in the chart above, the particularly strong delivery in the last three years and the fact that there are sites, with planning permission, at 1st April 2020 with the capacity for 724 units; the revised projection appears reasonable and easily achievable.

Furthermore, the 2019 National Planning Policy sets out the tests for considering a housing site to be 'deliverable' and therefore justified for inclusion in the five year housing supply. It states: *"To be deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans.*
- b) *Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*

For the purposes of the contribution of small sites of 9 or fewer dwellings (which are not classed as 'major development') towards the deliverable five-year supply, the guidance in the NPPF indicates that the Council could reasonably place all 724 dwellings with planning permission in the five-year supply. Therefore the projected five year contribution of 680 set out above is clearly justified and, if anything, conservative.

* The 'actual outturn' for the 2019/20 financial year, a net dwelling stock increase of 138 dwellings on small sites of 9 or fewer dwellings is lower (by just 16 units) than the original predicted outturn of 154. However, due to the need to restrict unnecessary travel during the COVID-19 outbreak, Officers of the Council were unable to undertake as comprehensive a survey of completions on small sites that, under normal conditions, would have included site visits. Instead, the outturn for dwelling completions on small sites for the 2019/20 financial year has relied purely on available desktop information including Building Control records and any other intelligence gathered from earlier in the financial year. As a result, the outturn for small site dwelling completions for 2019/20 is likely to be an under-estimate of the actual number of completions on the ground with any unaccounted completions likely to

be picked up when the exercise is repeated in April 2021. Whilst, as a result of the more limited survey, the outturn for 2019/20 alone falls slightly short of what had been previously predicted, Officers are confident that the actual delivery on the ground will have comfortably exceeded the prediction and, in any event, over the three years 2017/18, 2018/19 and 2019/20, the cumulative outturn was substantially above the predicted levels of delivery, by some 226 units.

Appendix 3: Assessment of emerging Local Plan Housing Allocations

Assessment of Clacton Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SAMU3	'Oakwood Park' Land to The South of Holland Road Little Clacton Essex	618548 (E) 218698 (N)	53.80ha	918 dwellings as indicated by the promotor of the development in their latest concept plan and delivery statement.	Land allocated for a mixed-use development in the emerging Local Plan (Policy SAMU3) which includes housing, community facilities, a primary school and open space. The Local Plan currently indicates that the development will deliver 600 homes within the plan period to 2033 with a further 150 post 2033.	The need to secure pedestrian connection to the established built up area. Existing footpath runs through the centre of the site, but pedestrian access via the adjoining Flint Grange development of 250-300 homes will also be secured.	Site unaffected by any ecological or landscape designations. Site outside of the flood zone.	Development would be of a scale that would require infrastructure to be delivered on site. The Local Plan requires a primary school, early years and childcare facility and health facilities. No irresolvable transport or utilities problems.	Site being promoted by a single developer (Scott Properties) with an option on the land. They have an agreement with the developers of the Flint Grange scheme to ensure that adequate access arrangements are secured.	Viability likely to be determined by prevailing housing market conditions. Property prices in the Clacton area are generally lower than elsewhere in Tendring (excluding Harwich) and this will impact upon viability. Costs involved in delivering new facilities – particularly the school, however development would be of a scale capable of absorbing this cost.	✓	X	2026 onwards Assumptions: Outline approval in 2022/23. Reserved matters approval 2023/24. Discharge of conditions in 2024/25, commencement in 2025/26 and completions from 2026/27. Following on from Phase 1. Assume additional two outlets to the development will enable 80 completions per annum, potentially more.	The developer is in the process of preparing an outline planning application having undertaken many of the necessary studies. Proposal not the subject of many substantive objectives following consultation on the Local Plan. The developer has indicated that the whole of the 918 dwellings can be delivered within the Local Plan period with three development outlets. The trajectory takes a more conservative estimate of approximately 435 in the plan period. Developer advises 417 bungalows to be delivered between 2020 and 2031 at a rate of between 35 and 40 per annum. 501 family homes to be delivered between 2024 and 2031, a rate of just over 70 a year across two development outlets. Trajectory assumes 40 bungalows a year 2026-2029 with development rates stepping up to 80 a year from 2029 as an additional two outlets into the Oakwood Park scheme are created for family housing.
SAMU2	'Hartley Gardens' Land between St. John's Road and Little Clacton Road Clacton on Sea Essex	616298 (E) 217060 (N)	68.00ha	1,700 dwellings as indicated in the emerging Local Plan.	Land allocated for a mixed-use development in the emerging Local Plan (Policy SAMU2) which includes housing, community facilities, primary school, open space and employment. The Local Plan currently indicates that the development will deliver 600 homes within the plan period to 2033 with a further 1,100 post 2033. It is proposed that the timescales need to be revised.	The proposed site will require a relief road on its northern boundary. This will be critical in the delivery of this large scale site. Currently there are overhead power lines running across the site. These will need to be grounded prior to development commencing.	Site unaffected by any ecological or landscape designations. Site outside of the flood zone. Two areas of copse woodland will need to be protected and incorporated into the scheme.	The development requires a link road between the A133 and B1027. Engagement with Anglian Water is required to address capacity issues within the waste water treatment works. Financial contributions will also be required for health care and education on or off site.	Land in multiple ownership but development being promoted by a consortium of owners, led by a new development firm. All individual landowners are supportive of the consortium approach. Because of the multitude of ownership, a master planned approach will be important and the trajectory needs to reflect the timescales for this.	Costs involved in the implementation of a new relief road will need to be addressed. However, it is understood that the developer deems the site viable and this is supported by the Council's evidence. Costs in regard to sewerage treatment works expansion will need to be considered and incorporated.	✓	X	2028 onwards Assumptions: First outline approval in 2024/25 following adoption of the Local Plan and the preparation of a master plan. First reserved matters approval 2025/26. Discharge of conditions 2026/27. Commencement 2027/28 with first completions in 2028/29. Development is essentially expected in the last five years of the Local Plan period, reflecting the scale and complexity of the scheme.	Previous planning agent indicated that all 1,700 homes are potentially deliverable within the plan period to 2033, but the Council has taken a conservative estimate for the purposes of the trajectory. This assumes that three access points to the development will be opened up via the relief road at different stages of the development. This allows for 30 completions a year between 2028 and 2031 from one outlet, 60 a year from 2031 via two outlets. This would deliver 210 of the 1,700 homes up to 2033 with a further 1,490 post 2033 or earlier if market conditions prove stronger than anticipated. The timing of the relief road will have a major bearing on overall delivery rates but it is intended that this be delivered early in the development to enable all outlets to be opened and to satisfy each of the principle landowners within the consortium.
MSA6	Land off Waterworks Drive, Clacton-on-Sea, Essex CO16 8AW.	615773 (E) 216219 (N)	2.19ha	90 dwellings based on pre-application discussions with site owners. Density would equate to around 40 dwellings per hectare.	This site is allocated in the emerging Local Plan. It is also allocated for housing in the adopted Local Plan.	Demolition and remediation will need to be carried out on site.	Site adjoins a Local Wildlife Site and ancient woodland.	No significant issues.	Water company continues to occupy and utilise the site.	Costs of removing existing buildings and infrastructure from site and cost of creating a suitable access. Previous viability studies have suggested that viability could be marginal. General housing market issues	✓	X	2025-2027 Assumes that there will be some years in the short term whilst operations are relocated to an alternative site.	Site suitable for residential development but timing dependent on the relocation of the current operation. Development most likely in the middle part of the plan period.

Assessment of Harwich Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
MSA5	Land adjacent to Railway Station and Sadd's and St. John's Yard, Skelmersdale Road. Clacton-on-Sea	617733 (E) 215373 (N)	1.7ha	60 dwellings as part of a mixed use scheme which is likely to include commercial units at ground floor and improvements to facilities at the neighbouring railway station.	This site is allocated in the emerging Local Plan. The site was identified as an opportunity for development in the Clacton Town Centre Area Action Plan (AAP) associated with the wider regeneration of the area around the station.	No irresolvable issues but suitable access would need to be obtained from Skelmersdale Road. Possible contamination from former uses.	No irresolvable issues.	No irresolvable issues.	Any development must form part of a wider comprehensive scheme, as required by the Local Plan. This will require cooperation with adjoining landowners including Network Rail. Site continues to operate viably in its existing business use and as a car park for the railway station.	Costs of removing existing buildings and infrastructure from site. General housing market issues.	✓	X	There has been limited contact with the site owners or Network Rail about the development of this area and whilst identified as a development opportunity in the Clacton AAP, there is limited evidence to support the realistic deliverability of the scheme within the plan period. The site continues to operate in its current range of uses.	Serious questions over whether a mixed-use development on this site is likely to deliver 60 dwellings within the plan period to 2033. The trajectory therefore assumes that the development will not take place. Consideration should be given to de-allocating the site from the Local Plan or at least placing no reliance on the allocation to meet objectively assessed housing needs.
MSA2	109 Oxford Road, Clacton-on-Sea, Essex CO15 3TJ.	617834 (E) 216068 (N)	0.68 ha	12 dwellings as per a previous planning permission which has since lapsed.	Land subject of a previous planning permission which has been allowed to lapse. The previous consent proposed new industrial buildings as well as housing on the site but the existing operation has continued in its current form.	No irresolvable issues if access is achieved from Cotswold Road. Possible contamination from former uses.	No irresolvable issues.	No irresolvable issues.	Part of site continues to operate as a dance studio and the other part is a commercial premises that is still in operation.	Costs of removing existing buildings and infrastructure from site. General housing market issues.	✓	?	There has been no approach for planning permission since the lapse of the previous consent. With business use continuing at the adjoining site, there is no indication that a residential scheme will come forward.	In the absence of any further attempts to obtain planning permission, there is insufficient evidence to demonstrate that development on this site is deliverable within the plan period. The trajectory assumes no completions and consideration should be given to deallocating the site from the Local Plan.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
MSA8	Land adjoining Harwich & Parkeston Football Club Main Road Harwich Essex CO12 4AA	625083 (E) 231332 (N)	1.9	48 dwellings on the Council-owned land only (not including the football club as currently shown in the Local Plan).	Part of the site including the car park and former isolation hospital site allocated for residential development in the adopted Local Plan. Whole site allocated for residential development in the emerging Local Plan (89 dwellings) on the condition of it complying with open space policies and relocating the football club. However, it is now understood that the football club is no longer actively seeking to relocate.	No irresolvable Issues as long as football club is relocated.	Old Vicarage Farmhouse Grade II south of site; Towel Hotel Grade II north east of site	No irresolvable issues.	The Council has been marketing the car park and isolation hospital site for development. The football club, until recently has been seeking to relocate.	Cost of demolition and land preparation and dependent on prevailing housing market conditions.	✓	✓	2025-2027 On the basis that it is only the land adjoining the football club that will be developed, the trajectory assumes development in the middle part of the plan period following marketing and sale of the land.	The Football Club is no longer actively seeking relocation therefore the likelihood of a comprehensive development across the site is low. The Council owned land adjoining the football club is however still available and has been marketed in the past for a potential development of 48 units. Consideration should be given to omitting the football club site from the allocation and reducing it 48 dwellings on the Council owned land only.
MSA7	Mayflower County Primary School Main Road Harwich Essex CO12 4AJ	624936 (E) 231411 (N)	0.4 ha	15 as indicated in the emerging Local Plan. This represents a gross density of 37 dwellings per hectare.	This site is allocated for residential development in both adopted and the emerging Local Plan. It was included in the adopted Local Plan at the request of Essex County Council and has been carried forward into the emerging plan.	No irresolvable Issues as long as staff car park is relocated.	No irresolvable issues.	No irresolvable issues.	Public ownership.	Dependent on prevailing housing market conditions.	✓	✓	Land has been allocated in the Local Plan for more than a decade with no approach the County Council to develop it. There is limited evidence to suggest that the site will deliver 15 homes in the plan period to 2033.	Urban site suitable for development and deliverable within the plan period subject to the operational requirements of the school being maintained. However, there is limited evidence to suggest that the County Council is seeking to bring a development forward. Consideration should be given to deallocating the site from the Local Plan and considering it as a potential windfall site if or when an application comes forward.

Assessment of Frinton and Walton Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
MSA12	Land at the Farm, Kirby Road	624896 (E) 221821 (N)	2.1 ha	47 dwellings as indicated in the emerging Local Plan which is a gross density of 22 dwellings per hectare.	This site is allocated for residential development in the emerging Local Plan.	Most appropriate point of access is likely to be from adjoining Martello Site (Hamford Park development). Southern part of site within flood zone.	Historic Farm building within the centre of the site that should be retained and enhanced in any wider development of the site.	No irresolvable issues subject to making necessary contributions to education and health through s106 or CIL.	Possible ransom strip from Warde Chase. But site is within the same ownership as adjoining Martello site, so access could come from this site. Land understood to be controlled by the original owners of the Martello site.	Development not likely to take place ahead of the adjoining Martello development and may need to secure access from that development.	✓	?	2025-2027 Assumes completion of Hamford Park development before development takes place in the middle part of the plan period.	Site has potential for residential development in the latter part of the plan period. This site is only likely to come forward after the completion of the Taylor Wimpey development on the adjoining Martello site (Hamford Park).
MSA11	Station Yard and Former Avon Works, off Station Road, Walton-on-the-Naze, Essex CO14 8DA.	625102 (E) 221452 (N)	0.72 ha	40 dwellings as indicated in the emerging Local Plan. The density would be 60 dwellings per hectare – reflecting the site's accessible location next to the railway station and close to the town centre.	This site is allocated in the emerging Local Plan and was recommended as an 'opportunity site' for development in the Walton Regeneration Framework. Part of the site (the Station Car Park) already allocation for residential development in the adopted Local Plan.	Need to maintain operational access to the railway line for Network Rail. Part of the site is also industrial. Possible relocation of Sea Scouts too.	No irresolvable issues. Part of site falls within Walton Conservation Area.	No irresolvable issues.	Multiple Ownerships (including the Council). Part of site currently used by sea scouts and railway station car park.	Costs associated with redeveloping industrial site and dependent on prevailing housing market conditions.	✓	?	2025-2027 Assumes no resolution of various ownership issues in the early part of the plan period with development work likely to proceed at some point in years 6-10.	Site partly allocated in 2007 Local Plan and continues to be promoted by the Council and the owner of the adjoining industrial estate for residential or mixed use development.
MSA10	Southcliffe Trailer Park, Woodberry Way, Walton-on-the-Naze, Essex CO14 8PE.	625034 (E) 221129 (N)	0.8 ha	15 dwellings as indicated in emerging Local Plan. This represents a gross density of 19 dwellings per hectare and reflects the site's location close to the cliff.	This site is allocated for residential development in both the adopted and emerging Local Plan. Site was included in the adopted Local Plan at the request of the owners who were concerned about the long-term sustainability of the existing trailer park, and having been assessed as part of an earlier urban capacity study.	Important to ensure gap from the cliff. There is also a trailer park on site which would need to be removed or relocated.	No irresolvable issues. Within the Frinton Conservation Area.	No irresolvable issues.	Site still operating as a holiday park.	Residential use value would need to exceed value of existing use for residential scheme to be viable. Understood that site is unable to occupy the latest range of larger static caravans which may impact upon the continued operation of the site in the future.	✓	✗	There is no evidence to indicate that the owners of the Trailer Park intend to redevelop during the plan period. The site has been allocated for more than a decade with no planning applications coming forward.	In the absence of any firm evidence to suggest a reasonable likelihood of this site being redeveloped for housing, consideration should be given to deallocating it from the Local Plan. The trajectory indicates no housing within the plan period to 2033.
MSA9	Former Town Hall Site, Public Conveniences ad depot, Mill Lane	625325 (E) 221791 (N)	0.14	15 dwellings as had been indicated in the Walton Regeneration Framework. Represents a high density of development that reflects the site's sustainable location close to the town centre.	This site is allocated in the emerging Local Plan as well as identified as an opportunity site in the Walton Regeneration Framework	Site lies within Flood Zone. Building works have begun on site.	Southern half of site lies within Walton Conservation Area.	No irresolvable issues.	Likely to be in multiple ownerships. Most of site is vacant but part of site remains occupied by public toilets, servicing for local shops and lock ups.	Costs associated with preparing site for development and dependent on prevailing housing market conditions.	✓	✓	Deliverability of site uncertain with limited activity since its identification in the Walton Regeneration Framework.	Land provides sustainable location for residential development close to the town centre. However, there has been no interest in bringing the development forward since it was identified in the Walton Regeneration Framework and consideration could be given to deallocating the site from the Local Plan and allowing it to come forward as a windfall site as or when any application is forthcoming.

Assessment of Manningtree/Lawford/Mistley Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SAMU1	EDME Maltings High Street Mistley Manningtree Essex CO11 1HG	611858 (E) 231740 (N)	2.24	100 based on latest indicative proposals produced by the owners for pre-application consideration. This is a variance from the 150 units set out in the emerging Local Plan, but excluding the Thorn Quay warehouse which already benefits from planning permission for 45 units.	Part of the site (Thorn Quay Warehouse) has planning permission (12/00427/FUL) including 45 dwellings. However, whole site included in the emerging Local Plan as a mixed use allocation for 150 homes, 0.13ha of employment and leisure uses. Council in discussions with current owners about relocating to alternative premises an enabling existing site to be developed.	Existing business operations would need to relocate and many historic building would need to be retained.	Listed buildings within the site and site falls within the conservation area. Land adjoins the Stour Estuary which is an internationally important wildlife designation.	No irresolvable issues subject to making necessary contributions to education and health through s106 or CIL.	Site controlled by Anglia Maltings (Holdings) Ltd who are keen to relocate the business to more modern premises within Tendring.	Careful consideration is needed in regard to the cost of conversion and/or alterations to listed buildings on site.	✓	X	Whilst the concept of a mixed use development at EDME is supported by the Council through the Local Plan, its timing is very much dependent on the successful relocation of the business to alternative premises in Tendring.	The redevelopment of EDME Maltings is dependent on its relocation to alternative premises. No timescales for this can be given at the present time and there is limited evidence to demonstrate that 150 dwellings will be delivered on the site within the plan period. Consideration should be given to retaining the site as a mixed-use allocation in the Local Plan but placing no reliance, within the housing trajectory, upon 150 dwellings being delivered within the plan period.

Assessment of Brightlingsea Local Plan housing allocations

The only housing allocation in the emerging Local Plan for Brightlingsea is SAH3 - Land at Robinson Road (Colne Gardens Phase 2) which has now obtained planning permission and is under construction. See assessment of site ref: 17/01318/FUL.

Assessment of Colchester Fringe Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SP7	Tendring Colchester Borders Garden Community	603976 (E) 225113 (N)	Around 400 ha	7,000-9,000 homes as indicated in the emerging Local Plan on an area that crosses the Tendring/Colchester administrative boundary.	Broad location for new Garden Community identified in Colchester and Tendring's emerging Local Plan. Proposal to be the subject of a specific Development Plan Document which will provide more detailed parameters and requirements for the development. Local Plan Inspector has confirmed that the proposal is sound and could deliver housing within the plan period, but the future of the Local Plan remains subject to the three North Essex Authorities considering modifications to the Plan in light of the Inspector's May 2020 letter.	Various constraints within and adjoining the indicative search area, including Salary Brook and areas of woodland. Delivery dependent on construction of link road between the A120 and A133 which has secured government funding.	Proximity to protected: Colne Estuary; SSSI; coastal protection belt issues.	Development requires significant infrastructure investment including new schools, health facilities, sewerage facilities and a relief road between the A120 to the A133.	Multiple ownership but two main landowners with a developer (Mersea Homes) with an active interest. Councils exploring options for potential delivery vehicles if the proposal is proceed.	Viability tested by the Local Plan Inspector who has confirmed the proposal as being viable and deliverable.	✓	?	Planning Inspector has concluded that the development could potentially deliver 2,000 homes in the period to 2033 of which 1,000 (50%) would be attributed towards meeting Tendring's housing requirement, with the other 1,000 counting towards Colchester's requirement.	The Tendring Colchester Borders Garden Community is not expected to yield any dwelling completions in years 1-5 because it requires further planning through the preparation of a Development Plan Document. The North Essex Authorities will need to consider how to proceed with the examination of the Local Plan in light of the Inspector's conclusions that this is the only one of the three Garden Communities considered viable and deliverable.

Assessment of Weeley Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
MSA1	Land at Weeley Council Offices Thorpe Road Weeley, Essex CO16 9AJ	614889 (E) 222434 (N)	0.8 ha	24 dwellings as indicated in the emerging Local Plan.	This site is allocated in the emerging Local Plan for residential development.	The Council still operates a number of services from this site. These will need to be relocated before any application can be implemented.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	The Council owns this site. Development cannot take place until offices have been relocated to Clacton.	Potential costs involved in relocation of Council services and demolition of buildings on site.	✓	X	2025/26. Potential for development in the middle part of the plan period. Current assumption that development might follow on from development on adjoining land but could be earlier.	Redevelopment or conversion of site can only take place once Council operations have been relocated. This is expected to take place in 2020/21.

Appendix 4: Housing Trajectory Assumptions

Site Ref	Site name	Total capacity				YR1 2020/ 21	YR2 2021/ 22	YR3 2022/ 23	YR4 2023/ 24	YR5 2024/ 25	YR6 2025/ 26	YR7 2026/ 27	YR8 2027/ 28	YR9 2028/ 29	YR10 2029/ 30	YR11 2030/ 31	YR12 2031/ 32	YR13 2032 -33	Next plan	Notes
CLACTON																				
17/01229/OUT	Rouses Farm (s106)	950				RM	DC/C	30	30	30	30	60	60	60	60	60	60	60	410	S106 agreement being finalised.
18/01800/DETAIL	Flint Grange (Oakwood Park Phase 1)	250				C/15	30	30	40	50	60	25								Site being prepared ready for development.
16/01250/OUT	Brook Park West	200				RM/ DC	C/20	30	30	30	30	30								Part of mixed-use development. RM application under consideration.
15/01351/OUT	Sladbury's Lane	132									30	30	30	30	12					Development allowed on appeal.
16/00421/FUL	Chicken Farm, Thorpe Road	80						26	27	27										Development aimed at the retirement market.
16/01916/FUL	Coppins Court, Coppins Road	60				15	30	15												Supported living complex on former NHS site.
16/01520/FUL	82 Jaywick Lane (U/C)	24 (of 41)					24													Planning application for smaller scheme on part of the site under consideration.
19/00007/FUL	St Helena Hospice Site	40				DC	C	40												Town centre site with registered provider involved.
18/00540/FUL	Rear of 683 St Johns Road	22				DC/C	11	11												To follow 15/00899/FUL.
16/00921/FUL	23-27 Brooklands	15					15													Key regeneration scheme in Jaywick Sands.
18/00662/FUL	Elm Farm, Little Clacton Road	14				14														Site under construction.
15/00899/FUL	691-717 St. John's Road	10 (of 14)				10														Site under construction.
14/01375/FUL	3 Marine Parade East	14					14													Site cleared ready for development.
16/00920/FUL	32-37 Brooklands	13						13												Key regeneration scheme in Jaywick Sands.
17/01964/OUT	R/o 522 St. John's Road	11									11									Local Plan allocation now a commitment.
17/01030/FUL	Lotus Way/Tamarisk Way (U/C)	10				10														Council-led scheme nearing completion.
11/00865/FUL	143-145 Kings Parade (U/C)	10				10														Nearing completion.
LP Allocation SAMU3	Oakwood Park (Phase 2)	918					LPA	OUT	RM	DC	C	35	40	40	80	80	80	80	483	Outline application expected.
LP Allocation SAMU2	Hartley Gardens	1,700							LPA	OUT	RM	DC	C	30	30	30	60	60	1,490	Long-term strategic development programme.
LP Allocation MSA6	Waterworks Drive	90				LPA	OUT	RM	DC	C	30	30	30							Development to follow relocation of water works.
LP Allocation MSA5	Station Gateway	60																		Deliverability uncertain.
LP Allocation MSA2	Cotswold Road	12																		Deliverability uncertain.
						74	144	195	127	137	191	210	190	160	182	170	200	200		Total for Clacton = 2,180
HARWICH & DOVERCOURT																				
17/02168/OUT	Low Road	300				RM	DC	C/20	30	40	40	40	40	45	45					Local Plan allocation now a commitment.
14/01431/OUT	Harwich Valley	297				RM	DC	C	20	20	20	20	20	20	20	20	20	20	97	Reserved matters under consideration.
17/01909/OUT	Greenfield Farm	42									21	21								Local Plan allocation now a commitment.
17/01658/FUL	Williamsburg Avenue	50				15	25	10												Site under construction.
19/00917/OUT	South of Ramsey Road/East of Mayes Lane	41				RM/ DC	C/10	10	10	11										Committee resolution to grant planning permission. Site adjoins 19/00144/DETAIL for 14 units.
19/00406/DETAIL	Brickfield Site, Parkeston	30				DC	C	15	15											Reserved matters application approved.
17/01338/FUL	Cliff Hotel	20					DC	C	20											Mixed development of hotel and residential.
19/00144/DETAIL	Michaelstowe Farm	14				14														Adjoins 19/00917/OUT for 41 units.
LP Allocation MSA8	Land adjoining Harwich & Parkeston FC	48							FUL	DC/C	24	24								Development on adjoining land only.
LP Allocation MSA7	Land at Mayflower Primary	15																		Deliverability uncertain.
						29	35	55	95	71	105	105	60	65	65	20	20	20		Total for Harwich = 745
FRINTON/WALTON/KIRBY CROSS																				
15/01234/OUT (RM)	Finches Park, Kirby Cross (U/C)	206 (of 253)				15	30	30	30	30	30	30	11							Under construction.
15/01714/FUL	Hamford Park, Walton (U/C)	55 (of 216)				15	30	10												Under construction.
16/00031/OUT	Turpins Farm, Frinton	210				RM	DC	C/20	40	40	40	40	30							Sites well located for shops, schools and facilities.
19/01269/DETAIL	R/o 121-183 Thorpe Road, Kirby Cross	110				DC/C	20	30	30	30										Site acquired by Taylor Wimpey.
19/01116/FUL	Martello Site (rear of supermarkets)	53				DC	C	26	27											To be delivered by a registered provider.
17/01988/FUL	Kirby Road, Great Holland (s106)	41				DC/C	21	20												Over-55s development.
16/01446/DETAIL	Orchard Gardens, Kirby Cross (U/C)	3 (of 26)				3														Under construction.
17/02118/OUT	Martello Site (near Martello Tower)	10				RM	DC/C	10												Outline permission granted for bungalow scheme.
18/01244/FUL	27-31 High Street, Walton	10				DC	C	10												Site immediately adjoins the Martello Tower.
16/00538/FUL	88-90 Pole Barn Lane (U/C)	10																		Development stalled.
LP Allocation MSA12	The Farm, Kirby Road	47							FUL	DC/C	30	17								Potential future phase of Hamford Park development.
LP Allocation MSA11	Station Yard/Avon Works	40							FUL	DC/C	20	20								Part Council-owned site.
LP Allocation MSA10	Southcliffe Trailer Park	15																		Deliverability uncertain.
LP Allocation MSA9	Old Town Hall Site	15																		Deliverability uncertain.
						33	101	156	127	100	120	107	41	0	0	0	0	0		Total for Frinton/Walton/Kirby Cross = 785

Site Ref	Site name	Total capacity				YR1 2020/ 21	YR2 2021/ 22	YR3 2022/ 23	YR4 2023/ 24	YR5 2024/ 25	YR6 2025/ 26	YR7 2026/ 27	YR8 2027/ 28	YR9 2028/ 29	YR10 2029/ 30	YR11 2030/ 31	YR12 2031/ 32	YR13 2032 -33	Next plan	Notes	
MANNINGTREE/LAWFORD/MISTLEY																					
17/01181/OUT	Long Road/Clacton Road	485				RM	DC	C/20	20	20	30	30	30	30	30	40	40	40	155	Scheme of 485 dwellings allowed on appeal.	
15/00876/OUT (RM)	Lawford Green, Bromley Road (U/C)	309 (of 360)				15	20	20	20	20	30	30	30	30	30	40	24			Under construction.	
17/00943/DETAIL	'River Reach', Harwich Road (Phase 1) (U/C)	74 (of 135)				15	30	29												Under construction.	
18/01994/OUT	'River Reach', Harwich Road (Phase 2)	100				RM	DC	C	30	30	30	10								Second phase allowed on appeal.	
15/01810/OUT	Stourview Avenue	70				RM	DC	C	20	20	20	10								Reserved matters application under consideration.	
17/00004/OUT	New Road	67				RM	DC/C	30	30	7										Variation to Outline consent under consideration.	
12/00427/FUL	Thorn Quay Warehouse (U/C)	45				DC	C	15	15	15										Warehouse demolished ready for development.	
LP Allocation SAMU1	EDME Maltings	150																		Deliverability uncertain.	
						30	50	114	135	112	110	80	60	60	60	80	64	40		Total for Manningtree/Lawford/Mistley = 995	
BRIGHTLINGSEA																					
17/01318/FUL	Colne Gardens (Phase 2)	92 (of 115)				15	30	30	17											Follows completed Phase 1 of development.	
						15	30	30	17	0	0	0	0	0	0	0	0	0		Total for Brightlingsea = 92	
COLCHESTER FRINGE/GARDEN COMMUNITY																					
17/00859/OUT	Bromley Road	145				RM/ DC	C/25	30	40	50										Allowed on appeal.	
17/01477/DETAIL	Avellana Place (Phase 2) (U/C)	23 (of 120)				15	8													Under construction.	
LP Allocation SP7	Tendring Colchester Borders Garden Community	7,000-9000					DPD	OUT	RM	DC/C	125	125	125	125	125	125	125	125	4k +	Long-term strategic development programme.	
						15	33	30	40	50	125	125	125	125	125	125	125	125		Total for Colchester Fringe = 1,168	
ALRESFORD																					
17/00565/DETAIL	Staunton Gate (south of Cockaynes Lane) (U/C)	14 (of 144)				14														Nearing completion.	
18/00367/FUL	North of Cockaynes Lane	84				DC/C	30	30	24											Development to follow Staunton Gate scheme.	
17/00658/DETAIL	St. Andrew's Road (U/C)	45				15	15	15												Under construction.	
						29	45	45	24	0	0	0	0	0	0	0	0	0		Total for Alresford = 143	
ELMSTEAD MARKET																					
16/01797/OUT	School Road East	62				RM/ DC	C	18	20	20	4									Reserved matters approval imminent.	
18/01863/DETAIL	Charity Field (U/C)	50				15	15	15	5											Under construction.	
18/01307/DETAIL	Tye Road	32				15	15	2												Development to start in 2020.	
18/01810/DETAIL	Meadow Close	20				DC/C	10	10												Reserved matters approved.	
18/01884/FUL	Church Road	41				DC	C		20	21										Approval of revised scheme for 41 dwellings imminent.	
						30	40	45	45	41	4	0	0	0	0	0	0	0		Total for Elmstead Market = 205	
GREAT BENTLEY																					
18/01981/DETAIL	Station Field	150				DC/C	20	30	30	30	30	10								Reserved matters approved.	
17/01881/OUT	Weeley Road	136				RM	DC	C/10	20	30	30	30	16							Allowed on appeal in 2020.	
16/01912/DETAIL	Admirals Farm Phase 1 (U/C)	45 (of 50)				15	20	10												Under construction.	
17/01759/DETAIL	Fusiliers Green (U/C)	21 (of 49)				14	7													Under construction.	
16/01999/OUT	Admirals Farm Phase 2	25				RM	DC/C	10	15											Second phase of Admirals Farm scheme.	
						29	47	60	65	60	60	40	16	0	0	0	0	0		Total for Great Bentley = 377	
LITTLE CLACTON																					
15/01550/OUT (RM)	West of The Street	98				DC/C	20	20	20	20	18									Reserved matters for first 18 plots approved. RM for remaining 80 plots under consideration.	
17/00790/FUL	R/o 59 & 61 London Road	30					DC/C	15	15											Local Plan allocation now a commitment.	
16/00427/OUT	24 The Street (Hayes)	10				RM	DC/C	10												Reserved matters under consideration.	
						0	20	45	35	20	18	0	0	0	0	0	0	0		Total for Little Clacton = 138	
ST. OSYTH																					
11/00333/OUT	Wellwick Field	190				RM	DC/C	16	30	30	30	30	30	24						Reserved matters under consideration.	
16/00656/FUL	Priory West Field (U/C)	49 (of 71)				15	20	14												Under construction.	
						15	20	30	30	30	30	30	30	24	0	0	0	0		Total for St. Osyth = 239	
THORPE-LE-SOKEN																					
17/01482/DETAIL	Henderson Park (U/C)	48 (of 98)				15	20	13												Under construction.	
16/00838/OUT	Frinton Road/Lifehouse Drive	49									25	24								Allowed on appeal. Revised application anticipated.	
13/01481/FUL	Abbey Gardens (U/C)	2 (of 40)				2														Nearing completion.	
18/00098/OUT	South of Frinton Road	10				RM	DC/C	10												Allowed on appeal (adjoins 16/00838/OUT).	
						17	20	23	0	0	25	24	0	0	0	0	0	0		Total for Thorpe = 109	

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Site Ref	Site name	Total capacity				YR1 2020/ 21	YR2 2021/ 22	YR3 2022/ 23	YR4 2023/ 24	YR5 2024/ 25	YR6 2025/ 26	YR7 2026/ 27	YR8 2027/ 28	YR9 2028/ 29	YR10 2029/ 30	YR11 2030/ 31	YR12 2031/ 32	YR13 2032 -33	Next plan	Notes	
WEELEY																					
19/00524/OUT	Barleyfields	280				RM	DC/C	20	20	20	30	30	30	30	30	30	30	10		Outline approval.	
LP Allocation MSA1	TDC Council Offices	24							FUL	DC/C	24									Site current still operating as Council Offices.	
						0	0	20	20	20	54	30	30	30	30	30	30	10		Total for Weeley = 304	
SMALLER RURAL SETTLEMENTS																					
15/01080/OUT (RM)	Adj Great Oakley Primary School (U/C)	45 (of 51)				17	RM Ph 2	DC/C	14	14										Phase 1 under construction.	
18/00194/FUL	Tokely Road, Frating (U/C)	68				15	30	23												Under construction.	
16/01456/DETAIL	Millers Green, Weeley Heath (U/C)	13 (of 46)				13														Under construction.	
18/00163/FUL	Edwards Avenue, Thorrington	29				DC/C	15	14												Specialist bungalows for age 60+	
18/00974/DETAIL	Badley Hall Farm, Great Bromley (U/C)	4 (of 24)				4														Nearing completion.	
18/00678/DETAIL	Station Road, Wrabness	18				15	3													Reserved matters approved.	
18/01845/DETAIL	Break of Day, Great Oakley	17				15	2													Adjoins the development next to the Primary School.	
16/00871/DETAIL	White Hart, Wix (U/C)	10								10										Under construction.	
17/00090/FUL	Adj. Morton House, Station Road, Thorrington (U/C)	10				10														Under construction.	
						89	50	37	14	24	0	0	0	0	0	0	0	0		Total for smaller rural settlements = 214	
	Small Sites Windfall Allowance					166	151	136	121	106	99	91	84	76	69	61	54	46		Total for small/windfall sites = 1,260	
	TOTAL FIGURES					571	786	1021	895	771	941	842	636	540	531	486	493	441		TOTAL = 8,954	
						Five Year Supply = 4,044															

- Key:
- LPA Local Plan adoption
 - DPD Development Plan Document
 - OUT Outline consent
 - FUL Full consent
 - RM Reserved matters approval
 - HCC High Court challenge
 - DC Discharge of conditions
 - C Commencement of development

Appendix 5: Assessment of Alternative Sites

Alternative sites within defined settlement development boundaries (as shown in the 2017 Publication Draft Local Plan)

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SDB1	112-118 Oxford Road, Clacton-on-Sea, Essex CO15 3TH.	617923 (E) 216074 (N)	1.2 ha	60 flats based on information provided as part of refused planning applications from 2013.	Site protected for employment use through policies in the Local Plan. Previous planning applications for mixed commercial and residential (13/01309/OUT and 13/01310/OUT) refused by the Council and dismissed on appeal.	The site is surrounded by employment uses which may well conflict with residential on this site.	The site is located within a predominantly employment area of Clacton-on-Sea recommended for protection in the Employment Land Review. A proposed change to residential or mixed use would be out of character and would conflict with the area's economic function.	No overriding or irresolvable issues	Landowner currently promoting the site through the Local Plan process.	Development costs involved in removing existing use and any contamination. Alternative land use value affects viability on the site for residential or mixed use development. Residential use not compatible with the wider area which could have an impact on sales value.	X	X	Land best retained in employment use for the plan period.	Due to the location and nature of existing development and the need to protect employment land, a proposal for residential or mixed use development is considered to be unsuitable.
SDB2	Land off Lotus Way, Jaywick, Essex CO15 2JE.	614632 (E) 212948 (N)	7.4 ha	A Master Planning exercise being undertaken for Jaywick Sands is considering options to deliver in the region of 500 and 1,000 homes on this land and a wider area of greenfield land. At a range of between 30-50 dwellings per hectare, this 7.4ha site might accommodate between 200 and 400 units.	Site included within the settlement development boundary of the emerging Local Plan but not specifically allocated for development. The land is however controlled by the Council who is exploring options for major residential-led development to assist in the regeneration of the area, which could include a wider area of greenfield land (20ha approx) currently beyond the settlement boundary (see site URB22).	The land is within Flood Zone 3 and any development would need to pass the Environment Agency's sequential and exceptions tests. Development would need to be flood resilient.	Land within flood zone 3. Suitability of development dependent on sequential and exceptions tests being addressed. Site is located within Coastal Protection Belt and Strategic Green Gap	Longer term impacts on education and health services and sewerage system. The regeneration of Jaywick is a multi-agency project with scope to secure public funding.	The Council controls the land in question and is actively promoting development as a means of bringing about regeneration in the area.	Low property values combined with high development costs in order to ensure flood resilience effect viability, development being promoted as a means of generating improvements which are expected to have a positive effect on property values in the medium to long term.	?	✓	The likelihood is that development will take place gradually over the plan period. Estimated 30 net completions per annum from 2024. Rate of development could be higher if regeneration takes off in the short to medium term.	Development likely to happen in phases throughout the course of the Local Plan period. The delivery of new housing designed to improve social conditions in the area whilst encouraging redevelopment of existing poor-quality accommodation. Intention is to reduce the number of unsuitable properties in the existing stock of Brooklands and Grasslands in the long term.
SDB4	Land north of Brook Park West (Potential Phase 2), A133, Clacton on Sea Essex	616490 (E) 217412 (N)	12 ha	150 dwellings. On the basis that 6.8 ha of the 15.9 ha Brook Park West development is proposed for 200 homes i.e. 43% of the site area at a density of around 30 dwellings per hectare. Applying this ratio and density to the remaining 12 ha site gives approximately 150 dwellings.	Land contained within the settlement development boundary in the emerging Local Plan, lies north of approved Brook Park West scheme and in the same ownership.	Development could only realistically be accessed via the development on Brook Park West otherwise a further roundabout onto the A133 would be required.	No overriding or irresolvable issues.	No significant issues subject to the completion of a satisfactory legal agreement to secure school places and health provision.	Land controlled by the same landowner/developer as the approved Brook Park West scheme.	Dependent on prevailing housing market conditions.	?	X	If there is to be a potential Phase 2 to Brook Park West, further residential development could take place from 2027/28 as Phase 1 is completed.	The landowner is not actively promoting a second phase of development through the Local Plan or through a planning application, but as the site is included within the settlement development boundary and is enveloped by the proposed Hartley Gardens scheme, a second phase of development is a real possibility if the Brook West scheme is a success. Consideration could be given to including this land in the wider Hartley Gardens allocation to ensure a comprehensive approach.
SDB5	Foots Farm (South) Thorpe Road Clacton-on-Sea Essex CO15 4QD	617830 (E) 218019 (N)	5.4 ha.	100 dwellings based on a gross density of 20 dwellings per hectare.	The site was allocated as an employment site in the 2007 Adopted Local Plan. In emerging Local Plan, the site is within the defined settlement development boundaries but not allocated for a specific use. Part of site subject of current application 20/00065/FUL for 9 bungalows, yet to be determined.	No irresolvable outstanding issues.	Subject to appropriate ecological mitigation and access. This site has potential to be suitable for residential development.	No significant issues subject to the completion of a satisfactory legal agreement.	The land was previously used for a horse riding centre. It is now understood that this has abated.	Dependent on prevailing housing market conditions.	?	✓	Any application would need likely follow adoption of the new Local Plan. If the site were to gain outline permission in 2021/22, there could conceivably be development from 2025.	There are local concerns about development in this location on ecological grounds which would need to be addressed as part of any development proposal. Land is being promoted for inclusion as an allocation in the Local Plan. Land north of Cenary Way, which is also part of Foots Farm is the subject of a planning application for 245 units.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SDB6	Crossways Garden Centre, Thorpe Road Clacton-on-Sea Essex CO16 9RZ	618002 (E) 218731 (N)	0.86 ha	21 dwellings based on a current planning application.	The site is inside the Settlement Development Boundary but not allocated for any particular use in the submission draft Local Plan. Land to the north and south has obtained permission for residential development and the site is the subject of a current, but yet to be determined planning application (19/01598/FUL).	Site was last used as a garden centre but has been vacant for several months.	Due to the existing use of the site, there is potential for contamination.	No irresolvable outstanding issues	It may be beneficial for the owner of this site to work in conjunction with the owner of the Oakwood Park site to create a coherent development.	Costs involved in removing existing structures from the site. Delivery dependent on prevailing housing market conditions.	?	✓	If planning consent is granted in early 2020/21, it is conceivable that development will take place from 2021 or 2022.	The site lies amongst other parcels of land that have obtained planning permission for residential development, including the Flint Grange development, part of the wider Oakwood Park development. The rapid delivery of the 'Bramcote' development further south in Thorpe Road, in 2019/20, suggests that the market could deliver sites of this scale fairly easily.
SDB7	'Oakwood Park (Potential Phase 3)' Land to The South of Holland Road Little Clacton Essex	619339 (E) 218631 (N)	11.6 ha	200 dwellings based on a current planning application.	The site is within the Settlement Development Boundary as shown in the emerging local Plan and lies immediately adjacent to the Oakwood Park (Phase 2) allocation. The site is not specifically allocated for development itself but is the subject of a current, but yet to be determined outline planning application (19/00495/OUT).	Without the Phase 2 Oakwood Park scheme in place, there could be issues obtaining a suitable pedestrian and vehicular access and the development would be isolated.	Sladbury's Old House Grade II south east of site; Cartlodge opposite and approximately 30 metres north west of Sladbury's Old House Grade II south east of site.	In conjunction with the larger Phase 2 Oakwood Park site, Phase 3 would have no irresolvable infrastructure issues.	Land actively promoted through Local Plan representations by its owners and development company Gladman Homes. The current application has been submitted by the owners.	Dependent upon prevailing housing market conditions and the success or otherwise of earlier phases of Oakwood Park.	✓	✓	With Phase 2 of Oakwood Park expected to continue into the next plan period beyond 2033, it is assumed that any Phase 3 will be more likely to take place in the next plan period. It is questionable if it would be sensible to allow development to proceed ahead of Phase 2.	Development acceptable, in principle, as part of a wider comprehensive scheme but expected to be delivered as part of a latter part of the scheme. Potentially beyond the plan period of 2033.
SDB8	Navyard Wharf, Kings Quay Street Harwich Essex CO12 3JJ	626119 (E) 232860 (N)	4.17 ha	373 dwellings based on current planning application.	Identified as an opportunity for development in the Harwich Master Plan which was reflected in the adopted Local Plan of 2007. Currently shown in the emerging Local Plan with no specific designation. The site is the subject of a current, but yet to be determined planning application (19/01837/FUL).	The site is currently used as a port. There are flood risk issues to be considered. The site also lies adjacent a SSSI on the Dovercourt Foreshore.	Adjacent to Conservation Area; partly in Historic Town designation and numerous Listed Buildings within close proximity to the site.	No irresolvable issues subject to a satisfactory s106 agreement.	Owner continuing to use Navyard Wharf as a port to serve the offshore wind farm industry. Existing operation would need to relocate to Harwich International Port for this development to go ahead.	High development costs involved in site remediation, flood defence measures and demolitions. Density of development would need to be sufficient to ensure a scheme is viable.	?	X	Applicant's viability assessment indicates a six-year build period. It is assumed that it would take at least 3 years from planning approval for the port to relocate to Harwich International and a further year for the land to be prepared for re-development. Dwelling completions no likely until at least 2023/24..	Development is envisaged through the Harwich masterplan. However, delivery is dependent upon a number of economic and physical factors. Relocation of the existing operation to Harwich International Port would be required to ensure no loss of employment in the Harwich area. A decision on the current planning application is likely in mid 2020.
SDB9	Land By The Railway Line Ferndale Road Harwich Essex CO12 3BP	625973 (E) 232280 (N)	0.35 ha	13 dwellings based on the earlier lapsed planning permission.	Application 11/00301/FUL for 13 dwellings was approved but has subsequently been unimplemented and has lapsed.	Access via tight historic roads and the site area itself is irregular and options for layout are limited.	Site adjacent to conservation area with numerous Listed Buildings in close proximity. .	No overriding or irresolvable issues.	No irresolvable issues.	Need to achieve flood resilience within development and located in a part of Harwich with lower property values. The site is subject of a lapsed planning permission. This would indicate a potential viability issue.	✓	✓	If market conditions could improve to a level that makes a scheme viable, it could be delivered relatively quickly. However lapsed consent suggests development might be unlikely.	Land suitable for development as established through previous grant of planning permission. Delivery uncertain due to lapse of permission and prevailing housing market conditions.
SDB10	Land opposite Public Gardens, Barrack Lane, Harwich	625981 (E) 231754 (N)	0.9 ha	28 dwellings as indicated in the 2007 adopted Local Plan.	Designated in the 2007 Adopted Local Plan for mixed use development.	Site contains various community uses that would need to be incorporated into a new mixed-use development.	Conservation Area; protected Open Space. Numerous Listed Buildings within close proximity to the site.	No overriding or irresolvable issues.	Council owned site but there are numerous leaseholders and tenants involved in the running of existing community facilities.	Costs involved in achieving an appropriate mixed development that provides for community uses.	?	X	There are a range of complicated leasehold arrangements and a lack of public support for redevelopment. It is assumed that a scheme will not deliver within the plan period.	Development would need to incorporate or relocate community uses. This complexity would suggest deliverability only achievable in latter part of the plan period. Proposal was locally contentious when considered as part of the Local Plan.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SDB11	Durite Works Valley Road Dovercourt Harwich Essex CO12 4RX	622772 (E) 230863 (N)	1.19 ha	32 dwellings based on a density of 27 dwellings per hectare.	Protected employment site	Vicarage Farmhouse Grade II east of site; Rockhaven Grade II south east of site.	Adjacent to Coastal Protection Belt and Local Green Gap	No irresolvable issues subject to a satisfactory s106 agreement.	Site continues to operate viably in its existing business use.	Cost of clearing and remediating land combined with the existing land use value will impact upon viability of any proposal for redevelopment.	X	X	Site best retained in employment use for the plan period.	Land best retained in employment use unless a similar scheme to that at SATO is proposed, which secured a new factory for the business to remain on site.
SDB12	St Johns Nursery Site 700 St Johns Road Earls Hall Drive Clacton On Sea Essex CO16 8BJ	614605 (E) 215904 (N)	7.49ha	195 dwellings as per the refused planning application.	Site subject of outline planning application 18/01779/FUL for 195 dwellings with commercial units which was refused by the Planning Committee in February 2020. Reasons for refusal related to the highway impact, the proposed access arrangements and the impact on neighbours and the character of the area.	The site is currently occupied by an operational nursery. Existing property would need to be removed to ensure an appropriate access.	Given the current use of the site, the environmental constraints are fairly limited but care would need to be taken to keep landscape and heritage impacts to a minimum.	Vehicular access would need to be achieved through property demolition. Other matters could be satisfactorily addressed through s106 contributions.	Ownership issues, including property required for access are understood to be resolved.	Cost of clearing and remediating land combined with the existing land use value will impact upon viability of any proposal for redevelopment. There may need to be a financial contribution to mitigate the loss of an employment use.	X	X	With the recent planning application refused on numerous grounds, the applicants have appealed against the Council's decision. If an appeal was allowed in 2020/21, commencement might be possible by 2023/24.	The existing nursery and its retail operation (including its annual Winter Wonderland) has been operating without proper planning permission and this has caused significant concern locally, particularly in relation to traffic. Council exploring opportunity to legally relocate existing commercial activities. However, following the Council's decision to refuse planning permission for a residential-led scheme on the existing site, it is uncertain if this site will come forward for redevelopment.
SDB14	88-92 Oxford Road Clacton On Sea Essex CO15 3TH	617834 (E) 215878 (N)	0.16ha	10 dwellings based on a current, yet to be determined, planning application.	Site subject of a current planning application 19/00167/OUT for 10 flats and 3 commercial units which is yet to be determined.	Existing commercial development would need to be removed from the site to allow redevelopment but commercial units would be incorporated.	The site is within a built up area where there would be limited environmental issues. Proximity to the railway line may have noise implications that would have to be factored into the development.	Infrastructure impacts could be mitigated through s106 contributions if development were to be permitted.	Site controlled by the current tyre company.	Cost of demolishing existing buildings combined with the relatively low sale value of residential property in central Clacton.	?	X	If permission was granted in 2020/21, it might be feasible for development to take place in 2024/25 following reserved matters approval, discharge of conditions and clearance of site.	Applications for similar schemes at 112-118 Oxford Road were refused by the Council and dismissed on appeal. The Oxford Road Industrial Estate is a designated employment area and the priority will be to ensure that employment is promoted and retained.
SDB15	Rumours Night Club 50 Rosemary Road Clacton On Sea Essex CO15 1PB	617606 (E) 214831 (N)	0.09ha	16 dwellings based on a current, yet to be determined planning application and a previous lapsed consent.	Site subject of a current planning application 19/00003/FUL which is yet to be determined. Full permission for the same scheme previous granted in October 2015 but was allowed to lapse in October 2018.	Conversion of existing building as opposed to new-build.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Unknown.	Assumed that there are viability issues given the lack of any progress in implementing the previous consent.	✓	✓	No indications that the owners intend to carry out the development. Assumed (for now) that development might take place from 2023/24 if new application is approved.	Uncertain as to whether the development will take place. Previous planning permission lapsed in October 2018. Current application yet to be determined. Site identified as a possible location for an arts facility as part of the Council's bid to the government's Future High Streets Fund.
SDB17	71 Brooklands Jaywick Clacton On Sea Essex CO15 2JG	614512 (E) 212832 (N)	0.06ha	12 dwellings based on a current, yet to be determined, planning application. 10 dwellings net, taking into account loss of two existing bungalows.	Site subject of a current planning application 18/01289/FUL for a 12 flats following demolition of existing bungalows. Application yet to be determined.	Two bungalows would need to be demolished. Site lies within flood zone and development would need to be built to a flood-resilient specification.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Not understood to be overriding or irresolvable issues.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	?	If permission was granted in 2020/21, it might be feasible for development to take place in 2023/24 following discharge of conditions and clearance of site.	Decision on current application likely to be made in 2019/20. Site well within the built up area and close to the seafront. Council encouraging the redevelopment of parts of Jaywick Sands to help facilitate its long-term regeneration.
SDB18	Sato UK Limited Valley Road Dovercourt Harwich Essex CO12 4RR	622700 (E) 230700 (N)	1.19ha	42 dwellings based on refused planning application that is currently the subject of an appeal.	Outline permission (18/02109/OUT) refused Jan 2020. Appeal has been lodged (20/00020/REFUSE). Site previously had permission for 38 dwellings but this was allowed to lapse.	Redevelopment of old factory required, following the construction of the new factory on adjoining land.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	All land controlled by the existing business SATO.	Viability issues raised during latest application process and will need to be resolved through the appeal process.	?	✓	Delivery uncertain. Previous consent was allowed to lapse and new application now subject of an appeal. Development assumed from 2025/26 and not deliverable within five years.	Delivery of new housing wholly dependent on the time it takes for the new factory to come into full operation and for the former factory on the site to be vacated and demolished. Current application (subject of appeal) seeks to extend the life of the planning permission which lapsed in May 2019.

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SDB20	Affinity Water Ltd Mill Hill Manningtree Essex CO11 2AZ	610465 (E) 231587 (N)	2.1ha	90 dwellings based on indicative ideas for the potential development of the site.	Site located within the settlement development boundary of the emerging Local Plan but not subject of any specific allocations.	Existing operations would need to relocate and many historic building would need to be retained.	Site contains a number of buildings of historic value which would be desirable to retain within any scheme. Pond on the site has developed into an area of ecological value.	No irresolvable Issues subject to making necessary contributions to education and health through s106 or CIL.	Site controlled by the water company.	Careful consideration is needed in regard to the cost of conversion and/or alterations to listed buildings on site.	?	X	2026-2029 Assumes that there will some years in the short term whilst operations are relocated to an alternative site.	Site suitable for residential development as long as historic buildings are retained within the scheme. Timing dependent on the relocation of the current operation. Development most likely in the middle part of the plan period.

Alternative sites around urban settlements (Clacton, Harwich, Frinton/Walton, Manningtree/Lawford/Mistley and Brightlingsgea)

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URB1	Land Forming Part of Earls Hall Farm Earls Hall Drive Clacton On Sea Essex CO16 8BS	614282 (E) 216057 (N)	1.9 ha	34 dwellings as per the recently refused planning application.	Previous planning application (17/00826/OUT) refused in 2017 for being beyond settlement development boundaries. Planning permission 18/00952/FUL granted for 62 holiday units.	Access through another site which has planning permission for residential development.	None known	No significant issues subject to the completion of a satisfactory legal agreement.	Land promoted by the landowner.	Costs involved in demolition of property to achieve access. Delivery subject to prevailing housing market conditions.	X	X	To obtain planning permission, a new application would be required. If it were to gain outline permission following adoption of the Local Plan, it would most likely form a further phase of development beyond land north of 782 to 828 St. John's Road, from which access would be secured.	Development dependent on access via adjoining land. Development refused outline planning permission. Any development would follow development on land to the south. The land is subject to objections to the Local Plan. Given current permission for holiday units and the conclusions on the deliverability of dwellings on land to the south, it is not considered likely that residential development will take place on this site within the plan period to 2033.
URB3	Land south of Ramsey Road and east of Mayes Lane, Ramsey, Essex	621950 (E) 230418 (N)	2.2 ha	55 dwellings based on a density of 25 dwellings per hectare.	Outside of the Settlement Development Boundary in emerging Local Plan having been included in the earlier preferred options draft.	Land forms part of the setting of Grade 1 Listed church.	St Michael's Grade 1 listed church to the north west. A planning application for development on land west of Mayes Lane was dismissed on appeal over concerns about this impact. Due to the appeal decision at Mayes Lane, this land is not proposed for inclusion within the Settlement Development Boundary.	No irresolvable Issues subject to a satisfactory s106 agreement.	The site is being promoted by the landowner for inclusion in the Local Plan.	Viability mainly dependent on prevailing housing market conditions i.e. sales values.	?	✓	If the developer's objections to the Local Plan were upheld by the Inspector and outline planning permission were granted in 2021/22 development could potentially take place from 2024/25.	Site has potential to deliver housing within the plan period. However, the setting of the Grade 1 listed church is a particular issue in terms of the suitability of the site.
URB4	Land to The South of Low Road Dovercourt Essex CO12 3TS	623784 (E) 229955 (N)	16.2 ha	390 dwellings at a density of around 24 dwellings per hectare.	Outside of the Settlement Development Boundary in the emerging Local Plan. Subject of a current planning application 19/00838/OUT for a Chalet Park for holiday use with shop and pub/restaurant, yet to be determined.	Flood Risk affecting a large area of the site.	Flood risk; Coastal Protection Belt – landscape sensitivity is more of an issue in this location.	No irresolvable Issues subject to a satisfactory s106 agreement.	Ownership unknown.	Costs involved in ensuring development is flood resilient.	X	✓	Land not being promoted for inclusion in the Local Plan for housing. Landowner seeking consent for a Chalet Park for holiday use.	Land not suitable for residential use. However, holiday use with occupancy restrictions and flood resilience measures is an alternative option being considered by the landowners through the current planning application.

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URB5	Land west of Low Road and south of Oakley Road, Dovercourt/Little Oakley	623204 (E) 230199 (N)	63 ha	1,415 based on a density of 22 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Millbank Grade II north of site; Foulton Hall Farmhouse Grade II south east of site	Site lies within the Coastal Protection Belt in the 2017 submission Draft Local Plan but landscape sensitivity is more of an issue towards the south. Suitable landscaping would be required.	Development on this scale would require significant new infrastructure including new schools.	Landowners considering chalet park development as opposed to residential – given flood risk issues.	Dependent on prevailing housing market conditions.	X	?	Land not being promoted for inclusion in the Local Plan for housing.	Sensitive location in landscape and environmental terms and not being actively promoted for residential development. Deliverability of any homes unlikely within the plan period.
URB6	Walton Mere Mill Lane Walton On The Naze Essex CO14 8PE	625382 (E) 222254 (N)	15.8 ha	129 dwellings as per the previous planning application.	Planning application for mixed use development (11/01062/OUT) including for up to 129 dwellings, a care home, a health centre, shops and yacht haven withdrawn by the applicant following strong local objection. Site was identified as a potential regeneration opportunity in the Walton Regeneration Framework.	The site is a Mere, much of which would need to be reclaimed from the sea to enable development.	St Dominics Grade II east of site. Local Wildlife site and Hamford Waters adjoins site. Hamford water has a considerable amount of environmental designations.	Significant improvements to surrounding streets required to accommodate scale of development.	Owned by Titchmarsh Marina.	Substantial costs in land preparation and flood defences. Scale of development would need to be sufficient to cover these costs whilst ensuring a form of development that meets the regeneration objectives of the area in a sympathetic manner.	?	X	Very significant issues to overcome if the Council would support a scheme. Delivery within the plan period very uncertain.	Major physical and environmental constraints. Development can only be justified if it brings about regeneration in Walton and can address flood risk and ecological concerns. Given lack of advancement since the 2011 application, no development in the plan period is assumed.
URB7	Land west of North Street (adjoining Walton Mere), Walton on the Naze. Essex	625407 (E) 222011 (N)	0.22 ha	16 dwellings as proposed in a planning application that was refused.	Site is being promoted through the Local Plan process. Currently lies outside but abutting the settlement development boundary in the emerging Local Plan. Planning application 18/01098/OUT refused by the Council in October 2018 on technical design, ecological and highways matters.	Narrow historic streets in surrounding area and land may need raising to bring it out of the flood zone.	In the coastal protection belt. Part of the site is in the Flood Zone. Adjacent to: National Nature Reserve; Site of Special Scientific Interest; Ramsar site; Special Protection Area.	Significant improvements to surrounding streets required to accommodate scale of development.	Land is actively being promoted by landowners.	Cost of addressing flood risk causes concerns and achieving density of development which is viable and appropriate for area.	?	✓	Serious questions over the suitability of this land for residential development. No completions assumed for the plan period.	To comply with sequential and exceptions tests in respect of flood risk, development would have to be justified by its positive impacts on regeneration. Deliverability of a viable scheme is uncertain.
URB8	Land east of Mill Lane (Adjoining Walton Mere), Walton on the Naze, Essex	625326 (E) 221911 (N)	0.34 ha	20 as suggested by the site promoter – a higher density waterfront scheme.	Site is being promoted through the Local Plan process. Currently lies outside but abutting the settlement development boundary in the emerging Local Plan.	Narrow historic streets in surrounding area and land may need raising to bring it out of the flood zone.	In the coastal protection belt. Part of the site is in the Flood Zone. Adjacent to: National Nature Reserve; Site of Special Scientific Interest; Ramsar site; Special Protection Area.	Significant improvements to surrounding streets required to accommodate scale of development.	Land being actively promoted by its owner.	Cost of addressing flood risk causes concerns and achieving density of development which is viable and appropriate for area.	?	✓	Serious questions over the suitability of this land for residential development. No completions assumed for the plan period.	Proposal raises concerns about impact on international wildlife designation. Any such proposal is best considered by its individual merits and must be accompanied by detailed environmental assessment, habitat regulation assessment and flood risk assessment.
URB9	Land west of Old Hall Lane, Walton on the Naze, Essex	626041 (E) 223516 (N)	20 ha	400 dwellings at a density of 20 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Earmarked as a location for managed realignment in the Shoreline Management Plan.	Major landscape sensitivity issues as site is within the Coastal Protection Belt in the 2017 Draft Local Plan and is a very exposed site.	Development would need to contribute towards the expansion of existing schools.	Unknown.	Securing appropriate access. Dependent on prevailing housing market conditions.	X	?	Land not being promoted for inclusion in the Local Plan for housing. Development unlikely within the plan period.	Unsuitable for residential development due to its sensitive location.
URB10	Land north west of the Martello Caravan Park, north of Lowe Chase, Walton-on-the-Naze, Essex CO14 8SG.	624698 (E) 222103 (N)	5.26 ha	120 dwellings at a gross density of around 23 dwellings per hectare.	Not being promoted. Initially assessed as part of 2014 SHLAA. Land outside of the settlement development boundary in the emerging plan.	No obvious suitable means of vehicular access other than through the adjoining Martello Caravan Park. Part of site within flood zone.	Possible landscape sensitivity issues as site is within the Coastal Protection Belt in the 2017 submission Draft Local Plan.	Development would need to contribute towards the expansion of existing schools.	Land understood to be owned by the original freeholders of the adjoining Martello development (Hamford Park).	Contribution towards new infrastructure and general housing market issues may affect viability.	?	?	If development were to happen, it is most likely to follow completion of Hamford Park development from 2023/24 as a further phase.	On its own not considered to be suitable due to lack of access but there is potential for it to be considered with adjoining Hamford Park scheme. Timing dependent on the delivery of the remainder of Hamford Park. Careful landscaping and design required to minimise landscape impacts.
URB11	Land off First Avenue, east of the Cricket Club, Frinton on Sea, Essex	623060 (E) 219969 (N)	2.97 ha	60 dwellings at a density of 20 dwellings per hectare.	Site outside of settlement development boundary in emerging Local Plan and protected for recreational use. Previously promoted for inclusion in the Local Plan but no current objection to the plan.	The Council is unsure if the site has suitable topography for development.	Adjacent to Conservation Area. The site is designated Green Space	No irresolvable outstanding issues.	Unknown. The site was promoted in 2015 but not promoted since.	Dependent on prevailing housing market conditions.	X	?	Land not being promoted for inclusion in the Local Plan for housing. Development unlikely within the plan period.	Land not being actively promoted for development at the present time. Landscape impact issues.

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URB12	Land at rear of 185 Thorpe Road, Kirby Cross, Essex	620664 (E) 221010 (N)	2.4 ha	55 dwellings at a density of 23 dwellings per hectare.	Site is being promoted for inclusion in the Local Plan. However, outline planning permission has been granted, on a small portion of the site, for five dwellings (19/01054/OUT).	Access issues.	White Ladies Grade II north of site; Blue House Farmhouse Grade II north of site; 178 Thorpe Road Grade II, north of site.	No irresolvable outstanding issues.	Promoted through Local Plan representations and planning permission granted for a portion of the site.	Cost associated in attaining access through demolition of existing property. The consented scheme for five dwellings is accessed by a driveway between existing dwellings. A larger scheme would require property demolition.	?	?	The consented scheme of five dwellings is designed in a way that cannot facilitate access to the remainder of the site without significant changes. It is considered unlikely that a larger scheme is deliverable within the plan period.	Potential location for development although located at the extremity of the urban settlement. A considerable distance from services and facilities especially compared to other comparable sites nearby. The grant of permission for five dwellings on the site, accessed between existing dwellings, suggests that the landowner is not likely to actively pursue a larger development.
URB13	Land off Grange Road, Lawford, Essex	609047 (E) 230644 (N)	3.19 ha	110 as proposed in the planning application from Gladman Developments which was refused planning permission and subsequently dismissed on appeal. Permission for Judicial Review also rejected.	Land being promoted for inclusion in the Local Plan through representations and also the subject to refused application 17/01950/OUT for 110 dwellings that has been dismissed on appeal. .	The character on Grange Road is that of ribbon development fronting the highway. If the entire site were to be developed, this would promote backland development, out of character with the area.	Settlement Site NNE of Lawford House; Lawford House Grade II to south east of site; Glanfields Grade II to west of site; War Memorial to north of site Grade II; Grange Farmhouse Grade II to south west of site. Adjacent to open green space. Appeal dismissed partly on heritage impact grounds.	No irresolvable Issues subject to satisfactory s106.	Land being promoted by Gladman Homes through Local Plan objections and recent application.	Dependent on prevailing housing market conditions.	X	✓	Refusal of permission, dismissal of appeal (on grounds of ecological and heritage impact) and subsequent rejection of permission for a Judicial Review would indicate that deliverability in the plan period is unlikely.	Site has been determined through the planning application and appeal process to be unsuitable for a large residual development.
URB15	Land off Samsons Road, Brightlingsea	608461 (E) 218210 (N)	2.7 ha	67 based on a density of 25 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	North east of site is Morses Farmhouse Grade II	Site lies within Coastal protection belt designed to protect the undeveloped landscape around the coast.	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Site promoted at preferred options stage by Hills Group for inclusion in the Local Plan.	Dependent on prevailing housing market conditions.	?	?	Land not being promoted for inclusion in the Local Plan at publication stage and delivery within the plan period is considered unlikely.	Site poorly related to the built up area and would represent an illogical intrusion into the countryside.
URB16	Lower Farm East End Green Brightlingsea Colchester Essex CO7 0SX	609674 (E) 217092 (N)	32.9 ha	36 retirement living apartments and 5 detached farmstead houses (41 units in total), as proposed as part of a current planning application.	Mixed development being promoted for inclusion in the Local Plan. Land also now subject of current, yet to be determined, planning application 19/00188/FUL for a mixed-use tourist and residential scheme including 36 retirement living apartments, 5 farmstead houses and 104 holiday lodges.	North of site is Marsh Farm House Grade II; south east of site is East End Green Farmhouse Grade II	Close to SSSI land designation to the north and south. Adjacent to Local Wildlife Site. Within coastal protection boundary.	Some but sewerage needs work.	Land promoted by its owner for inclusion in the Local Plan and subject of current application.	Potential costs in land preparation given its previous use for extraction.	?	✓	If outline permission were granted in 2020/21 or after adoption of the Local Plan, development could take place from around 2025/26 or possibly earlier.	Site has potential to accommodate major tourism related development subject to addressing ecological, flood risk and access matters.

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URB17	Land north of Church Road, Brightlingsea	608258 (E) 218445 (N)	13.0 ha	230 dwellings based on a low density scheme of around 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Land adjoins the existing urban area but development would extend the settlement northwards away from its centre and the location of most services and facilities.	Land adjoins the existing urban area but development would extend the settlement northwards away from its centre and the location of most services and facilities. Potential adverse impacts on landscape character. Potential adverse impacts on the setting of All Saints church.	Development would need to contribute towards the expansion of existing schools. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Unknown.	Dependent on prevailing housing market conditions.	?	?	Land not being promoted for inclusion in the Local Plan and delivery within the plan period is considered unlikely.	Land not being promoted for development and there are concerns about its impacts on the location.
URB18	Land at Brightlingsea Hall Farm, west of Church Road, Brightlingsea	605810 (E) 218386 (N)	17 ha	306 dwellings based on a low density scheme of around 18 dwellings per hectare.	Land being promoted for inclusion in the Local Plan by the landowner.	No overriding or irresolvable issues. However, as will all sites in Brightlingsea, there is only one point of access and egress to and from the town.	Potential for some biodiversity as neighbouring land contains former gravel pits and woodland, which is likely to be a habitat for wildlife. Northern part of site adjoins a Conservation Area around the Listed All Saints Church.	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Site promoted by its owners, Trinity College, Cambridge, for inclusion in the Local Plan.	Dependent on prevailing housing market condition and any costs of off-site highway works.	?	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and outline planning permission were granted in 2021/22 development could potentially take place from 2025/26.	Concerns about its impacts on the location in terms of the sensitive landscapes around Brightlingsea and the setting of All Saint's Church.
URB19	Land west of Lodge Lane, Brightlingsea	607943 (E) 217457 (N)	9.0 ha	160 dwellings based on a low density scheme of around 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	No irresolvable issues but access may be difficult to achieve unless access from the existing built up area to the east is possible.	Potential for some biodiversity as neighbouring land contains woodland, which is likely to be a habitat for wildlife.	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Ownership unknown. Third party land may be required for access.	Costs involved in obtaining suitable access via third party land and dependent on prevailing housing market conditions.	X	X	Site not considered deliverable within the plan period to 2033.	No active interest in delivering development on this site combined with access problems and potential adverse environmental impacts.
URB20	Land at 85 Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LR	621954 (E) 221321 (N)	0.86ha	13 dwellings based on the current, yet to be determined planning application.	Site lies outside of the settlement development boundary in the Local Plan for Kirby Cross. Planning application 20/00033/OUT for up to 13 dwellings submitted but yet to be determined.	New access would need to be created on the western side of Halstead Road.	Site is in open countryside adjoining a ribbon of development extending along Halstead Road. Site in agricultural use and landscape impact would be an important consideration.	No irresolvable issues at the scale of development proposed – although impacts would need to be considered in combination with the major developments already under construction to the east of Halstead Road.	Site understood to be in single ownership with no ransom strips or other access issues. This site is not being actively promoted through the Local Plan process.	Unlikely to be any unresolvable issues.	?	✓	If planning permission was granted in 2020/21, it is conceivable that the development could take place from 2024/25 or earlier.	Development in this location would extend growth into a backland location in an illogical manner that would depart significantly from the general character of Halstead Road which is ribbon development.

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URB21	Land at Plains Farm Plains Farm Close Ardleigh Colchester Essex CO7 7QU	602087 (E) 228644 (N)	8.84 ha	116 dwellings based on current planning application (19/01085/OUT) which is yet to be determined.	Site lies outside of the settlement development boundary of the Local Plan. It lies on the Colchester Fringe. This land, and the wider landholding, has been considered as an alternative option to Garden Communities as part of the Section 1 Local Plan examination process and Sustainability Appraisal.	One point of access via Plains Farm Close which might or might not be deemed suitable to serve this level of development. No alternative points of access available.	Listed Farm House in the centre of the site surrounded by a number of agricultural buildings.	Development would need to contribute towards social infrastructure including schools and health facilities through s106 legal agreement.	This particular site is in single ownership, but a wider development involving other landowners is being promoted by a strategic development company as part of the Local Plan process.	Given the strong progress of Avellana Place, the Bellway Homes development immediately to the south, there should not be any significant viability concerns about further development in this general location. .	?	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and outline planning permission were granted in 2020/21 development could potentially take place from 2024/25.	Possibility that a planning application might be submitted in 2019/20 given the strong progress of development on the adjoining Avellana Place site. Colchester Borough Council would be a key consultee in determining any application because the site is more closely related to the urban area of Colchester than to any defined settlement in Tendring. .
URB22	Tudor Fields Jaywick, Essex CO15 2JE	614916 (E) 213372 (N)	20ha approx.	300-600 dwellings based on initial feasibility work being undertaken on a potential Master Plan for Jaywick Sands.	Land lies outside of the settlement development boundary of the Local Plan but the Council is in the early stages of developing proposals for the land that would assist in the regeneration of the wider area. It is envisaged that the site could accommodate a significant amount of high quality new housing with accompanying services and facilities.	The land is low-lying and at risk of flooding. Any development proposal would need to eliminate flood risk concerns and help to improve the overall flood resilience of Jaywick Sands.	See physical constraints.	Any development of this scale would need to be accompanied by new infrastructure including schools, health and employment opportunities and possibly new link roads.	The land is owned by Tendring District Council.	Severe viability issues in the short term whilst Jaywick Sands remains a low-value area with issues of high deprivation. Also need to build to a high specification to address flood risk concerns. As regeneration takes hold and improves the market conditions in Jaywick Sands, the viability is expected to improve.	?	✓	If deemed suitable for development, land is most likely to form part of the Council's next Local Plan.	Development likely to happen in phases beyond the current Local Plan period. The delivery of new housing designed to improve social conditions in the area whilst encouraging redevelopment of existing poor-quality accommodation. Intention is to reduce the number of unsuitable properties in the existing stock of Brooklands and Grasslands in the long term.

Alternative sites around Rural Service Centres (Alresford, Elmstead Market, Great Bentley, Little Clacton, St. Osyth, Thorpe-le-Soken and non-strategic sites around Weeley)

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RSC1	Land adjacent to 2 Wivenhoe Road, Alresford	607326 (E) 221158 (N)	4.25 ha	85 at a density of 20 dwellings per hectare.	Land first submitted to the Council at the Preferred Options Call for sites. Land is not subject of a representation at publication stage.	It is unclear how access to the site would be possible.	Ancient woodland to south west; Milestone on south verge approximately 100 metres east of junction with Heath Road Grade II east of site	The site is located in a remote location. It is unclear how access to the site will be achieved. Land intrudes into sensitive open countryside.	Land is being promoted by the landowner.	Cost of access and dependent upon prevailing housing market conditions.	X	✓	Site not considered deliverable within the plan period to 2033.	While the land is being promoted by the owner, the landscape constraints and accessibility issues make the site undeliverable in the plan period. Land also poorly related to the established settlement. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC2	Land at Tenpenny Farm, North of St Osyth Road Alresford Essex	606888 (E) 221747 (N)	3.34 ha	50 as per the planning application currently at appeal.	Application 16/00669/OUT for 50 dwellings was refused for being poorly related to existing settlement form and this decision was upheld on appeal.	Site is on the opposite side of St. Osyth Road from the main built up area containing local services and facilities.	Concern over landscape impact in this location.	S106 agreement submitted as part of appeal process.	Land is being promoted by the landowner	No issues were raised at application stage.	X	✓	The appeal has been dismissed and this location is not considered suitable for development.	The site has been subject of a refused planning application and subsequent dismissal on appeal. Development is unlikely to be acceptable any time during the plan period.
RSC3	Land South of Main Road Alresford Essex CO7 8DG	606407 (E) 222179 (N)	3.98ha	40 dwellings as proposed in the most recent refused planning application which is subject to appeal.	Application 17/01761/OUT for 56 homes refused in March 2018 and later dismissed on appeal. A later application 19/00474/OUT for 40 homes was refused in June 2019 and also dismissed on appeal in April 2020.	No irresolvable outstanding issues	Concern over the impact on the countryside and local character.	No irresolvable outstanding issues	Land controlled by Go Homes.	No issues were raised at application stage.	X	✓	The application has been refused and dismissed on appeal due to its impact on local character so development not considered suitable.	Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village. This development was considered to be detrimental to the rural character of the area.

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RSC4	Land at the end of Orchards Close, Elmstead Market.	606466 (E) 224813 (N)	4.05 ha	100 dwellings at 25 dwellings per hectare.	Site promoted for inclusion in the Local Plan at preferred options stage.	No irresolvable outstanding issues	Lodge Farmhouse Grade II east of site; Barn approximately 30 metres south west of Lodge Farmhouse Grade II east of site	No irresolvable outstanding issues.	Land is being promoted by the landowner	Cost of securing suitable access and dependent upon prevailing housing market conditions.	X	?	Site not considered deliverable within the plan period to 2033.	Due to the location and nature of development, the proposal is considered to be unsuitable. The development would represent an illogical intrusion into the countryside. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC5	Land north of Meadow Close and west of Holly Way, Elmstead Market, Essex CO7 7QR.	605806 (E) 224949 (N)	4.5 ha	72 dwellings on the basis of 80% of the site being developed at a density of 20 dwellings per hectare.	Site lies outside the settlement boundary of the emerging Local Plan but had been allocated in an earlier version to be met with strong local objection. Land is subject of an objection at publication stage.	No irresolvable issues— but there are local concerns about highway safety and suitability of Meadow Close for access.	No irresolvable issues.	No irresolvable issues subject to securing suitable s106 contributions.	No irresolvable issues. Land controlled by the same owner as adjoining Meadow Close site.	General housing market issues and cost of providing a new primary school and other community infrastructure would affect viability.	?	✓	If permission were ever granted on this site, development would, at the earliest, follow on from the adjoining development off Meadow Close or Tye Road from 2023/24.	Development of this land higher contentious when suggested as part of the draft Local Plan in 2012. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC6	Land to the north of Colchester Road and east of Tye Road	605639 (E) 224630 (N)	1.9 ha	30 dwellings on the basis of 80% of the site being developed at a density of 20 dwellings per hectare.	Whilst this land has not been submitted as part of the call for sites process, development exists to the north and east so this would form a logical extension.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	Unknown.	Development would have to factor in joining up with the main road network.	?	X	If permission were ever granted on this site, development would, at the earliest, follow on from the adjoining development off Meadow Close or Tye Road from 2023/24.	Whilst the site has not been formally submitted as part of the Local Plan process, or has been submitted to the Council as a planning application, it is considered that due to the recent grant of planning permission for land to the north and east and hard boundaries formed by the highway to the west and south, it may be that this land would be suitable for residential development to "fill-in" this corner of Elmstead Market. There are however concerns about disproportionate levels of growth being allowed in the village.
RSC7	Land to The South of Thorrington Road Great Bentley Essex	610573 (E) 221769 (N)	3.1 ha	40 dwellings as per the refused planning application that was subsequently dismissed on appeal.	Application 17/01098/OUT for 40 dwellings, a health centre and land for the expansion of the local primary school was refused by the Council and later dismissed on appeal. Site is subject of current Local Plan representations. Sites RSC7, RSC8 and RSC9 were determined as a package of developments.	No overriding or irresolvable issues.	The Field House Grade II north of site; Gardens of Cottage at Rear of Field House Grade II north of site; Church of St Mary Grade I east of site; Great Bentley Hall Grade II east of site. East of site; adjacent to Conservation Area	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	No viability issues raised during the application or appeal process.	X	✓	Inspector's decision highlighted significant impacts arising from the development, in particular the setting of the listed Church. Development not considered suitable or deliverable.	Site subject of dismissed appeal where the Inspector identified significant harm to heritage assets and the landscape character around the village. Assumed that site will not be included in the Local Plan and that development will not come forward.
RSC8	Land to The North of Thorrington Road Great Bentley Colchester Essex CO7 8QD	610426 (E) 221828 (N)	3.2 ha	75 dwellings as per the refused planning application that was subsequently dismissed on appeal.	Applications 17/01096/OUT and 16/02125/OUT for 75 dwellings refused by the Council and later dismissed on appeal. Sites RSC7, RSC8 and RSC9 were determined as a package of developments.	No overriding or irresolvable issues.	The Field House Grade II north of site; Gardens of Cottage at Rear of Field House Grade II north of site; Sturrick Farmhouse Grade II north east of site	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	Cost of securing access through demolition of existing property. Dependent upon prevailing housing market conditions.	X	✓	Inspector's decision highlighted significant impacts arising from the development, in particular the setting of the listed Church. Development not considered suitable or deliverable.	Site subject of dismissed appeal where the Inspector identified significant harm to heritage assets and the landscape character around the village. Assumed that site will not be included in the Local Plan and that development will not come forward.

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RSC9	Land to The West of Plough Road Great Bentley Essex CO7 8LG	611200 (E) 221186 (N)	3.1 ha	75 dwellings as per the application currently subject of an appeal.	Applications 17/01097/OUT and 16/02127/OUT for 75 dwellings refused by the Council and later dismissed on appeal. Sites RSC7, RSC8 and RSC9 were determined as a package of developments. Developer has submitted a new application 19/00562/OUT for 75 dwellings on this site alone which was again redused by the Council. It is now subject to another appeal due to be determined mid 2020/21.	No overriding or irresolvable issues.	No overriding or irresolvable issues. Site does however comprise flat exposed land with limited landscape features.	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	Dependent upon prevailing housing market conditions.	?	✓	If the new appeal is allowed, development from 2024/25 would be possible – probably following development of Station Field to the east of Plough Road.	The previous appeal decision for this site suggests that negative impacts would be unacceptable and that the current application is unlikely to be supported. Of the three sites promoted by City & Country in Great Bentley, this one is arguably the least harmful in respect of impact on heritage assets.
RSC11	South of Station Field, East of Plough Road, Great Bentley	611438 (E) 221096 (N)	37 ha	500 dwellings based on around 80% of the site being developed at a density of 20 dwellings per hectare.	Land being promoted for inclusion in the Local Plan through representations at publication stage.	No irresolvable issues.	Significant landscape impacts and the potential coalescence of two settlements – Great Bentley and Aingers Green.	Scale of development would potentially require new school, health and other social infrastructure.	Land being actively promoted by its owner through the Local Plan process.	Dependent upon prevailing housing market conditions and any infrastructure requirements.	X	✓	Site not considered deliverable within the plan period to 2033. Major concerns over scales of development already proposed for the village.	The site was promoted as part of the Publication Draft Local Plan. Whilst the area has relatively few physical constraints, it is considered that the scale and situation of the development would go against the sustainable strategy advocated in the Local Plan and would lead to coalescence between villages. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC12	Land at Progress Way, Little Clacton, Essex	616429 (E) 218210 (N)	3.3 ha	70 dwellings based on indicate proposals from the landowner.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	It is unclear how access to the site would be possible without direct access onto Progress Way, close to the roundabout at the entry to Little Clacton.	Local Green Gap. Part of site effected by fluvial flood risk and is located within the Strategic Green Gap designed to maintain separation between Clacton-on-Sea and Little Clacton. Arrangements for access are also unclear.	No irresolvable issues.	Land is being promoted by the landowner as part of the Local Plan process. The same promoter as for Brook Park West and Phase 1 of Oakwood Park.	Cost of securing suitable access. Dependent upon prevailing housing market conditions.	?	✓	If landowner was to submit a planning application in 2020/21, it might be conceivable – if permission were granted that development from 2025/26 might be achievable. Site lies immediately opposite approved scheme. Access issues are likely to be difficult to resolve.	Due to the coalescence, access and flood risk issues above, this site is considered unsuitable for residential development. Deliverability in the plan period is very uncertain. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village. Access issues could be significant.
RSC13	Land West of Grove Road (east of Amerells Road)	616686 (E) 219949 (N)	4.37	87 dwellings at a density of 20 dwellings per hectare.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	Potential ransom strip at entry to the site which affects access rights.	No overriding or irresolvable issues.	Contribution would be needed towards expansion of existing primary school.	Willing landowner, but access to site affected by possible ransom strip for which ownership has not been established..	Cost of resolving access issues.	?	?	If access issues could be resolved, development in the middle part of the plan period from 2024/25 could be possible.	Access issues would appear to impact up on the realistic deliverability of the site in the early part of the plan period. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC14	Land South of Clacton Road and East of Rochford Road St Osyth Essex CO16 8PR	612967 (E) 215813 (N)	6.83 ha	100 dwellings based on a current planning application, yet to be determined.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft. Current application 19/01946/OUT for up to 100 dwellings under consideration but yet to be determined.	No irresolvable Issues.	No irresolvable Issues. The impact on landscape character would be a key consideration in this falling location.	Cannot be accommodated without the provision of additional school and health capacity.	Bennett Homes have submitted the planning application and are likely to have an option on the land.	Dependent upon prevailing housing market conditions and any infrastructure requirements.	?	✓	If planning permission is granted, either by the Council or on appeal, it is likely that development would follow on from Bennett Homes other development in Alresford – potentially from 2022/23.	The site has previously been submitted as part of the Local Plan process. However, this was in an older iteration of the plan. Existing permissions (associated with enabling development for St. Osyth Priory) already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

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RSC15	Land south of Clacton Road, St. Osyth, Essex	613052 (E) 213891 (N)	4.6	70 dwellings based on applying a similar density of development to the adjoining site RSC14.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	No irresolvable Issues	No irresolvable Issues	Cannot be accommodated without the provision of additional land or provision of a new school. Sewerage treatment is also likely to be an issue.	Land in same ownership as site RSC14 but not being promoted, at this time, for development through a planning application.	Contribution towards infrastructure and general housing market issues may affect viability.	?	X	If site were not excluded from the Local Plan, dwelling completions could be possible in the latter part of the plan period from 2026/27 following development at Folly Farm.	The site has previously been submitted as part of the Local Plan process. However, this was in an older iteration of the plan. Existing permissions (associated with enabling development for St. Osyth Priory) already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC16	Land north of the Lifehouse Spa and Hotel, Frinton Road, Essex CO16 0JD	618341 (E) 221763 (N)	3 ha	92 assisted living units as indicated in the refused planning application.	<p>Planning application 17/00440/OUT proposed 92 assisted living or care home units on 3ha of land controlled by the owners of the Lifehouse spa. The application also included a health centre on neighbouring land and 200 homes, business units and car parking facility on other land in Station Road closer to Thorpe Station and Maltings.</p> <p>The applications were refused in 2017 and a re-submitted application proposed only 200 homes on the Station Road site which was refused and later dismissed on appeal. .</p>	Access would be from Hall Lane which is narrow and not to an adopted standard.	Land in Conservation Area and adjoining Registered Park and Garden.	No overriding or irresolvable issues apart from concerns over access from hall Lane.	Land controlled by the owners of the Lifehouse Spa. Development was promoted as a means of generating funds to aid future investment in expansion of the business.	Owners would want to maximise the residual land value in order to assist in future investment at Lifehouse. The s106 requirements of an assisted living complex would be less than for general residential development.	?	✓	The applicant appears to be focussing on gaining consent for the separate 200 home scheme off Station Road. It is therefore assumed that the 92 assisted living units are no longer being pursued and delivery is therefore unlikely.	Land immediately to the north has gained planning permission, on appeal, for residential development. The proposal for 200 homes off Station Road is physically separate from the main settlement of Thorpe le Soken and is effectively an extension to the separately defined settlement around Thorpe Station and Maltings. That site is therefore not included in this assessment and would have to demonstrate exceptional considerations to gain permission through the development management process. The appeal dismissal suggests that the site is not suitable for development. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC17	Land north of New Town Road	617819 (E) 222856 (N)	3.3 ha	60 at 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Access would be problematic as roads to the south are private, unmade roads. Unmade roads may cause problems due to load issue	Landscape impact is an issue to the north of the village.	Cannot be accommodated without the provision of additional land or provision of a new school.	No irresolvable issues.	General housing market issues, costs to upgrade roads and cost of providing a new primary school would affect viability.	X	?	Site not considered deliverable within the plan period to 2033.	Whilst the site represents a sensible and logical gap in the built up area for peripheral expansion of Thorpe-le-Soken (in theory) the scale of development would be contrary to the proposed spatial strategy for Rural Service Centres in the new version of the Local Plan. There are also major concerns about access and the primary school not being capable of expansion to accommodate additional development and so at this time the site is not considered to be suitable. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

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RSC18	Land off Lonsdale Road	618237 (E) 222890 (N)	4.3 ha	83 at 19 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Access would be problematic as roads to the south are private, unmade roads.	Landscape impact is an issue to the north of the village.	Cannot be accommodated without the provision of additional land or provision of a new school.	No irresolvable issues.	General housing market issues, costs to upgrade roads and cost of providing a new primary school would affect viability.	X	?	Site not considered deliverable within the plan period to 2033.	Whilst the site was promoted for development there has been no serious interest from the landowner or a developer. The suitability of this land is questionable due to concerns about access and landscape impact. Furthermore, the scale of development would be contrary to the proposed spatial strategy for Rural Service Centres in the new version of the Local Plan. There is also a major concern about the primary school not being capable of expansion to accommodate additional development and so at this time the site is not considered to be suitable. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC19	Homestead Caravan Park, Thorpe Road, Weeley	615029 (E) 222576 (N)	1.5 ha	30 dwellings based on a density of 20 dwellings per hectare.	Site continues to operate as a holiday park. Land promoted through the Local Plan process. Outline planning permission (15/0737/OUT) granted for commercial development (B1) in August 2015. Land promoted for housing through the Local Plan.	No irresolvable issues but access to holiday park would need to be retained.	Dale Brow Grade II south east of site; Brook Farmhouse Grade II south east of site. On a designated caravan site	Potential cumulative impacts on transport, health, utilities and education infrastructure if coming forward alongside other sites.	Still operating as a viable caravan park and a single residential dwelling and there is planning permission for employment uses.	Costs of removing existing buildings and infrastructure from site, the need to contribute to new infrastructure and general housing market issues may affect viability.	X	X	Site most likely to continue in tourism/ employment use. No completions anticipated in plan period.	Site is currently operating as a viable caravan park to which Policy PP11 in the 2017 Draft Local Plan will apply and so is not currently deemed to be suitable. The requirements of that policy would need to be met before a residential scheme could sensibly be considered.
RSC20	Land behind Rainbow Nurseries, Thorpe Road, Weeley	614503 (E) 222589 (N)	4.3 ha	129 at 30 dwellings per hectare.	Site situated outside of the Settlement Development Boundary.	Access appears to be a considerable constraint. There is a crematorium to the west of the site.	Rose Farmhouse Grade II north west of site	Access would need to be addressed.	Unknown.	Site is a working nursery, the cost of removing the existing buildings and any remediation works would need to be taken into account	X	X	Site not considered deliverable within the plan period to 2033.	The site is located in a remote area of Weeley. Should development on the east come forward, this would make this site more acceptable. Consideration needs to be given to surrounding land uses. Site not being actively promoted so unlikely to deliver within plan period.
RSC21	Land at Saxon Lodge, Colchester Road	614081 (E) 222544 (N)	2.39 ha	34 dwellings on part of the site.	Outline approval (13/00038/OUT) for erection of B1 class unit and improvements to the existing vehicular access and road junction was granted in 2013 but lapsed in 2016. Land not being actively promoted for residential use either through the Local Plan process or through a planning application.	No irresolvable issues but a suitable access from the B1033 would be required that would not reduce the flow of traffic on this busy route.	No irresolvable issues.	No irresolvable issues for development at this scale.	No irresolvable issues but site continues to operate as a viable kennels/cattery and there is planning permission for employment uses.	Costs of new infrastructure and general housing market issues may affect viability.	?	?	Land only likely to come forward for development if a wider strategy for growth in Weeley proceeds through the Local Plan process.	There are doubts over the suitability of this land for housing as it would introduce housing on the opposite side of a busy road. There are also some doubts about whether suitable access can be achieved for housing. The recent approved planning application suggests there is more interest from the landowner for employment use than housing. There may be potential for it to be considered in the longer-term for housing but only if the issues identified above are addressed and additional growth is required at Weeley at the time.
RSC22	Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB	605640 (E) 224766 (N)	0.86 ha	18 dwellings as per the refused application that was subsequently dismissed on appeal.	Outline planning application 18/00512/OUT for up to 18 dwellings refused by the Council in July 2018 and later dismissed on appeal. .	Access would be via adjoining scheme although land under control of the same developer.	Appeal Inspector concluded that the harm on the character of the location would outweigh the benefits of development.	No overriding or irresolvable issues.	Site controlled by Hills Residential.	No overriding or irresolvable issues.	?	✓	With the application refused and the appeal dismissed, this site is best considered as part of a future Local Plan review.	Permission was refused because the site currently lies beyond the settlement development boundary for Elmstead Market. The Appeal Inspector upheld the Council's decision but also raised concerns about the impact on the location.

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RSC23	Land off Crow Lane, Weeley	614477 (E) 222369 (N)	19.25	300 as indicated in the Local Plan preferred options draft.	Land included in the Local Plan at preferred options stage for a major mixed use development as part of a wider proposal for strategic growth around Weeley but deleted from the plan at publication stage.	Significant improvements to Crow Lane would be required to achieve suitable access.	Dale Brow Grade II south east of site; Tocketts (probably formerly known as Byways) Grade II south of site; 2, The Street Grade II south of site; The Elms Grade II south of site; Ash Farmhouse Grade II south of site.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	Land understood to be controlled by a willing landowner with an agreement with a housebuilder.	Costs of new infrastructure and general housing market issues may affect viability.	✓	✓	If development were allowed to proceed, as part of wider comprehensive strategy, it would most likely follow completion at land south of Thorpe Road as allocated in the emerging Local Plan, after 2033.	Land only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options Local Plan but deleted at publication stage both in response to significant levels of local objection, but also on confirmation of OAN at 550 dwellings per annum as opposed to 600. Development not needed in the current plan period.
RSC24	Land North of Colchester Road Weeley Essex CO16 9AG	613982 (E) 222532 (N)	25 ha	380 as per the refused planning application which included commercial uses and community facilities. .	Site subject of planning application (16/01847/OUT) for mixed use development including 380 homes, employment land, school and medical facilities. Application was refused mainly on prematurity grounds and for being poorly related to the established settlement of Weeley but no appeal has been lodged. Site being promoted by Taylor Wimpey for inclusion in the Local Plan with objections to the publication draft.	No irresolvable issues but development at the scale proposed would require a suitable access from the B1033 that would not reduce the flow of traffic on this busy route.	Rose Farmhouse Grade II north west of site. Significant ecological diversity on the site requiring a comprehensive mitigation strategy.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	No irresolvable issues but large area of site operates as a viable car-boot business. Land controlled under option by Taylor Wimpey.	Costs of new infrastructure and general housing market issues may affect viability.	X	✓	If the developer is successful in getting the site included in the Local Plan, development from 2024/25 following adoption of the plan might be feasible. Rate of development assumed at 40 completions per annum in line with assumptions for land south of Thorpe Road.	There are doubts over the suitability of this land for housing at it would introduce housing on the opposite side of a busy road and would protrude the settlement northwards into a relatively uncontained area of countryside that is poorly connected with the existing built up area. There may be potential for this land to be considered for other uses such as employment or commercial rather than housing. There may be potential for it to be considered in the longer-term for housing but only if the issues identified above are addressed and additional growth is required at Weeley through a comprehensive strategy.
RSC25	Land between Tendring Park Services and Weeley Bridge, Land South of Colchester Road Weeley Essex	614055 (E) 221994 (N)	53 ha	800 dwellings as indicated in the preferred options draft Local Plan as part of a mixed scheme including services and facilities.	Land included in the Local Plan at preferred options stage for a major mixed use development as part of a wider proposal for strategic growth around Weeley but deleted from the plan at publication stage. Part of the site was subject of a planning application (16/02131/OUT) for up to 228 dwellings, land for a primary school, a car park to serve Weeley Railway Station and other community uses. The application was refused mainly on prematurity grounds but no appeal has been lodged. A further application 18/00578/OUT for 228 units was later refused for similar reasons as before.	No irresolvable issues but southern part of site lies within the Flood Zone. Potential for direct access to the strategic road network. Access to railway and bridge over the railway may need to be maintained for operational reasons.	Weeley House Grade II east of site. Significant landscape impact due to topography of the site and viewpoints from Colchester Road, Weeley Bypass and the A133.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	Site in single Ownership. Landowner promoted site for inclusion in the Local Plan but has not objected to the sites exclusion from the publication draft. Land not understood to be under the control of a developer.	Costs of new infrastructure and general housing market issues may affect viability .	?	✓	With the land no longer being actively promoted, it is more likely to be an option for consideration in the next review of the Local Plan.	Has potential to be considered to meet future growth requirements. Site is well placed close to the strategic road network at the junction of the A133 and B1033. Land only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options Local Plan but deleted at publication stage both in response to significant levels of local objection, but also on confirmation of OAN at 550 dwellings per annum as opposed to 600. Development not needed in the current plan period.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
RSC26	Land West of Heckfords Road Great Bentley Essex CO7 8RR	610982 (E) 222215 (N)	3.31 ha	50 dwellings based on a current planning application that is yet to be determined.	Site outside of the settlement development boundaries shown in the emerging Local Plan. Subject of current outline planning application 19/01258/OUT for up to 50 dwellings which is yet to be determined. Site lies immediately to the north of the Fusiliers Green development by Go Homes that is currently under construction.	Whilst vehicular access is proposed via Heckfords Road, this would be the third access to residential developments within very close proximity. There are questions as to whether a pedestrian footpath could be created without dependence on access via the Fusiliers Green scheme to the south.	Development of this site would represent an obvious intrusion into the open countryside to the north of Great Bentley, whereas the other developments under construction formed more logical extensions to the village. Landscape impact would be a significant environmental consideration.	Development would need to contribute towards the provision of social infrastructure including schools and health provision. A significant amount of residential development is already proposed for Great Bentley and their could be a limit to how far education and health provision could be expended without the requirement of new facilities.	Land understood to be in single ownership albeit separate to that of the developers of land further south. If no footpath is provided along Heckfords Road, the scheme would rely on agreement for pedestrian access via the Fusiliers Green development which might be affected by a ransom strip.	The progress of the Fusiliers Green development immediately south of the site would indicate that there should not be any major issues with viability. There is however questions about the cumulative level of residential development that the area could deliver within the constraints of the market – particularly given the number of schemes under construction or expected to be take place within a close proximity.	?	✓	Realistically, even if planning permission were granted in 2020/21, any development at this site would most likely take place after 2024/25 and once the Fusiliers Green and Admiral Farm schemes to the south have completed.	Concerns over impact of the countryside and cumulative impact on development in the village. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC27	Land to The North of Bromley Road Elmstead Essex CO7 7BX	606722 (E) 224501 (N)	3.84ha	45 dwellings based on a current planning application that is yet to be determined.	Site outside of the settlement development boundaries shown in the emerging Local Plan. Subject of current outline planning application 19/00933/OUT for up to 45 affordable residential dwellings which is yet to be determined.	Site lies immediately east of a reservoir and pumping station and its location is slightly detached from the established shape and form of the settlement.	Development of this site would represent an obvious intrusion into the open countryside to the north of Elmstead Market where a sensitive approach to landscape impact would be required.	Development would need to contribute towards the provision of social infrastructure including schools and health provision.	No known issues. Land understood to be in single ownership.	No known issues. As scheme is being promoted for affordable housing, it would be the subject of funding through a registered provider.	?	✓	Realistically, even if planning permission were granted in 2020/21, any development at this site would most likely take place after 2024/25 – once some of the other developments in Elmstead Market had reached completion.	Concerns over impact of the countryside and cumulative impact on development in the village. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC28	Land at Warren Farm The Bury St Osyth Clacton On Sea Essex CO16 8EH	612297 (E) 215272 (N)	0.77 ha	13 dwellings based on a recent planning application that has been refused by the Council.	Site outside of the settlement development boundaries shown in the emerging Local Plan. Subject of current outline planning application 18/00958/OUT for 7 almshouse type properties and 6 houses in conjunction with the provision of a new public car park for the village. The application was refused by the Council in March 2020.	See environmental constraints.	Planning application was refused, in part, for its landscape impact within the Coastal Protection Belt to the south of St. Osyth. It was also refused on its impact on the character of the Conservation Area and the setting of listed buildings.	No irresolvable issues.	No issues.	No known issues. The planning application proposed that the residential development would support the construction of car park for the village which, if approved, might have required an exceptional approach to s106 contributions.	X	✓	If the applicant appeals against refusal and permission was granted in 2021/22, it is conceivable that development could take place from 2024/25. Otherwise it is not currently considered to be a suitable or deliverable site.	Scheme had been promoted to help facilitate the creation of a new car park close to the centre of St. Osyth village – an aspiration of the Parish Council.

Alternative sites within strategic green gaps (as defined in the 2017 Publication Draft Local Plan – Policy PPL6)

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SGG1	Land west of Cherry Tree Avenue, Clacton on Sea, Essex	616290 (E) 214257 (N)	15 ha	300 homes at a density of 20 dwellings per hectare. Smaller scales of development might be possible depending on which areas of the land were brought forward for development. A smaller scheme incorporating only land between West Country Lodge and West Road could accommodate 5-60 dwellings.	Site outside of the settlement development boundaries shown in the emerging Local Plan and is also within the designated strategic green gap. Site being promoted for inclusion in the Local Plan by its owners.	Cherry Tree Avenue is a narrow road and it is likely that major improvements would be needed.	Land lies within Strategic Green Gap between Clacton-on-Sea and Jaywick Sands which has a strong recreational function. Development would erode this gap and adversely affect the objective of maintaining separate character and identity of the two areas.	Potential problems with sewerage treatment capacity in this location without securing direct pipe to the nearby Jaywick treatment works.	Land in agricultural use with a willing land owner - St. Monica's Convent.	Dependent on prevailing housing market conditions and securing access to necessary utilities.	X	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, development could potentially take place from 2024/26 following grant of outline permission in 2021/22.	Site considered unsuitable for development due to its impact on maintaining the Strategic Green Gap. Development could only be allowed if green gap designation were struck out of the Local Plan on advice of the Inspectorate. There could be timing issues for resolving any sewerage capacity issues.
SGG2	Land east of Rush Green Road Clacton-on-Sea CO16 7BL	615810 (E) 214732 (N)	3.6 ha	100 dwellings as per refused planning application.	Application 17/00683/OUT refused for extending into the strategic green gap. No appeal was lodged.	No irresolvable outstanding issues.	Partially within the proposed settlement boundary so potential for a development of the right scale to be considered favourably. Large part of site within Local Green Gap. Development would have to reflect these policies.	No irresolvable outstanding issues.	Outline application submitted on behalf of the landowner.	Agricultural land with limited constraints viability dependent on prevailing housing market conditions.	X	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, a new outline application in 2021/22 following the adoption of the Local Plan might enable house completions from 2024.	Development proposal rejected by the council and may be the subject of an appeal. Proposal is also subject of objections to the Local Plan which may or may not result in changes to the plan in this location. The site lies directly opposite Persimmon Homes' Rouses Farm development in Jaywick Lane.
SGG3	Land North of Rush Green Road Clacton On Sea Essex CO16 8BQ	615323 (E) 214813 (N)	9.7 ha	276 dwellings based on the larger of the previous planning applications dismissed on appeal.	Planning permission for three residential schemes refused by the council and dismissed on appeal (15/00904/OUT, 16/00208/OUT, 16/00209/OUT). All three proposed developments were refused on similar grounds. This was detrimental impact on the Protected Green Gap. The purpose of this Green Gap is to maintain separation between Jaywick Sands and Clacton-on-Sea and to maintain their individual characters. The proposed development would, in effect, infill this gap to the detriment of the wider character.	No irresolvable outstanding issues.	Development contrary to Local Green Gap policy and harmful to the separate identities and characters of Clacton-on-Sea and Jaywick Sands.	No irresolvable outstanding issues. Impact on infrastructure was not considered unacceptable at appeal	Land promoted by Bloor Homes who submitted the previous planning applications.	No issue raised in application or during the appeal process	X	✓	If the developer's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, a new outline application in 2021/22 following the adoption of the Local Plan might enable house completions from 2024.	Development proposal rejected by the council and dismissed on appeal. Site not considered suitable for residential development. Proposal is however subject of objections to the Local Plan which may or may not result in changes to the plan in this location.
SGG4	Land South of Centenary Way London Road Clacton On Sea Essex CO16 9RA	616801 (E) 218029 (N)	8.34ha	175 dwellings as per the previous outline planning application.	The site is the subject of a Local Plan representation. It was also the subject of a planning application 15/01720/OUT for up to 175 dwellings. That application was refused by the Council in June 2016. It was allowed on appeal, but that decision was quashed following a legal challenge by the Council and the appeal had to be re-determined. At the second appeal, the scheme was dismissed by the Planning Inspector and a subsequent legal challenge from the applicants was rejected.	No overriding physical constraints.	Site home to rare flower species that will need to be preserved within the site as part of ecological mitigation. Site forms part of strategic green gap designated between Clacton and Little Clacton.	No irresolvable outstanding issues. Impact on infrastructure was not considered unacceptable at appeal	Land currently used for car boot sales. Use would need to cease before development took place. The land is understood to still be under the control of the landowner and is yet to be transferred to a developer or housebuilder.	Viability independently tested at planning application stage. No irresolvable issues identified.	X	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, a new outline application in 2021/22 following the adoption of the Local Plan might enable house completions from 2024.	Site has a complex planning history having been refused by the Council, allowed on appeal, the appeal decision quashed, appeal subsequently dismissed and final legal challenge rejected. The proposal is the subject of a representation to the Local Plan and it is only likely that development would proceed if the Local Plan Inspector finds in the landowner's favour in respect of the strategic green gap designation.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SGG5	Land off London Road Clacton On Sea Essex	616711 (E) 218031 (N)	10.56 ha	220 dwellings as per the currently undetermined planning application 16/02039/OUT.	Proposal subject of outline planning application yet to be determined. Decision being deferred, with the applicant's agreement. Developer considering altering the scheme and promoting it for self-build plots. A revision to the current undetermined planning application has been requested in April 2020 – requiring re-consultation and enabling the Council to determine the application.	Cost of removing existing buildings on site	The site would constitute coalescence of Little Clacton and Clacton-on-Sea. Site located within Strategic Green Gap between Little Clacton and Clacton-on-Sea. The purpose of this Green Gap is to separate Clacton-on-Sea and Little Clacton and to protect each settlements unique character.	No irresolvable outstanding issues	Site in multiple ownership but all owners willing to release their land for development	No viability issues raised to date through application process. Site dependent on prevailing housing market conditions.	?	✓	If the Council was to grant planning permission in 2020/21, development from 2023 is conceivable. However, it would be an exceptional decision given the site's location in the Green Gap.	Site currently considered unsuitable for residential development as located within the Strategic Green Gap. Developer considering altering the scheme and promoting it for self-build plots. The dismissal of the appeal for land north of Centenary Way (immediately north of this site) supports the Council's policy for maintaining a green gap in this location.
SGG6	Land adj to Burrs Road/Sladbury's Lane, Clacton on Sea	618933 (E) 216890 (N)	30.5 ha	508 on the basis that the wider site had an estimated capacity of 670 homes in the last SHLAA assessment but part of the site has gained permission for up to 132 dwellings and is assessed separately as a site with permission.	Land outside of the settlement development boundary of the emerging Local Plan and within the designated strategic green gap. Part of this landowner's site to the south has gained outline planning permission on appeal (15/01351/OUT) for up to 132 homes.	Potential issue with access. Overhead lines currently run across the site. The applicant will need to bear the cost of this remediation work.	The site is located within a strategic green gap. The function of this Green Gap is to desparate Holland-on-Sea from Clacton-on-Sea and protect these settlements individual character.	Access is potentially dependent upon approved site to the south. However, it may be that this may not be an acceptable solution in capacity and safety terms. Development of this scale would require new schools and medical provision.	Land promoted by landowner for inclusion in the Local Plan.	Dependent on prevailing housing market conditions. Development might require undergrounding of electricity cables.	X	✓	If the developer's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, further phases of residential development on this site could potentially take place from 2029/30 following on from the development of 132 homes off Sladbury's Lane.	Due to the location and nature of development, the proposal is considered to be unsuitable as it would bring about coalescence and have an adverse impact on maintaining the separate character and identities of Holland-on-Sea and Clacton-on-Sea.
SGG7	Land Adj Two Villages School Mayes Lane Ramsey Essex CO12 5EL	621743 (E) 230269 (N)	3.28 ha	71 as per the previous planning application that was dismissed on appeal.	15/00964/OUT – Refused and dismissed at appeal (APP/P1560/W/16/3146802). Application for residential development dismissed on appeal over concerns about the impact on the setting of the Grade 1 listed St Michael's Church. The development site was removed from the Local Plan at Preferred options stage. The site is currently adjacent to the Settlement Boundary and within the Green Gap designation. Later application 19/00439/OUT for five self-build units and a new car park was refused in May 2019 on landscape and heritage impact grounds.	No overriding or irresolvable issues.	Flood risk to the west. The site is situated in the Green Gap and in the vicinity of St Michael's Grade 1 listed church.	At appeal stage, a s106 legal agreement was produced that satisfied infrastructure requirements.	The site is being promoted by the developer	Dependent on prevailing housing market conditions. Viability not raised an issue during the application or appeal process.	X	✓	If the developer's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, and the development was designed in a way to safeguard the setting of St. Michael's Church, development could potentially take place from 2024/25. However, the sensitivities of the site might mean a much lower number of dwellings is realistically achievable.	Land currently deemed unsuitable for residential development following recent appeal decision. Site lies within the strategic green gap and impact on the setting of the Grade I Listed Church difficult to resolve.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SGG8	Land to The West of Edenside Off Bloomfield Avenue Frinton On Sea Essex CO13 0DA	623566 (E) 221584 (N)	9.5 ha	85 dwellings as per the refused planning application and subsequently dismissed appeal.	Planning application 17/00836/OUT for up to 85 dwellings refused in 2017 and dismissed on appeal in 2017. Site lies outside of settlement development boundary and within strategic green gap designation in the emerging Local Plan. Landowner has made representations to the Local Plan.	Access via existing area of open space.	Within Strategic Green Gap designed to maintain separation between Kirby Cross and Kirby le Soken.	No irresolvable outstanding issues.	Land actively promoted by its owner.	Viability was not raised as an issue at the application stage. Dependent on prevailing housing market conditions	X	✓	The appeal for this site was dismissed, partly over concerns about the impact on the green gap. It is not expected that this site will be included in the Local Plan and therefore housing delivery up to 2033 is considered doubtful unless the Local Plan Inspector concludes that green gaps should be deleted.	Land forms part of important open gap between Frinton and Kirby-le-Soken. Appeal was firmly dismissed by the Planning Inspector and it is considered unlikely that the site will proceed to be allocated in the Local Plan. Land in the same ownership as Turpins Farm, Frinton which has planning permission for 210 units and it is likely that the landowner will prioritise the delivery of that scheme.
SGG9	Land off Colchester Road Lawford Essex	610305 (E) 231432 (N)	0.55 ha	15 dwellings as per the current planning application.	Subject of current undetermined planning application 11/00530/OUT. Application undetermined due to lack of sufficient information and timescales for appealing against non-determination have passed. Applicant intends to submit further information to enable application to be determined.	Site topography affects potential layout.	Protected green gap; Conservation Area	No irresolvable Issues subject to satisfactory s106.	Land is being actively promoted by developer.	Dependent on prevailing housing market conditions. No issues raised at planning application stage.	X	✓	If green gap designation were removed from the site following Local Plan examination and outline consent were granted in 2021/22, development in 2025/26 is conceivable.	Site within Green Gap area and not currently considered suitable for development.
SGG10	Land off Trinity Road Trinity Road Mistley Essex CO11 2HH	610420 (E) 231338 (N)	2.4 ha	75 dwellings as per the current planning application.	Subject of current undetermined planning application 11/00532/OUT which provides for open space and allotments on adjoining land. Application undetermined due to lack of sufficient information and timescales for appealing against non-determination have passed. Applicant intends to submit further information to enable application to be determined.	Topography of land may affect suitability of site and it is within the Strategic Green Gap that separates Lawford and Mistley.	Protected green gap. Adjacent to AONB.	Development would need to contribute towards the expansion of existing schools. Subject to satisfactory s106	Land is being actively promoted by developer.	Dependent on prevailing housing market conditions. No issues raised at planning application stage.	X	✓	If green gap designation were removed from the site following Local Plan examination and outline consent were granted in 2021/22, development from 2024/25 is conceivable.	Site within Green Gap area and not currently considered suitable for development.
SGG11	Land at Foots Farm (North of Centenary Way) Thorpe Road Clacton On Sea Essex CO16 9SB	617884 (E) 218683 (N)	13.26 ha	245 dwellings as per the refused planning application for which an appeal decision is imminent following a Public Inquiry.	Subject of current undetermined outline planning application 18/01499/OUT for up to 245 dwellings. The scheme is being promoted as 'enabling development' by the owners of St. Osyth Priory to generate funds to assist in its restoration. An appeal decision is imminent at the time of writing.	No overriding physical constraints.	Within Strategic Green Gap designed to maintain separation between Clacton on Sea and Little Clacton.	Development would need to contribute towards the expansion of existing schools and health provision through s106 contributions, although as development is being promoted as enabling development whereby land value uplift would be diverted to the restoration of the heritage assets.	Land understood to be controlled by Manningtree Farms Ltd which is connected with the owners of ST. Osyth Priory and developers City & Country.	No viability issues raised to date through application process. Site dependent on prevailing housing market conditions. Current development proposal seeks to utilise land value uplift to generate funding for the restoration of St. Osyth Priory.	X	✓	If the Council was to grant planning permission or an appeal were allowed in 2019.20, development from 2024/25 is conceivable. It is considered unlikely however that permission would be granted.	The site has not been promoted as part of the Local Plan process to date but is the subject of a current application for enabling development. It is not expected that the Council will support the application and it is likely that the proposal will have to be determined on appeal if development is to proceed. As the scheme is being promoted as enabling development, it is envisaged that affordable housing and infrastructure contributions would be reduced or waived to generate maximum funding for the restoration of St. Osyth Priory. The site has no direct relationship with St. Osyth village nor the Priory. Land lies immediately west of Local Plan allocation at Oakwood Park.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SGG12	Land East of Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LP	622300 (E) 221220 (N)	5.46 ha	130 dwellings as per the current planning application which is yet to be determined, but recommended for refusal.	Site subject of current planning application 20/0002/OUT for up to 130 dwellings which is under consideration but expected to be refused.	Site lies within the Strategic Green Gap between Kirby Cross and Kirby le Soken and on sensitive sloping land.	Site lies within the Strategic Green Gap between Kirby Cross and Kirby le Soken and on sensitive sloping land. Potential impact on listed heritage assets.	Development would need to contribute towards social infrastructure.	Site being promoted through the planning application by land agents.	No viability issues raised to date. Progress of Finches Park scheme to the south would indicate that viability might not be an issue so long as the two sites are not competing for sales at the same time.	X	✓	The application is expected to be refused and the owners are not promoting the site through the Local Plan process. They would therefore have to succeed with a planning appeal. Realistically any development would have to come forward following completion of Finches Park scheme to avoid competing sales and would be from 2028/29.	The Finches Park development to the south of this site was granted planning permission on appeal. The Inspector considered the location of the site within the designated Strategic Green Gap but concluded that the large area of open space proposed at the north of the scheme would help to safeguard the function of the gap whilst keeping landscape impacts to a minimum. If the land to the north were developed, it would completely undermine the function and role of the open space at Finches Park in maintaining the green gap and would have a very substantial impact on the character of the area.

Appendix 6: Correspondence with Developers

Correspondence relating to: 15/00876/OUT (Lawford Green, Bromley Road), 15/01810/OUT (Stourview Avenue), 16/01456/DETAIL (Millers Green, Weeley Heath), and 19/00524/OUT (Barleyfields).

Paul Woods

From: Will Vote [REDACTED]
Sent: 13 May 2020 08:24
To: Paul Woods
Subject: RE: Build-out rates - Lawford Green, Stourview Avenue and Millers Green

Hi Paul,

I would revise the build out rate to 20 dwellings per annum, but the start timings look right.

I would also like to update the recent email I sent you on our other sites to have a similar build out rate. That's Lawford Green (land east of Bromley Road, Lawford) and land north of Stourview Avenue. For this latter site I have recently submitted a RM application relating to the 2017 outline for 70 units.

Regards,

Will

Will Vote

ROSE

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From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 05 May 2020 16:06
To: Will Vote [REDACTED]
Subject: RE: Build-out rates - Lawford Green, Stourview Avenue and Millers Green

Hi Will

Thanks for your help.

I missed a site from my previous list. Could you have a look at these numbers for Barleyfields in Weeley please?

2020/21: Reserved matters
2021/22: Discharge of conditions/commencement
2022/23 onwards: 30 dwellings completed per annum
...
2031/32: final 10 dwellings completed

1

Thanks a lot!
Paul

From: Will Vote [REDACTED]
Sent: 14 April 2020 08:59
To: Paul Woods <pwoods@tendringdc.gov.uk>
Subject: RE: Build-out rates - Lawford Green, Stourview Avenue and Millers Green

Hi Paul,

Yes, all is good here thanks, I hope you and yours are too?

As you would probably imagine it is really hard to update the completion figures, especially for 2020/21. However, your updated figures below are probably as good an estimate as any.

I can update on our Stourview Avenue site in Mistley. The RM application (pursuant to 15/01810/OUT) for 70 units was submitted recently. If it is approved we could see the first completion at the beginning of 2022/23. Probably building out at about 30 units a year at that site. Again, there is uncertainty ahead, so these dates and build out rates are far from concrete.

Regards,

Will

Will Vote

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From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 09 April 2020 14:28
To: Will Vote [REDACTED]
Subject: Build-out rates - Lawford Green, Stourview Avenue and Millers Green

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Hi Will

Hope you're keeping well!

2

We are just in the process of updating our SHLAA document for the coming year. Please would you take a look at the figures below and confirm whether our current estimated timeline for completions on the site are realistic? (The numbers for Lawford Green have been reduced from our initial estimates due to the current uncertainty surrounding Covid-19).

Lawford Green

2020/21: 15 dwellings completed
2021/22: 30 dwellings completed
2022/23: 40 dwellings completed
2023/24: 40 dwellings completed
2024/25: 40 dwellings completed
2025/26: 40 dwellings completed
2026/27: 40 dwellings completed
2027/28: 40 dwellings completed
2028/29: final 24 dwellings completed

Stourview Avenue

Reserved matters submitted in 2022, with delivery from 2025/26.

Millers Green

Reaming dwellings completed in 2020/21.

If you're able to get back to me next week, I'd be really grateful.

Have a good long weekend!

Paul

Paul Woods
Planning Officer
Tendring District Council
01255 686612

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Paul Woods

From: Stephen Williams [REDACTED]
Sent: 06 May 2020 10:51
To: Paul Woods
Subject: RE: Build-out rates

Hi Paul,

That looks pretty close to the mark really. Like you say things are a little vague at the moment but we are keeping positive. Just a couple of comments....

You can probably pull Tye Road forward a year as we hope to start on site asap and push back School Road by a year as that will follow Tye Road.

You're 5 plots short on Admirals Phase 1 (we have 50 there) which can be put in 22/23.

Otherwise all good.

Thanks,

Steve

Steve Williams
Associate Director

Hills Building Group

Residential Construction Grange Marsh

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[REDACTED]
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From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 05 May 2020 17:28
To: Stephen Williams [REDACTED]
Subject: Build-out rates

Dear Stephen

I work in the Planning Policy team at Tendring District Council, and we are in the process of updating our SHLAA document.

I wonder if you would have a look at the projections below and confirm whether or not our current estimates for build-out rates at your sites are realistic please? The estimates for this year have been reduced from

our initial prediction due to the uncertainty surrounding Coronavirus – and we understand it's difficult to give any firm indication at this stage about what impact that may have.

School Road East, Elmstead

Yr 1 - 2020/21: Reserved Matters/Discharge of Conditions
Yr 2 - 2021/22: 10 dwellings
Yr 3 - 2022/23: 20 dwellings
Yr 4 - 2023/24: 20 dwellings
Yr 5 - 2024/25: 12 dwellings

Tye Road, Elmstead

Yr 1 - 2020/21: ---
Yr 2 - 2021/22: 14 dwellings
Yr 3 - 2022/23: 18 dwellings

Admirals Farm Phase 1

Yr 1 - 2020/21: 15 dwellings
Yr 2 - 2021/22: 20 dwellings
Yr 3 - 2022/23: 10 dwellings

Admirals Farm Phase 2

Yr 1 - 2020/21: Reserved Matters
Yr 2 - 2021/22: Discharge of Conditions
Yr 3 - 2022/23: 10 dwellings
Yr 4 - 2023/24: 15 dwellings

If you're able to get back to me in the next week, I'd be really grateful.

Many thanks,
Paul

Paul Woods
Planning Officer
Tendring District Council
01255 686612

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Paul Woods

From: Julie Eeles [redacted]
Sent: 03 April 2020 12:49
To: Paul Woods
Subject: RE: Low Road, Dovercourt

Hi Paul,

If you could shift everything out one year, with first 20 dwellings 2022/23, then 30 in 2023/24 and so on, so the final dwellings would be 2029/30. That would seem the most sensible approach at the moment.

Kind Regards
Julie

Julie Eeles
FCCA
NEEB Holdings Ltd, Finance Director

Telephone: [redacted]

From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 03 April 2020 12:46
To: Julie Eeles [redacted]
Subject: Low Road, Dovercourt

Dear Julie

I work with Gary Guiver at Tendring District Council, and we are in the process of updating our SHLAA document. Previously Gary has been in contact with you regarding our projected housing completions at Low Road, Dovercourt, and I wonder if you would confirm whether or not our current estimates are realistic please? Our estimates for the next 3 years have been adjusted down, to account for the uncertainty surrounding Covid-19.

- 2020/21: reserved matters approval and discharge of conditions
- 2021/22: commencement and 20 dwellings completed
- 2022/23: 30 dwellings completed
- 2023/24: 40 dwellings completed
- 2024/25: 40 dwellings completed
- 2025/26: 40 dwellings completed
- 2026/27: 40 dwellings completed
- 2027/28: 45 dwellings completed
- 2028/29: 45 dwellings completed

If you're able to get back to me next week, I'd be really grateful.

Many thanks,
Paul

Paul Woods
Planning Officer
Tendring District Council
01255 686612

Paul Woods

From: Stephen Sibley [redacted]
Sent: 03 April 2020 16:15
To: Paul Woods
Subject: RE: Build out rates - Martello Site

Hi Paul,

I can confirm that your current timeline build out estimates remain realistic.

Many thanks.
Stephen

Sent from [Mail](#) for Windows 10

From: [Paul Woods](#)
Sent: 03 April 2020 15:09
To: [redacted]
Subject: Build out rates - Martello Site

Dear Stephen

I work with Gary Guiver at Tendring District Council, and we are in the process of updating our SHLAA document. Previously Gary has been in contact with you regarding our projected housing completions at the Martello Site, and I wonder if you would confirm whether or not our current estimates are realistic please?

- 2020/21: reserved matters approval
- 2021/22: discharge of conditions and commencement
- 2022/23: 10 dwellings completed

If you're able to get back to me next week, I'd be really grateful.

Many thanks,
Paul

Paul Woods
Planning Officer
Tendring District Council
01255 686612

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Correspondence relating to: 17/00565/DETAIL (Staunton Gate), and 18/00367/FUL (North of Cockaynes Lane).

Paul Woods

From: Samuel Caslin - TW East London [REDACTED]
Sent: 06 April 2020 09:45
To: Paul Woods
Subject: RE: Build out rates - Cockaynes Lane, Alresford

Hi Paul,

The below looks about right. Hopefully we can get back out on site soon.

Regards,

Samuel Caslin | Planning Manager | Taylor Wimpey East London
BT Brentwood, 1 London Road, Brentwood, Essex, CM14 4QP
t: [REDACTED] | m: [REDACTED] | e: [REDACTED]
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From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 03 April 2020 15:50
To: Samuel Caslin - TW East London [REDACTED]
Subject: Build out rates - Cockaynes Lane, Alresford

Dear Sam

I work with Gary Guiver at Tendring District Council, and we are in the process of updating our SHLAA document. Previously Gary has been in contact with you regarding our projected housing completions at Cockaynes Lane, and I wonder if you would confirm whether or not our current estimates are realistic please?

Staunton Gate

Final completions in the year 2020/21.

North of Cockaynes Lane

Discharge of conditions and commencement in 2020/21

30 completions in 2021/22

40 completions in 2022/23

Final 14 completions in 2023/24.

If you're able to get back to me next week, I'd be really grateful.

Many thanks,
Paul

Paul Woods
Planning Officer
Tendring District Council

Correspondence relating to: 19/00144/DETAIL (Michaelstowe Farm, Dovercourt), 19/00917/OUT (Ramsey Road/Mayes Lane), 18/00098/OUT (South of Frinton Road, Thorpe le Soken), and 17/01964/OUT (R/o 522 St Johns Road, Clacton).

Paul Woods

From: Peter Le Gry [REDACTED]
Sent: 06 April 2020 11:56
To: Paul Woods
Subject: RE: Build-out rates - South of Frinton Road Thorpe le Soken, and Michaelstowe Farm Dovercourt.

Dear Paul,

The Michaelstowe site for 14 should be completed this year. The outline application for 41 dwellings on the adjoining land is being determined tomorrow. This will be developed in 2021/22.

No change to Frinton Road.

The reserved matters application for St Johns Road is likely to be submitted within the next week.

Kind regards

Peter Le Gry MA Dip.TP MRTPI
Principal Chartered Town Planner

For & on behalf of Stanfords
Mobile – [REDACTED]
Colchester Office – [REDACTED]

The Livestock Market
Wyncolls Road
Colchester
CO4 9HU

www.stanfords-colchester.co.uk



From: Paul Woods <pwoods@tendingdc.gov.uk>
Sent: 03 April 2020 12:40
To: Peter Le Gry [REDACTED]
Subject: Build-out rates - South of Frinton Road Thorpe le Soken, and Michaelstowe Farm Dovercourt.

Dear Peter

I work with Gary Guiver at Tendring District Council, and we are in the process of updating our SHLAA document. Previously Gary has been in contact with you regarding our projected housing completions, and I wonder if you would confirm whether or not our current estimates remain realistic please?

Michaelstowe Farm, Dovercourt

We expect pre-commencement conditions to be discharged this year and work on site to commence, with all 14 dwellings completed in 2021/22.

South of Frinton Road, Thorpe le Soken

We expect reserved matters to be approved this year, with discharge of conditions and commencement the following year, and all 10 dwellings completed in 2022/23.

522 St Johns Road, Clacton

I understand that nothing is happening with this site currently, and so we have moved it out of the 5 year supply. If things have changed, please would you let me know.

If you're able to get back to me next week, I'd be really grateful.

Many thanks for your help,
Paul

Paul Woods
Planning Officer
Tendring District Council
01255 686612

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Paul Woods

From: Chris Brooks [redacted]
Sent: 09 April 2020 14:01
To: Paul Woods
Subject: RE: Build-out rate - Cliff Hotel, Dovercourt

Paul

Would suggest 23/24 Completion

Regards

Christopher Brooks BA Dip (Dist) RIBA
Director

BNI Architects Ltd

Tel: [redacted]
Mob: [redacted]

From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 09 April 2020 13:03
To: [redacted]
Subject: Build-out rate - Cliff Hotel, Dovercourt

Dear Chris

I work in the Planning Policy team at Tendring District Council, and we are currently in the process of updating our SHLAA document for the coming year. Please would you take a look at the figures below, relating to Cliff Hotel in Dovercourt, and confirm whether our current estimated timeline for completions on the site are realistic? (The numbers have been reduced from our initial estimates due to the current uncertainty surrounding Covid-19).

2020/21: discharge of pre-commencement conditions
2021/22: commencement
2022/23: 20 dwellings completed

If you're able to get back to me next week, I'd be really grateful.

Many thanks,
Paul

Paul Woods
Planning Officer
Tendring District Council
01255 686612

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Paul Woods

From: Martin Underwood, Independent Living Housing Advisor
[redacted]
Sent: 09 April 2020 14:49
To: Paul Woods
Cc: Siobhan Pierce, Independent Living Programme Manager
Subject: RE: Build-out rates - Coppins Court, Clacton

Hi Paul,

The current Covid-19 situation makes forward planning difficult at present, however current timeline is for all 60 units to be completed in 2022/23. Coppins Court is an Extra Care scheme for older people so all units would all be completed at the same time.

Kind Regards,

Martin Underwood
Independent Living Housing Advisor
Housing Growth Team
Essex County Council
Tel: [redacted]
Email: [redacted]

From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 09 April 2020 12:21
To: Derek Ford, Senior Development Surveyor [redacted]
Subject: Build-out rates - Coppins Court, Clacton

Dear Derek

I work in the Planning Policy team at Tendring District Council, and we are currently in the process of updating our SHLAA document for the coming year. Please would you take a look at the figures below, relating to Coppins Court in Clacton, and confirm whether our current estimated timeline for completions on the site are realistic? (The numbers have been reduced from our initial estimates due to the current uncertainty surrounding Covid-19).

2020/21: 15 dwellings completed
2021/22: 30 dwellings completed
2022/23: final 15 dwellings completed

If you're able to get back to me next week, I'd be really grateful.

Many thanks,
Paul

Paul Woods
Planning Officer
Tendring District Council
01255 686612

Paul Woods

From: Jessica Ferguson [REDACTED]
Sent: 09 April 2020 17:05
To: Paul Woods
Cc: Gary Guiver; Martin Robeson
Subject: RE: Brook Park West - Build out rates

Dear Paul,

Thank you for your email. Having reviewed the targets as indicated for the site last year (as per the SHLAA 2019), these appear to have been set in relatively negative terms and although improvements to the rate of take up looked likely at the start of this year, the outlook is now less confident. We are aware of market uncertainty due to the economic risks arising from the current crisis specifically in the availability of funding streams necessary to support larger releases of land i.e. typically of 200 units and above. And on such schemes there is already more significant (per unit) up front infrastructure costs and thus greater risks before returns become available from sales. We would therefore suggest that the following revised timeframes are instead considered.

- 20/21 – reserved matters and discharge of conditions
- 21/22 – commencement and 20 units completed
- 22/23 – 30 units completed
- 23/24 – 30 units completed
- 24/25 – 30 units completed
- 25/26 – 30 units completed
- 26/27 – 30 units completed
- 27/28 – 30 units completed

Kind regards,
Jessica

Jessica Ferguson
Associate Planner
MRPP
21 Buckingham Street
London, WC2N 6EF
Tel: [REDACTED]

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From: Jessica Ferguson
Sent: 03 April 2020 13:17
To: pwoods@tendringdc.gov.uk
Cc: Martin Robeson [REDACTED]
Subject: RE: Brook Park West - Build out rates

Paul,

Thank you for your email, we will get back to you next week.

Kind regards,
Jessica

Jessica Ferguson
Associate Planner
MRPP
21 Buckingham Street
London, WC2N 6EF
Tel: [REDACTED]

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From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 03 April 2020 12:24
To: Martin Robeson [REDACTED]
Subject: Brook Park West - Build out rates

Dear Martin

I work with Gary Guiver at Tendring District Council, and we are in the process of updating our SHLAA document. Previously Gary has been in contact with you regarding our projected housing completions at Brook Park West, and I wonder if you would confirm whether or not our current estimates are realistic please?

- 2020/21: reserved matters approval
- 2021/22: discharge of conditions
- 2022/23: commencement and 20 dwellings completed
- 2023/24: 40 dwellings completed
- 2024/25: 40 dwellings completed
- 2025/26: 40 dwellings completed
- 2026/27: 40 dwellings completed
- 2027/28: final 20 dwellings completed

If you're able to get back to me next week, I'd be really grateful.

Many thanks,
Paul

Paul Woods
Planning Officer
Tendring District Council
01255 686612

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Paul Woods

From: Roger Gilles | Barefoot & Gilles [REDACTED]
Sent: 11 April 2020 17:34
To: Paul Woods
Subject: RE: Build-out rate - St Helena Hospice Site

Hi Paul,

Chelmer Housing Partnership (CHP) and St Helena's Hospice have been in discussion for some time now regarding the acquisition of the site by CHP. I believe that Heads of Terms have been agreed but the scheme is dependent on Homes England (Formerly the HCA) for funding. If funding is made available then the dates you mention are readily achievable.

If funding is not made available then the dates are unlikely to be achieved.

If I hear anything further I shall, of course, let you know straight away.

Kind regards

Roger

barefoot & gilles
2 Cromwell Court
16 St Peters Street
Ipswich
Suffolk
IP1 1XG

Tel: [REDACTED]
Fax: [REDACTED]
Web: www.barefootgilles.com

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Tel: [REDACTED]

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From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 09 April 2020 12:28
To: Roger Gilles | Barefoot & Gilles [REDACTED]
Subject: Build-out rate - St Helena Hospice Site

Dear Roger

I work in the Planning Policy team at Tendring District Council, and we are currently in the process of updating our SHLAA document for the coming year. Please would you take a look at the figures below, relating to the St Helena Hospice site in Clacton, and confirm whether our current estimated timeline for completions on the site are realistic?

2020/21: Discharge of pre-commencement conditions
2021/22: Commencement on site
2022/23: 40 dwellings completed

If you're able to get back to me next week, I'd be really grateful.

Many thanks,
Paul

Paul Woods
Planning Officer
Tendring District Council
01255 686612

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Paul Woods

From: Richard Clews [REDACTED]
Sent: 22 April 2020 16:34
To: Paul Woods
Subject: RE: Build-out rates - Long Road/Clacton Road, Mistley

Paul,

Thanks for getting in touch about the build out rates.

It has taken a little time to confirm our best estimates. At this time we recommend that the later date in each estimate is now more likely. I trust the below is therefore useful:

2021: reserved matters approval for the site / phase 1.
2021/22: discharge of all pre-commencement conditions
2023: Commencement of development. Estimate completion of 20 dwellings and preparation of RM for other phases if required
2024 – 2032/33: Estimate 40 dwellings completed per year. Submission of details of later phases and conditions discharged concurrently with completions
Post 2033: remaining 105 dwellings completed

The above does not relate to the employment component of the site.

We may be able to refine this further as the year progresses. I understand that reserved matters are being prepared but at this moment we estimate that the above is likely to be the scenario for development.

Any questions please let me know.

Kind regards,

Richard

Richard Clews

Senior Associate Director

Direct: [REDACTED] | Mobile: [REDACTED] | Office: [REDACTED]

From: Paul Woods [mailto:pwoods@tendringdc.gov.uk]
Sent: 09 April 2020 14:00
To: Richard Clews [REDACTED]
Subject: Build-out rates - Long Road/Clacton Road, Mistley

Dear Richard

I work in the Planning Policy team at Tendring District Council, and we are currently in the process of updating our SHLAA document for the coming year. Please would you take a look at the figures below, relating to Long Road/Clacton Road in Mistley, and confirm whether our current estimated timeline for completions on the site are realistic?

2020/21: reserved matters approval
2021/22: discharge of pre-commencement conditions
2022/23: 20 dwellings completed
2023/24 – 2032/33: 40 dwellings completed per year
Post 2033: remaining 65 dwellings completed

PLANNING POLICY AND LOCAL PLAN COMMITTEE

8 JUNE 2020

REPORT OF THE CORPORATE DIRECTOR: PLACE AND ECONOMY

A.2 HOUSING SIZE STANDARDS, EFFICIENCY AND ACCESSIBILITY

(Report prepared by Paul Woods and Gary Guiver)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To seek the Planning Policy and Local Plan Committee's endorsement for suggested amendments to policies in the Council's emerging Local Plan that relate to the design, layout and quality of new housing.

EXECUTIVE SUMMARY

Key Points

The suggested amendments to Local Plan policies set out in this report are aimed at:

- explicitly embracing the government's technical housing standards which set minimum requirements for internal space in new housing;
- explicitly setting out the Council's expectations for minimum garden sizes in Tendring, rather than referring developers to the standards set out in the separate Essex Design Guide;
- promoting the installation of solar panels and vehicle charging points in new residential properties along with other measures to improve sustainability, including water efficiency;
- promoting improved standards of accessibility to ensure homes are fit for purpose and adaptable for older and disabled people; and
- addressing any other policy wording issues either identified by Officers or raised by objectors to the Local Plan during the last formal consultation period in 2017.

Section 2 of the Council's emerging Local Plan contains a number of policies concerned with the design, quality and layout of development as well as renewable energy and water efficiency. Given the time that has passed since the Local Plan was submitted to the Secretary of State to begin the examination process, Officers have been reviewing the content and specific wording of these policies, taking into account any comments that were submitted during the last statutory consultation period

in 2017, any changes in government policy and any new evidence or other factors that have arisen. In response to specific local concerns (including those raised by the Council's Planning Committee when determining planning applications), the Chairman of the Planning Policy and Local Plan Committee has also asked Officers to consider, specifically, whether or not the wording of any of the policies in the Section 2 Local Plan could be strengthened to help improve the quality of new homes, particularly in respect of their internal space, garden sizes, energy efficiency and accessibility. Those matters are considered in this report.

Internal space standards

One of the concerns that has arisen both nationally and locally is the size of new residential property, in particular internal dimensions and the effects they can have on peoples' quality of life. For some years, Members of this Council have referred to, and advocated a return to, the 1960s 'Parker Morris' housing standards (or a modern day equivalent) as a way of improving the size and quality of new housing in Tendring. In 2015, the government introduced optional internal space standards called the 'Technical housing standards - nationally described space standard' (often referred to as 'The Standard') which local authorities could adopt through their Local Plan policies, so long as they could evidence that they were necessary, economically viable and would not have a negative impact on affordability. These standards are similar in many respects to the historic Parker Morris approach and Officers are satisfied that there is sufficient evidence of need and viability to justify their application.

Through the emerging Local Plan, the Council has already sought to embrace such minimum internal standards. Policy LP3 'Housing Density and Standards' in Section 2 of the Council's emerging Local Plan for example requires new residential and mixed-use development to achieve an appropriate housing density that has regard to, amongst other things, "*national minimum floor-space standards*". Similarly, Policy LP4 'Housing Layout' requires the design and layout of new residential and mixed-use developments in the Tendring District to meet certain criteria, including that they "*ensure dwellings meet minimum standards of internal space*". However, neither policy is explicit in referring to the government Standard and Officers consider that amendments would be sensible to avoid any ambiguity.

Section 2 of the Local Plan is yet to be examined by an independent Planning Inspector (pending the final outcome of the Section 1 examination); and whilst Policies LP3 and LP4 did not attract a significant level of objection during the last round of public consultation in 2017, there are a relatively small number of objections from the development industry 1) challenging the Council's justification for wanting to apply minimum space standards and requiring evidence on need and the impacts on viability and affordability; and 2) seeking clarification on which standards will apply. There are also a number of comments about the wording of the policies and how their various criteria would apply in practice. A number of amendments are therefore put forward for Members' consideration.

Private Amenity (Garden) Standards

Policy SPL3 in the emerging Local Plan entitled 'Sustainable Design' requires, amongst other things, that new development makes provision for private amenity space. Policy LP4 on 'Housing Layout'

then refers to the Essex Design Guide for Residential & Mixed-Use Developments, within which are contained the standards for private amenity or garden sizes that planning applications are judged against. Unlike the 2007 adopted Local Plan, the emerging Local Plan does not contain a specific policy of its own in relation to garden sizes.

On reflection, because the approach set out in 2007 Local Plan remains broadly in line with current Essex Design Guide and there have been calls for the emerging Local Plan to be more explicit in respect of garden sizes, Officers recommend that it is suggested to the Planning Inspector, as part of the examination of the Section 2 Plan, that a private amenity or garden sizes policy is included in the new Local Plan. Details of this are set out below.

Energy efficiency and climate change

Another area of concern is the ability of new residential property to minimise energy consumption and to embrace other measures aimed at reducing carbon emissions and tackling global climate change. Whilst today's building regulations already require new homes to meet high levels of energy efficiency through their design, insulation and technology; authorities can require, through their planning policies, developments to exceed regular standards.

In August 2019, this Council declared a 'climate emergency' which commits it to preparing an action plan for consideration by Councilors with the aim of making its activities carbon neutral by 2030. A Climate Change Working Group has been set up to explore the opportunities and to develop recommendations for achieving this goal and consultants are assisting with the preparation of the action plan. On the advice of the Chairman of the Planning Policy and Local Plan Committee, Officers have considered whether or not the policies in the emerging Local Plan could be strengthened to require, specifically, new residential development to be installed with solar panels and charging points for electric vehicles (in anticipation of significant increases in electric car ownership in the future). Officers have considered the potential cost of installation and the potential visual impacts in concluding that the policies could be strengthened and amendments are therefore put forward for Members' consideration.

Water efficiency

As the population grows and more new homes are built, there is increasing pressure to make efficient use of water resources and the design and specification of new housing has a role to play in achieving such efficiencies. Whilst the Tendring District is not identified specifically as an area of serious stress in terms of water supply, there are obvious benefits to householders and to the wider environment to reducing consumption. Policy PPL5 in the emerging Local Plan entitled 'Water Conservation, Drainage and Sewerage' already requires developers to consider measures aimed at maintaining the supply of drinking water and it is considered that the requirements of the policy could be strengthened to require such measures to be implemented.

Accessibility and adaptability

With a higher than average proportion of older and disabled residents in the Tendring area, there is a good argument for having more residential property that is easily accessible for people with mobility impairments and/or adaptable to people's changing mobility through the course of their life. The building regulations include two optional requirements in relation to access in residential property which can be specifically promoted through policies in the Local Plan:

- Requirement M4(2) which requires new dwellings to make reasonable provision for most people to access the building and to incorporate features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users; and
- Requirement M4(3) which requires new dwellings to make reasonable provision, either at completion or at a point following completion, for a wheelchair user to live in the dwelling and for them to use any associated private outdoor space, parking and communal facilities that may be provided for the use of the occupants.

Policy SPL3 in the emerging Local Plan (which deals generally with 'Sustainable Design') already includes a requirement that, on housing developments of 10 or more dwellings, 10% of market housing should Building Regulations Part M4(2) compliant and, for affordable housing, 10% should be Part M4(2) compliant and 5% should be Part M4(3) compliant. This requirement has been tested and confirmed as economically viable through the Council's viability assessments, however Officers consider that these requirements could be set out more clearly and explicitly within Policy LP4 which is more specifically concerned with the design and layout of new housing development.

Summary of Suggested Policy Amendments

Policy SPL3 - SUSTAINABLE DESIGN

The suggested amendments to Section A of the policy in respect of landscape character and the use of locally occurring and characteristic hedge species were advised by Essex County Council in its representations to the Local Plan and the suggested amendments to Section B in respect of highways respond to comments raised by Persimmon and Gladman Homes. The additions to criterion d) of Section B respond to the need for action in response to the climate emergency. The suggested deletion of the asterisk and paragraph relating to Part M accessibility standards is to enable such guidance to be more logically set out in Policy LP3 (see details below). The inclusion of a new criterion e) to Section C of the policy is to address a particular concern raised by the Chairman of Planning Policy and Local Plan Committee which reflects local concerns about the impact of development on neighbours during the construction phase and the damage caused to the highway and public realm.

Policy LP3 - HOUSING DENSITY AND STANDARDS

The suggested amendments to criterion b) of Policy LP3 are to make it explicit that it is the nationally described space standards that should be met in new residential developments and to refer to the new section of the policy proposed in respect of minimum garden sizes, which reflects the wording already present in the Council's adopted Local Plan. The reference to public rights of way in criterion f) of the policy is in response to a specific representation from the Essex Bridleways Trust. The inclusion of the paragraph relating to Part M accessibility standards follows the suggested deletion of such wording from Policy SPL3.

Policy LP4 - HOUSING LAYOUT

Numerous amendments are proposed for Policy LP4 – mainly aimed at addressing local concerns about the quality of new residential development and providing more detail of the principles expected to be followed. The simplified reference to development density response to representations from developers highlighting the potential confusion caused by the existing wording around town centres, semi-rural areas and urban areas. The additional reference Neighbourhood Plans and Village Design Statements should help to ensure that those planning documents produced a local or parish level and adopted by the District Council are given due consideration in the determination of housing schemes.

Policy PPL5 - WATER CONSERVATION, DRAINAGE AND SEWERAGE

The amendment to the second paragraph relating to the sewerage provision responds directly to the advice of Natural England and the additions to the third paragraph is simply designed to ensure that measures aimed minimising water consumption are not only considered, but also implemented.

Policy PPL10 - RENEWABLE ENERGY GENERATION

The suggested amendments to Policy PPL10 are aimed at strengthening the policy to ensure, amongst other things, the incorporation of solar panels into new residential and other developments is a clear requirement and expectation of the Council, apart from Conservation Areas where it might not be appropriate visually.

Next steps

The Local Plan has already been submitted to the Secretary of State for it to be examined by a government-appointed Planning Inspector. The Inspector has the power to recommend 'modifications' to the Local Plan, following the examination, aimed at addressing any issues with the soundness of the plan. Whilst it will be at the Inspector's discretion which modifications are formally recommended, the Council will have the opportunity to suggest changes to the Inspector, for their consideration, as part of the examination process. It is recommended that the changes outlined in this report be put forward to the Inspector for their consideration, at the appropriate time.

RECOMMENDATION

That the Planning Policy and Local Plan Committee:

- a) Considers and approves Officers' suggested amendments to Policies SPL3, LP3, LP4, PPL5 and PPL10 in the Tendring District Local Plan 2013-2033 and Beyond: Publication Draft (the emerging Local Plan) as set out in Appendix 1 to this report; and**
- b) Authorises the Assistant Director for Strategic Planning and Place, in consultation with the Chairman of the Planning Policy and Local Plan Committee, to put forward the suggested amendments to the above policies to the Planning Inspector for their consideration as part of the examination of the Section 2 Plan.**

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

One of the key themes in the Council's emerging Corporate Plan 2020-2024 is "Building Sustainable Communities for the Future" for which one priority is having effective planning policies. Other priorities include achieving carbon neutrality by 2030, improving health and wellbeing and supporting business activity. The Council has also declared a 'Climate Emergency' giving greater urgency to measures aimed at reducing carbon emissions and tackling climate change. The amendments to the Council's emerging planning policies set out in this report are aimed at improving their effectiveness in helping to improve residents' quality of life whilst also tackling climate change.

RESOURCES AND RISK

The preparation of the Local Plan is being managed by the Council's Planning Policy Team utilising funds from the agreed Local Development Framework (LDF) budget. This budget will also cover the cost of the independent examination of the Local Plan where Officers and, where necessary, expert consultants will defend the plan's policies and proposals in front of a government-appointed Planning Inspector. The amendments to policies recommended in this report, if agreed, will be forwarded to the Inspector for their consideration, along with other amendments, as part of the examination process.

Officers consider that there is sufficient evidence to justify the approach being suggested in this report from a need, viability and affordability perspective but that there may or may not be a cost involved in elaborating on or strengthening this evidence if the amendments attract objections from third parties; or if the Inspector requests further detailed evidence.

The potential risks of introducing the suggested policy amendments could include rejection by the Planning Inspector if he or she concludes that the changes are not necessary, viable or affordable; objections from third parties (most likely landowners or developments) to the changes – most likely

on viability grounds; and a negative local reaction to the physical appearance of solar panels on new properties if they fail to respect or enhance the character of an area or appear unattractive.

LEGAL

The planning legislation and the National Planning Policy Framework (NPPF) (both the 2012 version applicable to this Local Plan and the new 2018 version that was updated in 2019) place Local Plans at the heart of the planning system, so it is essential that they are in place and kept up to date. The NPPF expects Local Plans to set out a vision and a framework for the future development of the area, addressing the needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 (as amended) state that applications for planning permission must be determined in accordance with the ‘development plan’ unless material considerations indicate otherwise. The statutory ‘development plan’ for Tendring, as it stands is the 2007 Adopted Local Plan. However, the policies and proposals in the Adopted Local Plan are increasingly out of date. The NPPF states that where the development plan is out of date permission should be granted for sustainable development unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits or other policies indicate otherwise. It is therefore essential to progress the emerging Local Plan through the stages of the plan making process and ensure it meets the requirements of national planning policy so it can become the new statutory development plan and be relied upon by the Council acting as the Local Planning Authority.

The Town and Country Planning (Local Planning)(England) Regulations 2012 make provision for the operation of the local development planning system including, for the purposes of this report, regulations relating to the preparation, publication and representations relating to a local plan and the independent examination.

The NPPF requires a local planning authority to submit a plan for examination which it considers to be “sound” meaning that it is: positively prepared, justified and effective. The job of the Planning Inspector is to test that the Local Plan meets legal and procedural requirements and the above tests of soundness. Any modifications proposed by the Inspector at the end of the examination process will ensure the plan meets all of these requirements but these have to be published for consultation in their own right before the Council can proceed to the final adoption of the Local Plan.

The amendments being suggested through this report are not an indication that the emerging Local Plan as currently written is ‘unsound’, but are aimed at improving the plan in response to comments received during the last public consultation, concerns raised locally about the quality of new residential development and the Council’s declaration of a climate emergency.

OTHER IMPLICATIONS

Area or Ward affected: All wards.

Consultation/Public Engagement: The emerging Local Plan has already been the subject of three rounds of consultation – issues and options in 2015, preferred options in 2016 and the publication draft stage in 2017.

Any local authority that wishes to adopt the government's space standards policies in their local plan will need to carry demonstrate evidence relating to local need, viability, affordability and timing. Even after adoption, current proposals would still allow developers to make a case for exemption on grounds of viability or other factors, with an ability to appeal.

If the Planning Inspector recommends modifications to the Local Plan following the examination of Section 2, those modifications (which may or may not incorporate the amendments recommended in this report) will be published for consultation in their own right before the plan can be formally adopted.

PART 3 – SUPPORTING INFORMATION

Section 2 of the Council's emerging Local Plan contains a number of policies that are concerned with the design, quality and layout of development as well as renewable energy and water efficiency. In the two and a half years that it has taken for Section 1 of the Local Plan to be examined by the Planning Inspector, Officers have been keeping the policies in Section 2 of the Plan under review, taking into account any comments that were submitted during the statutory consultation period in 2017, any changes in government policy and any new evidence or other factors that have come about in the last two and half years.

In response to local concerns, the Chairman of the Planning Policy and Local Plan Committee has asked Officers to consider, specifically, whether or not the wording of any of the policies in the Section 2 Local Plan could be strengthened to help improve the quality of new homes, particularly in respect of their internal space, energy efficiency and accessibility. Those matters are considered in this report, along with the Council's approach to private amenity space (garden) sizes.

Making amendments to the Local Plan

The Local Plan has already been submitted to the Secretary of State for it to be examined by a government-appointed Planning Inspector. The Inspector will however have the power to recommend 'modifications' to the Local Plan, following the examination, aimed at addressing any issues with the soundness of the plan. Whilst it will be at the Inspector's discretion which modifications are formally recommended, the Council will have the opportunity suggest changes to the Inspector, for their consideration, as part of the examination process. It is recommended that the

changes outlined in this report be put forward to the Inspector for their consideration, at the appropriate time. This is most likely to be in response to the Inspector's 'Matters Issues and Questions' which will be issued to the Council ahead of the Section 2 examination.

Any modifications proposed by the Inspector at the end of the examination process may have to be published for consultation in their own right before the Council can proceed to the final adoption of the Local Plan. The amendments being suggested through this report are not an indication that the emerging Local Plan as currently written is 'unsound', but are aimed at improving the plan in response to comments received during the last public consultation.

Internal Space Standards

Policy LP3 'Housing Density and Standards' in Section 2 of the Council's emerging Local Plan requires new residential and mixed-use development to achieve an appropriate housing density that has regard to, amongst other things, "national minimum floor-space standards". Similarly, Policy LP4 'Housing Layout' requires the design and layout of new residential and mixed-use developments in the Tendring District to meet certain criteria, including that they "ensure dwellings meet minimum standards of internal space".

Objections to the emerging Local Plan policies

When the emerging Local Plan was published for its last round of public consultation in Summer 2017, Policies LP3 'Housing Density and Standards' and LP4 'Housing Layout' attracted relatively little objection overall, and the handful of objections that were received were mainly from the development industry, including the Home Builders Federation (HBF), Persimmon Homes, Gladman Homes, Strutt and Parker LLP on behalf of a number of landowners and developers, Britton Properties and local architect Tim Snow.

The HBF, Persimmon Homes and Gladman Homes in particular have objected to the Council's requirements for new residential development to meet minimum internal floor standards, suggesting that insufficient evidence, as required by the governments National Planning Policy Guidance (PPG) has been presented to demonstrate 1) the need to apply such standards in Tendring; 2) that implementing the standards would be economically viable and c) they would not impact adversely on affordability. Tim Snow has not objected, as such, but has requested that the policies are clear as to which minimum space standards will apply.

Background to Space Standards

Minimum internal space standards date back to 1961, with the introduction of the Parker Morris Space Standards. These were calculated taking a practical approach to typical furniture sizes to determine how much space was required to use and move around a dwelling. The standards were mandatory for housing build in new towns from 1967, and in all council housing from 1969. However, the Local Government, Planning and Land Act 1980 removed the requirement to build to these standards, attempting to reduce both the cost of housing and public spending.

It was widely felt that most public and private sector housing being built in the 21st Century failed to meet the Parker Morris standards, and the former government agency English Partnerships took the decision in 2008 to reintroduce minimum standards that were 10% more generous than those of Parker Morris for developments on its own land. The Office of the Mayor of London took a similar decision in 2010, by implementing a Design Guide for Housing within the city that incorporated the 10% increase on Parker Morris standards.

In 2015, the government introduced a Nationally Described Standard, which gave detailed guidance on minimum sizes for new homes. The standards set out the minimum requirements for Gross Internal floor Area (GIA) of different defined occupancy levels, as well as floor areas and dimensions for key parts of the home – bedrooms, storage, floor to ceiling height and minimum requirements for Built in Storage (BiS).

The minimum GIA and BiS standards are reproduced below:

Table 1 - Minimum gross internal floor areas and storage (m2)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

* Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.

The full Nationally Described Standards document is listed as background document (web link provided below).

Viability

Adoption of the government's Optional Technical Housing Standards may cause some property developers to claim that new residential development schemes are no longer financially viable, due to the need to reduce the number of units that can be accommodated on a site or within the conversion of an existing building.

However, larger units that accord with the internal and external space standards are likely to command higher sale, lease and rental figures than smaller and less desirable units. In addition, there is clear evidence that the more structured and prescriptive planning policies are in relation to building sizes etc, then a greater degree of certainty and stability is applied to property markets. This enables developers to more accurately calculate the quantum of development a site can accommodate and therefore, make realistic bids when purchasing a property with a view to preparing a residential development scheme.

Research has been undertaken looking at several recently approved planning applications, and it was found that a high percentage of new dwellings already meet the nationally prescribed gross internal area (GIA) standards for the number of bedrooms – which confirms that in most cases developments are already achieving the desired standard the application of the standards should not therefore cause significant viability issues.

Application number	Site Name (Developer)	Percentage of properties that meet nationally prescribed GIA standards
18/01800/DETAIL	Oakwood Park, Clacton (Persimmon)	74%
17/01658/FUL	Williamsburg Avenue, Dovercourt	100%
17/01895/DETAIL, 17/02145/DETAIL, and 18/00898/DETAIL	Finches Park, Kirby Cross	93%
17/01810/DETAIL	River Reach, Mistleay	81%
17/01318/FUL	Colne Gardens, Brightlingsea	70%
17/00859/DETAIL	Avellana Place, Colchester	100%
17/00565/DETAIL	Staunton Gate, Alresford (Taylor Wimpey)	78%
18/01863/DETAIL	Charity Field, Elmstead Market (Go Homes)	100%
17/01759/DETAIL	Fusiliers Green, Great Bentley (Go Homes)	100%
17/00790/FUL	59-61 London Road, Clacton	100%

16/00656/FUL	Priory West Field, St Osyth (City & Country)	93%
17/01482/DETAIL	Henderson Park, Thorpe le Soken (Bellway)	93%
16/01456/DETAIL	Millers Green, Weeley Heath (Rose)	100%
18/00194/FUL	Tokely Road, Frating (Sanctuary)	100%

Planning Appeal Decisions

Local Planning Authorities in other parts of the country have successfully defended appeals on the basis of inadequate living and amenity space. In a 2017 appeal relating to a development in Lancashire, the Planning Inspector stated that “insufficient floor space would be harmful to living conditions of occupiers”. The decision referred to the Nationally Described Standards, noting that the proposal fell below the minimum standards stipulated.

Conversions

The National Space Standards will apply to developments where planning permission is required. However, some residential development can be created under permitted development rights – for example the conversion of disused agricultural buildings. In such instances, the local planning authority has no power to seek particular standards or conditions. Therefore the space standards are not applicable to these types of developments.

Conclusion

Officers are satisfied that there is sufficient evidence of need and viability to justify the application of minimum space standards and suggest that the policies are amended to make it explicitly clear that it is the government’s ‘Technical housing standards - nationally described space standard’ (published in March 2015) that the Council will be applying, and thus adopting as part of the Local Plan. These changes can be noted in Policies LP3 and LP4 as tracked changes in Appendix 1.

Private Amenity Space (Garden) Standards

The Council's 2007 adopted Local Plan includes a specific policy (HG9) on Private Amenity Space which is broadly in line with the current advice in the Essex Design Guide however the emerging Local Plan does not carry forward a specific policy – instead relying on the Design Guide itself. The Council’s Planning Officers have indicated that the 2007 policy is still relied upon when dealing with many planning applications for residential development and that it might be beneficial to include some specific policy requirements in the new version of the Local Plan to make it explicitly clear what the Council’s expectations area. There have also been occasions where Members of the Planning Committee have expressed concern about certain developments falling short of the requirement.

History of Private Amenity Space Standards

Whilst a lot of emphasis has understandably been placed upon the adequate provision of internal space. The need to be able to access quality external space is arguably just as important. The original 1973 version of the Essex Design Guide set a minimum requirement of 100 square metres for most types of housing which has remained achievable for most properties of three or more bedrooms which tend to have wider frontages, but for smaller narrow-fronted houses, the 100 square metre standard can result in much longer narrower gardens which are not as practical or useable. The latest version of the Design Guide therefore recognises that for houses of one or two bedrooms, a lower standard might be appropriate with a minimum standard of 50 square metres typically applied – but this can vary from authority to authority depending on their own local policies. For flatted or ‘unextendable’ properties, a standard of 25 square metres per unit is commonly required to be provided, either individually or communally.

Jaywick Sands

The Council are currently in the process of producing a Supplementary Planning Document (SPD) in relation to the future development and regeneration of Jaywick Sands – in particular guidelines for redeveloping existing plots within the Brooklands, Grasslands and Village Area. It should be noted that the proposed standards regarding private amenity space are not likely to be achievable for all development in Jaywick Sands due to the layout of the area, the size of plots and the need to meet the nationally prescribed space standards whilst achieving flood resilient design. The SPD is therefore likely to include bespoke standards for development in that location.

Conclusion

Because the approach set out in 2007 Local Plan remains broadly in line with current Essex Design Guide and there have been calls for the emerging Local Plan to be more explicit in respect of garden sizes, Officers recommend that it is suggested to the Planning Inspector, as part of the examination of the Section 2 Plan, that a private amenity or garden sizes policy is included in the new Local Plan.

It is proposed that the following text is added to Policy LP3:

Private amenity space shall be provided to new dwellings in accordance with the following minimum standards:

For houses:

- **three or more bedroom house – a minimum of 100 square metres;**
- **two bedroom house – a minimum of 75 square metres;**
- **one bedroom house – a minimum of 50 square metres;**

For flats, either:

- i) **a minimum of 25 square metres per flat provided communally; or**

- ii) a minimum of 50 square metres private garden area for a ground floor flat or maisonette and a minimum balcony area of 5 square metres for units above.

A Supplementary Planning Document (SPD) for new development in Jaywick Sands will contain separate and specific amenity space standards that will apply to that particular area.

Energy Efficiency and Climate Change

The Council declared a climate emergency on 6 August 2019, which commits it to preparing an action plan for consideration by Councillors with the aim of making its activities carbon neutral by 2030. A Climate Change Working Group has been set up to explore the opportunities and to develop recommendations for achieving this goal.

As well as looking at what it can do to reduce its environmental impact, the action plan will also examine how the Council can act as a community leader to encourage the rest of Tendring to join its mission. The Local Plan has an important role in the battle against climate change by ensuring new development is located and designed in a way that helps to minimize carbon emissions.

Policy PPL10 'Renewable Energy Generation' in the Council's emerging Local Plan requires proposals for new development to consider the potential for renewable energy generation, appropriate to the site and its location, and should include renewable energy installations, or be designed to facilitate the retro-fitting of renewable energy installations.

In light of the Council's declaration of a climate emergency, the Chairman of the Planning Policy and Local Plan Committee has asked Officers to explore whether or not the policy could be strengthened to specifically require the installation of solar panels on the roofs of new housing.

Until recently there had been some confusion about whether Local Planning Authorities could set higher levels of energy saving and generation measures in excess of the measures required by the Building Regulations, for new buildings requiring planning permission. However, Officers have undertaken further research which confirms that local authorities do have powers to exceed nationally set requirements.

Viability

The cost of installing solar panels within new build schemes has reduced in recent years, but remains a relatively expensive element of a new build. On the other hand, demand for electricity continues to rise and with the increase in electric powered vehicles and the phasing out of petrol and diesel engines in the near future, then the demand for electricity generated locally at our homes and work places to charge our vehicles, is set to grow significantly greater.

Objections to the emerging Local Plan policies

When the emerging Local Plan was published for its last round of public consultation in Summer 2017, an objection was received from the Home Builders Federation in relation to Policy SPL3 (Sustainable Design), which claimed that there was no need for the Council, through the Local Plan, to ask for consideration of the use of renewable energy and the reduction of emissions, as such policies cannot be implemented or monitored. It is considered, however, that the installation of facilities such as solar panels and other energy efficiency measures can be secured at the planning stage, and that monitoring will be undertaken alongside the Council's routine monitoring and enforcement activities.

Two developers, Persimmon Homes and Gladman Homes, made representations in relation to Part C of Policy SPL3 which also requires developers to consider the use of renewable energy and the reductions of emissions as part of any proposals. The developers claimed that a Written Ministerial Statement of 25th March 2015 clearly stated that improvements in energy efficiency and carbon reductions will be delivered through changes to Building Regulations, with only a limited number of optional technical standards that can be required through local plans. However, the government has subsequently clarified this position and has stated that Local Planning Authorities can stipulate energy saving and renewable energy generation measures, that exceed Part L of the requirement in the Building Regulations

Conclusion

Because of the Council's commitment to addressing climate change and carbon emissions, in light of the declaration of a Climate Emergency, Officers recommend that it is suggested to the Planning Inspector, as part of the examination of the Section 2 Plan, that explicit reference is made to the requirement to include solar energy systems in new development.

It is proposed that the following text is added to Policy PPL10:

All proposed development schemes outside of Conservation Areas must incorporate solar generation systems. This will normally take the form of solar panels. To be most effective, this will require buildings to have a strong southerly aspect and for the south side of pitched roofs to be rectilinear and uncluttered, with dormer windows, hipped roofs and corner tower elements confined to the northern side of pitched roofs.

Water Efficiency

In July 2013 the Environment Agency (EA) published "Water stressed areas – final classification". This covers water company areas including Essex & Suffolk Water and identifies current stress levels, four future scenarios and a final stress categorisation. The classifications range from Low – Moderate – Serious Stress. For Essex & Suffolk Water the classification is Serious in every instance. Water stress occurs when the demand for water exceeds the available amount during a certain period or when poor quality restricts its use. Water stress causes deterioration of fresh water resources in terms of quantity (such as aquifer over-exploitation and dry rivers) and quality (including eutrophication, organic matter pollution and saline intrusion).

The EA advises the Secretary of State that areas classified as 'Serious' should be designated as 'Areas of serious water stress' for the purposes of Regulation 4 of the Water Industry (Prescribed Condition) Regulation 1999 (as amended). The classification is designed to support decisions about metering and all new dwellings are required to have water metres. However, good planning can further encourage water efficiency and reduce water consumption.

Although the Tendring District is not identified as being an area of Serious Stress, Committee is asked to consider whether its location within a wider area of stress could support the inclusion of the optional requirement within the new Local Plan. The higher standard would result in more sustainable development and represent good planning. Further research and consultation will be needed, in accordance with Planning Practice Guidance to support the inclusion of a Local Plan policy on water efficiency.

Officers therefore propose making changes to Policy PPL5, which can be viewed as tracked changes in Appendix 1.

Accessibility and Adaptability

The Building Regulations 2010 (2015 Edition) Approved Document M – Access to and use of [domestic] buildings includes two possible optional requirements (either/or) with regard to access. The regulation states that in the Secretary of State's view:

Optional requirement M4(2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.

Optional requirement M4(3) will be met where a new dwelling makes reasonable provision, either at completion or at a point following completion, for a wheelchair user to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of the occupants.

The Planning Practice Guidance suggests that any Local Plan policy for wheelchair accessible homes should be restricted to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.

Where a local planning authority adopts a policy to provide enhanced accessibility or adaptability they should do so only by reference to Requirement M4(2) and / or M4(3) of the optional requirements in the Building Regulations. They should clearly state in their Local Plan what proportion of new dwellings should comply with the requirements. Local Plan policies should also take into account site specific factors such as vulnerability to flooding, site topography, and other circumstances which may make a specific site less suitable for M4(2) and M4(3) compliant dwellings,

particularly where step free access cannot be achieved or is not viable. Where step-free access is not viable, neither of the Optional Requirements in Part M should be applied.

Having regard to the population profile of Tendring District and the growing proportion of older and increasingly less mobile people, Committee is asked to consider if the optional standards should be applied to relevant new housing in the district. To comply with the requirement for policies to be evidence-based, further specific consideration would be required to be given to housing needs and viability assessments for such a policy to be included in the Local Plan.

APPENDICES

Appendix 1 - Suggested amendments to Policies SPL3, LP3, LP4, PPL5 and PPL10 shown as 'tracked changes'

BACKGROUND PAPERS

[Technical housing standards – nationally described space standard](#)

Appendix 1: Suggested amendments to Policies SPL3, LP3, LP4, PPL5 and PPL10 shown as 'tracked changes'

Deletions shown as ~~struck through~~. Additions shown as underlined.

Policy SPL3

SUSTAINABLE DESIGN

Part A: Design. All new development (including changes of use) should make a positive contribution to the quality of the local environment and protect or enhance local character. The following criteria must be met:

- a. new buildings, alterations and structures are well designed and maintain or enhance local character and distinctiveness;
- b. the development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials;
- c. the development respects or enhances local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features;
- d. the design and layout of the development maintains or enhances important existing site features of landscape, ecological, heritage or amenity value;
- e. boundary treatments and hard and soft landscaping are designed as an integral part of the development reflecting the function and character of the development and its surroundings. The Council will encourage the use of locally distinctive materials and/or locally occurring and characteristic hedge species ~~in boundary treatments~~.

Part B: Practical Requirements. New development (including changes of use) must meet practical requirements. The following criteria must be met:

- a. access to the site is practicable and the highway network will, following any required mitigation, be able to safely accommodate the additional traffic the proposal will generate and not lead to an ~~unacceptable increase in congestion~~ severe traffic impact;
- b. the design and layout of the development maintains and/or provides safe and convenient access for people with mobility impairments*:
- c. the development incorporates or provides measures to minimise opportunities for crime and anti-social behaviour;
- d. the applicant/developer can demonstrate how the proposal will minimise the production of greenhouse gases and impact on climate change as per the ~~current~~ Building Regulations prevailing at the time and policies and requirements in this plan – with all new residential development expected to be fitted with electric vehicle charging points and roof solar panels;

- e. buildings and structures are designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents;
- f. provision is made for private amenity space, waste storage, ~~separation~~ and recycling facilities, vehicles and cycle parking; and
- g. the development reduces flood risk and ~~opportunities are taken to integrate~~ sustainable drainage within the development, creating amenity and enhancing biodiversity.

~~* On housing developments of 10 or more dwellings, 10% of market housing should be to Building Regulations Part M (4) 2 'adaptable and accessible' standard. For affordable homes, 10% should be to Building Regulations Part M (4) 2 and 5% should be to Part M (4) 3 'wheelchair-user' standards (Ref. Tendring District Housing Viability Assessment 12 May 2017).~~

Part C: Impacts and Compatibility. New development (including changes of use) should be compatible with surrounding uses and minimise any adverse environmental impacts. The following criteria must be met:

- a. the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties;
- b. the development, including any additional road traffic arising, will not have unacceptable levels of pollution on: air, land, water (including ground water), amenity, health or safety through noise, smell, dust, light, heat, vibration, fumes or other forms of pollution of nuisance;
- c. the health, safety or amenity of any occupants or users of the proposed development will not be materially harmed by any pollution from an existing or committed use; and
- d. all new development should have regard to the most up to date adopted Essex Mineral Local Plan.
- e. during the construction phase, developers must comply with a 'considerate constructors' scheme' which employs reasonable measures and techniques to minimise impacts and disturbance to neighbours and the existing wider community and, following construction and before final completion of a development, any damage to the public highway or other public or private property resulting from the development must be repaired and made good to an equal or better state to what it was prior to construction.

~~The~~ For all new development (including changes of use), the Council will expect applicants/developers to have ~~has~~ considered climate change adaptation measures and technology from the outset including reduction of emissions, renewable and low carbon, passive design, and through green infrastructure techniques where appropriate.

When considering new development, applicants and developers should avoid adverse impacts upon the environment. Where this is not possible, mitigation measures should be put forward. As a last resort, compensate for adverse environmental impacts.

Any measures necessary to meet the above requirements are to be established by the applicant/developer.

Policy LP3

HOUSING DENSITY AND STANDARDS

New residential and mixed-use development (including conversions and changes of use) must achieve an appropriate housing density that has regard to the following factors:

- a. accessibility to local services;
- b. national minimum internal floor space standards the need for residential development to comply with the government's latest 'Technical housing standards - nationally described space standard' and the local minimum private amenity standards set out in this policy below;
- c. the required mix of housing;
- d. the context and character of development (and ~~where appropriate~~ the opportunity to enhance that character) in the immediate area;
- e. for the edge of greenfield sites, the need for an appropriate transition between built development and the open countryside; and
- f. on-site infrastructure requirements that will need to be incorporated into the layout of the development (including green infrastructure, highways and footpaths built to adoptable standards, public rights of way and any community facilities).

Private amenity space shall be provided to new dwellings in accordance with the following minimum standards:

For houses:

- three or more bedroom house – a minimum of 100 square metres;
- two bedroom house – a minimum of 75 square metres;
- one bedroom house – a minimum of 50 square metres;

For flats, either:

- i) a minimum of 25 square metres per flat provided communally; or
- ii) a minimum of 50 square metres private garden area for a ground floor flat or maisonette and a minimum balcony area of 5 square metres for units above.

A Supplementary Planning Document (SPD) for new development in Jaywick Sands will contain separate and specific amenity space standards that will apply to that particular area.

On housing developments of 10 or more dwellings, 10% of market housing should be to Building Regulations Part M4(2) 'adaptable and accessible' standard. For affordable homes, 10% should be to Building Regulations Part M4(2) and 5% should be to Part M4(3) 'wheelchair-user' standards (Ref. Tendring District Housing Viability Assessment 12 May 2-017).

Policy LP4

HOUSING LAYOUT

To ensure a positive contribution 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. Proposals for residential development on sites of 1.5 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 in question);
- b. locate new public open space where it can be conveniently and safely accessed by all members of the community, especially children by walking and cycling; and ensuring it is directly overlooked on all sides and not located to the rear of properties;
- c. consider surface water management from the outset of site layout and masterplanning. All surface water should be managed by means of Sustainable Urban Drainage System (Suds) unless there is an overwhelming case not to do so;
- d. minimise the opportunities for crime and anti-social behaviour by planning housing within perimeter blocks and avoiding wherever possible houses backing onto public roads and spaces, ensuring good natural surveillance of both public and private spaces from buildings and the streets, providing clear definition between public and private spaces and convenient access for emergency services;
- e. ensure that the overall highway network is legible, permeable, with all roads connected wherever possible and fit for purpose by all road users;
- f. ensure internal road layouts can safely and comfortably accommodate emergency services, waste collection services, buses (where necessary) and other large vehicles;
- g. accommodate residential parking provision for residents on-plot, either at the front or side of dwellings. Rear parking courts should be avoided unless there is an overwhelming case for their use. In addition to on-plot parking, ensure that there is sufficient provision of on-street parking for use by visitors and delivery vehicles 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;~~

- ~~h. deliver new dwellings that are designed to high standards of architecture, which together with a well-considered site layout, create a unique sense of place – avoiding the use of ubiquitous standard house types;~~
- ~~i. aside from town centres respect the character of Tendring District by delivering housing development at densities more in keeping with the semi-rural nature of parts of the District be of a density that reflects the factors set out in Policy LP3;~~
- ~~j. respect the historical and settlement hierarchy character of Tendring District by delivering housing development at densities in keeping with the urban nature of parts of the District including the town centres;~~
- k. ensure dwellings meet ~~minimum standards of internal space~~ the government's latest 'Technical housing standards - nationally described space standard' and the local minimum private amenity standards set out in Policy LP3;
- l. meet all other requirements of the Local Plan.

To ensure new developments meet these requirements and other requirements of policies in this Local Plan, the Council will sometimes 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 also refer to the guidance provided in the Essex Design Guide for Residential & Mixed-Use Developments, 'Building for Life' and the 'Manual for Streets' and as superseded; as well as adopted Master Plans, Place Plans, Neighbourhood Plans or Village Design Statements. For new residential development in Jaywick Sands, the Council will also refer to the Supplementary Planning Document (SPD) being prepared to guide new development in that area.

Policy PPL5

WATER CONSERVATION, DRAINAGE AND SEWERAGE

All new development must make adequate provision for drainage and sewerage and should include Sustainable Drainage Systems (SuDS) as a means of reducing flood risk, improving water quality, enhancing the Green Infrastructure network and providing amenity and biodiversity benefits. Applicants should explain and justify the reasons for not using SuDS if not included in their proposals, which should include water inputs and outputs designed to protect and, where

possible, enhance the natural environment. New dwellings will be required to incorporate measures to achieve a water consumption rate of not more than 110 litres, per person, per day.

Proposals for development must demonstrate that adequate provision exists, or can be made available provided in time, for sewage disposal to a public sewer and water recycling centre (sewage treatment works).

Applicants should explain their approach to water conservation, including the potential for the re-use of 'greywater' and rainwater 'capture and use' within their development, to help maintain the supply of drinking water. The Council will require such measures to be implemented in all new development.

Private sewage treatment facilities will not be permitted if there is an accessible public foul sewer. Where private sewage treatment facilities are the only practical option for sewage disposal, they will only be permitted where there would be no harm to the environment, having regard to preventing pollution of groundwater and any watercourses and odour.

Policy PPL10

RENEWABLE ENERGY GENERATION

Proposals for renewable energy schemes will be considered having regard to their scale, impact (including cumulative impact) and the amount of energy which is to be generated.

Proposals for new development should consider the potential for a range of renewable energy generation solutions, appropriate to the building(s), site and ~~its~~ location, and should include renewable energy installations, ~~or~~ and be designed to facilitate the retro-fitting of renewable energy installations.

All proposed development schemes outside of Conservation Areas must incorporate solar generation systems. This will normally take the form of solar panels. To be most effective, this will require buildings to have a strong southerly aspect and for the south side of pitched roofs to be rectilinear and uncluttered, with dormer windows, hipped roofs and corner tower elements confined to the northern side of pitched roofs.

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PLANNING POLICY AND LOCAL PLAN COMMITTEE

8 JUNE 2020

REPORT OF THE CORPORATE DIRECTOR: PLACE AND ECONOMY

A.3 UPDATE ON NEIGHBOURHOOD PLANS FOR ARDLEIGH AND ALRESFORD

(Report prepared by William Fuller)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To update the Planning Policy and Local Plan Committee on the progress of Ardleigh Parish Council and Alresford Parish Council in producing 'Neighbourhood Plans' for their respective areas and to advise on the next steps in the process.

EXECUTIVE SUMMARY

Key Points:

- Ardleigh Parish Council has begun the process of preparing a Neighbourhood Plan and is seeking the District Council's agreement to designating the whole of the Ardleigh Parish as the 'Neighbourhood Development Plan Area'. Officers recommend that the Planning Policy and Local Plan Committee agrees to this to allow the Parish Council to continue work on its plan.
- Alresford Parish Council is at a more advanced stage of preparing its Neighbourhood Plan, having prepared a draft and undertaken public consultation. The Parish Council now has to formally submit its final version to the District Council to initiate the next steps including final consultation, independent examination and local referendum.
- Neighbourhood Plans are designed to supplement the policies and proposals in the District Local Plan. Officers will work constructively to assist the Parish Councils in preparing their Neighbourhood Plans to ensure this, as well as compliance with the various legal and policy requirements.

Neighbourhood Plans can be prepared by either Town and Parish Councils or other recognised neighbourhood forums to set out specific planning policies and proposals for their local area. Neighbourhood Plans must support and not prejudice the delivery of strategic policies in the District Local Plan but they can add an additional level of guidance and can propose additional developments aimed at addressing locally identified needs and aspirations. Once formally adopted, a Neighbourhood Plan forms part of the Statutory 'Development Plan', alongside the District Local Plan and becomes a material consideration in the determination of planning applications.

There is a formal process for preparing a Neighbourhood Plan that includes the identification and confirmation of the 'Neighbourhood Plan Area'; public consultation; independent examination; a local referendum; and formal adoption by the District Council as the Local Planning Authority. To date, Ardleigh Parish Council and Alresford Parish Council are the only bodies in Tendring that are actively involved in preparing Neighbourhood Plans.

Ardleigh Parish Council is at the very beginning of the Neighbourhood Planning process having submitted an application to Tendring District Council to agree the proposed Neighbourhood Development Plan Area (NDPA). As is common with many Neighbourhood Plans, the Parish Council has applied for the whole of the Ardleigh Parish to be designated as the NDPA.

The proposed NDPA has to be formally approved for designation by the Local Planning Authority, although regulations and government guidance dictate that where a Parish or Town Council simply applies to designate its own administrative area, the Local Planning Authority is expected to agree. Furthermore, eight-week consultation on the proposed NDPA was carried out earlier this year and it attracted no objections. The Committee is therefore asked to agree to the designation of Ardleigh Parish as a Neighbourhood Development Plan Area, thus allowing Ardleigh Parish Council to progress within the preparation of its Neighbourhood Plan.

It should be noted that Neighbourhood Plans must compliment and not prejudice the policies and proposals in the District Local Plan. Therefore, Ardleigh Parish Council will need to ensure the policies and proposals in their Neighbourhood Plan do not prejudice the delivery of, amongst other schemes, the Tendring Colchester Borders Garden Community of which, pending the final outcome of the Section 1 Local Plan examination, a large proportion would be located in Ardleigh Parish.

Alresford Parish Council is at a more advanced stage in the process and has prepared a draft Neighbourhood Plan that has been the subject of a seven-week public consultation. Officers have been assisting the Parish Council with comments and advice and have commissioned a Strategic Environmental Assessment and Habitats Regulation Assessment required as part of the process.

Some of the key policies and proposals in the emerging Alresford Neighbourhood Plan include new open spaces, additional protection for existing open spaces, the identification of important non-designated heritage assets, encouragement of developments of new housing for older people; and additional policy requirements aimed at incorporating wildlife into new development.

The Parish Council is now considering the comments received as part of the consultation exercise to determine whether any further changes to the Neighbourhood Plan are required.

The next step for Alresford is for the Parish Council to formally submit the revised draft Neighbourhood Plan to the District Council so that we may check that it complies with all relevant legislation. If it does, the District Council will then hold a formal consultation exercise and appoint an independent inspector to undertake an examination.

RECOMMENDATION

That the Planning Policy and Local Plan Committee:

- a) Notes the application from Ardleigh Parish Council to designate the whole of the Ardleigh Parish as a Neighbourhood Development Plan Area (NDPA) and agrees to that designation; and**
- b) Notes the progress of the Alresford Neighbourhood Development Plan.**

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

These Neighbourhood Plans will support the Corporate Plan 2020-24 (aligned with the core themes of Tending4Growth and Community Leadership) through delivery of interventions aimed at:

- Delivering High Quality Services
- Community Leadership Through Partnerships
- Building Sustainable Communities for the Future
- Strong Finances and Governance
- A Growing and Inclusive Economy

Neighbourhood Plans should supplement and support the policies and proposals in the District Local Plan whilst enabling the communities to achieve their own objectives and aspirations.

RESOURCES AND RISK

The Ardleigh and Alresford Neighbourhood Plans have been prepared by their respective Parish Councils. The responsibilities for resourcing these projects lie principally with the Parish Councils as the 'qualifying bodies'. However, this Council has statutory duties in regards to the preparation of the Local Plan and Neighbourhood Plans and these will be discharged by the Strategic Planning and Place Team and any additional expenses funded through the 'Local Development Framework Budget'.

A neighbourhood plan, once formally adopted, carries the same legal status as a District Local Plan (and other documents that form part of the statutory 'development plan') and therefore becomes a material consideration in the determination of planning applications. Applications for planning permission would therefore be determined in accordance with the development plan (including any Neighbourhood Plan), unless material considerations indicate otherwise

It is important that Neighbourhood Plans support and supplement the policies and proposals in the District Local Plan. To ensure this, Officers will work constructively with any Parish Council or other

recognised community forum in an advisory capacity in the preparation of their Neighbourhood Plans.

LEGAL

Under the Town and Country Planning Act 1990 and Planning and Compulsory Purchase Act 2004, Local Planning Authorities have a statutory duty to advise or assist communities in the preparation of Neighbourhood Development Plans (NDP).

The Localism Act 2011 (Part 6 chapter 3) sets out the LPA responsibilities. These include designating the area of the Neighbourhood Development Plan and designating a Neighbourhood Forum (where relevant). The Neighbourhood Planning (General) (Amendment) Regulations 2015 which came into force on 9 February 2015.

As well as being able to prepare Neighbourhood Plans for their areas, qualifying bodies are also able to designate 'Local Development Orders' which can exempt certain kinds of development from the need to obtain planning permission.

The stages of preparing a Neighbourhood are summarised as follows:

Step 1: Designating neighbourhood area and if appropriate neighbourhood forum (this is the stage that Ardleigh Parish Council has reached)

The relevant body (parish/town council, prospective neighbourhood forum or community organisation) submits an application to the local planning authority to designate a neighbourhood area. The local planning authority then publicises and consults on the area application as appropriate. Following consultation and consideration of any comments, the local planning authority agrees the designation of the plan area.

Step 2: Preparing a draft neighbourhood plan or Order

The qualifying body develops proposals (advised or assisted by the local planning authority) and gathers baseline information and evidence. It engages and consults those living and working in the neighbourhood area and those with an interest in or affected by the proposals (e.g. service providers). It also talks to land owners and the development industry, identifies and assesses options and determines whether a plan or an Order is likely to have significant environmental effects. It will then start to prepare proposals and baseline evidence documents.

Step 3: Pre-submission publicity and consultation (this is the stage that Alresford Parish Council are at)

The qualifying body publicises the draft plan or Order and invites representations, consulting relevant consultation bodies as appropriate. It sends a copy of the draft plan or Order to the local planning authority. The qualifying body must comply with national and European legal requirements and other

relevant publicity and consultation requirements. It then considers consultation responses, amends plan/Order if appropriate and prepares a consultation statement and revised proposal documents.

Step 4: Submission of a neighbourhood plan or Order proposal to the local planning authority

Qualifying body submits the plan or Order proposal to the local planning authority which then checks that it complies with all relevant legislation. If the local planning authority finds that the plan or order meets the legal requirements it publicises the proposal for consultation, notifies consultation bodies referred to in the consultation statement and appoints an independent examiner (with the agreement of the qualifying body).

Step 5: Independent Examination

The local planning authority sends plan/Order proposal and representation to the appointed independent examiner who then undertakes an examination. The independent examiner issues a report to the local planning authority and qualifying body. The local planning authority then considers the report and reaches its own view as to the soundness of the plan and decides whether or not to proceed to a referendum.

Steps 6 and 7: Referendum and bringing the neighbourhood plan or Order into force

The Council publishes information statement and notice of referendum. Polling takes place and the results are declared. Should more than half of those voting vote in favour of the neighbourhood plan, the plan comes into force as part of the statutory development plan for the area.

New Legislation:

- October 2016: SI 2016 No. 873 - The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016.
- October 2016: SI 2016 No. 934 - The Neighbourhood Planning (Referendums) (Amendment) Regulations 2016.

The above SI 2016 No. 873 and SI 2016 No. 934 are summarised and the sections relevant to the designation of a NPA are highlighted below.

Amendments to "The Neighbourhood Planning (General) Regulations 2012" (01/10/2016):

- SI 2016 No. 873 inserts a new regulation 5A into "the 2012 Regulations" to set out that, **for an application to designate a neighbourhood area, if a parish council applies for the whole of their area**, then the LPA **must** designate the whole of this area. However, there is an **exception** if any part of this area is already part of a neighbourhood area that extends outside the parish council's area.

- The above SI amends regulation 6A of "the 2012 Regulations" to set out that, **for an application to designate a neighbourhood area, if the LPA fails to determine the application within the statutory time period**, then the LPA **must** designate the whole of this area. However, there is an **exception** if some (or all) of this area either 1) has already been designated as a neighbourhood area or 2) is specified in another such application that hasn't been determined.

Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its Local Plan.

Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in the emerging neighbourhood plan, the emerging local plan and the adopted development plan with appropriate regard to national policy and guidance.

The local planning authority should work with the qualifying body so that complementary neighbourhood and local plan policies are produced. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan, including housing supply policies. This is because section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved in favour of the policy which is contained in the last document to become part of the statutory development plan.

OTHER IMPLICATIONS

Area or Ward affected: Ardleigh and Alresford Parishes

Consultation/Public Engagement: See Supporting Information section below.

Both Parish Councils have submitted their Neighbourhood Plan area application to the Council who consulted on them for a period of 8 weeks (see above). Alresford Parish Council has also consulted the public, interested parties and the Council on its draft plan (see above).

PART 3 – SUPPORTING INFORMATION

Ardleigh Neighbourhood Plan

Ardleigh Parish Council wrote to Tendring District Council on 7 January 2020 to apply for the formal designation of the whole administrative Parish of Ardleigh as a 'Neighbourhood Development Plan Area' – the first stage in the process for preparing a Neighbourhood Plan.

National planning guidance states that where a Parish Council applies for the whole of the area of the parish to be designated as a neighbourhood development plan area, the local planning authority must designate the whole of the area applied for. This includes where a parish applies to extend its existing neighbourhood area to its parish boundary. Furthermore, under Regulation 5a (2016 amendment), the Local Planning Authority is required to designate a Neighbourhood Plan where it is the same as the parish council area.

In this instance therefore the Council must agree to designate the whole of the Ardleigh Parish Council Area as shown on the map at Appendix 1.

The Parish Council has also submitted documentation explaining why it considers the area to be acceptable and this is provided at Appendix 2. Officers consider this to be an acceptable justification for the area proposed for the Neighbourhood Plan. Officers consider that Ardleigh Parish Council has satisfied the relevant regulations.

The Neighbourhood Plan Area was subject to a public consultation exercise. This consultation was hosted by the Parish Council with the input of District Council Planning Officers. The Parish advertised the Plan Area application in its newsletter and in prominent locations around the village. Officers published the application online and had copies of the application available at the Council offices in Weeley and Clacton. The Council received three representations:

Natural England – In brief, Natural England had the following comments to make:

- Natural England did not wish to make specific comments on the Plan Area, rather they highlighted information for the Parish Council in preparing the neighbourhood Plan.
- Links between Neighbourhood, local and National planning advice are spelled out.
- Specific natural site designations are explained.
- Advice is given on protected species that may be affected by the proposed Neighbourhood Plan.

The entire representation from Natural England can be found at Appendix 3.

Historic England – Comments are also summarised below:

- Advice was given that the Council's own Conservation Officer would be the principle point of contact with regard to Neighbourhood Plans and heritage.
- Some useful links to national guidance were provided.
- Impacts on the historic environment should be considered at an early stage of Plan preparation and throughout its preparation.
- It was suggested that the Parish Council could contribute to a 'Local List' with locally important buildings and structures.
- Heritage assets at risk could be incorporated into the Plan with ideas of how to prevent further damage.

- The use of Strategic Environmental Assessments is also highlighted.

The entire representation from Historic England can be found at Appendix 4.

Colchester Borough Council – Our neighbouring Council simply wanted to be kept informed of the progress of the emerging Neighbourhood Plan as it adjoins their Council’s administrative area.

The next step the Parish Council is likely to undertake is surveying of all households in the Parish to identify the specific issues and opportunities that the preparation of a Neighbourhood Plan could address. Once these issues have been identified, the Parish will work with Officers to begin preparing the Plan itself.

Alresford Neighbourhood Plan

Alresford Parish Council is at a more advanced stage in the Neighbourhood Planning process. Its Neighbourhood Plan area was agreed by the Local Plan Committee (as was) back in November 2016 and a first draft of a Neighbourhood Plan was sent to Officers for initial feedback and advice in Summer 2019. Having considered Officers’ advice and suggested amendments, Arlesford Parish Council updated their Neighbourhood Plan and it was published, by the Parish Council, for consultation.

Some of the key policies and proposals in the emerging Alresford Neighbourhood Plan include new open spaces, additional protection for existing open spaces, the identification of important non-designated heritage assets, encouragement of developments of new housing for older people; and additional policy requirements aimed at incorporating wildlife into new development.

The consultation ran from Monday 20th January - Monday 16th March 2020. The District Council were a consultee and Officers made positive comments on the draft (at Appendix 6) aimed at assisting the Parish Council in improving the document. The Council were generally supportive with a few points of clarification around the provision of housing for older people.

As part of Officer’s comments on the emerging Neighbourhood Plan, Essex Place Services were commissioned to undertake a joint Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (SEA) screening report.

The screening report is an assessment of whether or not the contents of the Alresford Neighbourhood Plan 2018-2033 requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/ EC and associated Environmental Assessment of Plans and Programmes Regulations. A SEA is required if the Neighbourhood Plan is deemed to have a likely significant effect on the environment.

The report also screened to determine whether the Neighbourhood Plan requires a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) and (4) of the EU Habitats Directive and with Regulation 63 of the Conservation of Habitats and Species Regulations 2017. A HRA is

required when it is deemed that likely adverse significant effects may occur on protected European Sites (Natura 2000 sites or 'Habitats Sites') as a result of the implementation of a plan/project.

In conclusion, the report found that because the emerging Neighbourhood Plan did not allocate any sites for development, there was nothing that could give rise to an identified effect of the magnitude or 'significance' that would warrant the application of the SEA Directive. Further analysis of the environmental characteristics of the Plan area and the Plan's policies within the Screening Report has further indicated that there would be no significant effect on the environment. As such, the content of the emerging Alresford Neighbourhood Plan has therefore been screened out for its requirement of Strategic Environmental Assessment in line with the requirements of Directive 2001/42/EC.

Also, the Habitats Regulations Assessment (HRA) screening report indicated that the emerging Alresford Neighbourhood Plan was not predicted to have any likely significant effects on a Habitats site. The requirement for the Plan to undertake further assessment under the Habitats Regulations 2017 was therefore screened out.

The next step for Alresford is for the Parish Council to formally submit the draft Neighbourhood Plan to the Council so that we may check that it complies with all relevant legislation, if it does, the Council holds a formal consultation and appoints a planning inspector.

APPENDICES

Appendix 1 – Map showing extent of Neighbourhood Plan Area for Ardleigh.

Appendix 2 – Letter of Ardleigh Parish Council justification.

Appendix 3 – Representation from Natural England.

Appendix 4 – Representation from Historic England

Appendix 5 – Draft of Alresford Parish Council's Neighbourhood Development Plan

Appendix 6 – Council's response to the Regulation 14 consultation of the Alresford Neighbourhood Plan.

BACKGROUND PAPERS

None

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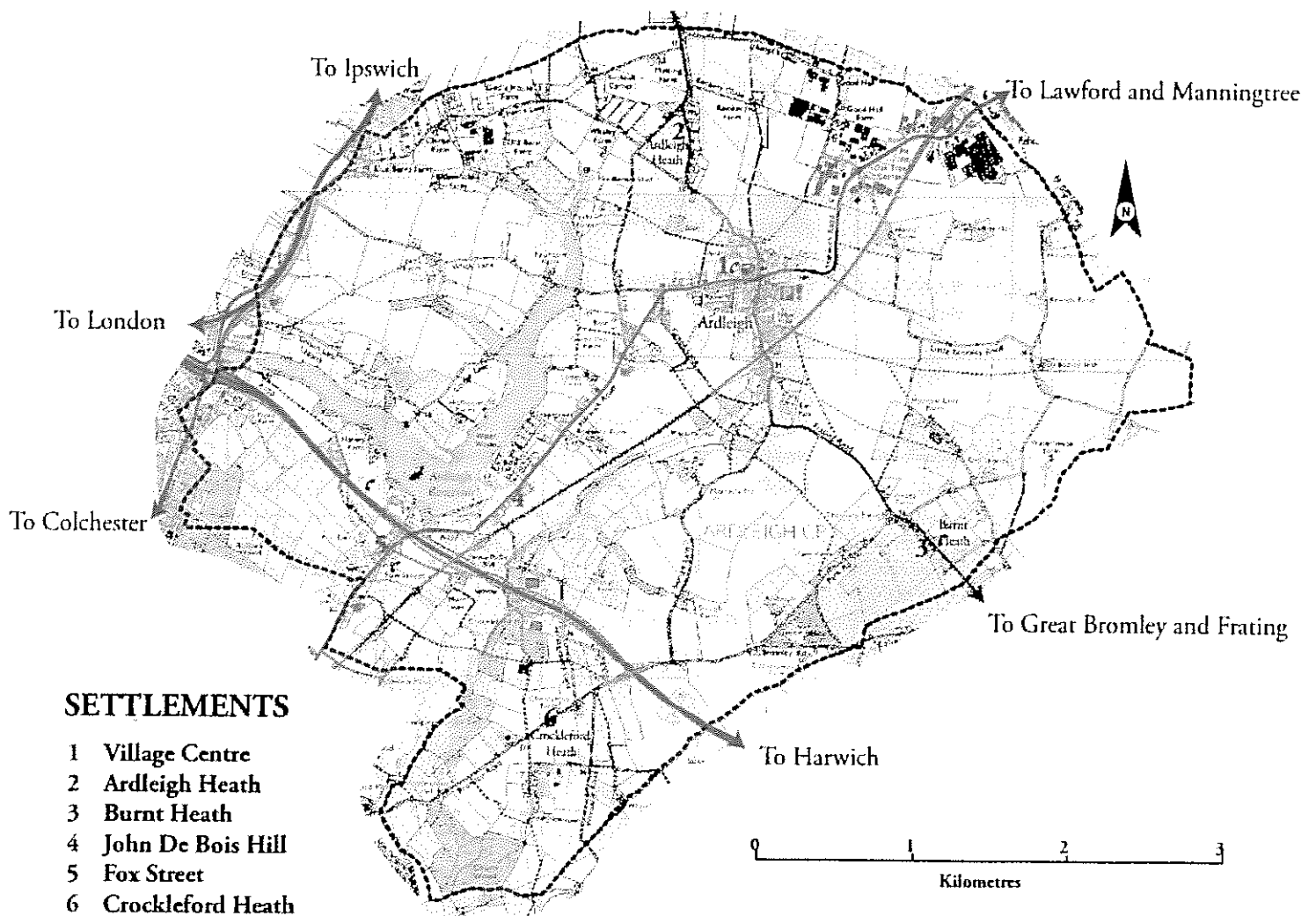
2. A GENERAL DESCRIPTION OF THE PARISH OF ARDLEIGH

Ardleigh stands on a flat gravel plain in open countryside between Colchester and Manningtree. The parish measures some 6 kilometres east to west and about 5½ kilometres north to south. It consists principally of agricultural land, but there is an obvious village centre, in the vicinity of St Mary’s Church and the A137/B1029 crossroads.

To the west and south of the village centre, there is a valley system, which may no longer be very apparent to the casual passer-by. Ardleigh reservoir fills a large part of one of these valleys and the only obvious sign of that valley’s existence is at John de Bois Hill. However there is also a hilly, sunken lane leading down into the wooded area of Spring Valley, which is strikingly different in atmosphere from the essentially flat land on which most of Ardleigh lies.

Relationship of Buildings to the Landscape

THE PARISH OF ARDLEIGH



1:50 000 scale ©Crown copyright and database rights 2012 Ordnance Survey 0100052309

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ARDLEIGH PARISH COUNCIL

Ms C Bicknell
 Head of Planning
 Planning Department
 Tendring District Council
 Council offices,
 Thorpe Road,
 Weeley,
 Essex CO16 9AJ

- 7 JAN 2020

By Planning Services

Dear Ms Bicknell

Neighbourhood Area Designation- Ardleigh Neighbourhood Plan

Ardleigh Parish Council resolved at its meeting on 11 November 2019 to begin the process of developing Neighbourhood Plan. Please treat this letter as our application for the whole of the Ardleigh Parish to be designated as a Neighbourhood Area. Ardleigh Parish Council is a relevant body to make this application for the purposes of section 61G of the 1990 Act.

We enclose a map showing the area in question- this was taken from our Village Design Statement completed in 2011, and we believe this still forms an accurate view of the current parish boundaries. If your opinion of the boundaries of the Ardleigh Parish differs from this map, please let me know by return. Otherwise it will be assumed that the attachment shows the boundaries of Ardleigh Parish.

We consider that is appropriate for the whole of Ardleigh Parish to be designated. Hence, we wish to include all our settlements (Ardleigh Village Centre, Ardleigh Heath, Burnt Heath, John De Bois Hill, Fox Street and Crockleford Heath) and the surrounding areas which fall within our Parish.

Our Parish is spread over a wide area and we do not think it is practical to incorporate any neighbouring areas which fall within other parishes into our Neighbourhood Plan Area. Although some residents are closer to facilities in Colchester than Ardleigh (eg around Plains Farm Close or Crockleford Heath) the Parish Council actively engages with these residents on planning matters and would wish to include them in the neighbourhood area to protect and enhance their settings and help to ensure that any further development is appropriate.

We look forward to hearing from you to confirm that the Parish of Ardleigh has been designated as a Neighbourhood Area together with any additional guidance or information which you may wish to provide,

Yours sincerely

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Date: 23 January 2020
Our ref: 306620



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T 0300 060 3900

BY EMAIL ONLY

Dear William Fuller

Ardleigh Parish Neighbourhood Plan Area

Thank you for your letter dated 21/01/2020 notifying Natural England of the above Neighbourhood Planning Area

Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body.

However we would like to take this opportunity to provide you with information sources the neighbourhood planning body may wish to use in developing the plan, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter.

Natural England's role

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. The local planning authority will be aware and should advise the neighbourhood planning body when Natural England should be consulted further on the neighbourhood plan.

Planning policy for the natural environment

Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraphs 170-177.

The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

The neighbourhood planning body should also consider the natural environment policies in the area's Local Plan. The neighbourhood plan or order should be consistent with these, and the neighbourhood planning body may decide that the emerging Neighbourhood Plan should provide more detail as to how some of these policies apply or are interpreted locally.

The attached annex sets out sources of environmental information and some natural environment issues you may wish to consider as the neighbourhood plan or order is developed.

Yours faithfully

Danielle Priestner
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

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Mr William Fuller
Tendring District Council
Planning Services
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Weeley
Essex
CO16 9AJ

Direct Dial: 01223 582746

Our ref: PL00675842

6 March 2020

Dear Mr Fuller

Neighbourhood Area Designation for Ardleigh

Thank you for notifying Historic England about this Neighbourhood Plan Area Designation. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We are therefore pleased to have been notified at this early stage. We would be grateful if you could pass this letter on to Ardleigh Parish Council, for their information.

Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers - be they interested members of the public, planners or developers - regarding how the place should develop over the course of the plan period.

The conservation officer at your local planning authority will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets. Unfortunately, Historic England is not able to be involved in the detailed development of the strategy for all neighbourhood areas, but we offer some general advice and guidance below, which we hope is helpful.

Paragraph 185 of the National Planning Policy Framework (2019) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce the character of your area.



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As a minimum, it is important that the positive strategy you put together safeguards and protects those elements of your neighbourhood area that contribute to the significance of any designated or non-designated heritage assets. This is especially important if you are considering site allocations or development proposals as part of your plan. This will ensure that those assets can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework (NPPF). Information on designated heritage assets, other than Conservation Areas, can be found on Historic England's website by searching the National Heritage List: [<https://historicengland.org.uk/listing/the-list/>](https://historicengland.org.uk/listing/the-list/).

The government's [National Planning Practice Guidance](https://www.gov.uk/guidance/neighbourhood-planning--2) [on neighbourhood planning](https://www.gov.uk/guidance/neighbourhood-planning--2) is also clear that, where relevant, neighbourhood plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a *neighbourhood scale*. Your Neighbourhood Plan is therefore an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of special historic landscape character. Your plan could, for instance, include a list of locally important *neighbourhood heritage assets*, (e.g. historic buildings, sites, views or places of importance to the local community) setting out what factors make them special against a robust set of criteria. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan requiring any harm to them be clearly justified. We refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing: <https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7>

Information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and policy writing. Our webpage contains links to a number of other documents which your forum might find useful. These can help you to identify what it is about your area which makes it distinctive, and how you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. This can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

The recently published Historic England Advice Note 11- Neighbourhood Planning and the Historic Environment available to download also provides useful links to exemplar neighbourhood plans that may provide you with inspiration and assistance for your



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own. This can be found here: <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>

The NPPF (paragraphs 124 - 127) emphasises also the importance placed by the government on good design, and this section sets out that planning (including Neighbourhood Plans) should, amongst other things, be based on clear objectives and a robust evidence base that shows an understanding and evaluation of an area. The policies of neighbourhood plans should also ensure that developments in the area, especially if you are considering allocating sites for development, establish a strong sense of place, and respond to local character and history by reflecting the local identity of the place - for instance through the use of appropriate materials, and attractive design. If you are considering site allocations, it is especially important to consider design questions at the earliest possible stage to provide clarity and certainty not only for the community, but also for any prospective developer. Community design workshops are a useful tool to explore the use of in this regard. The output from these can then be fed into the policy wording for any site allocation, ensuring that the plan achieves your aspirations.

One way that we would recommend gathering evidence on your local area and what your community consider to be important is to undertake a "Placecheck" exercise. This is simple and effective a way of assessing the qualities of a place, what is worth preserving, what could be improved, and developing a strategy for achieving both. More information on this can be found here: <https://placecheck.info/en/>

The plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are at risk or in poor/deteriorating condition. These could then be the focus of specific policies aimed at facilitating their enhancement as part of any wider proposals. An example could be where a vacant or derelict site contains buildings in poor condition which nonetheless are important to the character of your area or are of interest in their own right, and which would be important to repair and retain as part of any development proposal. We would refer you to our guidance on writing effective neighbourhood plan policies, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/policy-writing/>.

If you area contains areas of historic designed landscape or parkland, we would recommend that you contact the [Gardens Trust](http://thegardenstrust.org/) who, as the statutory consultee for parks and gardens, will be able to offer advice and information on their significance. You can then incorporate in the evidence base and policy regarding the historic environment within your plan.

If you have not already done so, we would recommend that you speak to the staff at your local archaeological advisory service (this is usually your county council, but can also be held by Unitary Authorities) who look after the Historic Environment Record



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and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non designated locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway (www.heritagegateway.org.uk <<http://www.heritagegateway.org.uk>>), and this website also provides the contact details for the Historic Environment Team relevant to your local area. It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages. They could undertake community led historic area assessments, record features of interest, or undertake research.

Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself and assist with the development of sound policies, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here: <<http://mycommunity.org.uk/funding-options/neighbourhood-planning/>>.

The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive elements, and address any areas that negatively affect that character and appearance. An historic environment section of your plan could include policies to achieve this and these policies could be underpinned by a local character study or historic area assessment. This could be included as an appendix to your plan. Historic England's guidance notes for this process can be found here: [HE Advice Note 1 - conservation area designation, appraisal and management](https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/) <<https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>>, and here: <<https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/>>. The funding opportunities available from Locality discussed above could also assist with having this work undertaken.

Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces, as encouraged by national planning policy. Green spaces are often integral to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them, or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here: <<https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.>>



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You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here: <http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/> .

Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area, if the local planning authority has CIL in place (some do not). The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a Qualifying Body, your neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here: <https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/>

In addition to the Historic England guidance linked to above, the following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan, or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan's Glossary:

HE Advice Note 2 - making changes to heritage assets:
<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

HE Good Practice Advice in Planning 3 - the setting of heritage assets:
<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

If you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, you may need to undertake a Strategic Environmental Assessment. We would recommend you review the following two guidance



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documents, which may be of use:

HE Advice Note 3 - site allocations in local plans:

<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans>

HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment :

<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.

Finally, we should like to stress that this advice is based on the information provided by Tendring District Council in your correspondence of 21 January 2020. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.

I hope that the above information is useful for you, but if you have any queries about anything above, or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

Edward James
Historic Places Advisor, East of England
Edward.James@HistoricEngland.org.uk

cc:

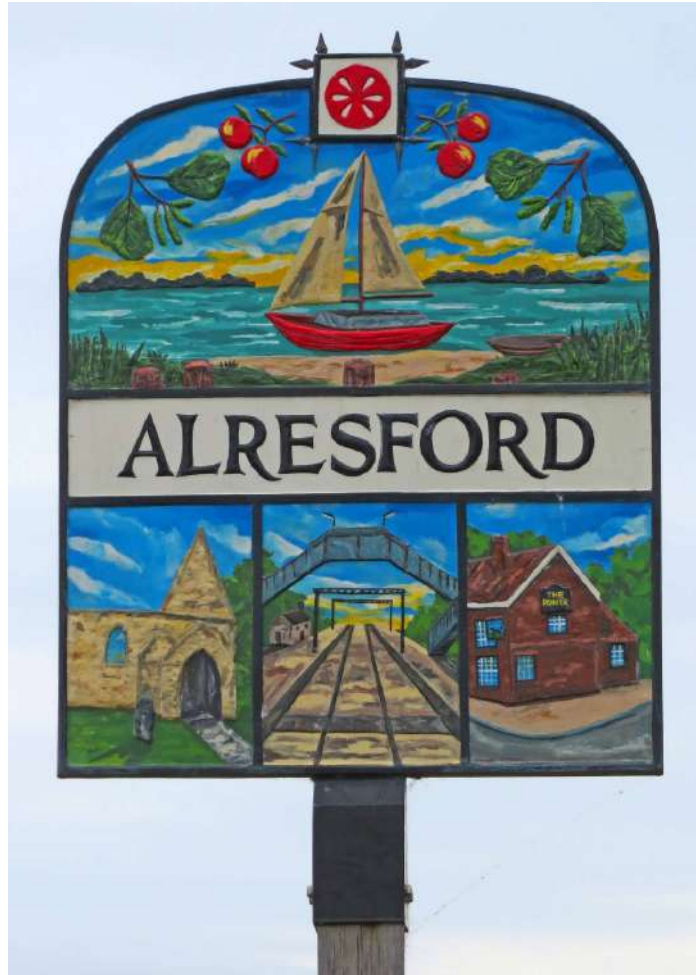


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Alresford Parish Council



**Alresford Neighbourhood
Plan 2018-2033**

**Draft 2b
September 2019**

2

Alresford Neighbourhood Plan
Draft 2b

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1

2

Alresford Neighbourhood Plan
Draft 2b

2 INTRODUCTION

Purpose of the plan

2.1 This document represents the Neighbourhood Plan for Alresford parish for the period 2018 to 2033. The Plan

contains a vision for the future of Alresford and sets out clear planning policies to realise this vision.

- 2.2 The principal purpose of the Neighbourhood Plan is to guide development within the parish. It also provides guidance to anyone wishing to submit a planning application for development within the parish. The process of producing a plan has sought to involve the community as widely as possible. The different topic areas are reflective of matters that are of considerable importance to Alresford, its residents, businesses and community groups.



- 2.3 Some of the Neighbourhood Plan policies are general and apply throughout the Plan area, whilst others are site or area-specific and apply only to the appropriate areas illustrated on the relevant map. Nevertheless, in considering proposals for development, Tendring District Council will apply all relevant policies of the Plan. It is therefore assumed that the Plan will be read as a whole, although some cross-referencing between Plan policies has been provided.
- 2.4 The process of producing the Neighbourhood Plan has identified a number of actions which have not been included in the policies' sections. This is because these are not specifically related to land use matters and therefore sit outside the jurisdiction of a Neighbourhood Plan. These actions will be addressed by the Parish Council outside of the Neighbourhood Plan process.

Policy context

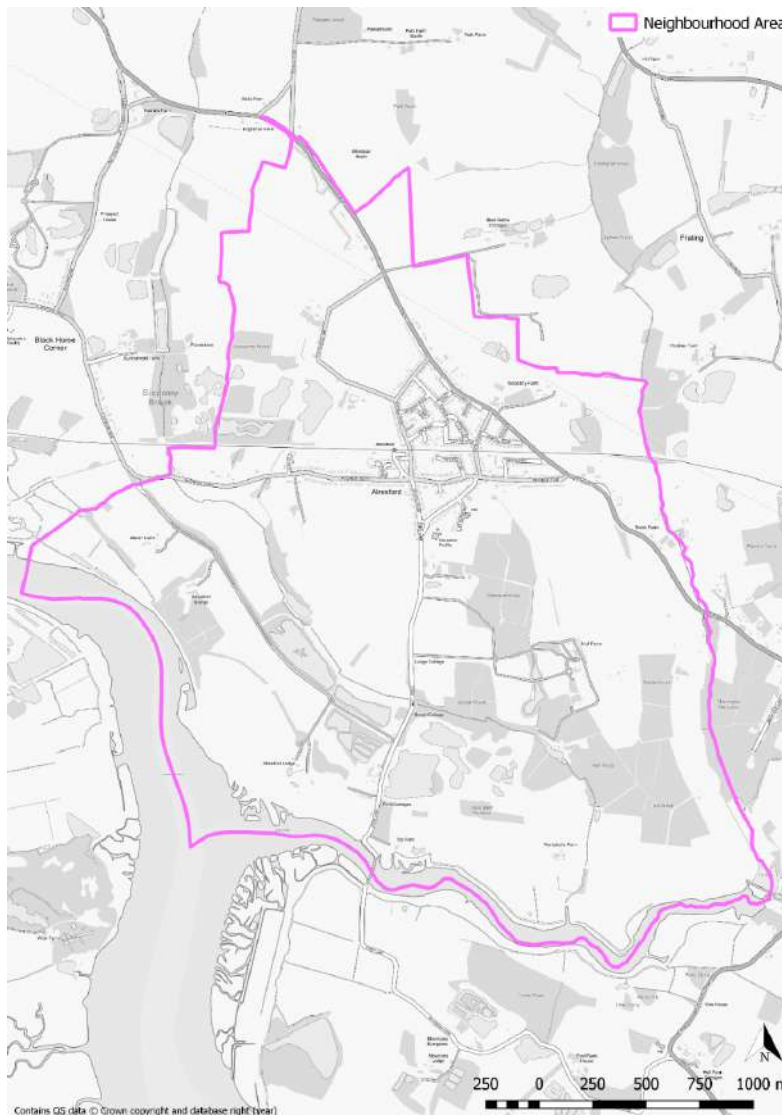
- 2.5 The Neighbourhood Plan represents one part of the development plan for the neighbourhood area over the period 2018 to 2033, the other part being the Tendring District Local Plan (2007).
- 2.6 Tendring District Council, as the local planning authority, designated the Alresford Neighbourhood Area in November 2016 to enable Alresford Parish Council to prepare the Neighbourhood Plan. The Plan has been

prepared by the community through the Alresford Neighbourhood Plan (ANP) Steering Group.

2.7 The ANP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012 (which were amended in 2015). The ANP Steering Group has prepared the plan to establish a vision for the future of the parish and to set out how that vision will be realised through planning and controlling land use and development change over the plan period.

2.8 The map in Figure 1 below shows the boundary of the Neighbourhood Plan area, which is the same as the administrative boundary of Alresford parish.

Figure 1.1: Alresford neighbourhood plan area/parish boundary



2.9 Aspects of the Tendring Local Plan 2007 are considered to be out-of-date, based on the requirements of the National Planning Policy Framework (NPPF). Whilst it is still part of the development plan and its policies are used to determine planning applications (and therefore it has been ensured that the ANP is in general conformity with its strategic policies), it does not provide an up-to-date spatial framework to inform the development of the ANP. Rather, the reasoning and evidence informing the policies in the emerging Local Plan has been taken into account when preparing the policies in the ANP.

2.10 The Section 1 Local Plan covers strategic matters and has been jointly prepared by Braintree, Colchester, Essex and Tendring Councils. It has reached the Examination in Public stage and is expected to be adopted in 2020. It is then expected that the Section 2 Local Plan, which specifically covers Tendring district, will be adopted as soon as possible after this. This Section 2 Plan is presented in the Tendring District Local Plan Publication Draft (June 2017). The following are considered to be draft strategic policy matters relevant to the preparation of the ANP:

- Policy SP3 (Meeting Housing Needs) establishes that at least 11,000 new dwellings must be delivered in Tendring district between 2013 and 2033. Principally this will be in the Tendring/Colchester Borders Garden Community which will deliver 2,500 dwellings by 2033 (with 1,250 of these dwellings within Tendring district) and up to 9,000 dwellings in total beyond the plan period.
- Policy SP5 (Infrastructure and Connectivity) promotes more sustainable travel patterns through, amongst other things, maximising the use of the local rail network.
- Policy SP5 also seeks to ensure that essential healthcare is provided as part of new developments. This is complemented by Policy HP1 (Improving Health and Wellbeing) which commits Tendring District Council to work with the NHS and Public Health to ensure residents can access high quality primary and secondary health care services. This includes supporting general

practitioners to deliver a service which meets the needs of local residents.

- Policy SPL1 (Managing Growth) identifies Alresford as a Rural Service Centre but there is no clear expectation to deliver a minimum number of dwellings.
- Policy LP2 (Housing Choice) requires sites of 11 or more (net) dwellings to see a mix of housing sizes, types and tenures which reflects the housing need in the latest Strategic Housing Market Assessment. The policy also supports the development of bungalows, retirement complexes, extra care housing, independent living, starter homes, self-build and other forms of residential accommodation aimed at meeting the future needs of older and disabled residents as well as family housing.
- Policy LP5 (Affordable and Council Housing) requires 30% of all sites of 11 dwellings or more to deliver 30% of these as affordable units.
- Policy PP3 (Village and Neighbourhood Centres) identifies Alresford as a Village Centre and seeks to protect and enhance it as a centre for day-to-day shopping needs.

Monitoring the Plan

- 2.11 Alresford Parish Council, as the Neighbourhood Plan authority, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery.

3 LOCAL CONTEXT

History of Alresford

- 3.1 There have been settlements in and around Alresford (alders by the ford) since the Iron Age due to the benefits of a fertile soil and proximity to the once plentiful fish stocks of the River Colne Estuary. This provided countless generations of Alresford villagers with both food and trade. Agriculture is still important to the area although the coming of the railway in the 19th century gradually turned the village into a commuter base with workers travelling to Colchester and beyond.
- 3.2 The southern boundary of the village is formed by Alresford Creek, a tributary of the River Colne. The Creek is still

navigable at high tide as far as Thorrington Tide Mill and provides moorings for a number of yachts. The old Roman Ford is clearly visible at low tide. To the west is the town of Wivenhoe, which can be reached by road or a footpath which follows the dismantled former railway line which ran adjacent to the river. This railway line opened in 1866 and was part of the 'Tendring Hundred Railway,' which went to Brightlingsea via a swing bridge over the Creek. It was a victim of the cuts in railway services of Dr Beeching and removed in 1964. The village of Elmstead Market borders Alresford to the north.

- 3.3 Fruit orchards and farms were once the predominant landscape features in and around Alresford, however housing development and the necessity to provide building materials means Alresford is surrounded by current and former gravel workings. The gravel was originally exported to London via sailing barges from Alresford Creek. The remains of a conveyor system from the processing plant to the creek can still be seen between offices of the current gravel company and the riverbank.



Ballast barge jetty and bucket chain pylon gravel conveyor system, Alresford Creek

- 3.4 The village has a Primary School and a church. St. Andrew's is a modern building constructed in 1976 to replace the original St. Peter's Church which was destroyed by fire in 1971. The shell of the original building remains and is a scheduled monument, with the War Memorial nearby. Scattered throughout the Parish are a number of listed buildings notably Alresford Hall and The Quarters, an especially attractive property which has altered very little externally since it was painted by John Constable almost two centuries ago.



St Peter's Church before it was destroyed by fire in 1971

- 3.5 The Village Hall and playing fields in St. Andrews Close are much used facilities and attached to the Village Hall, is the 'Pavilion'; home of the Colne Rangers Football Club and meeting place for Alresford Parish Council.
- 3.6 The centre of the village is approximately a mile north of the Creek and located around the railway station. For a relatively small village Alresford is hard to match for the quantity and quality of amenities. The railway station has clearly influenced the development and planning of the village during the past 150 years, including the migration of the village centre from near the old church to around the station. The main shopping centre is here and includes; a Post Office, take-away food shops, retail outlets and 'The Pointer' public house in nearby Wivenhoe Road. There are also numerous small businesses along Main Road and in Cockaynes Lane.
- 3.7 The main housing estates in the village were built in the 1960's and 1970's with a predominance of bungalows and a general mix of housing styles relating to those decades. In 2018 work commenced on a new housing development for 228 properties on sites either side of Cockaynes Lane.
- 3.8 Analysis of sites in the planning pipeline (i.e. with planning permissions or under construction) as at June 2019 in Alresford parish shows that there are 314 such dwellings. To put this in context, this represents a 36% increase on the number of homes in Alresford parish since 2011.

Profile of the community today

- 3.9 Unless stated otherwise, the profile of the community has come from the 2011 Census.

Population

3.10 In 2011, the population of the parish was 2,009. The age profile is generally in line with that of Tendring district and Essex county although Alresford does have a slightly higher proportion of people ages 45-64. In addition, its population of older retirement age (81+) is below Tendring district, which does have a very high proportion of people of this age (see Figure 2.1). One point to note from this is that, with a high proportion of people approaching retirement age, the population of people of retirement age is likely to increase significantly over the plan period.

Figure 2.1: Population profile, 2011

3.11 Between 2001 and 2011, the population of Alresford decreased by 118 persons, a 6% fall compared with 6% growth across Essex county as a whole. What is particularly interesting is the change in population by age group.

Figure 2.2: Change in population, 2001-2011

3.12 Alresford experienced very strong growth in its retirement population (aged 65 and older) whilst also experiencing a decline in much of its population of working age (aged 19 to 64). This demonstrates not only an ageing population structure but also a declining workforce although, as shown in Figure 2.1, it still has a high population of older working age (45 to 64). Also, this could be partially offset by the increase in young people that will be of working age during the plan period (age 11 to 29). This is shown in Figure 2.2.

3.13 It is also important to note that this data reflects change over the period up to 2011. Since that time, a significant number of new dwellings have been built in Alresford, with an equally significant number in the planning pipeline. This is likely to have an impact on the age profile.

Work

3.14 What is noticeable about Alresford's population of working age (16 to 74) is that it has a comparatively high

proportion of people in full-time employment. Alresford's overall level of economic activity is broadly in line with Tendring district and Essex county. This is shown in Figure 2.3.

Figure 2.3: Economic activity, 2011

N.B. 'Economically active students' are students who are also working as well as studying. 'Economically inactive students' are not undertaking paid work in addition to their studies.

3.15 The large majority of those in work travel to work by car. This is supported by Census figures on access to a car by households. Over 90% of households have access to at least one car or van, with nearly half (46%) having access to two or more cars or vans. This represents high car ownership and is well above the district and county average.

Figure 2.4: Car or van availability, 2011

3.16 In Alresford the car is the most heavily used mode of transport for travelling to work. The responses to the Neighbourhood Plan survey carried out in 2018 reinforce the 2011 Census results shown in Figure 2.5.

Figure 2.5: Mode of transport to work, 2011

Housing

3.17 The ownership profile of dwellings in Alresford shows that it is predominantly owner occupied, at over 85% of all properties. This is well above proportion in Tendring and Essex at 74% and 71% respectively. This is shown in Figure 2.6.

Figure 2.6: Ownership profile of housing, 2011

3.18 By contrast, Alresford has a very low proportion of social rented housing stock - just 4% compared to 8% across the district as a whole and 14% across Essex.

3.19 In summary, the profile of Alresford is like that of many rural communities today, i.e. an ageing population, with high levels of economic activity, car and home ownership. Whilst there are no significant issues of deprivation which need addressing, the ageing population and the importance of retaining the vibrancy of the local community are important issues for Alresford to address over the lifetime of the plan.

Main infrastructure issues in Alresford

3.20 The issues below reflect the relevant issues in Alresford today, as informed by the three community surveys undertaken as part of the development of the Neighbourhood Plan.

Railway

3.21 Alresford is predominantly a dormitory settlement and is dependent upon the railway for its very existence. It was not until the railway was constructed in the village that the population grew and even now this is a main route to employment for many of the inhabitants of the village. Today the station still retains some buildings of importance to the history of the railway.



Alresford Railway Station and level crossing

3.22 Although there are four trains per hour using the line to provide access to Colchester, Clacton on Sea and Walton on the Naze, only one train per hour in each direction stops to provide service to these places.

3.23 The railway line provides an essential element of infrastructure for the village and this is expected to increase in importance as the population of the village grows.

Roads

3.24 Alresford is dependent upon the roads network to ensure

that inhabitants are able to access local facilities in the nearby urban areas. Whilst the railway provides direct access to Colchester, Clacton on Sea and Walton on the Naze it does not serve the surrounding villages of Brightlingsea, St Osyth and Elmstead Market.

Consequently these can be accessed easily by car owners but inhabitants that do not have a car are very dependent on bus services.

3.25 Currently the village is served by a bus service along Wivenhoe Road connecting Alresford to Brightlingsea, Wivenhoe, University of Essex and Colchester with four buses per hour daytime in each direction Monday to Saturday with a much-reduced service in the evening.

Sunday service is restricted to a bus in each direction every two hours. There is also an hourly daytime bus service, Monday – Friday, to and from Clacton-on-Sea and Walton-on-the-Naze. There is no service in the evening or on Sundays.



The busy B1027, also a pedestrian route

3.26 For a rural village such as Alresford to remain a sustainable location, the provision of safe reliable and convenient public transport is important.

Health

3.27 Health in the village is catered for by the Colne Medical Centre which is based at Brightlingsea although there is a satellite surgery in the village. This building however is not owned by the Colne Practice but is leased. Discussions with the Clinical Commissioning Group (CCG) have indicated that there are no long-term intentions to provide a surgery at Alresford should the current tenure situation change.



Alresford Surgery

- 3.28 This situation is of considerable concern to the community of Alresford. Should the surgery close residents will have to travel to Brightlingsea for medical treatment which for many residents, who do not have access to their own means of travel, means that they will be forced to rely on public transport. The reductions in bus services which have occurred, and are likely to continue longer term, means residents will find it increasingly difficult to receive medical attention.
- 3.29 In addition, the provision of a dispensary at the existing surgery gives residents a point in the village where they can readily access prescriptions. It is important that this facility is maintained in order to obviate the need for residents to travel to either Brightlingsea or Wivenhoe in order to have access to pharmaceutical services.

Business and Employment

- 3.30 Gravel extraction is the largest business in the village and the 'worked out' gravel workings offer opportunities for business development mainly in the leisure environment.
- 3.31 There are some smaller businesses located in Cockaynes Lane and HGV access to this site has improved with the widening from Station Road to Pippin Way (the new road access to the largest approved housing development), despite objections by local residents.
- 3.32 On the northern side of the B1027 is the Alresford Business Centre, a small business park with approximately 20 units. There is land around this for further development but attention needs to be given to access onto the B1027.
- 3.33 Many smaller businesses exist and several of these operate from resident's homes and, even though Essex University

in nearby Wivenhoe is a major employer for the area, most residents travel to Colchester, neighbouring towns and London for employment.

- 3.34 There are several farms in the parish but like all agricultural enterprises the use of labour is reducing as farming becomes increasingly mechanised.

Education

- 3.35 The village has its own primary school but for secondary education pupils have to travel to Brightlingsea or Colchester.
- 3.36 Extra accommodation has recently been provided at the Primary School and improvements have been made to the play area. Further construction work is in progress to accommodate the forthcoming population growth.
- 3.37 There is a Montessori Nursery in the village but there are few facilities for poorer families other than family members and informal arrangements with relatives and friends. The provision of new housing which has occurred over the past year has made the need for pre-school facilities ever more pressing.

Footpaths and footways

- 3.38 There are many footways (pavements) in the village but on the whole these are poorly maintained especially in respect of those associated with main roads. With increasing emphasis on public health and associated health promotion a network of continuous and well maintained footways are essential to promote safety and public health.



Cockaynes Wood Nature Reserve



‘Cut Throat Lane’ (Marsh Farm Lane) and views over the River Colne

3.39 Figure 2.7 shows the network of footpaths (public rights of way) in Alresford.

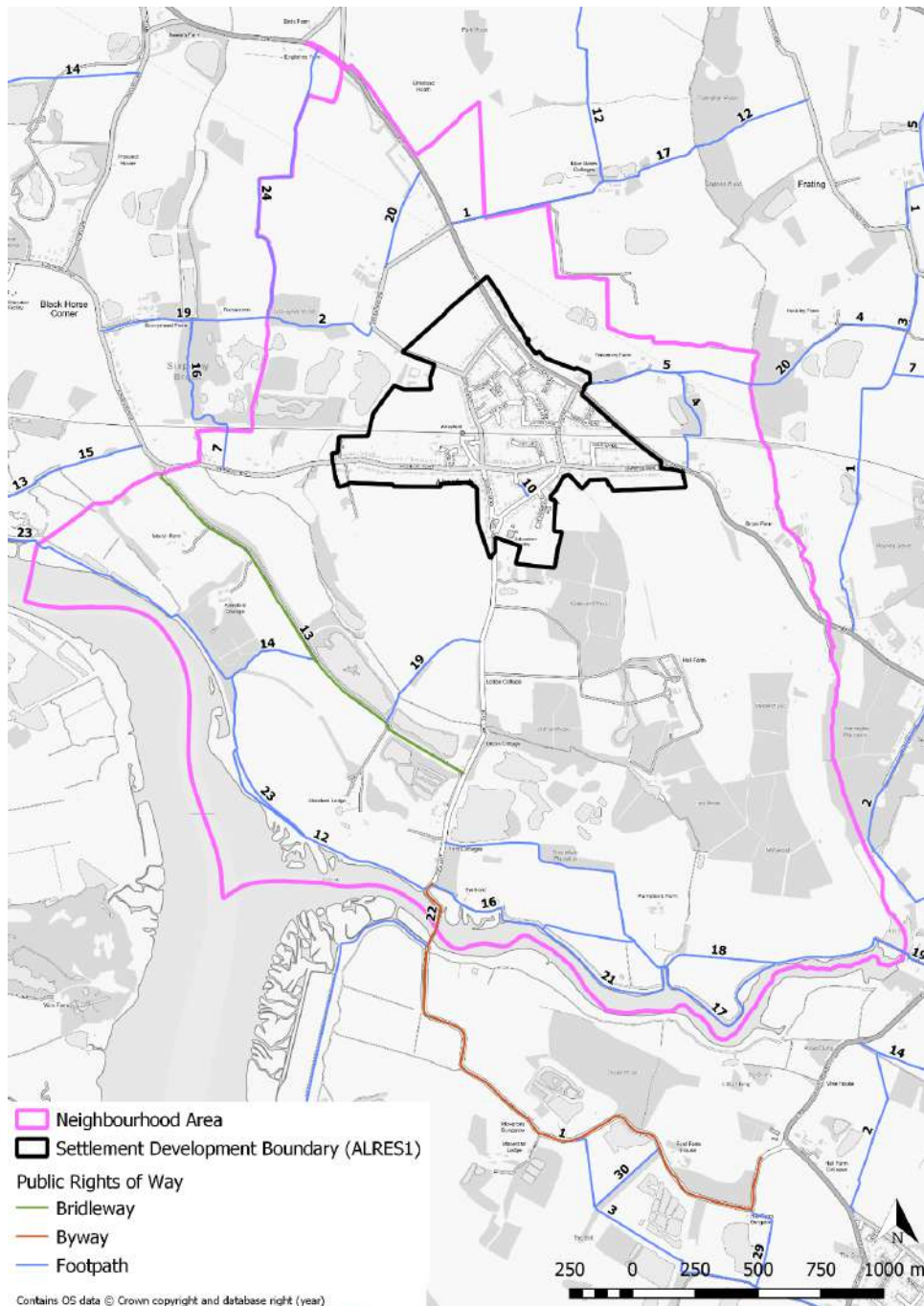
3.40 Many of the attractions within the village are not readily accessible by footpath and with respect to the Creek, the public footpath to Wivenhoe and the ruins of St Peters Church can only be accessed along a narrow lane with no footpath provision.



Car on narrow lane (Ford Lane)

3.41 Likewise, despite the walk from the village to Wivenhoe offering attractive views over the Colne estuary along the Wivenhoe Road, there is no footway on a road that is narrow in places and has fast moving traffic.

Figure 2.7: Public rights of way in Alresford



The Creek

3.42 The Creek is a valuable, natural asset of significant beauty in the parish used by walkers, naturalists and sailors. Mooring rights are owned by Colchester Borough Council which currently leases the operation and allocation of moorings to the Alresford Creek Boat Owners Association (ACBOA). Many in the local community consider that the area needs a better approach to stewardship, so the environment is both maintained and improved for residents and visitors alike. The Parish Council are seeking to acquire the mooring rights and work with ACBOA to meet

this aim.



Alresford Creek

Public Buildings

3.43 The two public buildings in Alresford are the Village Hall and The Pavilion which have been extended to provide a range of facilities for the local population as well as being available for people from further afield to hire.



Alresford Village Hall

3.44 Alongside the Pavilion is the playing field that offers facilities for a range of sports and festivals throughout the year.



The modern St Andrew's Church

3.45 There is a relatively new church building, St Andrews, that has well apportioned accommodation for many different

community activities to take place.

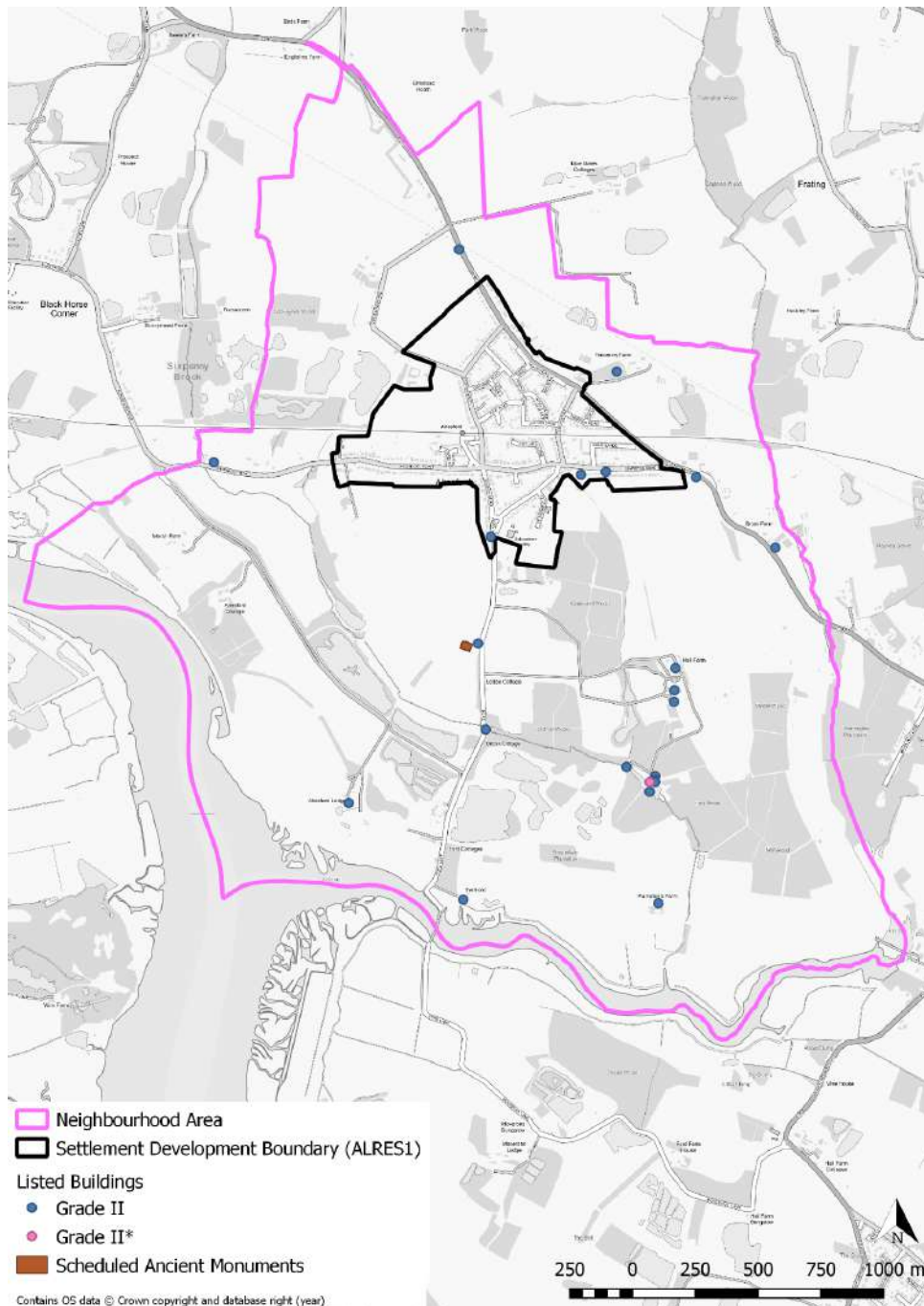
Historic Buildings

- 3.46 Alresford parish has 24 nationally listed buildings or structures. Of these, 22 are Grade II listed and one is Grade II* listed. The remains of St Peter's Church are a scheduled monument. These are shown in Figure 2.8.
- 3.47 The only historic building in the village with open access for all is the ruins and graveyard of the St Peter's Church. Parts of this building date back to the twelfth century and exhibit the remains of a roman villa.



The ruins of St Peter's Church and graveyard

Figure 2.8: Listed buildings and structures in Alresford



4 VISION AND OBJECTIVES

Challenges for Alresford

4.1 The Alresford Neighbourhood Plan seeks to address, as far as possible, the challenges that face the community of Alresford. This also reflects the objectives and issues identified and articulated in the Tendring District Local Plan Publication Draft (June 2017) and other challenges identified through the engagement process for the Neighbourhood Plan. In summary these challenges are:

- Ensure that any new homes



developed cover the broad demographic range of residents.

- Encourage movement through and within the village that promotes the wellbeing of parishioners and visitors.
- Maintain the special character of our natural environment, whilst making it accessible to all.
- Create a ‘heart’ for the community activity in the village around the village hall, playing fields and church and seek to better connect this with the other area of primary activity around the shops, station and pub..
- Build on the current community-led stewardship of Alresford to accommodate the planned 30% expansion in housing over the next 3 years.

Vision for Alresford

4.2 A broad vision for Alresford as a ‘larger village’ in the ‘rural heartland’ of Tendring District has been laid out in the Tendring District Local Plan Publication Draft 2017:

‘In the District’s substantial rural heartland, the smaller towns of Manningtree, Lawford, Mistley and Brightlingsea, along with some of the larger villages, will have seen some modest levels of new housing and employment development to support local shops and services, address local issues, provide for local needs and facilitate investment by local businesses in job opportunities.’

4.3 The ANP builds on that vision and allows residents to make real choices about how they would like their village to develop through the plan period by:

- Understanding and promoting, at a local level, the housing needs for residents today and in the future;
- Providing and supporting clubs and facilities that offer opportunities for enhancing the wellbeing of residents through exercise and social contact;
- Providing a safe and flexible place for people to live, work and commute;
- Protecting and improving the amenity value of the built and natural environment for residents and visitors in both the local and wider community;
- Nurturing and encouraging an environment that allows social enterprise to flourish through volunteering and giving, to enhance the lives of all residents; and
- Promoting residents' aspirations of remaining a walkable village with the station area at its heart and providing an environment in which children and adults of all ages can flourish and develop.

Neighbourhood Plan Objectives

- 4.4 The objectives of the Neighbourhood Plan as identified through engagement with the community are as follows:
- Objective 1: Housing – meet the particular needs of the community of Alresford for housing and facilities as they arise over time, including serving the needs of an ageing population.
 - Objective 2: Movement – Increase safe walking and cycling for local journeys through the village.
 - Objective 3: Community infrastructure and public realm – Protect and enhance the assets in the village, including green spaces, community buildings and facilities and the local shopping area.
 - Objective 4: Environment and heritage – Protect the environment and heritage of Alresford, including its local wildlife and historic assets.

5 SPATIAL STRATEGY

- 5.1 The North Essex Authorities emerging Local Plan Part One (LPP1) is required to provide for significant levels of housing growth in order to address the identified needs of

the three districts over the Plan period to 2033. For Tendring district, the draft housing requirement is 11,000 dwellings over the period 2013 to 2033. The Tendring Local Plan Part Two (LPP2) identifies Alresford as a ‘Rural Service Centre’, meaning that it will accommodate a ‘modest increase in housing stock’ that it will play a role in addressing local housing needs, supporting the village economy and assisting with the overall housing growth proposed of the District.

- 5.2 The granting of planning permission on sites in Alresford totalling 314 dwellings between 2017 and 2019 means that no additional sites are currently allocated for further development in the village. However, development will still be expected to come forward and it is therefore important to develop a strategy which is clear about the appropriate locations for different types of development.
- 5.3 The spatial strategy seeks to ensure that development is focused within the settlement development boundary of Alresford, as shown in the Policies Map in Section 10, but that there is flexibility around the development of uses that would enhance Alresford’s role as a Rural Service Centre and address the needs of the local community. Policy SPL2 (Settlement development boundaries) of the emerging Tendring LPP2 provides the strategic policy context focusing growth within the settlement development boundary – which includes sites in the planning pipeline – but considering appropriate uses outside the boundary, e.g. Policy LP7 (Self-build and custom-built homes) and Policy LP10 (Care, independent and assisted living).
- 5.4 In Alresford, there are considerable needs relating to the ageing population. In light of this, the provision of dedicated retirement housing, sheltered housing, extra care housing and care facilities outside but adjacent to the settlement development boundary will be viewed favourably. Such proposals would have to demonstrate that there are no other suitable sites within the settlement boundary that are available or deliverable.

POLICY ALRES1: ALRESFORD SPATIAL STRATEGY

A. New development in Alresford parish shall be focused within the settlement development boundary of Alresford village as defined on the Policies Map.

- B. Development proposals within the settlement development boundary (as defined on the Policies Map) will be supported subject to compliance with the other policies in the Neighbourhood Plan.
- C. All residential development proposals will be expected to address the following key matters:
 - a. Ensure they address the evidence-based housing needs of the Alresford Neighbourhood area; and
 - b. Contribute as necessary towards education infrastructure and other key infrastructure which shall include health, transport and movement, community facilities, utilities and public realm improvements, through direct provision and/or developer contributions (including Community Infrastructure Levy and/or Section 106).
- D. The provision of housing and care facilities that meet the needs of older people will be permitted in the countryside immediately adjacent to the settlement development boundary in accordance with Policy ALRES2. Such proposals must demonstrate that there are no other alternative sites that are suitable or deliverable.

6 HOUSING

- 6.1 The importance of delivering a range of housing to address the needs not only of Alresford but also, to a limited degree, the wider needs of the housing market area is significant. The Strategic Housing Market Assessment covering Tendring district recognises that Tendring district has some very specific housing needs. In particular, it forecasts that the number of people aged 65 or over with a limiting long-term illness that limits them a lot will grow by nearly 3,800 (37%) across the district over the 15-year period to 2030. As a result, the district will have by far the highest number of such people of all the four districts in the housing market area.
- 6.2 In terms of specialist accommodation, this expected growth of people aged 65 or over with a limiting long-term illness will mean a need for an additional 97 sheltered and extra care housing units per year across the district over the plan period. The vast majority of this need – 95% - is for sheltered housing.
- 6.3 Consistently throughout the development of the ANP, the

theme of housing and care provision for the elderly was raised as an issue of concern by local people. A Housing Needs Survey was undertaken in late-2017 and published in 2018 which found that 70% of respondents considered themselves to be in need of alternative accommodation within the next two years. Of these, 57% were seeking a 2-bed property. Whilst the survey did not analyse the age of each respondent, the older age profile of the parish means that it is likely a significant proportion of these short-term needs are by older people. In the detailed survey to inform the ANP, 85% of respondents supported the provision of warden-controlled sheltered housing for older people of those with mobility/health issues.

- 6.4 It is important that any housing or care facilities which address the needs of the ageing population must be well located in respect of shops and services. This is particularly the case for housing types where residents are more independent and mobile, therefore need to be able to shop and access local services. This relates to retirement complexes, extra care housing (also known as ‘very sheltered housing’) and sheltered housing. A care home has more flexibility in where it is located because its residents have their day-to-day needs provided on site.
- 6.5 Policy ALRES2 works with Policy ALRES1 to maximise the opportunities available for provision of housing and other facilities to meet the full range of needs of older people. This includes care homes, sheltered housing and extra care housing that are likely to be a mix of tenures as well as retirement complexes which may be privately provided. Equally though, market housing which is open to all people can still meet the needs of older people if designed with their needs in mind, e.g. are capable of adaptation as people’s needs change over time. What will help to integrate such housing developments into the community of Alresford is if they are brought forward as community-owned schemes which are designed in a way to maximise community cohesion. Rural exception sites and community land trusts are good examples of local ownership and co-housing is a way of providing housing specifically designed to operate as a community as opposed to a series of individual private units. Such examples of

development were recommended in the Alresford Housing Needs Survey. Alresford Parish Council will work with landowners and providers of affordable housing to ensure that such provision is maximised and that opportunities for people with a local connection to access such housing are provided.

POLICY ALRES2: PROVISION FOR THE AGEING POPULATION

- A. In order to address the needs of older people in Alresford, development that provides housing and care facilities specifically designed to address their needs will be supported. This includes the provision of sheltered housing, retirement complexes, extra care housing and specialist care facilities (Class C2).
- B. Provision of housing for older people is encouraged to be delivered through mechanisms which retain local ownership and maximise community cohesion, e.g. rural exception sites, community land trusts, co-housing or almshouses.
- C. The provision of any type of housing for the ageing population that does not provide on-site care should ensure there is safe and easy access within reasonable walking distance to the shops, services and bus stops in Alresford village.

- 6.6 It should be noted that, whilst Policy ALRES2 addresses specific types of provision for older people, this does not mean that the needs of other types of resident are not considered important. The engagement with the community of Alresford to inform the plan preparation showed that the needs of first-time buyers and families were equally important. However, policies to ensure that new developments provide a mix of the housing that is needed in an area are being developed through the Tendring District Local Plan Publication Draft (Policy LP2, as described in paragraph 1.10 of the Neighbourhood Plan). To duplicate such policies is unnecessary.
- 6.7 Policy ALRES2(C) directs housing for the ageing population that does not provide on-site care to be located within ‘reasonable walking distance’ of shops, services and bus stops. There is no precise definition of ‘reasonable walking distance’ or what represents ‘easy access’ but this must take into account the fact that the intended occupiers will be older and comparatively less mobile than those without specific needs and that any routes must minimise difficulties associated with crossing roads or navigating routes where levels change.

7 MOVEMENT

- 7.1 As a rural village, movement is predominantly by car, particularly where residents need to travel to work and shops and services for all bar the most basic everyday goods. The railway station does provide an alternative for journeys to Colchester and beyond but, as the Census information shows, car ownership in Alresford is high.
- 7.2 Alresford is situated on the B1027, one of the main routes connecting Clacton to Colchester. It therefore has significant amounts of traffic using it, including heavy goods vehicles. The speed of traffic along this route (a 40mph speed limit) coupled with the narrow pavements and lack of dedicated cycle paths, makes it unattractive for walking, wheelchairs and cycling.



Narrow pavement along the B1027

- 7.3 Improved access for pedestrians and cyclists is needed to help link Alresford with the surrounding villages, particularly Thorrington and Wivenhoe – this relates to the leisure routes which are discussed below. This is important because the survey undertaken to inform the ANP showed that whilst nearly 9% of respondents walked to work and nearly 5% cycled, the inadequacy of the footpaths discouraged people from walking.
- 7.4 An example of a safer route is along the B1029 between Thorrington Mill and Brightlingsea Church, where pedestrian and cycle access is largely separated from the vehicular traffic on the road. If an equivalent roadside footway were provided alongside B1027 to Thorrington that would allow safe cycling and walking to Thorrington and Brightlingsea and connect Alresford residents to a greater range of shops and services, as well as access to employment opportunities on foot and by bicycle.



**Dedicated footpath and cyclepath along B1029 between
Thorrington Mill and Brightlingsea Church (source:
Google Streetview)**

7.5 In addition, greater pedestrian movement can be encouraged with safe crossing of the B1027. In particular, access to the Alresford Business Centre on the east side of the B1027 close to the junction with Coach Road could be improved with a suitable pedestrian crossing.



**Requirement for safe pedestrian crossing of Alresford
Business Centre at junction of B1027 and Coach Road
(source: Google Streetview)**

7.6 One issue for children is the difficulty for many of walking safely to Alresford Primary School. The school is in the south of the village but for those in the north, there is the need to cross Wivenhoe Road, on which along its length through the village, there is only one dedicated crossing. Parents reported that this discouraged many from allowing their children to walk to school. It is important that there

are safe routes to school to encourage more walking by children.



Junction of Ford Lane and Coach Road

7.7 As well as along the main transport routes, improvements to leisure walking routes can help to provide access between Alresford and the surrounding villages. There are a number of existing footpaths providing access to the adjacent villages. These footpaths are ancient rights of way across fields and are used for leisure, health and dog walking as ground conditions permit. None can be considered safe routes as they are all remote rural byways:

To Wivenhoe

- Just to the north of Alresford village from Cockaynes Lane via Cockaynes Wood and Sunnymead Farm
- From Alresford Creek along the old railway track bed.

To Brightlingsea

- From Alresford Creek via Thorrington Mill.

To other villages

- From Tenpenny Farm, adjacent to the village on the east side of the B1027, to Frating, Great Bentley and Thorrington via the lane off the B1027 opposite Coach Road
- From Bluegates Farm, to the north of the village on the east side of the B1027, to Frating and Elmstead Market via the farm drive off B1027 opposite Cockaynes Lane.



Tenpenny Cottage on the path to Frating

- 7.8 These routes which start on the east side of the B1027 would benefit from a safe pedestrian crossing from the Alresford village side of the road as highlighted earlier. Safe crossing points may also encourage people from other remote residences to use these routes and use the shops in Alresford.

POLICY ALRES3: ENHANCING WALKING AND CYCLING IN AND AROUND ALRESFORD

- A. In order to enhance movement by means other than the private car, major development must prioritise the enhancement of the network of safe routes for walking, both within Alresford village (in particular ‘safe routes to school’) and linking Alresford with neighbouring villages. Further enhancement to provide cycle access, particularly where this is separated from vehicular traffic, is also encouraged.
- B. The Public Rights of Way network must be protected. Where appropriate, in accordance with the statutory tests in the Community Infrastructure Levy Regulations 2010, development should enhance the Public Rights of Way network by improving routes or creating new links. Linking the Public Rights of Way network to the Key Movement Routes is encouraged.

- 7.9 Alongside Policy ALRES3, the ANP also identifies a list of priority projects for investment. These projects are not only seen as the most important opportunities to increase walking and cycling for leisure and health benefits on a day-to-day basis, but also to increase the use of circular routes that link Alresford with the surrounding villages and are one of the most enjoyable leisure activities for

residents. The list of priority projects (not listed in any order of individual priority) is shown below.

PRIORITY PROJECTS TO ENHANCE WALKING AND CYCLING

- **Dedicated footpath and cycle path (wide enough for disabled access) along B1027 to Thorrington**
- **Safe pedestrian crossing of the B1027 to access leisure walking routes at Tenpenny Farm and Bluegates Farm**
- **Dedicated footpath along Wivenhoe Road linking up circular leisure routes**
- **Enhancement of the footpath along the creek between Ford Lane and the old railway track-bed to allow all abilities to enjoy that environment.**

1

Alresford Neighbourhood Plan
Draft 1b

8 COMMUNITY INFRASTRUCTURE AND PUBLIC REALM

Local green spaces

8.1 Under the NPPF, Neighbourhood Plans have the opportunity to designate Local Green Spaces which are of particular importance to them. This will afford protection from development other than in very special circumstances. Paragraph 100 of the NPPF says that the Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

8.2 Alresford Playing Field, the Millennium Garden, the Community Garden and allotments and the Wivenhoe Road Rose Garden are considered to fulfil all of the criteria of the NPPF.

8.3 These areas are complemented by a number of other green spaces that are proposed for safeguarding in Policy HP4 (Safeguarded local greenspace) of the emerging Tendring LPP2, although this is a different type of designation which permits the loss of the green space subject to certain criteria, including its satisfactory re-provision. The designation in Policy ALRES4 in the ANP provides a higher level of protection which reflects the value of the local green space in its specific location as well its importance as a space.

8.4 Several areas of high environmental value are not included as Local Green Spaces. In particular this includes the Upper Colne Marshes and Colne Estuary Sites of Special Scientific Interest (SSSI), which include Alresford Creek. Given their status, these areas already have a significant level of protection which would not be added to by designation as a Local Green Space.

Alresford Playing Field

8.5 The Playing Field area is approximately 3.2 hectares and is owned by the Parish Council. It is very widely used, being the only green space in the village suitable for sport and leisure. Its main uses, as well as informal leisure and walking are:

- Alresford Colne Rangers FC is the resident football club, with male and female teams at both youth and adult level. These teams attract approximately 70 visiting clubs each season for matches. It is estimated that approximately 2,000 people play football on the pitches each year.
- Other facilities comprise cricket, tennis, skateboarding, jogging, fitness training, basketball. All these are well used facilities.
- Village fetes, shows and music events are held annually.

8.6 There are two play areas adjacent to one another and are well used throughout the year. A larger area is provided for ages 6 to 16 years and a smaller area for infants. Both areas are enclosed with low level fencing and are equipped with good quality equipment. A few bench seats are provided for parents, grandparents and child minders.

8.7 Much loved and well used, the playing field has won numerous countywide awards and the village is very proud of this important facility. In the 2017 Community Survey, when asked what is good about living in Alresford, 13% of unprompted responses identified the Playing Field as a particular feature. It was also the most commonly identified specific location which the community considered to be of value to them. Being the only green space dedicated to formal leisure in the village, the community considered it was a high quality space which did not require improvement. However, with a lack of alternatives, its retention as a playing field is very important to people.



Alresford Playing Field

Millennium Garden

8.8 The area covered by the Millennium Garden is approximately 0.04 hectares and is owned by the Parish Council. Whilst a small area, it is in a very visible location in the heart of the village, being on the junction of Ford Lane and Wivenhoe Road. It is adjacent to bus stop and so it is an attractive place for people to wait for the bus. In 2001, a time capsule was laid in the Garden and a stone place on top to commemorate this.



Millennium Garden

Community Garden

8.9 The Community Garden by Alresford Station is owned by Abellio Greater Anglia and has relatively recently been turned from a derelict piece of ground into a high quality community space covering 0.1 hectares. Here people can sit and spend some quiet time and for this reason it is enjoyed by both young and old. The fact that it has been so well received since it was transformed demonstrates how much the community values such spaces and, given the lack of alternatives, why the space is so important.



Community Garden Local Green Space

Wivenhoe Road Rose Garden

8.10 The garden at the junction of Wivenhoe Road and B1027 borders the settlement boundary and provides an attractive vista when entering or leaving the village of Alresford. It

is 0.03 hectares and was created on the vast grass splays of the junction in 1999/2000 as a result of an Alresford Horticultural Society member winning the rose bushes in a competition. A wooden seat on the site celebrates the 25th Anniversary of Alresford Horticultural Society in 2000 and is often used as a resting place by cyclists and walkers.



Wivenhoe Road Rose Garden

8.11 Figures 7.1 to 7.3 show the location and extent of the four Local Green Spaces.

Figure 7.1: Alresford Playing Fields and Millennium Garden Local Green Spaces

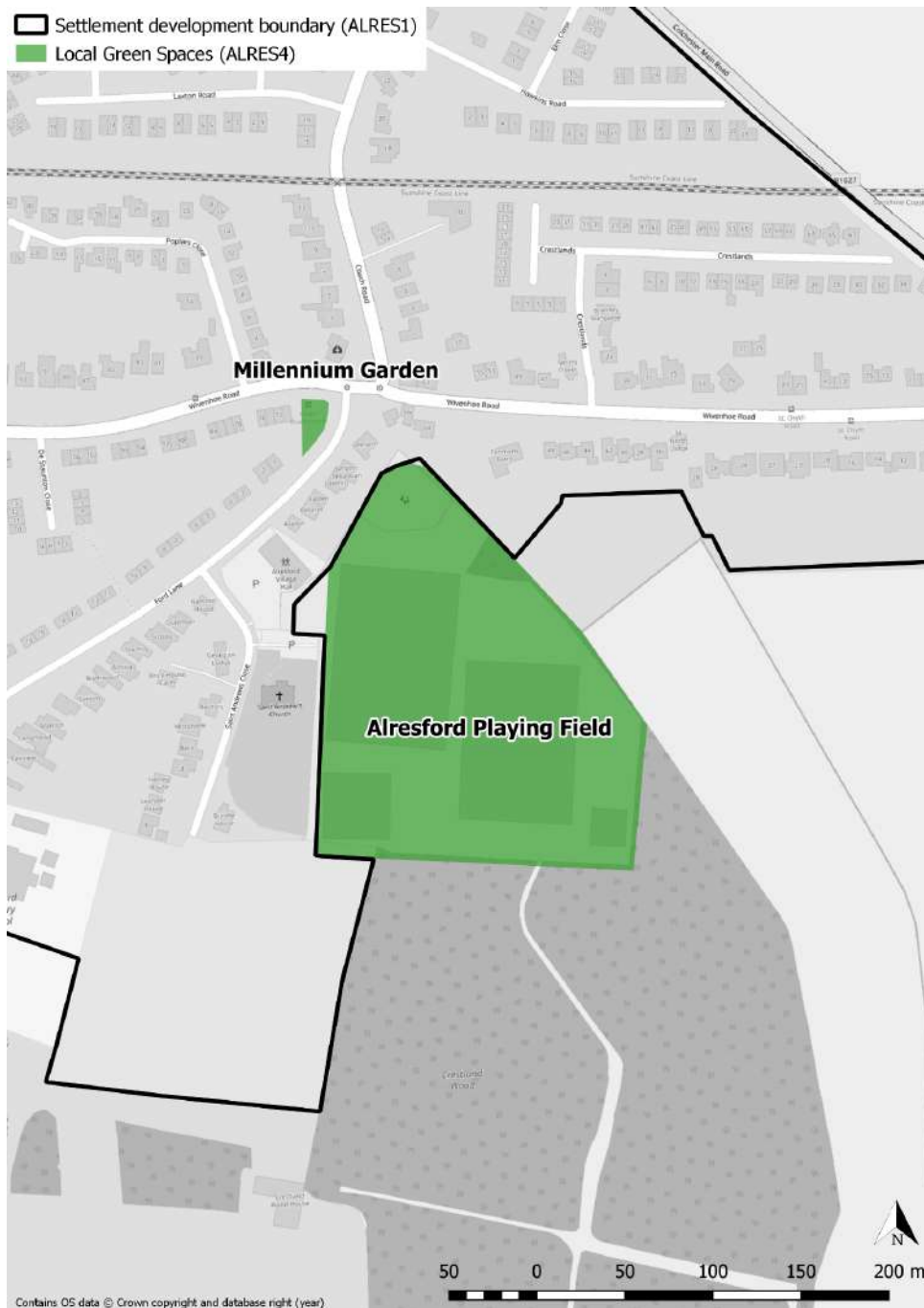


Figure 7.2: Community Garden Local Green Space



Figure 7.3: Wivenhoe Road Rose Garden Local Green Space



POLICY ALRES4: LOCAL GREEN SPACES

A. The following space as shown on the Policies Map are designated as Local Green Spaces:

- a. Alresford Playing Fields
- b. The Millennium Garden
- c. Community Garden
- d. Wivenhoe Road Rose Garden

B. Proposals for built development on this Local Green Space will only be permitted in very special circumstances.

Improvement of public realm

8.12 Alresford is recognised as an attractive village, having won Essex Village of the Year on a number of occasions. Its open feel and the highly attractive environment which surrounds it are features that make it a desirable place to live and popular amongst its residents.

8.13 There are however parts of Alresford village which could be improved in terms of their visual appearance. The village centre, whilst small, provides an opportunity for people to meet and to spend time chatting. However, its public realm is of poor quality and this could be addressed through improvements such as street furniture and landscaping.



Public realm in the village centre

8.14 Also, the area around the Village Hall, pavilion and St Andrew's Church needs improvement. This is a popular area, with many people coming to use the facilities and services here as well as the playing field. The poor quality environment – exacerbated by poor landscaping of the large car parking area – detracts from the environment here.



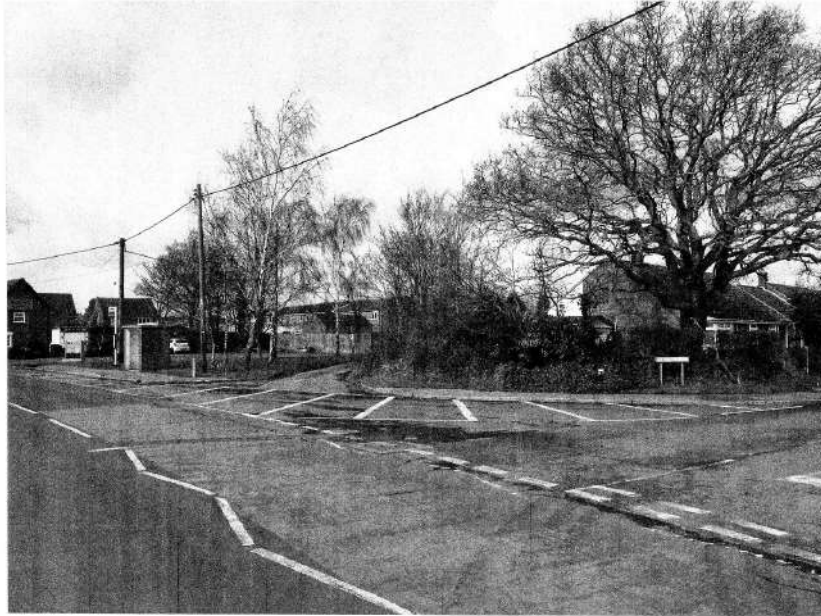
Public realm at the Village Hall

8.15 Equally, there are some main routes around the village where a more thoughtful approach to landscaping will help to make them more attractive routes for people walking around the village. The illustrations below show what is possible.

8.16 It should be noted that some of the illustrations show possible amendments to privately owned properties as well as to the public realm. Such amendments would only be made if the owner was minded to do so and therefore do not represent any specific proposals. Indeed, the illustrations generally are intended simply to demonstrate the visual benefits of improvements to the overall street scene, rather than specific changes which should be made.



**Wivenhoe Road heading east from Station Road – today and
artist's impression with high quality planting**



**Junction of Wivenhoe Road and Station Road - today and
artist's impression with high quality planting**



Village Centre shops - today and artist's impression with high quality planting

8.17 These illustrations highlight possible opportunities along the two main routes that run through the heart of the village, along Wivenhoe Road and along Station Road. These routes are key because they link up the village centre and railway station with the village hall, pavilion, St Andrew's Church and playing field, which is one of the most important assets for the village. Improved planting

and landscaping along these routes will help to encourage more walking in the village, which is a key objective of the Plan.

- 8.18 It should be noted that the funding and maintenance of any improvements to the public realm will depend on where they are undertaken. If the planting is on highway land then this will fall under the control of Essex County Council but it could issue a license allowing Alresford Parish Council to plant and maintain the trees. If the planting is on private land and secured as part of a planning permission then the cost of the works and ongoing maintenance would likely be met by the owner of the land, unless the land and/or responsibility for its maintenance was passed to another body such as Alresford Parish Council.

POLICY ALRES5: IMPROVING THE PUBLIC REALM

Proposals which enhance the public realm will be supported. In particular, the following locations and routes will be considered as priority locations for improved landscaping and infrastructure that enhances dwell time by users:

- i. Village centre
- ii. Village hall / Pavilion / St Andrew's Church / car parking area
- iii. Along Station Road and Wivenhoe Road through the centre of Alresford village

Health and social care

- 8.19 Historically Alresford had a designated doctor for many years, operating from the surgery based in Coach Road. On the retirement of this GP, the surgery then became a satellite of the Medical Centre in Brightlingsea. Most villagers are registered with, Brightlingsea Medical Centre, using when possible the Alresford surgery. Other surgeries used by residents are The Hollies at Great Bentley and the Wivenhoe Medical Centre. A limited number of residents are still registered with Colchester practices.
- 8.20 In two recent village surveys the residents have recorded concerns regarding the GP accessibility to facilities within the village and it was the third topic of concern after increasing housebuilding and traffic. The increase of homes across the district will put further pressure on healthcare provision.



Alresford Surgery

- 8.21 In the past two years the village has grown considerably and with sites in the planning pipeline will increase further by more than 300 houses in the next few years. The NEECCG (North East Essex Clinical Commissioning Group) are now aware of the exact number of new houses.
- 8.22 Correspondingly, over the years the number of clinical sessions at the surgery has reduced and at a time when the population is growing, with an ageing demographic and the potential for many more young children as family homes in the village increase.
- 8.23 Consideration should be given by NHS England to expanding the surgery and the creation of a clinical pharmacist-led pharmacy. This combined facility would provide more efficient and effective healthcare service for the community as a whole and would reduce traffic flow to and from the Colne Medical Centre in Brightlingsea.

POLICY ALRES6: HEALTH AND SOCIAL CARE

Development proposals to expand primary healthcare or supporting care services at the existing Alresford Surgery will be strongly encouraged. If such expansion does not address the health needs of the community, then relocation of the Surgery within or adjacent to the settlement boundary of Alresford will be encouraged.

9 ENVIRONMENT AND HERITAGE

Wildlife-friendly development

- 9.1 At the strategic scale, the importance of retaining habitats and designing development to incorporate and link up to existing wildlife corridors is paramount to the viability of protected species.
- 9.2 Being a small village in rural hinterland, some of which is protected because of its environmental value, Alresford has a close relationship with wildlife and ecology generally.

Whilst large, strategic scale development has an important role to play in ensuring that habitats are retained and enhanced and that net gains are made for biodiversity (through, for example, linkage of wildlife corridors), the role that Alresford can play in enhancing biodiversity is more limited. Nevertheless, at the local scale, the design of individual buildings and of neighbourhood scale green and open spaces, including private gardens, will help to ensure that many of the species that are in Alresford can thrive. This is in line with the national planning guidance for achieving net biodiversity gain through all new development. Examples include:

- Designing houses and neighbourhood scale green and blue features so that there is space for wildlife. For example, at the individual building scale, incorporating integral bird and bat boxes under the eaves of the new houses, or creating artificial nests sited in places away from windows and doors, can create vital new roosting sites to support populations of birds and bats.
- Boundaries between dwellings can be made hedgehog friendly by including pre-cut holes for hedgehogs to more effectively move across neighbourhoods to forage.
- New planting schemes can support bees and other pollinators by including nectar-rich plants.
- Veteran trees should also be incorporated into landscaping in new developments and protected from damage by fencing or provision of circular hedging.

9.3 Sustainable Drainage Systems (SuDS) can be designed and managed to include soft, green landscaping features and wetland habitats, providing opportunities to enjoy wildlife close to where people live. Information about the multi-benefits of SuDS can be included in ‘home information’ packs in new development, or in on-site interpretation in open and green spaces, to encourage understanding and engage community members in supporting its long term management.



Integral bird and bat boxes, hedgehog friendly fencing and natural pollinator planting

POLICY ALRES7: PROVISION FOR WILDLIFE IN NEW DEVELOPMENT
 Development proposals (particularly residential developments), that incorporate into their design features which encourage local wildlife to thrive will be strongly supported.

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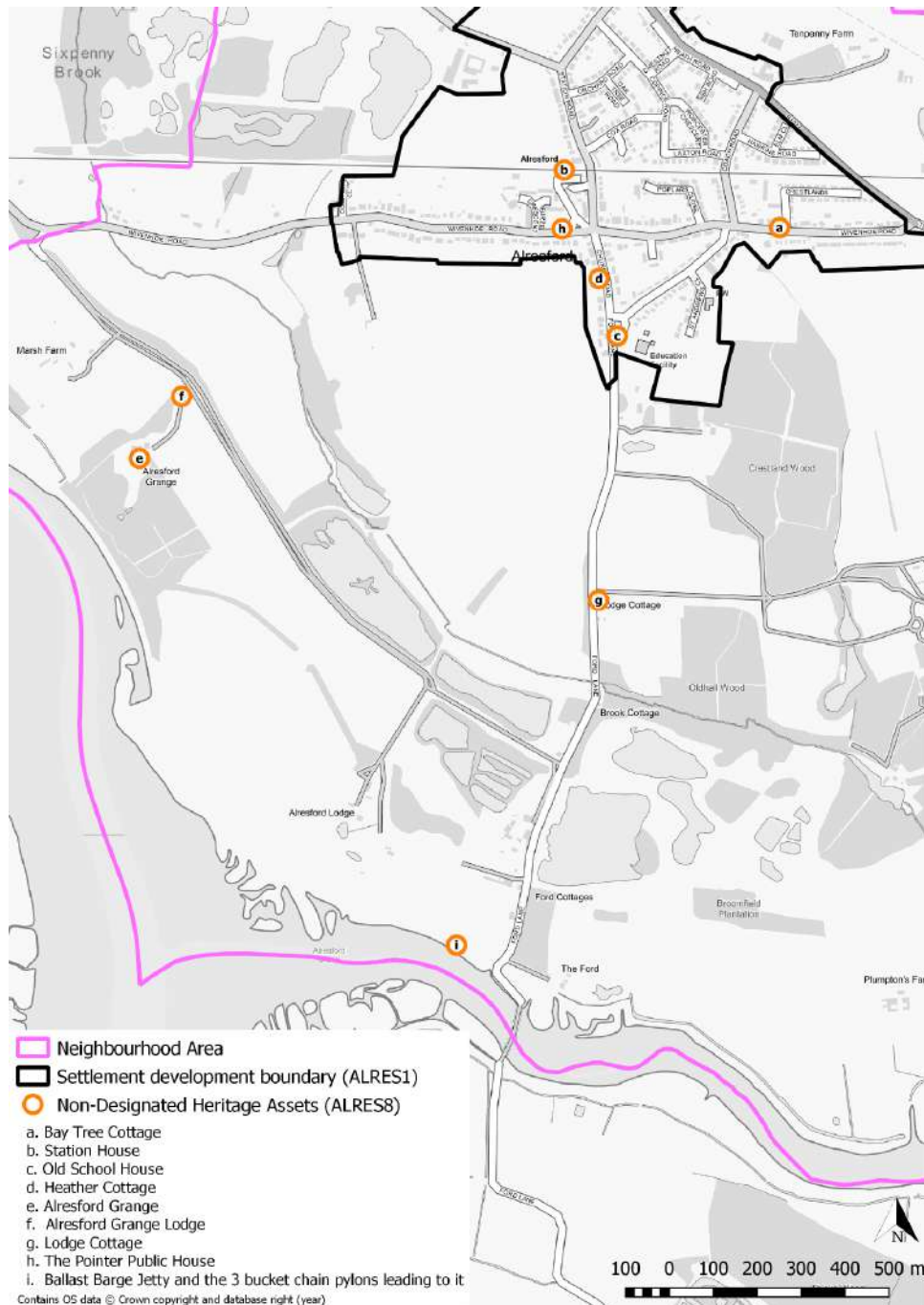
Non-designated heritage assets

- 9.4 There are 24 listed structures in Alresford parish which constitute designated heritage assets. Of these, 23 are Grade II listed and there is one scheduled monument (the remains of St Peter’s Church). All of these listed assets are protected by national and local plan policy.
- 9.5 There is also the opportunity to identify other local structures which are of heritage value. These ‘non-designated heritage assets’ do not hold the same value in heritage terms as listed buildings and scheduled

monuments but they are assets (buildings, monuments, sites, places, areas or landscapes) identified as having a degree of significance which should be taken into account when considering planning applications which either directly affect the asset or its setting.

9.6 A number of non-designated heritage assets have been identified in Alresford, as shown in Figure 8.1 and described below:

Figure 8.1: Map of non-designated heritage assets in Alresford



a. Bay Tree Cottage



Bay Tree Cottage, built 1788 (date and fire sign above the door), was formerly a blacksmiths. A late Georgian building of soft red brick with a clay peg-tile roof and a decorative brick dentil corbel course at the eaves.

b. Station House



The Station House is a typical example of the standard design and build by railway companies in the 19th century. Constructed with the extension of the Tendring Hundred Railway from Wivenhoe and opened on January 8th 1866, it's a simple, utility brick building providing ticket office and shelter for passengers. A plaque outside celebrates that it is over 150 years old.

c. Old School House



The Old School House was part of the old village school and a landmark opposite the current school. It is a flint faced building with quoin corners and decorative barge boards reflecting the use of the only natural stone in East Anglia. It was built in 1846 by William Warwick Hawkins, a wealthy Colchester timber merchant who lived in Alresford Hall. For many years the school had one junior and one infant class and in 1955 only had 55 pupils.

d. Heather Cottage



Heather Cottage is an attractive old cottage in Church Road. It is a typical example of East Anglian timber framed housing faced with Georgian-style plaster rendering and a clay peg-tile mansard roof. It has pargeting on the south gable, between the front bay windows and above the dormers.

e. Alresford Grange



Alresford Grange is the former home of dignitary Wilson Marriage. An Edwardian mansion, it was constructed in 1910/11. It is representative of this architectural period, being an example of Arts and Crafts designs from the late 1800s which used local materials to blend with the surrounding landscape. Principally constructed from brick under a peg tiled roof, the external elevations are enhanced by rendering and exposed timbers. It was orientated to take advantage of its elevated position overlooking the river Colne.

f. Alresford Grange Lodge



Alresford Grange Lodge was the gatehouse to Alresford Grange. This is a later inter-war addition to the estate in a style of architecture complementing the main house with decorative pargeting and part timber gables.

g. Lodge Cottage



Lodge Cottage was a gatehouse in Ford Lane alongside the main entrance on the west side of the Grade II listed Alresford Hall. It is a flint faced building with quoin corners and decorative barge boards reflecting the same construction style as the old School House. It was built by a wealthy merchant living in the Hall.

h. The Pointer Public House



The Pointer in Wivenhoe Road was formerly the Chequers pub, an 18th century inn of soft red brick and clay peg-tile roof. At one stage it appears that it was a row of 3 terraced houses, indicated by the symmetrical door and windows on the front elevation. It has been suggested that it was originally built to the same plans as Baytree Cottage and with a further extension to the right hand side.

i. Ballast Barge Jetty and the 3 bucket chain pylons leading to it



Ballast Barge Jetty in Alresford Creek and the three Bucket Chain Pylons leading to it are

monuments of ongoing gravel works from a time when bulk loads going a distance were carried by barge. This was probably why it was necessary to have a swing bridge across the creek for the now closed Wivenhoe to Brightlingsea railway.

POLICY ALRES8: NON-DESIGNATED HERITAGE ASSETS	
<p>A. The following are identified as non-designated heritage assets:</p> <ul style="list-style-type: none"> a. Bay Tree Cottage b. Station House c. Old School House d. Heather Cottage e. Alresford Grange f. Alresford Grange Lodge g. Lodge Cottage h. The Pointer Public House i. Ballast Barge Jetty and the 3 bucket chain pylons leading to it 	
<p>B. Proposals for the re-use of Non-Designated Heritage Assets will be supported if they are compatible with the setting of the asset and use appropriate materials and designs in any construction work. New uses of a non-designated heritage assets must not cause harm to its physical structure or setting.</p>	
<p>C. In considering proposals which involve the loss or alteration of a non-designated heritage asset, consideration will be given to:</p> <ul style="list-style-type: none"> a. Whether the asset is structurally unsound and beyond feasible and viable repair (for reasons other than deliberate damage or neglect); or b. The extent to which measures to sustain the existing use, or find an alternative use/user, have been investigated. 	

10 NON-POLICY ACTIONS

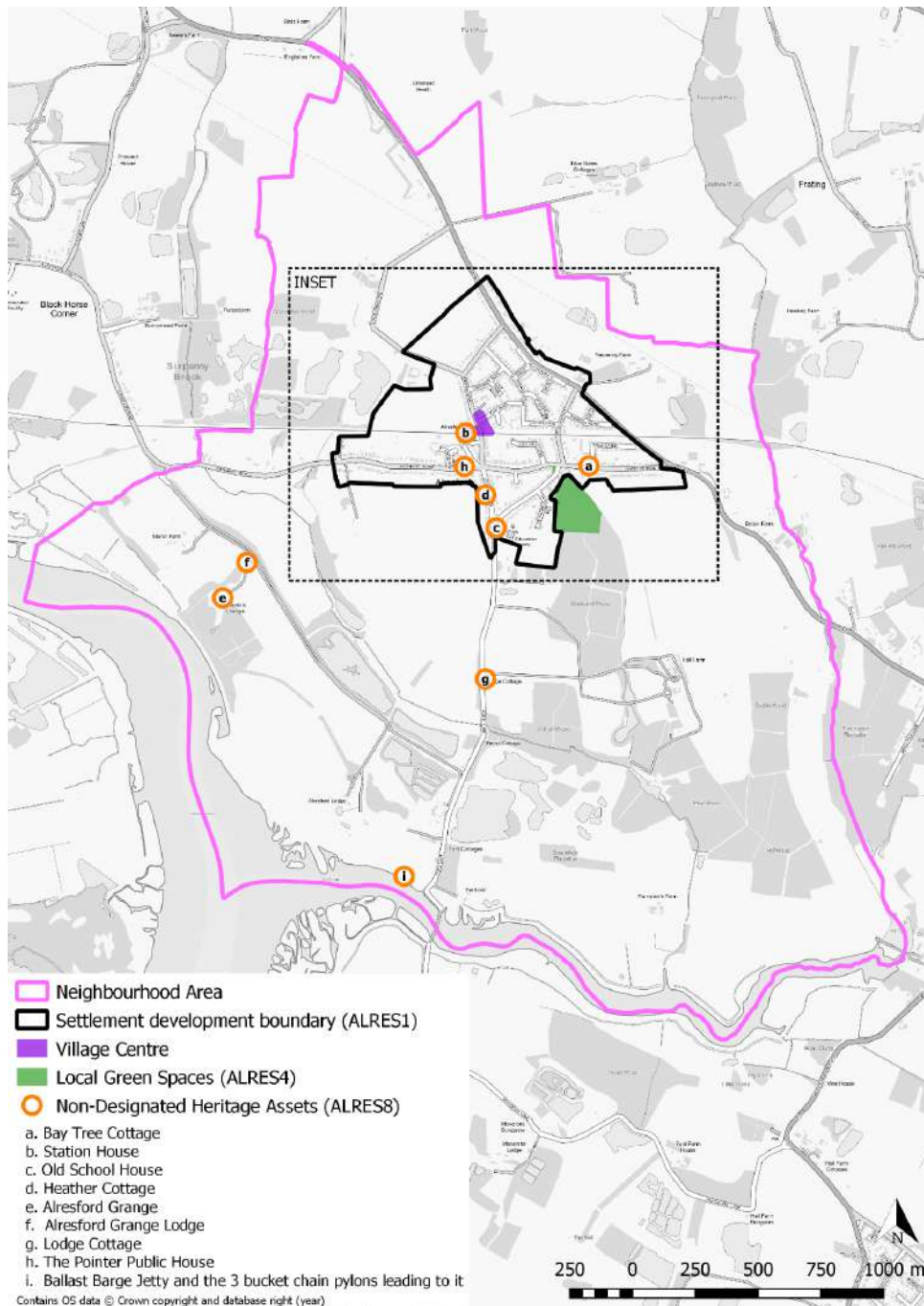
10.1 Table 9.1 identifies a series of actions under each theme which are important non-policy actions arising from the development of the Plan. What this means is that it is not appropriate to address these matters directly through planning policy but they are important issues which should be addressed in order to achieve the objectives of the Neighbourhood Plan.

Table 9.1: Non-land use issues to be addressed

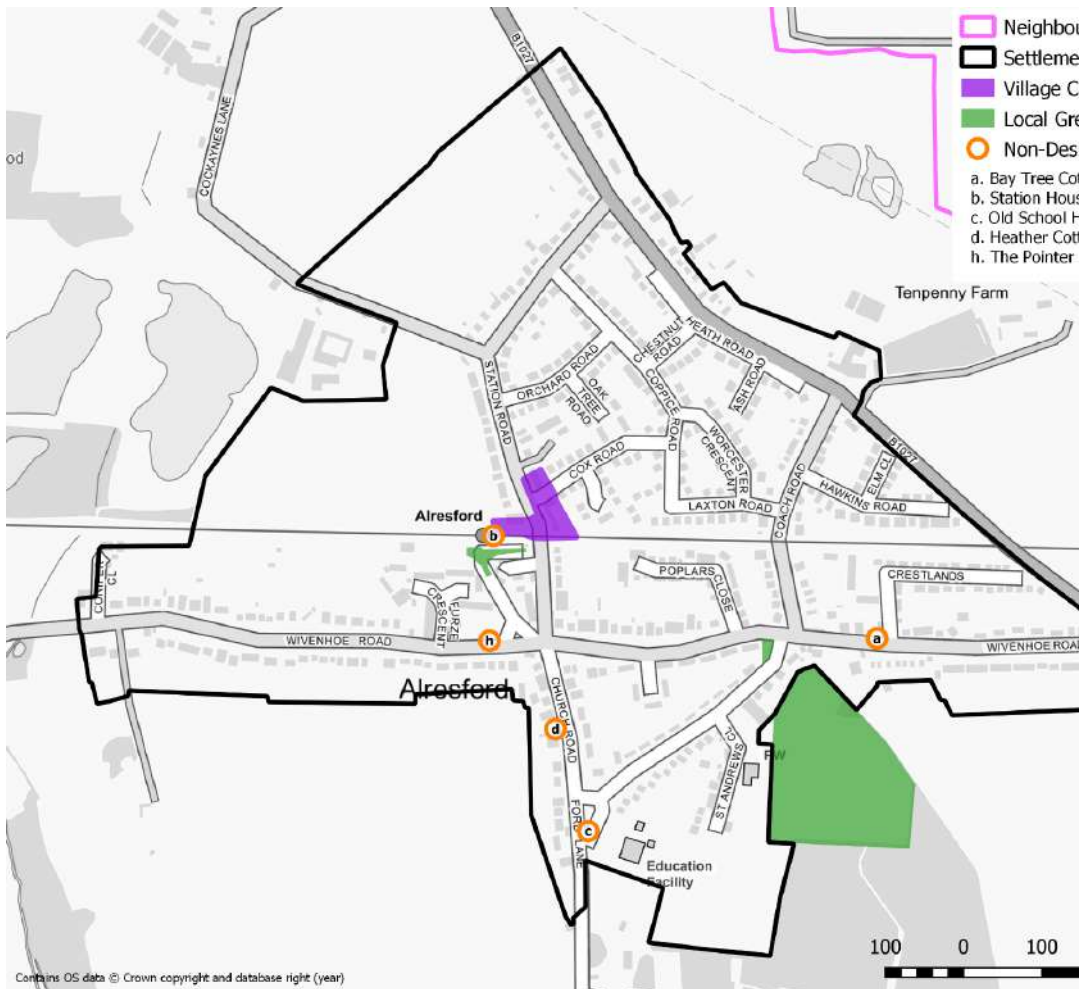
	Possible actions	Lead agencies and partner
Community infrastructure and public realm	Health	Lobby NHS to maintain GP service in the village and expand provision to address growing needs
	Improve public realm	Engage shop owners to explore opportunities to improve public realm in the village centre
Movement/Environment	Bus and train services	Alresford Parish Council Abellio Greater Anglia First Bus Other bus operators, e.g. to Elmstead

Footpaths/public rights of way (PROWs)	Work with landowners to maintain PROWs and footpaths (cut back hedges, repair stiles, etc) and to explore opportunities to open routes up to a wider range of users, including some dedicated bridle paths.	Alresford Parish Council Landowners
Circular walking routes	Work with surrounding parishes to explore opportunities for connecting up more circular walking routes	Alresford Parish Council Surrounding parish councils
Housing		
Affordable housing (see definition in footnote 11)	Need to ensure that as much new affordable housing as required is delivered through mechanisms which provide the opportunity for those with a local connection to Alresford to occupy it.	Alresford Parish Council Housing associations
Heritage		
Burial space	Extend old church burial ground/cemetery	Alresford Parish Council Church of England

11 POLICIES MAP



INSET MAP



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APPENDIX A LIST OF SITES WITH PLANNING PERMISSION IN ALRESFORD PARISH, JULY 2019

Planning permission	No. of dwellings
18/01775/FUL Proposed residential dwelling house and garage. Land adjacent 2 Wivenhoe Road Alresford Essex CO7 8AD	1
17/00565/DETAIL Reserved matters application for up to 145 dwellings associated landscaping, public open space and allotments together with access from Cockaynes Lane and a pedestrian/cycle link from Station Road, and demolition of the garage to no. 56 Station Road. Land South of Land South of Alresford Essex CO7 8BZ	145
18/00367/FUL Erection of 84 dwellings, including the provision of affordable homes together with means of access, parking, garaging, associated landscaping and public open space provision Land North of Cockaynes Lane Alresford Essex CO7 8BT	84
17/01214/DETAIL Reserved matters application for proposed residential development, erection of 8 no. detached dwellings. Land at Tenpenny	8

Farm, North of St Osyth Road Alresford Essex CO7 8DJ 18/00995 /FUL Erection of two detached houses with detached bin/cycle stores, 1.8m high brick wall with timber panels served by new vehicle access and associated parking. Land Adj The Pointer Inn Wivenhoe Road Alresford Colchester Essex CO7 8AQ	2
18/01176 /FUL Proposed erection of 2 detached bungalows with associated parking facilities. Land adjacent Brewers Lodge Colchester Main Road Alresford Colchester Essex CO7 8DH	2
16/01816 /FUL Erection of 4 dwelling houses. Land adjacent to Heath Lodge Colchester Main Road Alresford Colchester Essex CO7 8DB	4
17/00658 /DETAIL Reserved matters application for the development of up to 45 dwellings, a new public green and village square, ecological buffer areas and associated infrastructure. Land South of St Andrews Close Alresford Essex CO7 8BL	45
17/01221 /DETAIL Reserved matters following outline application 16/00305 /OUT - Erection of 9 no. 3 bedroom detached bungalows. Blue Gates Farm Colchester Main Road Alresford Essex CO7 8DE	9
17/01510 /FUL Proposed construction of 9 no. 3 bedroom detached bungalows, associated garages and vehicular access. Land rear of 169 - 181 Wivenhoe Road Alresford Colchester Essex CO7 8AH	9
17/02007 /FUL Erection of 5 bungalows with associated parking. Builders Yard rear of 163 Wivenhoe Road Alresford Essex CO7 8AQ	5
Total	314

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Council Offices
Weeley
Essex
CO16 9AJ

SENT BY EMAIL

Please ask for William Fuller

Tel: (01255) 686188

17 December 2019

**Alresford Neighbourhood Development Plan Consultation.
Town & Country Planning Act 1990,
Planning & Compulsory Purchase Act 2004,
Localism Act 2011,
Neighbourhood Planning Regulations 2012 (as amended 2015).**

Dear Sirs,

Thank you for consulting Tendring District Council on Alresford Parish Council's emerging Neighbourhood Development Plan. Please find below the District Council's formal comments on this consultation.

Comments on Neighbourhood Development Plan

Para 2.4 – We would encourage the inclusion of more detail on designated heritage assets, either at para 2.4, 2.44 or 8.4. Your Council may wish to note that the emerging Heritage Strategy for Tendring recommends the preparation of a 'local list' of non-designated heritage assets and this might provide the opportunity to for the Parish Council to suggest buildings and structures of historical or architectural value for consideration.

Para 2.43 and 2.44 – This section might benefit from more information about the village hall, pavilion and playing field; their current usage and any plans or aspirations for their future.

Paras 3.2, 3.3 and following bullet points – The vision would benefit from setting out what the Parish Council wants Alresford to be like in 2033, in a similar way to the vision contained within the District Council's emerging Local Plan for Tendring.

Para 4.4 (and ALRES2) – Further clarity is required in regards to the Parish Council's intention to provide housing for older people. Careful consideration will need to be given to this concept. It would be beneficial for the Parish Council to identify, at least in broad terms, areas where this kind of housing would/would not be acceptable. We would be

interested to know if landowners have been consulted and what the results of such discussions were.

Policy ALRES1 – The Parish Council should consider the way in which policies are annotated. The use of letters at every paragraph and to denote criteria may lead to confusion when referring to a specific paragraph.

Para 5.3 – The Council’s Housing team made the following comments:

Offices have no concerns from a housing perspective with regard to the Alresford neighbourhood plan. What it proposes fits in with our draft housing strategy in terms of meeting the needs of an ageing population and supporting rural exception schemes and community land trusts. The housing survey has been carried out by the Rural Housing Enabler at RCCE and so it has been done through the correct channels.

Para 7.4 – It is not clear if the Parish Council have consulted the District Council’s Playing Pitch Strategy. For completeness, we attach the relevant links below:

[Tendring Playing Pitch Strategy - Assessment Report - March 2017](#)

[Tendring Playing Pitch Strategy - Draft Strategy and Action Plan - May 2017](#)

[Playing Pitch Assessment report](#)

[Playing Pitch Strategy](#)

Paras 7.11 – 7.15 including Policy ALRES5 - The Council’s Tree and Landscape Officer had no further comments to make.

The Council’s Public Realm Team had the following comments to make:

The current open space strategy for TDC is ten years old now and whilst the overall vision remains the same (open spaces to be a dynamic network at the heart of the community that is safe, well-maintained, accessible to all, good for wildlife and fun for all ages, whilst conserving peace and quiet where possible), a further audit of facilities and consultation with local residents would be beneficial across the District.

In terms of Alresford, there is currently an assumed deficit of open space of -0.30hectares and of play provision of -1.61 hectares, this forms the basis for requirements relating to planning applications/housing developments in the area.

The green spaces identified by the parish and the comments relating to them are shared by us.

From the comments made in the proposed neighbourhood plan relating to open space, it is clear that, apart from the playing field, other maintained and accessible open spaces are rare and much valued.

We wonder if any thought has been given to a site of open space at the end of De Staunton Close of approximately 649 m2 highlighted blue on the attached.

Open spaces are valued and do enhance communities whether they are used for physical recreation, or just to look good and to provide places for people to sit in peace and quiet, they have an incalculable positive benefit for people's health and well-being, physical and mental.

In times of increased hours worked at home and / or children playing on computers, open spaces provide opportunities for people to come together communally.

Other Matters

The Parish Council asked the District Council to undertake a formal Screening Opinion in regard to the Plan's likely impact on protected species and habitat sites. The District Council commissioned Essex County Council Place Services to undertake this work (see attached). Once completed, the District Council consulted the three statutory consultees (Natural England, Historic England and the Environment Agency) on the Screening Opinion (see attached). The three consultees all agreed that the proposed Plan would have no significant impact on protected species of the habitat sites.

Kind regards,

William Fuller
Planning Officer

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