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Tendring District Council

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AGENDA

PLANNING POLICY AND LOCAL PLAN COMMITTEE

DATE:	**Thursday, 22 January 2026**
TIME:	**6.00 pm**
VENUE:	**Town Hall, Station Road, Clacton-on-Sea, CO15 1SE**

MEMBERSHIP:

Councillor C Guglielmi (Chairman)
Councillor M Cossens (Vice-Chairman)
Councillor M Bush
Councillor J Chapman BEM
Councillor S Newton
Councillor G Scott
Councillor M Stephenson
Councillor J White

Chief Executive
Ian Davidson

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DATE OF PUBLICATION: Wednesday, 14 January 2026

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 5 - 22)

To confirm and sign as a correct record, the minutes of the meeting of the Committee, held on Monday 8 December 2025.

3 Declarations of Interest

Councillors are invited to declare any Disclosable Pecuniary Interests, Other Registerable Interests of Non-Registerable Interests, 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 23 - 24)

The Council's Public Speaking Scheme for the Planning Policy & 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 that Committee on any specific Officer report to be considered at that public meeting.

6 Report of Corporate Director (Planning & Community) - A.1 - Tendring District Local Plan Review: Preferred Options Draft (Pages 25 - 1358)

To present the Tendring District Local Plan – Preferred Options Draft to the Planning Policy and Local Plan Committee and to seek its agreement for this document, along with the associated evidence base (including the Sustainability Appraisal, Habitat Regulations Assessment and other relevant technical studies) to be recommended for approval by Full Council to proceed to formal public consultation in line with Regulation 18 of the statutory plan-making process.

The Preferred Options Draft for the first time contains the full suite of planning policies and detailed policies maps recommended by Officers; incorporating and reflecting the spatial strategy, locations and sites for growth that were agreed by the Committee at its meeting on 8 December 2025 and the overarching guiding principles established at the beginning of the Local Plan review process.

Date of the Next Meeting

The next meeting of the Planning Policy and Local Plan Committee will be held on a date to be determined and announced in due course.

Information for Visitors

FIRE EVACUATION PROCEDURE

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

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Your calmness and assistance are greatly appreciated.

**MINUTES OF THE MEETING OF THE PLANNING POLICY AND LOCAL PLAN COMMITTEE,
HELD ON MONDAY, 8TH DECEMBER, 2025 AT 6.00 PM
IN THE COMMITTEE ROOM - TOWN HALL, STATION ROAD, CLACTON-ON-SEA, CO15 1SE**

Present:	Councillors Guglielmi (Chairman), M Cossens (Vice-Chairman), Bush, Chapman BEM, A Cossens, Scott, Smith, M Stephenson and White
Also Present:	Councillors Baker (Portfolio Holder for Housing & Planning), Harris (except item 20), and Land (except item 20)
In Attendance:	Gary Guiver (Corporate Director (Planning & Community)), Lisa Hastings (Corporate Director (Law & Governance) & Monitoring Officer), Paul Woods (Planning Policy Team Leader), Jacob Jaarsma (Planning Team Leader), Bethany Jones (Democratic Services Officer) and Katie Koppenaal (Democratic Services Officer)
Also in Attendance:	Will Fuller (Senior Planning Policy Officer) and Carlos Valenzuela (Planning Policy Officer) (items 14 – part 19 only)

14. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors Fairley (with Councillor A Cossens substituting) and Newton (with Councillor Smith substituting).

15. MINUTES OF THE LAST MEETING

It was **RESOLVED** that the Minutes of the last meeting of the Committee, held on Monday 8 September 2025, be approved as a correct record and be signed by the Chairman.

16. DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

17. QUESTIONS ON NOTICE PURSUANT TO COUNCIL PROCEDURE RULE 38

No questions on notice pursuant to Council Procedure Rule 38 had been submitted on this occasion.

18. PUBLIC SPEAKING

Pursuant to the provisions of the Council's public speaking scheme for the Planning Policy & Local Plan Committee, no member of the public had registered to ask at this meeting a question on the Officer reports (A.1 & A.2).

Parish Councillor Dan Land, Chairman of Thorpe-le-Soken Parish Council, made a statement in relation to report A.1 of the Corporate Director for Planning and Community. His statement touched upon the following matters:-

- *Thorpe-le-Soken has been open-minded and accepting of new housing targets from the start;*

- *Acknowledges the targets are Government-enforced and have chosen to work with Tendring District Council to find workable solutions;*
- *Parish Council has identified areas where development should not occur:*
    - *Land to the south of Station Road (owned by Lifehouse Spa); and*
    - *Anything east of the High Street (due to severe traffic impact).*
- *Parish Council has outlined areas where development could be supported and advocates:*
    - *Holding meetings with Tendring District Council and local landowners; and*
    - *Seeking the best fit for all parties.*
- *Key priorities included:*
    - *Minimising encroachment toward Thorpe Hall Historic Park and Garden boundaries;*
    - *Collaborating with Frinton and Walton Town Council to ease development pressure from the east; and*
    - *Prioritising the Brownville site.*
- *From reviewed submissions, the most favourable options were:*
    - *Thorpe Maltings;*
    - *Land to the west of the village (Colchester Road); and*
    - *Minor extension to Lady Nelson Gardens development.*
- *Recent report from Tendring District Council proposed:*
    - *Entire Thorpe-le-Soken quota (310 properties) on land around Lifehouse Spa; and*
    - *Development surrounding the historic park and gardens, eroding countryside vital to the heritage setting.*
- *In 2019, Tendring District Council and Thorpe-le-Soken Parish Council had successfully opposed Lifehouse Spa's application for 200 houses on land South of Station Road;*
- *The inspector had upheld refusal despite the Council's lack of a 5-year housing supply, citing:*
    - *Harm to Historic Park and Gardens;*
    - *Impact on wildlife habitats and conservation areas; and*
    - *Public right of way being overwhelmed.*
- *Thorpe-le-Soken Parish Council therefore has proposed an alternative strategy:*
    - ***Main site:** 12.5 acres (5.06 hectares), near High Street, suitable for ~150 dwellings at moderate density.*
    - ***Additional sites:** Infill (30+ dwellings), Colchester Road, Thorpe Maltings (230 – 240 dwellings combined); and*
    - ***Extension:** Lady Nelson Gardens (~110 dwellings).*
- ***Total potential supply:** Up to 350 dwellings without using land south of Station Road near the Historic Park and Gardens.*

A resident of Thorpe-le-Soken, Mr. David Banks, made a statement in relation to report A.1 of the Corporate Director for Planning and Community. His statement touched upon the following matters:-

- *The roads were already beyond capacity;*
- *Using Thorpe Green as a reference point and looking west:*
    - *It was calculated that an additional 1,020 houses would be built east of that point.*
- *Consideration should be given to land to the west, where road improvements might be possible with remote hope of Government infrastructure funding;*

- *With the rush for building:*
  - *Ensure the Planning Team is adequately resourced; and*
  - *Apply strict planning and building control.*
- *Attempt to remove English Heritage from any influence the Government might have regarding the Thorpe Maltings site.*

Parish Councillor Julian Jepson, Chairman of Great Bentley Parish Council, made a statement in relation to report A.1 of the Corporate Director for Planning and Community. His statement touched upon the following matters:-

- ***Resident Views and Council Assessment***
  - *Great Bentley Parish Council has considered residents' views and practical implications of development; and*
  - *A poll was not fully representative but showed preference for sites to the Northeast of Heckfords Road, and Northeast of Weeley Road which also aligned with the Council's own assessment.*
- ***Traffic and Congestion Concerns***
  - *Vehicle movements and parking were the top issues raised by residents;*
  - *The village suffered daily congestion at a critical pinch point (railway crossing, school gates and village amenities);*
  - *Most traffic from the South of the village must pass through a narrow, gridlocked location with no alternative route;*
  - *Development on the South (St. Mary's field) and land West of Plough Road would worsen the current situation; and*
  - *There was no feasible way to widen or reconfigure the internal network to alleviate the bottleneck.*
- ***Advantages of Northern Development***
  - *Directing development North/Northeast places traffic closer to the A133, where capacity could be improved;*
  - *Essex Highways could assist with traffic flow and safety improvements; and*
  - *Outline plans for the sites included Section 106 contributions towards community projects.*
- ***Housing requirement:***
  - *Government required 225 dwellings over the next decade; and*
  - *Northern sites slightly exceed that (around 280 dwellings) but would cause the least harmful traffic impact and safer access to the main A-road network.*
- ***Great Bentley Parish Council resolution:***
  - *Unanimously recommended 3 sites to the North and Northeast for inclusion in the Local Plan;*
  - *Opposed development at St. Mary's field (East of Plough Road) and land West of Plough Road due to severe traffic impacts; and*
  - *Called on District Members to support changes to the draft proposal for the best outcome for the village.*

Thorpe-le-Soken Parish Councillor, Martyn Cooper, made a statement in relation to report A.1 of the Corporate Director for Planning and Community. His statement touched upon the following matters:-

- *Tendring District Council must meet Government's mandatory housing targets;*

- *A proposed spatial strategy included major development sites near Thorpe-le-Soken High Street;*
- ***Proposed Sites:***
  - *SAH2 – 420 dwellings;*
  - *SAH3 – 200 dwellings;*
  - *SH10 – 200 dwellings;*
  - *SAH11 – 110 dwellings;*
  - *Additional minor sites – approximately 90 dwellings; and*
  - *Total of over 900 dwellings, bringing a large influx of residents*
- ***Traffic and capacity concerns:***
  - *Previous Government appeal inspector highlighted:*
    - *High Street and A133/B1414 junction as critical for vehicle capacity;*
    - *Narrow carriageways, variable widths, pinch-points, and bus stops reduced sustainable traffic flow; and*
    - *Sustainable capacity would be reached by 2023, even with mitigation.*
  - *Village already suffered severe traffic congestion; bypass was not feasible.*
- ***Council's position:***
  - *Recognised dilemma caused by unreasonably imposed housing targets;*
  - *Requested:*
    - *Full consideration of traffic and conservation impacts;*
    - *Dialogue with residents to find balanced solutions; and*
    - *Maintain intrinsic value and integrity of conservation areas*
- ***Suggestion:*** *major development should as far as possible, be located West of the village.*

Mat Court, although a Brightlingsea Town Councillor, made a statement in a personal capacity in relation to report A.1 of the Corporate Director for Planning and Community. His statement touched upon the following matters:-

- ***Housing proposal:***
  - *Draft Local Plan allocates 340+ new dwellings to Brightlingsea (10% increase); and*
  - *Concern that there was no infrastructure plan to support the scale of development; proposal was not workable.*
- ***Traffic and access issues:***
  - *Brightlingsea had one road in and out; at peak times the queues stretch 2 miles back to the Church;*
  - *Previous Local Plan assessment:*
    - *Junction RAC score: 2.2 (anything above 1.0 failed and anything above 2.0 failed significantly); and*
    - *Hopkins homes site capped at 100 dwellings which then became 130 dwellings, with a holiday village added and infills*
  - *Current proposal = 4 times previous accepted limit with no road improvements, no public transport commitment and no mitigation.*
- ***Cumulative impact:***
  - *Residents boxed in by surrounding developments:*
    - *Frating site;*
    - *1,000 homes towards Clacton-on-Sea; and*
    - *Garden Community near Colchester border*

- *Will all worsen access to/from Brightlingsea.*

- ***Infrastructure Deficits***
  - *No GP or pharmacy capacity;*
  - *No new NHS dentists;*
  - *Loss of 16+ education provision and sports centre;*
  - *Water supply issues; utilities at/over capacity; and*
  - *Holiday village adds no infrastructure (only refurbished bus stop).*
- ***Community Concerns***
  - *Residents strongly opposed in first phase consultation;*
  - *Current proposal exceeds what was previously consulted over risks undermining trust;*
  - *Better locations exist with rail links, road capacity, and space for schools/services; and*
  - *Brightlingsea lacks capacity now and no plan from Tendring District Council, Essex County Council, or National Government to create it.*

19. REPORT OF THE CORPORATE DIRECTOR (PLANNING & COMMUNITY) - A.1 - TENDING DISTRICT LOCAL PLAN REVIEW: PROPOSED SPATIAL STRATEGY, LOCATIONS AND SITES FOR DEVELOPMENT

The Committee considered a report of the Corporate Director (Planning and Community) (A.1) which presented the Committee with a proposed 'preferred' spatial strategy for Tendring's future growth to 2042 (and beyond) along with the specific locations and sites for future housing, mixed-use and employment development that Officers were minded to recommend for inclusion in Tendring District Local Plan: Preferred Options Draft, in readiness for the next stage of the formal plan-making process.

This report also explained the background and rationale for the proposals - including how they addressed the Government's new mandatory housebuilding targets; how they took into account the comments received in response to the previous public consultation on the Issues and Options document and the information submitted as part of the call-for-sites process; and how they reflected emerging findings from the technical evidence base.

The report then invited the Committee to note, consider and discuss the proposals with a view to agreeing that they were incorporated into the full version of the Tendring District Local Plan: Preferred Options Draft and for the full document (which would also include a full suite of planning policies) to return to the Committee in due course for formal approval to recommend to Full Council that it go out to public consultation in the early part of 2026.

It was considered that by considering and provisionally agreeing the spatial strategy, locations and sites for development at this meeting, it should allow the Committee more time to discuss the finer detail of policy wording when it met again to consider the full version of the Preferred Options document early in the new year. It would also allow additional time for Officers to carry out further informal engagement and consultation with Town and Parish Councils on the emerging proposals before any final decisions were taken by the Committee and by Full Council to proceed to formal public consultation on the Preferred Options draft.

Background

Members were cognisant that the Local Plan contained both the blueprint for future growth and the policies against which planning applications were determined. It was a statutory duty for local planning authorities (such as Tendring District Council) to produce a Local Plan and to keep it up to date. It was important for Councils to keep their Local Plans up to date to ensure that they could manage the pattern of growth and quality of development to achieve sustainable development that weighed up economic, social and environmental factors and maximised the benefit to the local community and future generations. Failing to keep the Local Plan up to date risked losing control of the pattern of growth and the quality of development and having decisions taken out of the Council's hands or overturned on appeal. However, in preparing and reviewing Local Plans, Councils were expected to follow national planning policy produced by the Government.

With Devolution and Local Government Reorganisation on the horizon, the Committee was reminded that this Local Plan review was likely to be the last one carried out by Tendring District Council (TDC) in its current configuration – and so this would be TDC's opportunity to influence the long-term approach to growth in Tendring before future strategic planning powers passed to the future combined Mayor authority for Greater Essex and Local Plan making powers passed to a future unitary authority.

Members recalled that, over the last two years, the Council had been in the process of updating and reviewing the Tendring District Local Plan under its statutory duties. The various stages of this process had been extensively documented in reports to, and associated decisions from, the Planning Policy and Local Plan Committee since December 2023. Due to significant changes to the National Planning Policy Framework (NPPF) and the introduction of mandatory housebuilding targets following the change of Government at the last General Election in 2024, the Council was now required to plan for a considerable increase in housing development which had had a major bearing on the programme of work for the Local Plan Review to date and the decisions that would be required going forward.

It was reported that the Council must now plan for housing growth at a rate of at least **1,063 homes per annum** for a 17-year period extending to 31 March 2042 – i.e. a 2025-2042 total of at least 18,071 homes. This was almost double the current Local Plan requirement of 550 homes a year and a level of development that had never been achieved in Tendring's history (i.e. since 1974). It was estimated that around 10,700 of the total requirement of 18,071 homes could be delivered on sites already allocated for development as part of the Council's current adopted Local Plan, sites that either already had planning permission for housing or were under construction and homes that were anticipated to come forward on small sides and through windfall development. This means that through the review of the Local Plan, the Council needed to identify new locations and sites to accommodate and deliver the residual requirement of around 7,400 additional homes which, for Tendring District, was a scale of growth that was extremely challenging, for a variety of reasons.

The Committee was reminded that, through the Issues and Options consultation carried out in Spring 2025, the Council had invited comments from residents, communities and other interested parties on four high-level spatial strategy options (A, B, C and D), presenting four different ways of accommodating this level of additional housing growth across the District. For each option it had been acknowledged that there were advantages and disadvantages as well as significant challenges. It had been also

acknowledged that the options shared some fundamental similarities because the number of realistic permutations for accommodating such a high level of growth were limited by the unprecedented scale of the housebuilding target now being imposed.

On 28 May 2025, the Committee had been presented with an overview of the feedback received in response to the Issues and Options consultation – indicating that many residents and communities shared the Committee's and Officers' concern about the impact of higher levels of housing growth, particularly on infrastructure provision in the District, and on local character and the environment.

Next step in the plan-making process

Members were informed that the next stage of the formal plan-making process was to prepare the first proper draft of the new Local Plan – the 'Preferred Options Draft'; taking into account the comments received as part of the 2025 Issues and Options consultation, site proposals submitted for the Council's consideration as part of the associated 'call for sites' consultation exercises and the emerging findings of the studies and technical evidence that had been, or were in the process of being prepared to inform the review process.

The Committee was aware that the Preferred Options Draft would be the subject of formal public consultation in its own right and would, for the first time as part of the review process, include a full suite of detailed planning policies, some new and some carried forward amended or unchanged from the Council's current Local Plan; and the Council's choice of the preferred spatial strategy for growth, identifying specific sites and locations to accommodate the additional 7,400 homes and other development including land for employment.

Officers were already at an advanced stage preparing the contents of what would be the Preferred Options Draft. However, given the particular significance for Tendring District in having to meet the Government's new mandatory housebuilding targets and the anticipated level of public interest in decisions on the location of future development, this report had been prepared to, first of all, invite the Committee's early and specific consideration, in public, of the preferred spatial strategy, locations and sites for development that Officers were minded to recommend for inclusion in the Preferred Options Draft of the Local Plan.

Members were made aware that, if the recommended spatial strategy, locations and sites for development were agreed, it was proposed that the full Preferred Options Draft consultation document, containing policies, would follow for consideration at a future meeting as early as possible in the New Year, to seek the Committee's agreement to recommend to Full Council that the Plan be published for formal public consultation as part of the statutory process.

The Committee acknowledged that the Council's timetable for producing the Local Plan was set out in the Local Development Scheme (LDS). An LDS was expected to be reviewed and updated regularly to reflect any significant changes in the timescales of the plans being prepared. The LDS was typically reported to, and agreed by, the Committee before being published. Considering the changes to the programme of reviewing the Local Plan, with the Preferred Options draft being reported to the Committee early in the new year, Officers had prepared a light-touch update to the LDS for the Committee's consideration. As well as some minor factual updates to reflect the

adoption of the TCBGC DPD, and the designation of a new Neighbourhood Plan Area for Little Bromley, the LDS indicated the following key stages of the Local Plan Review programme:

- Preferred Options Consultation: February 2026
- Submission Draft Consultation: Autumn 2026
- Submission: Late 2026
- Examination and main modifications: Summer 2027
- Adoption: Winter 2027

Recommended preferred spatial strategy

The Committee was informed that the recommended preferred spatial strategy set out in this report was a variation on, or a hybrid combination of, Options A and B from the Issues and Options consultation, incorporating key elements from both options. This recommendation had been reached by Officers in part having determined that a 'Garden Village' scale of development in, or around, Thorpe le Soken (a key feature of Options C and D) was unlikely to be a feasible or deliverable concept.

Officers had advised that the recommended 'Option A/B' spatial strategy instead had a main focus of growth on locations along the A120 corridor (Harwich, Horsley Cross and Hare Green) and villages with railways stations along the Colchester to Walton-on-the-Naze branch line (particularly Weeley and, to a lesser extent Alresford, Great Bentley and Thorpe-le-Soken); with proportionate additional growth around most (but not all) other towns and villages.

Although Officers were recommending this approach as the preferred strategy for growth, it was not without its challenges. Those included the significant scale of development required; the complexity of delivering infrastructure alongside development in the right place and at the right time amid fluctuating economic conditions; and the fact that housing delivery depended on numerous factors beyond the Council's control – such as the buoyancy of the housing market and the capacity of the development industry to deliver.

Based on the responses received to the Issues and Options consultation and the call for sites exercises to date, there was little evidence, in the Officers' opinion, to suggest that there were many, if any, obvious or better alternatives at a District level to the proposed A/B option. However, at a local level in and around individual settlements, there were choices to be made in respect of selecting individual sites and those choices had required careful planning judgment. Those choices would undoubtedly be questioned and challenged by affected residents and communities, and by landowners and developers whose sites had been omitted from the proposals at this stage.

Proposed distribution of additional housing development

It was reported that, following the recommended A/B spatial strategy, the recommended area-by-area breakdown of the 7,400 or so additional homes required up to 2042 (on top of the 9,100 already in the pipeline) reflected the estimated number of homes considered deliverable within the plan-period on specific sites or in specific locations. This breakdown was summarised as follows:

- **Major expansion at Harwich & Dovercourt**: **1,882** additional homes, mostly through a major mixed-use urban extension onto greenfield land south-west of the settlement off Long Road and Oakley Road (mostly within the parish of Ramsey and Parkeston).

- **Hare Green Garden Village**: An almost entirely new settlement in the Frating, Great Bromley and Hare Green area including up to 4,500 homes in total (alongside employment, infrastructure and community facilities) built over 20-30 years - of which potentially **1,700** could be built in the period up to 2042. Like the Tendring Colchester Borders Garden Community, this would be a comprehensively planned development underpinned by its own planning document and masterplan which alone could take several years to produce before much of the development was able to come forward.

- **Horsley Cross Garden Village**: A second new settlement of up to 6,000 homes with employment, infrastructure and community facilities on land predominantly north of the A120 at Horsley Cross which, like the Hare Green Garden Village, would likely take 20-30 years to develop in full – but for which potentially around **1,700** could foreseeably be built in the period up to 2042. Again, such a development would require comprehensive planning from the outset through a planning document and masterplan that could take a number of years to produce before planning applications were determined and delivery commenced.

- **Weeley Garden Village**: A smaller Garden Village comprising a mixed-use development of **900** homes with employment, infrastructure and community facilities in the form of a tightly defined western expansion of the village. Officers anticipated that a development of this scale could be delivered in full in the period to 2042, guided by a Masterplan that could either be produced by the future unitary authority or which could be developer-led with community input.
- **Proportionate expansion of Smaller Urban Settlements**: Additional residential and mixed-use developments in and around the urban settlements of Frinton, Walton & Kirby Cross; Manningtree, Lawford & Mistley; and Brightlingsea delivering **1,135** homes as follows:

    - Frinton, Walton and Kirby Cross: 660 homes on greenfield land on the edge of the settlement, mostly adjoining the Hamford Park development in Walton and on land north of Thorpe Road, Kirby Cross – but with the continued protection and expansion of designated ‘Strategic Green Gap’ that maintained separation of the main settlement to the neighbouring village of Kirby-le-Soken;

    - Manningtree, Lawford and Mistley: 200 homes across a number of previously developed brownfield sites including the waterworks site off Mill Lane, the former Crisp Maltings site off School Lane and a mixed-use waterside development involving the redevelopment and reconfiguration of land and property off Riverside Avenue; and

    - Brightlingsea: 325 homes, mainly on greenfield land north of the town off Samson Road which would need to be developed sensitively to respect the town’s physical and environmental limitations and sensitivities.

- **Proportionate expansion of Rural Service Centres with railway stations**: Residential developments totalling approximately **675** new homes on selective sites

on the edge of the larger villages of Alresford and Great Bentley and on land in the Thorpe-le-Soken/Thorpe Station and Maltings area distributed as follows:

- Alresford: 140 homes on land off Cockaynes Lane, north of the village (part of which was the subject of a current planning application);
- Great Bentley: 225 homes on greenfield sites south of the village, and close to the railway station, off Plough Road and the recent Ufford Chase development; and
- Thorpe-le-Soken: 310 homes on land south of the village adjoining the recent developments of Lady Nelson Gardens and on land at, and around, the railway station and maltings.

- **Proportionate expansion of Rural Service Centres without railway stations**: Some limited further development totalling approximately **200** homes split equally between Little Clacton and St. Osyth as follows:
  - Little Clacton: 100 homes on land off Grove Road, Feverills Road and Amerells Road; and
  - St. Osyth: 100 homes on land off Rochford Road and Clacton Road.
- **Proportionate small-scale expansion of Smaller Rural Settlements**: **541** homes mainly on smaller greenfield sites distributed throughout some of Tendring's smaller villages as follows:
  - Beaumont cum Moze: 20
  - Bradfield: 100
  - Great Bromley: 25
  - Great Holland: 20
  - Great Oakley: 100
  - Kirby le Soken: 30
  - Little Bentley: 12
  - Little Bromley: 17
  - Tendring Heath: 10
  - Thorrington: 60
  - Weeley Heath: 77
  - Wix: 40
  - Wrabness: 30

The Committee was advised that the sites identified in this report had the potential to deliver **8,783** additional homes. When added to the sites already in the pipeline (with planning permission or allocated through the adopted Local Plan) and an allowance made for small sites and windfall development, the total new homes expected between 2025 and 2042 came to **19,496**. This over allocation, which was accepted best practice when preparing a Local Plan, introduced a buffer to protect the Council if certain sites did not deliver as quickly as expected and a level of flexibility that allowed for choice and competition in the market.

The process by which Officers had considered and selected specific locations and sites for housing and mixed-use development was set out in detail in the main body of the

report (A.2); but of particular note, Officers had followed the 'Guiding Principles' agreed by the Committee and published for consultation as part of the 2025 Issues and Options Document. Those had included not identifying additional sites for housing on the edge of Clacton and the Tendring Colchester Borders Garden Community site; maintaining and continuing to protect the District's Strategic Green Gaps from development; and recognising the role of Neighbourhood Plans in not proposing any additional housing sites around Elmstead Market and Ardleigh – two areas where there were recently adopted Neighbourhood Plans and where significant development was already in the pipeline at the nearby Garden Community.

Employment land

It was pointed out that, as well as the locations and sites being proposed for inclusion in the Local Plan for future housing, this report also identified locations and sites recommended for employment land allocations – a large proportion of which were intended to either form part of, or sit alongside, the proposed Garden Village developments at Hare Green, Horsley Cross and Weeley; and the existing Tendring Colchester Borders Garden Community site.

Whilst targets for housebuilding were now mandated by the Government through its standard methodology, there were no Government-imposed targets for employment land – which remained a choice for Councils based on their aspirations for economic growth and informed by their technical evidence-base. Whilst the Council's 2025 Employment Land Strategy indicated that 30.69 hectares might be required and deliverable, quantitatively, within the period to 2042, Officers proposed allocating significantly more land – particularly in locations associated with the emerging Garden Village proposals.

Members were informed that this more flexible approach to employment land allocations was designed to widen the qualitative offer; promote a reasonable balance of new homes and jobs in locations of proposed housing growth; maximise the potential opportunities for inward investment along the A120 corridor related to Freeport designation; and provide a wider choice of sites and locations to attract inward investment in business and industrial activity and locations for existing businesses to relocate, expand and diversify where they might have outgrown their existing premises.

Of particular note, Officers had recommended the allocation of 74 hectares of land north of the A120 immediately adjoining the Tendring Colchester Borders Garden Community site for a strategic employment site with the potential to be of sub-regional significance for North Essex; and which could only be delivered following the completion of the A1331 link road as it would require vehicular access via the grade separated junction crossing planned for the A120 as well as safe connections via walking, cycling and bus rapid transit to the wider Garden Community in due course.

Implications for housing supply and planning decisions

The Committee was reminded that, as has been thoroughly documented in previous reports to the Committee, Councils were not only required by law to prepare a Local Plan and keep it up to date; national planning policy also required them to identify and maintain, on an ongoing basis, a five-year supply of housing land against their applicable housebuilding requirements.

Members were made aware that, from 26 January 2026, the Council's Section 1 Local Plan (including the Council's current housebuilding target of 550 homes a year) would have been in place for five years. At that point, the target would, by default, be replaced by the new target of 1,063 homes a year, calculated using the Government's standard methodology. From that date, the Council would be unable to demonstrate a five-year supply of deliverable housing sites against the significantly increased requirement, until sufficient additional sites had obtained planning permission or could otherwise be shown to be deliverable within five years.

Until the supply of housing land increased to the extent that a five-year supply could be demonstrated, Tendring District would be vulnerable to a potential increase in planning applications for housing development. National planning policy would expect the application of the 'tilted balance' to the Government's 'Presumption in Favour of Sustainable Development', which essentially required Councils to grant planning permission for new housing unless there were very good reasons not to do so, regardless of whether sites were allocated in the Local Plan. This created a heightened risk that refusals without sufficiently robust justification could be overturned on appeal by a Government-appointed Planning Inspector.

It was recognised that the Committee's agreement to locations and sites for inclusion in the Preferred Options draft of the Local Plan, and its subsequent publication for consultation, might influence landowner and developer decisions on what sites to put forward for early planning applications. It might also affect how the Council determined such applications, as emerging Local Plan policies could be given some, albeit limited, weight. Having a draft Plan agreed and published could therefore help the Council maintain a degree of control and influence over the location of housing development during the interim period whilst the Local Plan was progressing through the full plan-making process, than would otherwise be the case without a draft Plan.

At the meeting, the Corporate Director (Planning and Community) assisted by the Planning Policy Team Leader, gave a MS Power Point presentation that drew salient points in respect of:-

- *Housing Trajectory 2013 – 2042;*
- *Preferred Option Spatial Strategy;*
- *Call for Sites Submissions;*
- *Proposed Local Plan Allocations;*
- *Strategic Urban Settlements including TCBGC, and Garden Villages;*
- *Smaller Urban Settlements;*
- *Rural Service Centres; and*
- *Smaller Rural Settlements.*

The Corporate Director (Planning and Community) responded to points raised under Public Speaking, Minute 18 above, such as:

- It was recognised how constrained Brightlingsea was as an area and in previous reviews of the Local Plan Officers had sought to minimise the level of development that happened;
- Transport infrastructure – in drawing up the recommendations, Officers had been in consultation with Essex Highways team to ascertain what the issues were as part of the overall Local Plan and there was a transport modelling exercise that went alongside the Plan which would be spoken about in the New Year;

- The housing numbers were high overall in the District; however, Brightlingsea represented only 2% of the overall housing numbers, there would be further evidence to support the Local Plan in due course;
- Officers had prioritised development near railway stations to encourage public transport use. However, this had raised concerns about traffic impacts, particularly in Great Bentley and Thorpe-le-Soken, where many sites were proposed and the Parish Councils had suggested alternatives. While Officers had focused on proximity to the local railway stations, Committee Members might wish to consider traffic issues in those village centres;
- Officers acknowledged traffic implications of growth but had favoured sites near the railway stations to promote rail use. Southern sites in Great Bentley offered three traffic routes—through the village, south to Clacton, or via rail—reducing reliance on village roads. Past appeals and Essex Highways consultations had informed this approach. Committee Members could consider alternative recommendations, with Officers happy to provide advice.

Officers then responded to the following questions/concerns/queries et cetera from Committee Members:-

- *confirmation on the infrastructure policy, if the infrastructure cannot be put into place, what would happen?*
- *putting more houses on land that had previously been flooded;*
- *takes an average of 30 minutes longer to get out of Brightlingsea in peak times;*
- *large building plot in a building estate, it had been derelict for several years in Brightlingsea;*
- *water pressure needed to be considered when new dwellings were being built in Tendring;*
- *needed to think about grey water and collecting water for the purpose of flushing the toilet and watering gardens and to use fresh water for drinking and cooking purposes only;*
- *would be useful to see some of the new dwellings being a smaller scale development for the elderly within Tendring;*
- *to implement a plan to work with Essex Highways to get from North to South of Tendring and to be able to get from Brightlingsea to Clacton-on-Sea via a bus route;*
- *an increase of housing would increase the number of children who need to go to school;*
- *to change the criteria of schooling;*
- *to show the percentage increase for the individual Wards of Tendring;*
- *for future development for improving the rail service from Walton-on-the-Naze to Colchester and Clacton-on-Sea;*
- *how can the Council double the housing number and deliver on it in the Tendring area?;*
- *what happens to planning applications in January?;*
- *where was the Council up to on the deliverables to date?;*
- *how will the power supply be facilitated to the new dwellings?;*
- *what would be the cumulative effect if the Council did not deliver on their plan in year 1, 2 and so on, how would that look backed up?;*
- *traffic into the town for the employers of the development sites;*
- *are previous applications that were refused but now within the development areas allowed to be re-submitted if the Council was not meeting their housing targets?;*

- *to add into the report about Highways and what the Council intended to do in that respect of traffic implications;*
- *in peak times, it can take too long to get out of the St Osyth village at the moment;*
- *to get a plan in force as a District for the draft Local Plan;*
- *within the Local Plan, to consider implications with Devolution and Local Government Reorganisation;*
- *internet to the new dwellings needed to be considered as more residents work from home which would put a strain on the internet provision coming into the District; and*
- *to consider having trains run twice an hour rather than once an hour as it currently stood in the District.*

At the invitation of the Chairman, the Portfolio Holder for Housing and Planning (Councillor Baker) spoke, and he thanked the Committee and Officers on the work that had already been produced.

Having duly taken all the above information into account and having discussed the matter, it was moved by Councillor M Cossens, seconded by Councillor M Stephenson and unanimously:-

RESOLVED that the Planning Policy and Local Plan Committee –

a) acknowledges and agrees that based on the updated mandatory housebuilding target for Tendring of 1,063 homes a year calculated through the Government's standard methodology set out in national planning guidance, the total housebuilding requirement in Tendring for the period 1 April 2025 to 31 March 2042 (the proposed extended timeframe for the updated Local Plan) will be 18,071;

b) acknowledges and agrees that, based on evidence contained within the latest Strategic Housing Land Availability Assessment (SHLAA), approximately 10,700 homes are expected to be deliverable at sites already allocated for development as part of the Council's current adopted Local Plan, sites that either already have planning permission for housing or are under construction and homes that are anticipated to come forward on small sides and through windfall development – thus leaving a residual requirement of approximately 7,400 additional homes for which new locations and sites need to be identified through the updated Local Plan;

c) notes that having considered the responses to the 'Issues and Options' public consultation carried out in Spring 2025; submissions to the 'Call for Sites' consultation exercises carried out in February 2024 and March 2025; and the emerging findings from the evidence base being prepared to inform and support the Local Plan Review, Officers are recommending a 'preferred spatial strategy' for the distribution of the required additional housing growth and employment sites throughout the District which, as detailed within this report, represents a combination or hybrid of the 'Option A' and 'Option B' scenarios previously presented and consulted upon as part of the Issues and Options Consultation Document;

d) having considered the Recommended Preferred Spatial Strategy and Provisional Site Allocations (as set out in detail in the Officer report A.1 and within Appendix 1), agrees for these to be incorporated into a first proper draft of the Local Plan –

Preferred Options Document, albeit with the following amendments, following Officers' professional advice:

i) for Great Bentley, the removal of the sites 'MSA10 – Land to the West of Plough Road' (75 dwellings) and 'SAH7 – St. Mary's Field, Land East of Plough Road' (150 dwellings) and their replacement with 'Land East of Heckfords Road (80 dwellings), 'Land to the East of Admirals Green and North of Weeley Road' (120 dwellings) and 'Land South of Weeley Road' (80 dwellings) – having given that further weight to local concerns about impacts of development increasing traffic through the centre of Great Bentley village; and

ii) for Thorpe-le-Soken, the removal of the site 'SAH10 – Land East of Station Road' (200 dwellings) and its replacement with 'Land South of Colchester Road' (150 dwellings) – having given further weight to local concerns about the impact of development increasing traffic through the centre of Thorpe-le-Soken village;

and with the intention that, with these amendments, the completed Preferred Options Document (including the full suite of updated planning policies and any policies relation to specific sites) will be brought to the Planning Policy and Local Plan Committee as soon as possible for its further consideration and recommendation to Full Council to approve for formal public consultation in early 2026;

e) subject to the decision in respect of d) above, agrees for Officers to carry out informal engagement with Ward Councillors and with Town and Parish Councils in the coming weeks to make them aware of the emerging proposals, invite their feedback from a local perspective and to seek their cooperation and assistance in promoting and publicising the formal public consultation process in due course;

f) notes and acknowledges the updates on the technical evidence base being prepared in support of the Local Plan Review, how this will continue to develop as the Local Plan progresses through the next stages of the plan-making process, and how it is intended for it to be completed in time to inform the Council's final decisions on the content of the Local Plan (along with the comments received in response to public consultation) at the future submission stage;

g) agrees to publish the updated Local Development Scheme (shown with tracked changes at Appendix 2) on the Council's website to reflect the most recent work programme for the Local Plan Review, enabling the community, landowners, developers and other stakeholders to prepare for engagement in the next stages of consultation; and

h) notes and acknowledges that, from 26 January 2026 (i.e. five years from the adoption of the Council's current Section 1 Local Plan), calculation of the Council's ongoing five-year housing supply figure will be based on the new mandatory housebuilding target of 1,063 homes per year generated using the Government's standard methodology – for which the implications for planning decisions are set out in detail in this report.

Councillor M Stephenson thanked the Planning Officers for their excellent work on this report and stated that they were a credit to the Council. The Chairman endorsed those comments on behalf of the Committee.

20. REPORT OF THE CORPORATE DIRECTOR (PLANNING & COMMUNITY) - A.2 - ADOPTION OF THE HARTLEY GARDENS SUPPLEMENTARY PLANNING DOCUMENT

The Committee considered a report of the Corporate Director (Planning and Community) (report A.2) which updated the Planning Policy and Local Plan Committee on the outcome of the Hartley Gardens Supplementary Planning Document (SPD) public consultation and which sought the Committee's endorsement to recommend to Cabinet that the SPD be adopted as Planning Guidance, to be used in the determination of future applications for the Hartley Gardens development in Clacton-on-Sea.

The Committee was aware that Hartley Gardens was a strategic mixed-use allocation located on the northwestern edge of Clacton-on-Sea, identified in the adopted Local Plan. The site was expected to deliver approximately 1,700 new homes, including 30% affordable housing, alongside employment land, a new primary school, early years provision, and a range of community and green infrastructure. The preparation of a Supplementary Planning Document (SPD) for Hartley Gardens marked a significant milestone in progressing the site's delivery and ensuring a coordinated, high-quality approach to development.

Members recalled that, following the Cabinet's decision on 26 September 2025, the Hartley Gardens SPD and associated background documents had been published for public consultation between 6 October and 17 November 2025. The consultation had included online engagement, hard copies made available for inspection at local libraries, and two public drop-in events attended by nearly 100 residents. In total, 24 written representations had been received, comprising responses from members of the public, land promoters, developers, and statutory stakeholders.

Key issues raised by the public had included:

- *Traffic and highways impacts, particularly congestion on St John's Road and Little Clacton Road.*
- *Healthcare provision, with concerns about capacity and accessibility.*
- *Environmental protection, including biodiversity, flood risk, and climate resilience.*

Statutory stakeholders had provided detailed feedback along the following lines:

- *The Integrated Care Board (ICB) had supported healthy place-shaping principles and had requested stronger requirements for Health Impact Assessments and inclusive design.*
- *Essex County Council (ECC) had raised points on transport, drainage, education, and employment, recommending clearer guidance and early engagement.*
- *Essex Wildlife Trust, Natural England and the Swifts Local Network had highlighted ecological considerations, including mitigation for protected birds and biodiversity net gain.*
- *Anglian Water and the Environment Agency had advised on drainage and flood risk management.*

- *Essex Police had endorsed Secured by Design principles and Vision Zero – a road safety strategy that aimed to eliminate traffic-related deaths and serious injuries.*
- *Sport England had provided detailed guidance on the provision of playing pitches and associated facilities.*

It was reported that, following careful consideration of all such representations, the SPD had been updated by Officers to strengthen the guidance and to include additional detail in the following areas:

- Health & Wellbeing: Clear requirement for Health Impact Assessments and early engagement with NHS and Public Health partners; updated terminology to "community hub" to reflect their strategy for flexible service delivery.
- Transport & Movement: Added guidance on bus service provision, active travel, and Vision Zero principles; early engagement with Essex Police for emergency access and crime prevention.
- Flood Risk & Drainage: Stronger requirements for SuDS design and discharge rates; added references to Anglian Water and Environment Agency guidance.
- Biodiversity & Ecology: Integrated habitat creation measures and building features such as Swift bricks and Hedgehog highways; alignment with Essex Local Nature Recovery Strategy.
- Design & Safety: Reinforced Secured by Design principles and inclusive design features; clarified heritage requirements with guidance on Heritage Impact Assessments.
- Community Infrastructure: Enhanced expectations for sports facilities and community spaces, referencing Sport England guidance; emphasis on multi-functional use and water efficiency.

The Committee was informed that representations from landowners had focussed on phasing, infrastructure and employment land. Bloor Homes had supported the SPD but had questioned the scale and location of employment land and had suggested a reduction from 7 hectares to around 1.3 hectares whilst seeking flexibility for early delivery on their parcel of land. Whilst the SPD reflected the Local Plan policy requirement for 'up to 7 hectares of land for employment', the purpose of the spatial framework was not to be overly prescriptive; evidence such as that submitted by Bloor Homes could be considered at the planning application stage to determine market demand.

Britton Developments had sought the removal of their land from the masterplan entirely to allow independent delivery, citing viability concerns around infrastructure and reiterating their position that employment uses would not be deliverable. It was an important principle of Local Plan policy that the whole site was developed following a comprehensively masterplanned approach, so removing land would conflict with this and undermine shared infrastructure delivery.

Richborough had broadly supported the SPD, whilst emphasising infrastructure planning and the need for proportionate contributions and careful phasing of junction improvements to manage cumulative impacts.

Members were advised that the changes suggested by Officers in response to the representations had been incorporated into a final draft of the SPD (Appendix 1 to report A.2). Once adopted, the SPD would become a material consideration in the determination of related planning applications, and it would support the delivery of

housing targets in the emerging Local Plan Review. The first planning application for the site was expected in early 2026, with delivery anticipated to begin in 2029.

The Committee was reminded that accelerating housing delivery was a key priority for the Government, and that Hartley Gardens was expected to make a significant contribution to meeting the District's housing needs over the next 20 years. Following Local Government Reorganisation (LGR), the requirements set out in the SPD would remain a material consideration for future applications determined by the new Unitary Authority. This would ensure continuity in planning guidance and would support the long-term delivery of the site.

Having duly taken all the above information into account and having discussed the matter:-

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

RESOLVED that the Planning Policy and Local Plan Committee notes the outcome of the public consultation on the draft Hartley Gardens SPD, as set out through this report (A.2) and detailed in Appendix 2 thereto.

RECOMMENDED TO CABINET that the Hartley Gardens Supplementary Planning Document December 2025 (attached at Appendix 1 to report A.2) be adopted as Planning Guidance to be used by the Council in the determination of Planning Applications, subject to *the SPD being modified at paragraph 6.24 to explicitly list 'Fire & Rescue Facilities' as strategic infrastructure, in advance of its formal adoption by Cabinet. This modification will ensure the SPD remains consistent with adopted policy while addressing essential infrastructure needs identified by Essex County Fire & Rescue Service.*

The meeting was declared closed at 8.56 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 40 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 of the Officer written reports to be considered at that public meeting.

The Scheme covers both questions and statements to the Committee. Any individual wishing to speak must contact Democratic 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 Democratic Services on democraticservices@tendringdc.gov.uk, by midday on Monday 19th January 2026.

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 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 Democratic 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 report. On each report, 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 Officer report 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, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE 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 40) (January 2016)

PLANNING POLICY AND LOCAL PLAN COMMITTEE

22 JANUARY 2026

REPORT OF THE CORPORATE DIRECTOR – PLANNING AND COMMUNITY

A.1 TENDRING DISTRICT LOCAL PLAN REVIEW: PREFERRED OPTIONS DRAFT

(Report prepared by Paul Woods, Jacob Jaarsma, William Fuller, Anthony Brindley, Carlos Valenzuela, Hayley Sargent and Gary Guiver)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To present the Tendring District Local Plan – Preferred Options Draft to the Planning Policy and Local Plan Committee and to seek its agreement for this document, along with the associated evidence base (including the Sustainability Appraisal, Habitat Regulations Assessment and other relevant technical studies) to be recommended for approval by Full Council to proceed to formal public consultation in line with Regulation 18 of the statutory plan-making process.

The Preferred Options Draft for the first time contains the full suite of planning policies and detailed policies maps recommended by Officers; incorporating and reflecting the spatial strategy, locations and sites for growth that were agreed by the Committee at its meeting on 8 December 2025 and the overarching guiding principles established at the beginning of the Local Plan review process.

EXECUTIVE SUMMARY

The Local Plan will help guide the direction of growth and the shape of the Tendring area – not just in the coming years to address immediate pressures, but for future decades and generations to come. The choices made by the Council on the content of the Local Plan in 2026 will be more important than ever before as it will likely be the last one prepared by Tendring District Council before Local Government Reorganisation and the establishment of a new unitary authority in 2028. The timeframes for agreeing and carrying out consultation on the Local Plan and submitting a final version to the Secretary of State under the current plan-making system are extremely tight and the strict rules laid down by central government in respect of mandatory housebuilding targets make the task all the more challenging. However, choices over the location of growth and the content of policy are important decisions to be taken locally, by the elected Members of the Council, having considered the advice of their Officers and feedback from communities and other stakeholders.

In its role as Local Planning Authority, the Council has a statutory duty to produce a Local Plan and keep it up to date. The Local Plan is one of the most important documents the Council produces, setting out both the blueprint for future growth and the policies against which planning applications are determined. It is important for Councils to keep their Local Plans up to date to ensure they can manage the pattern of growth and quality of development to achieve sustainable development that

weighs up economic, social and environmental factors and maximises the benefit to the existing local community and future generations.

Background

Over the last two years, the Council has been in the process of updating and reviewing the Tendring District Local Plan under its statutory duties and has done so clearly and transparently through its reports and meetings – following a logical sequence and an agreed set of overarching guiding principles. The various stages of this process have been extensively documented in reports to, and associated decisions from, the Planning Policy and Local Plan Committee since December 2023.

With Devolution and Local Government Reorganisation on the horizon, this Local Plan review is likely to be the last one carried out by Tendring District Council in its current configuration – and so this could be TDC's last opportunity to influence the long-term approach to growth in Tendring before future strategic planning powers pass to the future combined mayoral authority for Greater Essex and Local Plan making powers pass to a future unitary authority.

Failing to keep the Local Plan up to date risks losing control of the pattern of growth and the quality of development and having decisions taken out of the Council's hands or overturned on appeal. However, in preparing and reviewing Local Plans, Councils are expected to follow national planning policy produced by the Government – which now includes a requirement to comply with challenging mandatory housebuilding targets which, for Tendring, means a significant increase in the requirement for new housing development – with no mechanism anymore to challenge or argue for a lower target.

Preferred Options stage and future programme

The 'Preferred Options' stage of the statutory plan-making process involves producing and publishing, for public consultation, a first detailed draft of the new Local Plan containing a full suite of planning policies and associated maps. The intention being that the comments received in response to the consultation are taken into account in preparing a final 'publication' draft version of the Local Plan for a further final round of public consultation before it is submitted to the Secretary of State to be examined by a government-appointed Planning Inspector. The Inspector's job is to then test the legal compliance and soundness of the Plan, ensuring compliance with national requirements, before it can be formally adopted by the Council.

At its last meeting on 8 December 2025, the Committee agreed an updated Local Development Scheme (LDS) including the revised work programme and timetable for completing the Local Plan review process. In line with the agreed timetable, it is the Council's intention to carry out consultation on the Preferred Options Draft in early 2026 with the aim of progressing to the final Publication Draft consultation and submission of the Plan to the Secretary of State by the end of 2026, before the national plan-making rules change to a new system. It is then expected that the Planning Inspector's examination could take place in 2027 so that the Council should be able adopt the new Local Plan by the end of 2027, before Local Government Reorganisation takes place in 2028.

Vision, objectives and spatial strategy

Local Plans should plan for growth over a timeframe of at least 15 years from the anticipated point of adoption and therefore the Preferred Options Draft contains a strategy for future growth up to 2042, with development in some locations intended to continue beyond 2042 and into the longer-term to meet the needs of future generations. At its December meeting, the Committee agreed the overarching spatial strategy for growth for delivering at least 18,071 homes between 2025 and 2042 as dictated by the Government's new mandatory housebuilding targets; alongside necessary services, facilities and infrastructure and opportunities for employment creation.

As set out in detail in the 8 December 2025 Committee report, the strategy carries forward the major growth already proposed at the Tendring Colchester Borders Garden Community and around Clacton from the Council's current Local Plan along with other sites already granted planning permission, under construction or otherwise expected to come forward elsewhere in the District which, in total, are expected to deliver around 10,700 of the 18,071 homes.

But to deliver the additional housing now required under the Government's mandatory target, the strategy for delivering the extra (approximately) 7,400 homes focusses growth on locations along the A120 corridor (Harwich, Horsley Cross and Hare Green) and villages with railways stations along the Colchester to Walton on the Naze branch line (particularly Weeley and, to a lesser extent Alresford, Great Bentley and Thorpe le Soken); with proportionate additional growth around most (but not all) other towns and villages. The decision taken by the Committee on housing numbers, spatial strategy, locations and sites for housing, mixed-use development and employment land is reflected in the recommended Preferred Options Draft Local Plan now presented with this report.

As part of the Issues and Options consultation carried out in Spring 2025, the Council consulted the public on a draft vision for the Tendring District and an associated set of objectives – updated from the current adopted Local Plan to reflect both an extended time period and the increase in growth anticipated, mainly as a result of the Government's mandatory housebuilding targets. The vision and objectives have been updated further for the purposes of the Preferred Options Draft to reflect the agreed spatial strategy for growth and having considered comments received as part of the last consultation.

Planning policies

With the vision and objectives for the Local Plan and the spatial strategy, locations and sites for growth considered and agreed by the Committee in its previous meetings, the main focus of this report turns to the planning policies and associated policies maps.

At the beginning of the Local Plan review, the Committee on 20 December 2023 agreed an overarching set of guiding principles which were later the subject of consultation as part of the Issues and Options stage of the process. One of the agreed principles was for the focus of the Local Plan review to be on updating the current adopted Local Plan as opposed to a more fundamental re-write or starting completely from scratch. It was agreed that this would involve extending the Plan's timeframe; making improvements to selected policies where necessary; topping up the supply of

housing and employment land to meet longer-term needs; and ensuring the Plan aligns with the latest National Planning Policy Framework.

At its December 2023 meeting, the Committee also received Officers' initial analysis of planning policies from the Council's existing adopted Local Plan looking at which policies could potentially carry forward unchanged into a new Local Plan, and which policies might need revising or deleting, along with areas where additional policies might be required going forward. This initial analysis considered changes in national policy and legislation, practical issues experienced in the application of policies in the determination of planning applications, and whether the evidence in support of certain policies needed to be revisited or updated.

Although there have been further, and significant, changes in national planning policy since that 2023 exercise (particularly in respect of housing targets), that initial analysis remains broadly relevant and accurate – and has provided a strong basis for progressing the review of planning policies and determining what is now recommended for inclusion in the Preferred Options Draft of the Local Plan.

Therefore, in line with the overarching principle of revising and updating rather than re-writing the Council's existing Local Plan and using the analysis of existing policies as a basis for the review, the Preferred Options Draft recommended in this report follows a similar format and chapter headings to that of the Council's existing adopted Local Plan and many of the policies are carried forward either unchanged or only slightly updated and revised. The document does however also contain policies with significant revisions from the previous adopted version along with some entirely new policies – many of which are site-specific relating to the new locations and sites now identified in the Plan for additional future development to meet the Government's housebuilding targets.

For the purpose of the Preferred Options Draft, completely new policies are shown with a green background to differentiate them from policies carried forward from the existing adopted Local Plan, which have a light purple background. For policies carried forward from the existing Local Plan with notable revisions, only the sections of those policies containing such revisions or additions are highlighted green.

Notable new policies include site-specific policies setting out overarching expectations for the mixed-use Garden Village developments proposed at Hare Green, Horsley Cross and Weeley; site-specific policies for the other larger residential and mixed-use developments around the District's towns and villages; as well as policies relating to other complex schemes or heritage and/or regeneration projects such as St. Osyth Priory, Thorpe Maltings and Walton Mere. There are also new policies on managing the location of hot food takeaways on health grounds, extensions to employment sites, Biodiversity Net Gain (BNG), water efficiency (noting the pressure on water resources in the area), energy efficiency and net zero carbon requirements for new development.

One of the most notable revisions to existing policies relates to affordable housing (Policy LP5). Officers are proposing a reduction to the on-site affordable housing requirement from 30% to 20% for most residential developments of ten or more homes; with the exception of the Tendring Colchester

Borders Garden Community and the new Garden Village proposals at Hare Green and Horsley Cross, where the requirement would remain at 30%. This adjustment is intended to reflect the added costs associated with delivering zero-carbon homes, higher water-efficiency standards, and a proposed 20% BNG requirement, which taken together impact upon development viability on all but the largest developments.

Other key revisions include higher expectations around open space provision on larger residential and mixed-use sites (Policy HP5) and a more permissive approach to custom and self-build housing (Policy LP7), which could create new opportunities for people to build their own homes on sites at the edges of smaller villages. In addition, the Gypsy and Traveller policy (Policy LP9) has been refreshed to account for the projected need for 38 additional pitches up to 2042.

Policies Maps

The policies maps that accompany the Preferred Options Draft will be presented in a similar format to those in the Council's current adopted Local Plan in the interest of familiarity and continuity. As per the current Local Plan, they will include large scale maps at district level over three fold-out maps covering the west, south-east and north-east of the district respectively; and then separately, at a more close-up scale, area by area and settlement by settlement on specific inset maps presented in alphabetical order. The allocations and designations shown across the policies maps and policies map insets include (amongst other things):

- the revised 'settlement development boundaries' for defined towns and villages (commonly referred to by some as the 'settlement limit' or 'village envelope'), aimed at preventing uncontrolled urban sprawl, and within which there is a general presumption, in principle, in favour of development;

- the 'broad locations' for the larger Garden Communities and Garden Villages within which further, more detailed master-planning in the future will determine more precise boundaries;

- sites specifically allocated for housing, mixed-use development and new (and existing) employment land;

- town centre boundaries and associated primary shopping areas;

- priority areas for regeneration;

- safeguarded holiday parks;

- protected scheduled ancient monuments, conservation areas, historic parks and gardens, local areas of special character and protected lanes;

- areas protected for their international, national and local importance for wildlife;

- areas at risk of flooding based on Environment Agency data;

- national landscapes formerly known as Areas of Outstanding Natural Beauty (i.e. at Dedham Vale and Suffolk Coast & Heaths); and

- Strategic Green Gaps, Coastal Protection Belt and protected/safeguarded open space.

All of the designations and notations on the policies maps relate to one or more of the planning policies included within the written part of the Draft Local Plan. Of particular note is the proposed establishment of additional Strategic Green Gaps at Elmstead Market, Weeley Heath and Little Oakley and the extension of the existing Green Gap south of Kirby le Soken.

Legal compliance and soundness

The Council is required to produce a Local Plan that is legally compliant and sound and this has to be tested and confirmed by a government-appointed Planning Inspector at the examination stage of the process before the Council can lawfully proceed to formally adopt the Plan.

The legal test is for the Local Plan to have been prepared in accordance with all the relevant legislation, regulations and procedures which includes the legal 'Duty to Cooperate' with other bodies on cross-boundary issues (although this is set to be abolished), carrying out consultation in the correct manner and preparing and consulting on a Sustainability Appraisal and Habitat Regulations Assessment. The soundness test for the Local Plan is set out in the National Planning Policy Framework (NPPF) which says that Plans can be considered 'sound' if they are positively prepared, justified, effective and consistent with national policy.

Officers believe that the Preferred Options Draft Local Plan presented with this report does represent a legally compliant and sound Plan as far as is required at this stage of the process. However, others have the opportunity to indicate otherwise through representations in response to the public consultation; and those representations can then be considered by the Council in making any necessary revisions to the Plan at publication stage before it is submitted to the Secretary of State for examination by the Planning Inspector.

Although an Inspector can, through the later examination process, propose modifications to rectify resolvable soundness issues, it can lengthen the examination and delay formal adoption – and it is therefore advisable that Councils carry out their own assessment as their Plans progress through the different stages of the process. With that in mind, Officers have continually assessed the soundness of policies in the recommended Preferred Options Draft Local Plan with reference to guidance produced by the Planning Advisory Service (PAS).

Weight to be given to the emerging Local Plan

As explained in the 8 December 2025 report to the Planning Policy and Local Plan Committee, from 26 January 2026 the Council's existing Section 1 Local Plan containing the current housebuilding requirement of 550 homes a year will be more than five-years old – requiring the Council to revert to new Government mandatory housebuilding target of 1,063 for the purposes calculating housing supply and making decisions on planning applications for housing. This will result in the Council initially being unable to demonstrate a five-year supply of deliverable housing land in the coming months until such time that sufficient sites have obtained planning permission or can otherwise be shown to be deliverable within five years.

Until the supply of housing land increases to the extent that a five-year supply can be demonstrated, Tendring could be vulnerable to a potential increase in planning applications for housing development. National planning policy will expect the application of the 'tilted balance' to the Government's 'Presumption in Favour of Sustainable Development', which essentially requires Councils to grant planning permission for new housing unless there are very good reasons not to do so, regardless of whether or not sites are allocated in the Local Plan. This creates a heightened risk that refusals without sufficiently robust justification could be overturned on appeal by a Government-appointed Planning Inspector.

However, Councils are allowed to give some weight to the policies and proposals in emerging Local Plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with the policies in the NPPF. Therefore, if the Council agrees to publish the Preferred Options Draft Local Plan for public consultation, Planning Officers and the Council's Planning Committee will have the ability to give some weight to the emerging policies in the determination of planning applications, alongside the existing adopted policies – with the weight increasing as the Plan progresses through the remaining stages of the review process.

Public consultation and community engagement

Under the plan-making regulations, the Preferred Options Draft Local Plan must be published alongside the Sustainability Appraisal, Habitat Regulations Assessment and other supporting evidence for six-weeks public consultation. It is proposed that the consultation could take place over February and March 2026 and will include a number of public events, particularly in the areas most affected by the largest of the proposed new developments.

In line with the Council's constitution, the decision to formally proceed to public consultation is one for Full Council on consideration of a recommendation from the Planning Policy and Local Plan Committee. In preparation for both a Full Council decision and the subsequent public consultation that will take place if the Council agrees to proceed with that consultation, an all-member briefing has been organised and may have taken place before the Committee meeting. Furthermore, Officers have and will continue to engage informally with Ward Councillors and Town and Parish Councils both in preparation of consultation to answer questions and to invite initial feedback. This kind of

informal engagement has in the past proven to be very helpful in informing the content of the Draft Local Plan to date and will continue to be valuable in ensuring community engagement is genuinely effective; and even though it is accepted that not everyone will be able to agree or support the content of the Local Plan, people will at least be as well informed as possible.

RECOMMENDATION(S)

It is recommended that the Planning Policy and Local Plan Committee:

a) **notes the content of this report explaining how the Tendring District Local Plan – Preferred Options Draft has been developed having regard to the direction given and decisions taken by the Committee at previous meetings, feedback from the public consultation on Issues and Options carried out in Spring 2025 and the emerging evidence base – as well as the requirements of national planning policy;**

b) **having considered the Tendring District Local Plan – Preferred Options Draft (at Appendix 1) agrees to recommend to Full Council that it be approved for six-weeks public consultation, alongside the related Sustainability Appraisal (at Appendix 2), Habitats Regulation Assessment (at Appendix 3) and other supporting evidence (including those listed as background documents) in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and Regulation 13 of the Environmental Assessment of Plans and Programme Regulations;**

c) **recommends to Full Council that delegated authority be given to the Corporate Director – Planning and Community, in consultation with the Chairman of the Planning Policy and Local Plan Committee to make corrections, if necessary, to address any minor formatting, mapping, typographical, grammatical or factual errors within the aforementioned Draft Plan (in Appendix 1), in the event that any are discovered before consultation commences; and**

d) **notes that if or when the Local Plan – Preferred Options Draft is agreed by Full Council to be published for consultation, its policies and proposals can be taken into account in the determination of planning applications, alongside those of the current adopted Local Plan – with weight afforded to the emerging policies in accordance with the guidance set out in the National Planning Policy Framework (NPPF).**

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

Ensuring the District has an up-to-date Local Plan is a statutory duty and a high priority for the Council, with a requirement to review and update Local Plans every five years. The review of the Local Plan is thus identified as a Council priority within the Corporate Plan (Our Vision) 2024-2028.

It is also the goal of the Government for local planning authorities to deliver sustainable development and coordinate provision of housing, jobs and infrastructure whilst best protecting and enhancing the natural and built environment.

The need to review and update the Local Plan for Tendring has become all the more important following significant changes to the National Planning Policy Framework (NPPF) made by the Government following the General Election in 2024 which aim to increase housing delivery across the country through the introduction and imposition of mandatory housebuilding targets calculated using a standard methodology. With the requirement for housebuilding in Tendring nearly doubling from previous levels, it will be necessary to put in place an updated Local Plan that responds positively and proactively to these new targets to work towards achieving the best outcome for the District. In doing so, it avoids an extended period of time in which the area could be vulnerable to unplanned, uncoordinated and speculative housing development proposals over which the Council could have limited control. At its meeting on 8 December 2025, the Planning Policy and Local Plan Committee agreed a spatial strategy and locations and sites for housing development that responds positively to the mandatory housebuilding requirement.

The programme for Devolution and Local Government Reorganisation (LGR) in Greater Essex has also heightened the importance of the Local Plan Review in Tendring. As new powers including strategic planning powers are devolved to the future Mayoral Combined County Authority (MCCA) from 2026 (with the election of a Mayor now expected in 2028) and as the area moves from a two-tier local government structure with County and District Councils replaced with Unitary Authorities from 2028, the current Local Plan Review could be Tendring District Council's last opportunity to influence the long-term approach to growth in our area before the new structures are put in place. If the Council completes the Local Plan Review and adopts a new Local Plan in 2027 or early 2028, it will be inherited by the new Unitary Authority for decision making purposes and will influence the content of the Mayor's first 30-year Spatial Development Strategy (SDS) for the wider Greater Essex area.

In its meetings since 20 December 2023, the Planning Policy and Local Plan Committee has already considered and agreed:

- a set of overarching guiding principles;
- the carrying out of two 'call for sites' exercises;
- a revised vision and objectives statement for consultation;
- six high-level spatial strategy options for consultation, later revised to four following the changes in Government policy and the introduction of increased housebuilding targets;
- an Issues & Options Consultation Document for which public consultation was carried out in Spring 2025;
- revisions to the Local Development Scheme (LDS) setting out the overarching work programme and timetable;
- the baseline housing position at April 2025 for the purposes of the Local Plan Review; and
- the preferred spatial strategy for growth and the specific locations and sites for housing, mixed-use development and employment land.

Going forward, it will be a priority to progress through the remaining stages of the plan-making process in as timely a manner as possible to both minimise the period of time following 26 January 2026 within which the District could be vulnerable to unplanned speculative development; and to ensure the updated Local Plan can be submitted to the Secretary of State before the end of 2026 – the 'cut-off' point for Local Plans being prepared under the current plan-making system.

RESOURCES AND RISK

Resourcing the plan-making process

The overall review and update of the Local Plan will, as it has been to date, be managed by the Council's Planning Team utilising funds from the agreed Local Plan budget. The work on the Local Plan considered by the Planning Policy and Local Plan Committee up until now has been carried out mainly by Officers in-house; however, parts of the evidence base are being carried out by external specialist consultants with key elements of this work either complete, well advanced or otherwise under way. Developing and completing the evidence base will continue alongside the progression of the Plan through the remaining formal stages of the plan-making process in an iterative manner which, alongside comments received through public consultation, might lead to changes to the final version of the Local Plan that needs to be submitted to the Secretary of State by the end of 2026.

In response to the Government's changes to the National Planning Policy Framework (NPPF) and introduction of higher mandatory housebuilding targets, Officers have needed to work with consultants carrying out studies to ensure they reflect the up-to-date position. The substantial increase in the housing requirement for Tendring has, in many respects, made the Local Plan Review a more complex and expensive exercise than would have been the case if existing targets were allowed to roll forward. Work on the evidence base in respect of transport and infrastructure, for example, has required particular focus with further work in these areas likely to continue beyond the Preferred Options consultation stage and in the lead up to the Council making a decision on the content of the final publication version later in 2026. The costs associated with the additional work are expected to be met within existing budgets and this will continue to be re-evaluated and kept closely under review, with priority given to the key pieces of evidence informing the main topics likely to be examined by a Government Planning Inspector in due course.

The near doubling of Tendring's housebuilding requirement for the period to 2042 has required Officers to assess more sites and locations for development and test the impacts on infrastructure and the environment across more parts of the District. With more sites identified for development across a wider range of locations across Tendring, including some developments of significant scale around Harwich, Hare Green and Horsley Cross, there will undoubtedly be a high level of public interest and, when it comes to formal public consultation on the Preferred Options draft of the Local Plan, a larger number of objections from communities than would have otherwise been the case if a lower housing requirement could have been retained and rolled forward.

Whilst it is inevitable that a Local Plan with a higher growth target and more sites identified for development will likely attract a high level of public objection, any objections will ultimately need to demonstrate that the Plan would fail the tests of soundness in the NPPF for them to convince a Planning Inspector that the Plan should not be adopted. The likelihood of attracting a much higher than normal number of public objections to the updated Local Plan will still however have implications for staff resources within the Planning team and new staff have been recruited to fill existing vacancies in time for the consultation events and the analysis of consultation responses.

Risks

Public objection and reputational impact

As stated above in respect of resource implications, a plan that identifies locations and sites for future development across multiple locations to meet a Government-imposed housing target almost double that of previous levels will attract considerable public interest, concern and objection. The responses to the Issues and Options consultation carried out in Spring 2025 highlight some of the concerns that have been raised about the scale of growth under consideration – many of which will be concerns shared by Members of the Committee and Officers, knowing the District as well as we do, and having discussed them at previous meetings.

However, the previous Issues and Options consultation was relatively high-level in its content and not site-specific, therefore Officers anticipate an even greater level of public interest and a stronger level of objection at Preferred Options stage – as the Plan contains more detail about the precise locations and sites for development, and residents will be more able therefore to express concerns about specific impacts of development proposals on their particular neighbourhood and wider surroundings.

Objections made in good faith and with good intent may need to be rebutted by the Council due to the sheer scale of the growth required by the Government and the need for the Council to comply with national policy. In turn, this will place a great deal of pressure on the Council in maintaining positive communications and relationships with residents, Town & Parish Councils and other residents' groups; gaining public support for the Local Plan; maintaining a positive public reputation; managing constructive political relationships across the Council; and maintaining positive relationships with partner organisations and neighbouring authorities.

As outlined in previous reports to the Committee, Officers anticipate that many residents will raise concerns including (but not limited to):

- questioning the need for any additional housing or employment land growth;
- suggestions that the District is already accommodating too much development;
- questioning whether the level of development proposed is realistically achievable;
- risk of a mismatch between the growth in housing and growth in jobs;
- potential for homes to attract in-comers to the District rather than meeting the needs of local families;

- the likely significant loss of greenfield agricultural land to development and its impact on future food production;
- possibility that numerous developments will erode the special character of the District and its unique appeal;
- impacts of development on the landscape, wildlife, the setting of historic buildings and the character of towns, villages and neighbourhoods;
- impacts of development on health, education and other community infrastructure;
- deficiencies in transport and utilities infrastructure with concerns about potential increases in traffic and surface water flooding;
- criticism of recent developments and their impacts; and
- accusations of singling out certain communities for development over others.

Through the consultation and approach to communications, the Council will need to do its best to provide a clear explanation to residents of its duties around planning, the requirements of national planning policy, the need for a Local Plan and the consequences of either failing to properly consider alternative options or otherwise not proceeding with the Local Plan Review - i.e. that the Council could be left without an up-to-date Local Plan, leaving the District vulnerable to speculative, unplanned and unwanted development proposals and an uncertain period of 'planning by appeal'.

Despite the Council's best efforts, it is inevitable that there will be public criticism both in direct objections and in media coverage for both for producing a plan for such a high level of future development and the choice of locations and sites for development – notwithstanding the fact that the Council is mandated by the Government under its statutory duties to produce such a plan; and it is the imposition of the Government's mandatory housebuilding targets, and not the express wish of the Council, that has resulted in the need to identify so much additional land for new development. There will also likely be pressure from some communities and residents for the Council to either abandon the Local Plan review altogether or to push development towards alternative locations.

When Officers carried out informal engagement with Town and Parish Councils in the run up to the 2025 Issues and Options consultation and then carried out face to face consultation with residents as part of the formal consultation exercise, there was a reasonable degree of understanding (and sympathy) around the challenge the Council faced and an acknowledgement that it was the Government and not the Council that was pushing for such a significant increase in housing development. However, that previous consultation coincided with some significant coverage in the national media about the Government's desire to 'Get Britain Building' and its policies to compel Councils to abide to new housebuilding targets.

Officers intend to continue informal engagement with affected Town and Parish Councils – ahead of, and during, the more formal consultation with the wider public and other stakeholders on the Preferred Options Draft. This further informal engagement should help to maintain the positive relationship and the open and transparent approach Officers have taken in discussions with Town and Parish Councils to date; allow feedback and insight from a local perspective; and to help develop and refine the strategy for publicising and carrying out effective engagement.

Objections from landowners and developers to the choice or omission of certain sites, or certain policy requirements

When the Council consulted the public at Issues and Options stage and undertook a further call for sites exercise, the responses to the consultation and the submission of site proposals did not indicate that there were any obvious alternative or stronger spatial strategy options to Options A, B, C and D being actively promoted by anyone with an interest in the delivery of housing or employment land that might require further consideration. As has been explained in detail in previous reports, the sheer scale of the housing requirement Tendring faces under the new mandatory target significantly limits the number of realistic permutations for distributing that growth across different parts of the District.

The Preferred Options Draft reflects the decision already taken by the Committee in December 2025 in respect of the preferred spatial strategy (a combination of Options A and B) and the choice of sites in each location that will deliver that overarching strategy. The choices on site selection were informed by a variety of planning considerations and factors as explained in the 8 December 2025 report; and ultimately not every site that was submitted by landowners and developers for consideration as part of the call for sites exercise has been included in the Plan.

It is therefore inevitable that not only will residents and communities object to the choice of specific sites, landowners and developers will also challenge the omission or exclusion of their sites and will seek to argue both to the Council and, if need be the Planning Inspector at examination stage, that the Local Plan is either not legally compliant or is unsound on strategy or site selection grounds. There might also be a possibility of landowners and developers whose sites are recommended for inclusion in the Local Plan objecting to the indicative number of homes, or amount of employment land being proposed – or the expectations or restrictions placed upon those sites through policies.

Landowners and developers with a financial and business interest in getting their sites included in the Local Plan over and above others will likely be prepared to invest significant professional and possible legal resources in making that argument – and the Council needs to be prepared to rebut or otherwise accept such arguments at future stages of the plan-making process. There is however also the likelihood that landowners and developers with sites included in the Preferred Options draft can assist the Council's case for allocation by producing additional evidence in support of their site and which might help respond to points or concerns raised by residents and communities or competing site promoters. Officers intend to progress discussions with the relevant landowners and developers about how they can assist in supporting the Council's position and produce their own evidence to bolster the case around the soundness of the Local Plan.

As well as making representations and objections on site-specific matters, landowners and developers will undoubtedly comment on the requirements set out in the policies of the Draft Local Plan, particularly if those requirements might (in their view) impact on the economic viability and deliverability of development. The Preferred Options Draft Local Plan is supported by viability evidence that suggests the requirements of policy are viable and achievable with the proposed

reduction in the on-site affordable housing from 30% to 20% for most residential developments of ten or more homes (except for the Garden Community and the new Garden Village proposals at Hare Green and Horsley Cross, where 30% remains a viable expectation), but it should be expected that some landowners and developers, their agents or others, will still look to challenge that evidence.

Speculative planning applications for housing development, decision making and appeals

On 26 January 2026, five years will have passed since Section 1 of the Council's current Local Plan was formally adopted. The National Planning Policy Framework (NPPF) requires that Councils calculate their five-year housing supply against the housebuilding requirements set out in their adopted Local Plans, unless those requirements are more than five-years old – in which case they are considered out of date and the requirement reverts to the mandatory housebuilding target calculated through the Government's standard methodology.

Therefore, up to 26 January 2026, the requirement against which the Council calculates its five-year housing supply will have been 550 homes per annum – against which it has been possible to demonstrate a comfortable five-year supply of deliverable sites for a number of consecutive years. However, after 26 January 2026 – five years from the adoption of the current Section 1 Local Plan, the applicable target for measuring housing supply will have reverted to the 1,063 figure calculated through the Government's standard methodology. At that point, it will not be possible for the Council to demonstrate a five-year housing supply against the new requirement until such time that planning permissions for housing have been granted and the Local Plan Review has progressed through the later stages of the plan-making process.

The consequence is that the Council will be required to apply what has become to be known as the 'tilted balance' to the Presumption in Favour of Sustainable Development set out in the NPPF in the determination of planning applications for housing on certain sites. These provisions are set out in paragraph 11d) in the NPPF whereby, for planning applications for the provision of housing, the Council will be expected to grant planning permission unless:

- the application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

This means that for some planning applications, even where they fall outside of the housing site allocations or settlement development boundaries in the Council's existing Local Plan, they will need to be determined in accordance with the above NPPF guidance. This means that some planning

applications that one might usually expect to have been refused by the Council on principle grounds for being contrary to the Local Plan might, in the coming months, be recommended to the Planning Committee for approval with increasing weight being given to the need to boost housing supply and address government targets.

Officers are anticipating an increase in speculative planning applications for housing in response to the January 2026 change in the housebuilding target and housing supply position and in recent weeks have already seen an increase in pre-application enquiries that might indicate this could happen. The Committee's agreement and that of Full Council to publish the Preferred Options Draft Local Plan for formal consultation might also influence developers and landowners' decisions on whether or not to submit speculative planning applications for housing – in an attempt to obtain planning permission while the Local Plan Review is still ongoing, either directly from the Council or from a Planning Inspector on appeal.

However, by agreeing the preferred sites and progressing with consultation on the Preferred Options Draft, the Council may be able to exercise a level of control by applying some weight to the emerging proposals in the determination of such planning applications. In accordance with paragraph 49 of the NPPF, Councils are able to give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that can be given);

- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

With this in mind, the publication of a draft Local Plan at Preferred Options Stage, alongside other planning considerations, might in some cases weigh in favour of the early grant of planning permission for housing on sites that accord with the emerging spatial strategy, locations and sites; or in other cases weigh against the grant of planning permission on sites that could prejudice, to an unacceptable level, the strategy in the emerging plan. In all cases, planning applications will be considered on their merits and decisions on which sites have been included in the draft Local Plan will not pre-determine the Planning Committee or delegated Officers' decisions.

Decisions on planning applications and/or the information submitted with applications for housing in the coming months might however help strengthen the case for allocating certain sites in the Local Plan as it progresses to the later publication and submission stages; or could even justify changes to the Local Plan at that stage, or when the Plan has progressed to examination.

In taking decisions on planning applications for housing in the coming months (in light of the requirements of the NPPF, the change in housebuilding targets and housing supply situation, and the weight that can be afforded to policies and proposals in the emerging Local Plan), Officers and Members of the Planning Committee will need to carefully consider the implications of refusing permission – including the likelihood of the applicant appealing to the Secretary of State, the likely strength of the Council's case in contesting a possible appeal and the potential for significant costs in professional and potential legal support that might be required in fighting appeals – particularly where there might be a high likelihood of an appeal being allowed and/or costs being awarded to the appellants.

In this regard, Officers will endeavour to provide the best possible advice to Members of the Planning Committee, acknowledging that the advice might not always be followed and might not be popular amongst residents and communities affected, or the applicants in question.

<u>The need to change approach in response to representations and updated evidence</u>

The content of the recommended Preferred Options Local Plan has been informed by the emerging pieces of the technical evidence-base and the feedback received from the Issues and Options consultation. The evidence base is still being developed and added to and, even at this stage, is not yet complete. However the emerging findings offer sufficient information upon which recommendations can be made in respect of the Preferred Options Draft – in the knowledge that the Council will need to have a completed evidence base in time for the decision on the final publication version in the latter part of 2026 and that there will be an opportunity between Preferred Options and Publication Stage to make changes to the Plan – either to reflect the updated evidence, or to take on board comments and suggestions made by residents and other stakeholders in their representations and objections.

As it stands at the time of writing, the following pieces of evidence have been completed:

- Sustainability Appraisal (SA), incorporating:
    - Health Impact Assessment (HIA); and
    - Equalities Impact Assessment (EqIA);
- Habitat Regulations Assessment (HRA);
- Strategic Housing Market Assessment (SHMA);
- Strategic Housing Land Availability Assessment (SHLAA);
- Employment Land Review (ELR);
- Essex Supported and Specialist Housing and Accommodation Need Assessment (SSHANA) (produced for ECC);
- Local Plan Viability Assessment;
- Community Infrastructure Levy Viability Study;
- Gypsy and Traveller Accommodation Assessment (GTAA);
- TDC Leisure Facilities Framework 2023

- TDC Leisure Facilities Needs Assessment 2023
- TDC Open Space Report 2023
- TDC Playing Pitch And Outdoor Sport Strategy - Full Assessment Report 2023
- TDC Playing Pitch And Outdoor Sport Strategy Framework 2023
- Essex Embodied Carbon Policy Study – technical evidence base (produced for ECC);
- Essex Buildings (Net Zero) Specifications – Specification Guidance (produced for ECC);
- Net Zero Carbon Viability and Toolkit Study (produced for ECC);
- Infrastructure Delivery Plan (IDP);
- Integrated Water Cycle Study; and
- Transport Modelling.

The following pieces of evidence are either under way but yet to be completed, or might be commissioned as the Local Plan Review progresses:

- Strategic Flood Risk Assessment;
- Landscape Character Assessment (LCA);
- Holiday Park Sector Review;
- Retail/Town Centre Study update (if needed); and
- Heritage Impact Assessment.

<u>Risk of delay and missing the 'cut-off' date for the current plan-making system</u>

The programme and timetable for the Local Plan review (as agreed by the Committee as part of the updated Local Development Scheme on 8 December 2025) seeks to carry out all the necessary stages of the process required for the Council to submit its final agreed version of the Local Plan to the Secretary of State before the end of 2026.

The significance of the end of 2026 is the cut-off point for Councils submitting Local Plans prepared under the current plan-making regulations and procedures; after which any new Local Plans will be expected to be prepared in accordance with the new procedures Government have introduced which require a very different standardised format of Local Plan for which the full process would need to start from the beginning. It is important therefore that the Council does submit its new Local Plan to the Secretary of State before the end of 2026 and any delay in agreeing publication of the Preferred Options Draft could put that timeframe at risk.

The consequence of having to switch to the new system of plan-making would be that the Council would not be able to carry forward much of the content of the existing Local Plan (which includes bespoke policies of local significance); and Tendring would be left without an up to date Plan to guide the direction of future housing, employment land and other development for a longer period, in which time the District will remain vulnerable to speculative planning applications, while a new-style Local Plan is being drawn up. Such a delay would potentially also mean that the Council would lose its

opportunity to set the planning framework for the Tendring area in the remaining years ahead of Local Government Reorganisation and the establishment of a new unitary authority.

LEGAL

Planning legislation and plan-making regulations

Planning legislation and the National Planning Policy Framework (NPPF) 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.

Under regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) local planning authorities must review local plans at least once every five years from their adoption date to ensure that policies remain relevant and effectively address the needs of the local community.

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 currently includes the Tendring District Local Plan 2013-2033 and Beyond Sections 1 and 2, the Development Plan Document (DPD) for the Tendring Colchester Borders Garden Community as well as adopted Neighbourhood Plans for Alresford, Ardleigh and Elmstead Market and the Essex Minerals and Waste Local Plans. 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 important to ensure the Local Plan is reviewed, and updated where necessary, to ensure the development plan does not become out of date.

The new Planning and Infrastructure Act 2025

On 18 December 2025, Royal Assent was given to the Planning and Infrastructure Bill. The new Planning and Infrastructure Act 2025 introduces the following notable measures:

- making it quicker and easier to deliver critical infrastructure projects including through streamlining NSIP (Nationally Significant Infrastructure Projects) consultation requirements, ensuring National Policy Statements are kept up to date, and reducing opportunities for judicial review – this is to support the government's Clean Power Action Plan by accelerating the planning process for energy infrastructure and ensuring local communities benefit through the creation of a bill discount scheme for people living closest to new electricity transmission infrastructure;

- introduction of a new Nature Restoration Fund that will unlock and accelerate development while going beyond simply offsetting harm to unlock the positive impact development can have in driving nature recovery;

- measures to make planning committees operate as effectively as possible, so that (in the Government's words) they play their proper role in scrutinising development without obstructing it, whilst maximising the use of experienced professional planners – with a national scheme of delegation expected to be introduced through new regulations likely to result in more decisions having to be taken by Officers, particularly for development proposals that accord with policies in the Local Plan;

- reforms to planning fees aimed at ensuring local planning authorities have the resources they need to deliver an efficient service;

- measures to improve the effectiveness of compulsory purchase powers by ensuring compensation paid to landowners through the CPO process is fair but not excessive, and so that development corporations can operate effectively; and

- formal introduction of a new strategic planning system and a requirement for the preparation of Spatial Development Strategies at sub-regional level to facilitate effective cross-boundary working to address development and infrastructure needs – this is a duty that will fall to the new Mayoral Combined County Authority (MCCA) for Greater Essex under current proposals for Devolution and Local Government Reorganisation.

The new measures are mainly applicable to NSIPs (such as pylon and sub-station schemes that are being determined by central Government) and sub-regional strategic planning as opposed to having any direct implications for the current Local Plan review. They do however have implications for Council decision making on planning applications and future delivery of larger-scale developments (such as the Garden Community and Garden Village proposals) and the critical infrastructure of sub-regional importance required to support them – which may be the subject of future reports to Councillors in due course – particularly if a national scheme of delegation comes into being.

<u>The tests of soundness</u>

The Local Plan will ultimately be tested, through the examination process, to meet both legal requirements and the 'tests of soundness' set out in the latest NPPF which was last updated in February 2025 – although the Government is consulting on a potential new version that could come into force in 2026. The tests of soundness as they currently stand, and which apply to Local Plans being progressed under the current system, require a Local Plan to be:

Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that

unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

Status of the Government's draft revised NPPF (subject of consultation)

In December 2025, the Government published a new draft version of the NPPF for consultation, with comments invited until 10 March 2026. The intention is that the requirements of the new version of the NPPF will apply to Local Plans being prepared under the new plan-making regulations i.e. new-style Local Plans to be submitted to the Secretary of State after the cut-off date at the end of 2026. Because this Council's Local Plan is being reviewed under the current plan-making regulations with the intention to submit to the Secretary of State before the end of 2026, the requirements of the new NPPF are not expected to apply and thus the current NPPF will remain relevant under transitional arrangements. The policies in the new NPPF will however apply to decision-making in the determination of planning applications from the date the final version is published, with an expectation that any inconsistency between NPPF policies and current or emerging Local Plans should be resolved in favour of the national policies.

The draft NPPF is presented in a format that clearly articulates its policies in relation to plan-making and decision-making and the new strategic planning system (which will be a focus for the new Mayoral authority for Greater Essex in its preparation of a Spatial Development Strategy (SDS)) and to providing standardised policies that are expected to apply nationwide. Officers have reviewed the draft NPPF and whilst it is presented very differently to the current version (and helpfully in some respects), the majority of its content is similar to that of the current NPPF with no significant change in the thrust or intent of the majority of policies that would apply to Tendring or that would suggest the policies in the recommended Preferred Options Draft are substantially inconsistent with what the Government is proposing.

Whilst there is no intention for Local Plans being prepared under the current plan-making system to conform with the new emerging NPPF, it will be sensible to be as consistent as possible with the emerging policies and there will be an opportunity between Preferred Options and Publication Draft stage to consider any adjustments to the Draft Local Plan that might improve alignment.

Duty to cooperate

There has, since the Localism Act of 2011, been a legal duty for Councils to cooperate on cross-boundary matters in the preparation of Local Plans. In respect of the test of 'effectiveness', Tendring District Council, Colchester City Council and Braintree District Council, having worked together to produce Section 1 of the current adopted Local Plan have previously demonstrated exemplary practice in effective joint working on cross-boundary strategic matters. The joint work of TDC, CCC and Essex County Council on the Tendring Colchester Borders Garden Community project, with the setting up of a dedicated joint Committee is a further demonstration of continued positive cooperation.

Through the current Local Plan Review, and that of Colchester City Council (which is itself, at the time of writing, out to consultation on Preferred Options), Officers of both Councils have been in regular contact to discuss matters that could be of cross-boundary significance, exploring opportunities for alignment on policy and sharing resources. This has demonstrated continued cooperation under the legal duty and forward thinking in respect of Local Government Reorganisation – under which, for all options under consideration by the Government, Tendring and Colchester are expected to merge under the same unitary authority.

Whilst the Councils and other relevant partners have cooperated in line with the legal duty, it was announced in late 2025 by the current Government that the Duty to Cooperate is to be removed and will no longer apply to Councils in the process of preparing new Local Plans. Instead, new legislation is expected introducing the legal requirement for higher-level strategic plans to address and coordinate cross-boundary planning issues (Spatial Development Strategies) at combined authority level – which, for Greater Essex, will be the duty of the Mayoral Combined County Authority and the future elected Mayor. The advice from Government is however for Councils in the process of preparing Local Plans to carry on with that work, as Local Plans will feed into and inform the direction of growth in the early years of the Spatial Development Strategies.

The requirement for Sustainability Appraisal/Strategic Environmental Assessment

Section 19 of the 2004 Planning and Compulsory Purchase Act requires a local planning authority to carry out a Sustainability Appraisal (SA) of each of the proposals in a Local Plan and the consequence of reasonable alternatives during its preparation and in addition prepare a report of the findings of the Sustainability Appraisal. More generally, section 39 of the Act requires that the authority preparing a Local Plan must do so "with the objective of contributing to the achievement of sustainable development". The Sustainability Appraisal incorporates a Strategic Environmental Assessment (SEA) which is necessary to ensure that potential environmental effects are given full consideration alongside social and economic issues. The requirement for SEA comes from EU Directive 2001/42/EC, which has been transferred into UK law. The Sustainability Appraisal for the Preferred Options Draft Local Plan (incorporating SEA) is attached at Appendix 2 to this report.

The Habitats Regulations

As well as the requirement for SA/SEA, there is a legal duty under the Conservation of Habitats and Species Regulations 2017 (as amended) otherwise known as the 'Habitats Regulations' to consider the potential effect of policies and proposals in Local Plans on the integrity of internationally important wildlife sites or 'European sites' such as Special Areas of Conservation, Special Protection Areas and Ramsar sites – of which there are a number around the coast of Tendring focussed on the Stour Estuary, Hamford Water and the Colne Estuary. In carrying out a Habitat Regulations Assessment (HRA), the Council as the 'competent authority' is assessing the likelihood of plans and proposals having a significant adverse effect, following which a more detailed 'Appropriate Assessment' might be required to consider specific effects of particular proposals.

The whole of the Tendring District is within the 'zone of influence' for the various European sites and through the Essex Recreational disturbance Avoidance Mitigation Strategy (RAMS) and associated Supplementary Planning Document (SPD) the Council, like others in Essex, secures financial contributions from most residential developments towards a programme of measures to mitigate the potential indirect effects of growth to ensure which, for most developments, ensures compliance with the Habitat Regulations.

OTHER IMPLICATIONS

Area or Ward affected: All wards across the District are affected directly or indirectly either by one or more policies or proposals contained the recommended Preferred Options Draft Local Plan. Of note in respect of the largest development proposals:

- the proposed broad location for the Hare Green Garden Village falls within both the Alresford & Elmstead Ward and the Frating & Bentleys Ward;
- the proposed broad location for the Horsley Cross Garden Village straddles three wards: Lawford, Manningtree & Mistley Ward; Stour Valley Ward; the Oakleys & Wix Ward;
- the main site proposed for development crosses Stour Valley Ward and Dovercourt All Saints Ward;
- the proposed development at Weeley falls within the Weeley & Tendring Ward; and
- the Collierswood Farm Business Park employment site falls mainly within the Alresford & Elmstead Ward and partly in the Ardleigh & Little Bromley Ward.

Consultation/Public Engagement: Subject to the agreement of the Committee and Full Council, the six-week consultation for the Issues and Options document is intended to be held in February and March 2026, with the precise dates to be agreed with the Planning Portfolio Holder and will be carried out in conformity with the Council's Statement of Community Involvement (SCI).

The Preferred Options document and relevant supporting documents will be published online on the Planning Policy consultation portal, which can be accessed through the Council's website. Interested parties will be encouraged to submit comments directly through this portal, although alternative methods of submission such as emails or letters will also be accepted. Hard copies of the documents

will be deposited at a number of locations around the District for those that do not have access to the internet – specifically at Clacton Town Hall, and at each of the District's libraries.

Various methods will be used to advertise the consultation and encourage members of the public and other interested parties to respond. These methods include:

- use of the Council's website and social media;
- letter/email to residents, businesses and interested parties that have registered on the Local Plan Consultee Database to advise that the consultation period has started;
- email to statutory consultees and other key stakeholders including town and parish councils; including where possible adding a News item to websites of town and parish councils with a link to TDC and the Planning Policy consultation portal; and,
- a press release to local newspapers.

Officers also propose to hold a limited number of public events in locations across the District – most affected by the developments proposed in the Plan. Although these kinds of events have become less well attended in recent years, particularly since the pandemic, they are still an important method of engaging with people – and they provide an opportunity for discussions and questions of clarification before a formal submission is made. It is proposed to hold events in similar locations to those used for the 2025 Issues & Options stage of consultation, in the northwest (Manningtree), northeast (Harwich), southeast (Frinton/Walton) and southwest (Brightlingsea) of the District – but with the addition this time of Great Bromley and Weeley – given the location of the proposed Garden Villages. Events will be timed to cover afternoons and evenings, ensuring the greatest number of people are able to attend if they choose to.

Not being able to attend an event will not put people at a disadvantage, as all of the consultation materials will be available online and in locations around the District, and Officers will be available by phone and email should members of the public or other stakeholders have further questions. The intention is to publicise the availability of the consultation documents widely across the District via posters/leaflets in locations, for example GP surgeries, Post Offices and Sports Centres, which will aim to impress upon hard-to-reach groups.

Alongside carrying out official TDC public consultation events, it is proposed that Officers continue informal engagement with Town and Parish Councils and could attend local meetings on request, subject to capacity and availability, to provide further information and explanation of the Local Plan and receive feedback from Councillors and residents.

It is important to point out that whilst the recommended Preferred Options Draft, for ease of reference, highlights which policies in the Local Plan are new, revised or carried forward unchanged from the current Local Plan; residents and other stakeholders will be invited to comment on all policies in the document. Officers would however anticipate that it will be the new and revised policies that attract most comments.

Local Government Reorganisation: The Local Plan currently under review is highly likely to be the last Local Plan that will ever be prepared by Tendring District Council in its current configuration before proposals for Devolution and LGR take effect, TDC and other Councils are abolished, and a new unitary authority for the north or north/east part of Essex comes into being. It also represents TDC's last opportunity to influence the future pattern of growth in the Tendring area ahead of the formation of the Mayoral Combined County Authority (MCCA) for Greater Essex – which will have new powers in respect of strategic planning, including through the preparation of a 30-year Spatial Development Strategy (SDS) for longer-term growth across the Greater Essex area.

The updated Tendring Local Plan will therefore not only serve as the statutory development plan to guide planning decisions in the Tendring area by TDC and the future unitary authority that succeeds it – but will also have an important bearing the MCCA's decisions on the content of the SDS for long-term strategic growth in Greater Essex. Therefore, the proposals to establish Garden Villages at Hare Green and Horsley Cross are of particular relevance for the SDS, with the potential for growth to extend well beyond the Local Plan's 2042 timeframe and over a 20–30-year period and the potential to secure support through the MCCA for future masterplanning, infrastructure delivery and funding.

Financial sustainability of public services: When the Government introduced the concept of mandatory housebuilding targets, the Council raised strong objections to the significant increase in housebuilding targets if not supported by necessary investment in infrastructure. When the Council publishes the Preferred Options Draft Local Plan for consultation, Officers anticipate understandable feedback from residents, communities and other stakeholders raising concerns about the impact of growth on infrastructure provision, particularly in respect of transport, health and education.

Whilst the extent of additional housing growth being proposed under the Government-imposed target is extremely challenging for the Council to plan for through the Local Plan and raises a number of concerns, growth in housing and employment is however important both for the national and local economy and the future sustainability of providing public services including Council services, health services (including the NHS), education and associated infrastructure. Therefore, whilst growth in housing and commercial development raises concerns about impacts on infrastructure, it is also part of the solution; and at a national level, the Government has been keen to emphasise the importance of housing growth to general growth in the economy, tax revenue and the ability for both central Government and Councils in sustaining and investing in public services.

In addition to sustaining and growing public services through economic growth and increasing the tax base, the planning system provides the ability to secure infrastructure delivery through s106 legal agreements on the grant of planning permission and/or through Community Infrastructure Levy.

PART 3 – SUPPORTING INFORMATION

BACKGROUND AND WORK TO DATE

Tendring's current Local Plan was adopted by decision of Full Council in two sections - Section 1 on 26 January 2021, and Section 2 on 25 January 2022. To be effective plans need to be kept up to date. The National Planning Policy Framework (NPPF) states policies in local plans should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary.

The initial anticipated timescales for reviewing the Local Plan were set out broadly in the report to the Planning Policy and Local Plan Committee in December 2023, with a more detailed timetable provided to the Committee in February 2024 as part of the Local Development Scheme. A 'call for sites' consultation was undertaken in early 2024, and around 200 site propositions were submitted to the Council for consideration as part of the Local Plan Review.

An Issues and Options Consultation Document was presented to, considered and agreed by the Committee in May 2024, but the consultation itself was delayed due to the General Election and the new Government's proposals for reforming the NPPF and imposing new (potentially much higher) mandatory housebuilding targets. The Council responded to the Government's consultation on its proposed changes to national policy raising strong practical objections to the proposed imposition of mandatory housebuilding targets. However, in December 2024, the Government pressed ahead with publishing the new NPPF along with the updated standard method for calculating housing need, which despite the Council's objections, at least provides it with certainty over the requirements that the updated Local Plan will need to satisfy.

With greater certainty over the housing target the Council will be expected to address through its updated Local Plan (albeit a target that has variable inputs and so is likely to change slightly as the review progresses), the Committee was able to agree an updated version of the Issues and Options Consultation document, which featured greatly limited options for accommodating the significantly increased housing target. Four new spatial strategy options were proposed, each combining elements of urban expansion, proportionate growth in smaller settlements, and the establishment of strategically located garden villages to deliver housing at scale with supporting infrastructure.

The Issues and Options document was published for public consultation in spring 2025, and generated strong engagement from residents, Town and Parish Councils, technical stakeholders and the development industry. Recurring themes included concerns about infrastructure capacity, the protection of green spaces, and the deliverability of large-scale development. While there was some support for Garden Villages as a means of delivering comprehensive infrastructure alongside new homes, there were concerns about the deliverability of such large schemes and the impacts on nearby communities. Technical stakeholders emphasised climate change mitigation, sustainable transport, and water and health infrastructure as key considerations for the updated Local Plan.

Alongside consultation, work on the evidence base has progressed. The Strategic Housing Market Assessment (SHMA) confirms the scale and mix of housing needed, including affordable housing, specialist accommodation, and accessible housing. The Employment Land Review identifies a requirement for between 5.36 and 30.69 hectares of employment land up to 2042, with qualitative needs for particular kinds of development in strategic locations near major roads. Transport evidence has also been developed, assessing the sustainability of proposed growth locations and highlighting the need for significant investment in public transport and active travel infrastructure to reduce reliance on car travel. Work is ongoing on a number of key pieces of evidence, with emerging findings informing the approach set out in this report in advance of receiving final evidence base documents that can be published alongside consultation documents. Evidence will continue to be prepared and updated over the coming year and will inform further development of the Local Plan following the Preferred Options consultation.

PREFERRED SPATIAL STRATEGY

At its last meeting on 8 December 2025, the Committee considered and agreed an overarching spatial strategy for growth along with specific locations and sites for housing, mixed-use development and employment land to be incorporated into the first proper draft of the updated Local Plan. This decision marked a critical milestone in the Local Plan Review process, setting the framework for how Tendring will accommodate a significantly increased level of development over the next 17 years. The preferred spatial strategy represents a hybrid of the options previously consulted upon, with a principal focus on growth along the A120 corridor (particularly at Harwich, Horsley Cross and Hare Green) and in towns and villages with railway stations along the Colchester to Walton-on-the-Naze branch line, notably Weeley and, to a lesser extent, Alresford, Great Bentley, Thorpe-le-Soken, and Frinton, Walton and Kirby Cross. This approach is complemented by proportionate additional growth around most, though not all, other towns and villages, ensuring a balanced distribution of development that is sustainable and reflects local character.

The Committee's decision responded directly to the Government's introduction of mandatory housebuilding targets in 2024, which require Tendring to plan for at least 18,071 new homes between 2025 and 2042 - almost double the previous Local Plan requirement and a level of growth unprecedented in the District's history. Analysis of the current housing supply position indicates that approximately 10,700 of these homes can be delivered through sites already allocated in the adopted Local Plan, sites with planning permission or under construction, and anticipated windfall development. This leaves a residual requirement of around 7,400 homes to be met through new allocations in the updated Local Plan (outside of Clacton area and the Tendring Colchester Borders Garden Community where the significant and sufficient developments are already planned through the current Local Plan).

To address this residual requirement, the Committee endorsed a strategy that combines large-scale, comprehensively planned Garden Villages and strategic urban extensions for medium to

long-term delivery with smaller and medium-sized sites capable of delivering homes more quickly in the shorter term. The proposed Garden Villages at Hare Green and Horsley Cross are expected to deliver around 1,700 homes each within the plan period (with continued development beyond 2042), alongside a smaller Garden Village at Weeley for approximately 900 homes. Significant urban expansion is also proposed at Harwich and Dovercourt, delivering around 1,882 homes, while smaller urban settlements such as Frinton, Walton and Kirby Cross, Manningtree, Lawford and Mistley, and Brightlingsea will collectively contribute over 1,100 homes. Additional allocations in rural service centres and smaller villages will provide further opportunities for growth, with a strong emphasis on locations offering sustainable transport connections.

In addition to housing, the Committee agreed to include a series of employment land allocations designed to support economic growth and provide a balance of jobs and homes. These allocations focus on strategic locations along the A120 corridor and within or adjacent to the proposed Garden Villages, reflecting the findings of the Employment Land Review and the opportunities associated with Freeport East and the Tendring Colchester Borders Garden Community. The proposed approach significantly over-allocates employment land beyond the quantitative need identified in the evidence base, ensuring flexibility in the market and the ability to attract inward investment. This includes a major strategic employment site north of the A120 adjoining the Garden Community, as well as employment land within Hare Green, Horsley Cross and Weeley Garden Villages.

The Committee's decision to endorse the preferred spatial strategy and associated site allocations enabled Officers to complete preparation of the full Preferred Options Draft of the Local Plan, which includes detailed planning policies and site-specific requirements. Publication of the Preferred Options Draft for consultation will not only provide the public with an opportunity to comment on the proposed strategy and allocations but will also allow the Council to begin applying some weight to emerging policies in planning decisions - helping to maintain a degree of control over development during a period when the District will otherwise be vulnerable to speculative applications due to the inability to demonstrate a five-year housing land supply against the new mandatory target.

VISION AND OBJECTIVES

The overarching vision and objectives for the Local Plan are designed to guide the planning of the District up to 2042, painting a picture of what it is hoped the Tendring area will be like in the future – acknowledging that Tendring District Council will have been replaced by a new unitary authority and the Local Plan may have been reviewed a number of times by that new authority in that time. The objectives which sit beneath the vision statement underpin the policies and proposals in the Local Plan that the Council (in its current and future form), working with partners, will seek to implement over the Plan's timeframe.

The vision and objectives were considered by the Planning Policy and Local Plan Committee in draft at its meeting on 27 February 2024 and were agreed for the purpose of public consultation. An updated version was duly incorporated into the Issues and Options document that was the subject of consultation in Spring 2025. The version now set out in the recommended Preferred Options Draft has been revised selectively to reflect the spatial strategy and Garden Villages proposed for Hare Green, Horsley Cross and Weeley as well as taking on board comments received, largely from Essex County Council, in response to the Issues and Options consultation.

The statement provides an overarching future vision for the District with more specific commentary around seaside towns; as well as Harwich, Freeport East and the A120 corridor; the proposed Garden Villages; the Tendring Colchester Borders Garden Community and the District's rural heartland. In the outcomes section of the vision statement, additional commentary is included around the achievement of more walkable places and a wider choice of active and sustainable ways to travel.

The eleven associated objectives still relate to:

1. Housing Delivery;
2. Employment/Commercial;
3. Town Centre Development;
4. Infrastructure Provision (with additional commentary around the need for infrastructure to be provided in a phased and timely way);
5. Education and Health (with additional commentary around emergency services);
6. Sustainability;
7. The Historic Environment;
8. Biodiversity (with the addition of commentary around blue and green infrastructure);
9. Water and Flood Risk;
10. Tourism Promotion; and
11. Climate Change.

Each policy in the Local Plan then includes a reference to one or more of the objectives to demonstrate its contribution towards delivering the overall vision for the future.

NEW PLANNING POLICIES

The recommended Preferred Options Draft contains the following new policies, many of which relate to sites allocated for housing, mixed-use development or employment land as agreed by the Committee at its meeting on 8 December 2025. These entirely new policies are shown with a green background in the Preferred Options Draft for ease of reference:

- **New Non-strategic Policy HP1a: Managing the Location of Hot Food Takeaways** – a new policy aimed at supporting public health objectives which elaborates on a principle that had already been established through the current Local Plan. The new policy specifically looks to resist the establishment of takeaways within walking distance of schools, other educational establishments, playgrounds and sports grounds; and seeks to avoid an over concentration of takeaways both in Town Centres and elsewhere – with a requirement for a Health Impact Assessment to be submitted with planning applications in certain locations.

- **New Non-strategic Policy HP4: Cemeteries, Crematoriums and Burial Sites** – replacing the current Policy HP4 dealing with safeguarded open space (the provisions of which are proposed for incorporation into revised Policy HP5), the new policy will deal exclusively with the future expansion of Weeley Crematorium, Burrs Road Cemetery, Dovercourt Cemetery and Kirby Cross Cemetery as well setting out expectations in respect of the creation of new burial places such as woodland burial. These expectations relate to groundwater risk assessment, biodiversity enhancement, access, the preservation and enhancement of heritage and long-term management and maintenance.

- **New Non-strategic Policy PP6a: Extensions to Existing Employment Sites in the Countryside** – a new policy introduced to address a gap in the previous Local Plan, which supported the retention of existing employment sites but was silent on whether extensions were acceptable. This policy provides a clear framework for considering proposals to extend established employment sites located outside settlement boundaries, enabling sustainable economic growth while safeguarding rural character and environmental quality. It sets out criteria requiring evidence of operational need, proportionate scale, and measures to minimise landscape and biodiversity impacts, alongside robust design, access, and infrastructure provisions. The approach aligns with the NPPF and ensures that development in the countryside remains sensitive, well-related, and economically justified.

- **New Non-strategic Policy PP15: Walton Mere** – a site-specific policy supporting the restoration of Walton Mere through a potential mixed-use development including new boating lake and/or fish nursery with tidal sluice, a new and improved saltmarsh wildlife habitat, a new sea wall, new pedestrian links with appropriate marine-related commercial and community uses and an appropriate level of residential accommodation in the form of high-quality floating homes and houseboats that will help fund and enable the wider scheme.

- **New Non-strategic Policy PP16: St. Osyth Car Park** – a policy that gives support, in principle, for the establishment of a much needed new car park close to the centre of St. Osyth village which could potentially be delivered as part of a package of development including a moderate level of housing development – with planning applications judged on their merits against specific requirements of the policy and others in the Local Plan.

- **New Strategic Policy PPL4a: Biodiversity Net Gain (BNG) in Tendring** – a variation on what the Council has already adopted as an interim policy following a decision of the Cabinet on 24 October 2024 to enable the Council to respond positively and constructively in its consideration of BNG as part of the planning process; and in the consideration of proposals to set up 'Habitat Banks'. The policy proposes an increase from the minimum statutory 10% BNG requirement, to 20% following the formal adoption of the Local Plan, if accepted through the examination process as being economically viable.

- **New Strategic Policy PPL5: Water Conservation, Drainage and Sewerage** – a complete replacement for the Local Plan's existing policy on this topic which includes very specific expectations around water efficiency in new development – particularly given Tendring's status as an area of water stress and concerns about the impact of growth on water supply. The policy includes an enhanced expectation that new residential development is designed to utilise no more than 100 litres per person per day of mains supplied water – an enhancement on the current Local Plan expectation of 110 l/p/d that has been assessed as part of the viability evidence. The new policy also includes expectations for non-residential development and sets out the information expected to be provided with planning applications. The new policy also incorporates elements of the current policy in respect of Sustainable Drainage Systems (SuDS); foul water disposal to mains or, in exceptional cases private treatment facilities; and the construction of agricultural reservoirs.

- **New Non-strategic Policy PPL9a: Non-Designated Heritage Assets** – a policy that specifically deals with non-designated heritage assets i.e. buildings, structures and features that are not necessary legally listed nor part of a Conservation Area, which have local historic significance. The policy also seeks to give status to assets to be included the emerging Local Heritage List, for which the Council has been consulting the community – inviting suggestions for locally important buildings, structures and other features.

- **New Strategic Policy PPL10a: Operational Energy and Carbon (Net Zero) in Homes and Buildings** – this policy expands upon the Council's existing policies on energy efficiency (which were innovative in their own right at the time of introduction) to reflect the policy framework that has been developed by Essex County Council and reflected in updates to the Essex Design Guide. The policy introduces specific requirements for most buildings to be constructed to be Net Zero Energy and Carbon which have been tested in respect of their impact on economic viability and reflected in the revised affordable housing percentage target now proposed in Policy LP5.

- **New Strategic Policy PPL10b: Embodied Carbon and Circular Economy in Homes and Buildings** – a further policy requiring the minimisation of 'embodied carbon emissions' i.e. the carbon footprint associated with the construction of new buildings themselves. Again, this is a policy developed through the work of Essex County Council and reflected in the Essex Design Guide.

- **New Strategic Policy PPL10c: Renewable Energy Infrastructure** – with the introduction of new Policies PPL10a and PPL10b, existing Policy PPL10 has been completely redrafted into a new policy that deals only with the determination of renewable energy installations. The policy gives support to appropriate community-led renewable energy schemes and sets out the planning considerations that will be taken into account in the determination of any planning applications for renewable energy development.

- **New Non-strategic Policy PPL12a: Thorpe Station and Maltings** – a policy supporting the sympathetic restoration or redevelopment of Thorpe le Soken Maltings and regeneration of the wider Conservation Area. This recognises the current state of the buildings and, for the first time, introduces the concept of demolition and replacement with new replica buildings.

- **New Non-strategic Policy PPL12b: St. Osyth Priory** – a policy supporting the work of the St. Osyth and Priory and Parish Trust and the owners of St. Osyth Priory to bring about the restoration, re-use and improved public access to St. Osyth Priory and its wider estate in line with the Business Strategy that was agreed with the Council in 2019 and updated in 2023. The policy indicates a preference for any future proposals for additional residential 'enabling development' to have a reasonable geographical relationship and connection to St. Osyth, the Priory and the community to which it most relates.

- **Policy Non-strategic PPL12c: Protection of the Naze** – a policy setting out the long-term ambition to continue working with partners to secure the future protection of the Naze. It refers specifically to promoting the Naze for recognition as Heritage Coast, advocating its continued protection through future Shoreline Management Plans, supporting expansion of the John Western Local Nature Reserve, strengthening the case for securing external funding and resisting development proposals that might threaten the protection of the Naze and its unique qualities.

- **New Strategic Policy SAMU1: Tendring Colchester Borders Garden Community** – a replacement for the policies in the adopted Section 1 Local Plan for North Essex (which along with Section 2 will be superseded by the new Local Plan) relating to the Garden Community which reflects the fact that a site-specific Development Plan Document (DPD) has now been produced and adopted to guide the development going forward. The policy also refers to a proposed appendix to the Local Plan in which the relevant policies (SP8 and SP9) from the Section 1 Local Plan are 'saved' and will thus continue to apply, alongside the DPD and the new policy, in the determination of planning applications.

- **New Strategic Policy SAMU5: Development off Deane's Lane and Oakley Road, Dovercourt** – site specific policy relating to the proposed allocation of land for the strategic urban extension in the Harwich area for residential and mixed-use development of around 1,650 homes and associated services, facilities, infrastructure and open space. It includes the requirement for a two-form entry primary school and a neighbourhood centre including

shops, services and community facilities; and for the development to follow an overarching masterplan.

- **New Strategic Policy SAMU6: Weeley Green Garden Village –** the site-specific policy for the circa 900-home garden village development on land to the west of Weeley, requiring a master-planned approach; a neighbourhood centre including shops, services and community facilities; strong walking and cycling connections to wider facilities including the nearby railway station; and a village green.

- **New Strategic Policy SAMU7: Redevelopment of Saltings Quarter, Riverside Avenue, Manningtree** – the policy for a new waterside development close to the heart of Manningtree to include a mix of residential development (around 40 dwellings), commercial use, public open space and public realm enhancements – including the relocation, within the site, of the existing food store.

- **New Strategic Policy SAMU8: Hare Green Garden Village** – the site-specific policy setting out parameters and expectations for the proposed Garden Village at Hare Green, which includes a requirement for a comprehensive master-plan led approach to development reflecting the Garden Community principles established for the Tendring Colchester Borders development. It identifies the expectation for an omni-directional junction connecting the A120 and A133, rapid transit connections, a country park between Frating and Elmstead, 50-60 hectares of employment land, schools and other community facilities.

- **New Strategic Policy SAMU9: Horsley Cross Garden Village** – equivalent site-specific policy setting out parameters and expectations for the proposed Garden Village at Horsley Cross – again requiring a comprehensively master-planned approach and application of the Garden Community principles.

- **New Strategic Policy SAH1: Vicarage Farm off Main Road and South of A120, Harwich/Dovercourt** – site specific policy relating to the proposed development of 150 homes on land south of the A120 and east of the Harwich Valley site that already has planning permission for major mixed-use development. The policy requires, amongst other things, that the additional development be accessed via the Harwich Valley scheme – for which there will be a new roundabout onto the A120.

- **New Strategic Policy SAH2: Development north of Thorpe Road, Kirby Cross** – site-specific policy relating to the allocation of land for approximately 420 homes on land at Kirby Cross which includes expectations around vehicular access points and pedestrian and cycle connections to nearby services and facilities including Kirby Playing Fields.

- **New Strategic Policy SAH3: Development of Land off Arther Ransome Way, Walton** – site-specific policy relating to the proposed allocation of land at Walton for a development

of around 200 homes including expectations around landscaping and environmental mitigation measures.

- **New Strategic Policy SAH4: Development at Land East of Church Road, Brightlingsea** – site-specific policy relating to the allocation of land for approximately 300 homes to the north of Brightlingsea, again with expectations around access, landscaping and environmental mitigation.

- **New Strategic Policy SAH6: Development of Land East of Cockaynes Lane, Alresford** – site specific policy relating to the proposed allocation of land at Alresford for around 100 homes. Part of the site is subject of a current, but yet to be determined planning application.

- **New Strategic Policy SAH7: Development of Land East of Admirals Green and North of Weeley Road, Great Bentley** – site-specific policy relating to the proposed allocation of land east of Great Bentley for around 120 new homes, together with the provision of public open space and a flexible community sports facility designed to serve both future residents and the wider community. The allocation is one of three new housing sites for Great Bentley agreed by the Planning Policy and Local Plan Committee on 8 December 2025, in line with the suggestion of Great Bentley Parish Council. The site is currently subject to a live planning application, which remains undetermined at the time of drafting this policy.

- **New Strategic Policy SAH8: Development of Land East of Amerells Road, Little Clacton** – site specific policy relating to the proposed allocation of land in the northern part of Little Clacton for a development of around 100 homes.

- **New Strategic Policy SAH9: Development of Land South of Clacton Road, St. Osyth** – site-specific policy relating to the proposed allocation of land south-east of St. Osyth for a development of around 100 homes.

- **New Strategic Policy SAH10: Development south of Colchester Road, Thorpe le Soken** – site-specific policy relating to the proposed allocation of land west of Thorpe-le-Soken for the development of around 150 new homes, as agreed by the Planning Policy and Local Plan Committee on 8 December 2025, supporting proposals put forward by Thorpe Parish Council. The policy requires the development to incorporate a new internal road layout and a designated connection point in the south-eastern part of the site to enable a future spine road link to Station Road and Thorpe-le-Soken railway station to the south-east, should further phases of development come forward through future Local Plans. This connection must be designed to align with the wider movement and access strategy, ensuring that it can serve as the starting point for a potential future link road to Station Road and Thorpe-le-Soken station further to the southeast.

- **New Strategic Policy SAH11: Development North of Lifehouse Spa & Hotel, Thorpe le Soken** – site-specific policy relating to the proposed allocation of land south of the recent

Lady Nelson Gardens development for a development of around 110 homes. The policy requires the provision of public open space to be provided as an extension to the Lady Nelson Playing Fields and that development protects and respects the adjacent registered park and garden and its setting.

- **New Strategic Policy SAE2: Freeport East, Bathside Bay and the A120 Corridor** – policy sets out the significance of Bathside Bay and Freeport designation and how the strategy for growth in the Local Plan reflects the opportunities for economic growth that could come forward.

- **New Strategic Policy SAE3: Collierswood Farm Business Park, north of the A120** – site-specific policy relating to the proposed new employment site north of the Tendring Colchester Borders Garden Community. The policy specifies that the development can only have vehicular access from the A120 via the junction being created for the A1331 link road, with any access to Bromley Road restricted to walking or cycling.

REVISED PLANNING POLICIES

The recommended Preferred Options Draft contains the following policies that have been carried forward from the Council's existing adopted Local Plan albeit with notable revisions. As they are policies carried forward from the current Local Plan, they are shown with a light purple background in the Preferred Options Draft, but sections of these policies containing the most notable revisions are highlighted in green for ease of reference:

- **Revised Strategic Policy SPL1: Managing Growth** – containing an updated settlement hierarchy to reflect the proposed spatial strategy for growth agreed by the Committee on 8 December 2025, including Garden Villages proposed for Hare Green, Horsley Cross and Weeley; and with the addition of Point Clear, Tendring Heath, Lanswood Park at Elmstead and Fox Street as defined smaller rural settlements;

- **Revised Strategic Policy SPL2: Settlement Development Boundaries** – additional wording included in the policy to deal more explicitly with how development proposals on land outside of the settlement development boundaries will be determined and to strengthen the protection of the open countryside.

- **Revised Non-strategic Policy HP1: Improving Health and Wellbeing** – updated and amended to better align with the strategies and objectives of health partners particularly in relation to promoting health and active lifestyles for the long-term prevention of avoidable illness. The revised policy also includes a stronger narrative around how health services could be delivered in a coordinated way across the district alongside the increased requirements for growth through the creation of a Health & Wellbeing Centre in the Clacton area and flexible multi-use community hubs at the largest developments and securing

developer contributions towards the improvement, amalgamation or expansion of existing health facilities.

- **Revised Non-strategic Policy HP5: Open Space Sports and Recreation** – This policy details the expansion and replacement of open space, sports and recreation facilities and details when the loss of facilities would be acceptable. The main revisions from the current policy is increasing the threshold for requiring on-site public open space from residential sites of 3 hectares (from 1.5 hectares as per the current policy) to secure larger, more useable open spaces along with a sliding scale that requires a minimum 10% open space on sites between 3 and 10 hectares, 20% on sites between 10 and 30 hectares; 30% on sites between 30 and 70 hectares; and 40% on sites above 70 hectares. This reflects the greater expectations around open space provision within larger Garden Community and Garden Village developments.

- **Revised Strategic Policy LP1: Housing Supply** – updated to reflect the new mandatory housebuilding targets for the period 2025 to 2042 and the sources of housing supply from the various locations and sites, as agreed by the Committee at its meeting on 8 December 2025.

- **Revised Non-strategic Policy LP4: Development Layout and Design** – Formerly titled "Housing Layout," this policy has been renamed and broadened to reflect its wider scope and objectives. It now addresses both layout and detailed design principles for residential and mixed-use developments, incorporating feedback from public consultations, Town and Parish Councils, and developers following the Issues and Options stage earlier this year. The revised policy draws on updated guidance and best practice, including Active Design Principles (2023), Essex Healthy Places (2023), the Essex Design Guide, Building for a Healthy Life (2020), Manual for Streets, adopted masterplans, place plans, neighbourhood plans, and village design statements. It also reflects consultation input from developers, statutory bodies, and local communities. Its key objectives are to promote health and wellbeing through integrated green infrastructure and active design, design out crime by considering safety and security from the outset, ensure accessible and safe public open spaces for all users, and provide parking in line with the latest EPOA Parking Guidance. The policy also references the Jaywick Sands SPD to ensure alignment with its design principles.

- **Revised Strategic Policy LP5: Affordable Housing** – recommended that the current percentage requirement for affordable housing on large sites be reduced from 30% on developments of 11 or more homes, to 20% on developments of 10 or more homes – with the exception of the Tendring Colchester Borders Garden Community and the Garden Villages proposed for Horsley Cross and Hare Green where 30% will remain the requirement for those sites. This change considers the most up to date viability evidence which, in turn, has considered the impact on viability of the higher standards proposed in other policies for energy efficiency, water efficiency and Biodiversity Net Gain.

The Affordable Housing policy has also been revised to include more explicit guidance around the consideration of lower levels of affordable housing on economic viability grounds and a new appendix to the Local Plan has been produced on alternative approaches to affordable housing provision.

- **Revised Non-strategic Policy LP6: Rural Exception Sites** – revised policy carries forward the allowance for one in three homes on a rural exception scheme to be provided for sale or rent on the open market; but includes an alternative option by which a maximum of two in three dwellings could be provided as market housing where at least half of the market homes are going to be self-build or custom built homes.

- **Revised Non-strategic Policy LP7: Self Build and Custom-Built Homes** – the current policy only allows small developments of new self-build and custom-built homes on sites within 600 metres of urban settlements or within 400 metres of one of the larger villages defined as a 'rural service centre'. However, to allow more scope for self-build and custom-built comes elsewhere in the district, the revised policy allows small developments immediately abutting the settlement development boundary of smaller rural settlements – with planning applications considered on their merits against relevant policies.

- **Revised Strategic Policy LP9: Gypsy and Traveller Sites** – the latest evidence on the projected need for future sites and pitches for Gypsies and Travellers (the Gypsy and Traveller Accommodation Assessment – GTAA) suggests 38 additional plots will be required up to 2042. The revised policy identifies the existing established privately run sites at Gutteridge Hall Lane, Weeley and Woodfield Bungalow, Great Bentley as locations for potential expansion if the need arises in the short term; with the Tendring Colchester Borders Garden Community and the proposed Garden Villages at Hare Green and Horsley Cross making provision for the longer-term.

- **Revised Non-strategic Policy LP10: Care, Independent and Assisted Living, Secure Institution** – updated from the current policy to provide specific examples of the type of developments supported by the policy which include, amongst others, hospices and palliative care facilities and extensions to existing care homes beyond settlement development boundaries.

- **Revised Strategic Policy PP7: Employment Allocations** – updated to reflect the allocation of new employment land sites at Collierswood Farm, Land North of the A120, Harwich Road and Land to the North of Colchester Rd, Weeley (Weeley Car boot site) as well as the provision expected to be made at the new Garden Villages at Hare Green and Horsley Cross. This reflects the strategy of supporting Freeport East and attracting inward investment in locations along the A120 corridor and the evidence within the latest Employment Land Review. The Policy now explicitly includes E(g)(ii) Research and

Development and E(g)(iii) Light Industrial Processes alongside B2 and B8 to ensure consistency with national planning policy.

- **Revised Strategic Policy PPL4: Biodiversity and Geodiversity** – to incorporate provisions around green and blue infrastructure moved from current Policy HP3 (now proposed for deletion) and updated to strengthen the link between the Local Plan and the new Local Nature Recovery Strategy (LNRS) for Essex, for which the creation of green and blue infrastructure is key to delivery. The revised policy also includes explicit expectations around the use of bird and bat boxes, swift and bee bricks, log piles, hedgehog fencing and other methods of supporting biodiversity in developments.

- **Revised Strategic Policy CP1: Sustainable Transport and Active Travel** – updated to reflect paragraphs 109–118 of the NPPF, ensuring a vision-led approach to sustainable transport and active travel. It now includes active travel criteria aligned with Policy HP1: Healthy Places, promoting health benefits and reducing car dependency. The policy also incorporates the latest guidance from Essex County Council, including requirements for Travel Plans, Residential Travel Information Packs, and alignment with ECC strategies and local cycling/walking initiatives.

- **Revised Strategic Policy CP2: Improving and Maintaining the Transport Network –** The amendments to Policy CP2 significantly strengthen its strategic scope and operational detail. The supporting text now aligns with Essex County Council's Local Transport Plan 4 (LTP4), introducing measures such as the Bus Service Improvement Plan, demand-responsive transport, active travel networks, and digital connectivity improvements, alongside commitments to strategic highway and rail upgrades including a new A120–A133 link road and Rapid Transit System. The policy wording has been revised to require major developments to prioritise walking, cycling, and public transport, deliver junction and corridor improvements for garden communities, and comply with stricter tests for highway safety and cumulative impacts, supported by obligations for construction damage repairs and Traffic Regulation Orders funding. A new section on freight and lorry parking responds directly to National Highways' consultation comments, setting detailed criteria for need, location, safety, environmental mitigation, and security, ensuring robust provision for the freight industry while safeguarding amenity and environmental quality.

REDUNDANT OR DELETED POLICIES

The following policies from the Council's current adopted Local Plan have not been carried forward, revised or otherwise, into the recommended preferred Options Draft – mainly on the basis that they are to be replaced with something new, or have become redundant, for example where a development is already under construction or is no longer proposed:

- Policy SP1: Presumption in Favour of Sustainable Development (from the Section 1 Local Plan) – is to be replaced and replicated as Policy SPL1a in the new Local Plan in bringing relevant policies from Section 1 and Section 2 of the existing adopted Local Plan together into one document.

- Policy SP2: Recreational disturbance Avoidance and Mitigation Strategy (RAMS) (from the Section 1 Local Plan) – policy requirements are adequately reflected in the revised version of Policy PPL4: Biodiversity and Geodiversity.

- Policy SP3: Spatial Strategy for North Essex (from Section 1 Local Plan) – deleted as will be superseded by the emerging spatial strategy for Tendring.

- Policy SP4: Meeting Housing Needs (from Section 1 Local Plan) – to be replaced and incorporated into revised Policy LP1 to reflect the introduction of the Government's mandatory housebuilding targets, which have superseded the figures in the current policy for Tendring, Colchester and Braintree.

- Policy SP5: Employment (from the Section 1 Local Plan) – to be replaced and incorporated into revised Policy PP7 to reflect employment land projections from the Council's latest Employment Land Review.

- Policy SP6: Infrastructure & Connectivity (from the Section 1 Local Plan) – policy provisions sufficiently covered elsewhere within the updated Local Plan, and therefore this policy does not need to be carried forward.

- Policy SP7: Place Shaping Principles (from the Section 1 Local Plan) – policy provisions sufficiently covered elsewhere within the updated Local Plan, and therefore this policy does not need to be carried forward.

- Policy SP8: Development & Delivery of a New Garden Community in North Essex (from the Section 1 Local Plan) – moved into an appendix within the Preferred Options Draft and saved in support of the Garden Community policy SAMU1.

- Policy SP9: Tendring/Colchester Borders Garden Community (from the Section 1 Local Plan) – moved into an appendix within the Preferred Options Draft and saved in support of the Garden Community policy SAMU1.

- Policy HP3: Green Infrastructure – the provision contained within this policy are proposed for inclusion in the revised version of Policy PPL4 on Biodiversity and Geodiversity.

- Policy SAMU1: Development at EDME Maltings, Mistley – where there is no longer understood to be the intention of the company to relocate from the site. New Policy SAMU1 relating to the Tendring Colchester Borders Garden Community will take its place.

- Policy SAMU5: Development South of Thorpe Road, Weeley – where the development in question has already obtained planning permission and development is well under construction.

- Policy SAH2: Development Low Road, Dovercourt – where the development in question has already obtained planning permission and is well under construction.

POLICIES CARRIED FORWARD BROADLY UNCHANGED FROM CURRENT LOCAL PLAN

The recommended preferred Options Draft contains the following policies that have been carried forward from the Council's existing adopted Local Plan either unchanged, or with updates or amendments only of a minor or consequential nature that do not fundamentally alter the thrust or intent of those policies. These policies are generally shown with a completely light purple background:

- Strategic Policy SPL1a: Presumption in Favour of Sustainable Development – carried forward from the Section 1 Local Plan and reflecting the overarching expectation of the National Planning Policy Framework (NPPF).

- Non-strategic Policy SPL3: Sustainable Design – carried forward with minor additions to reflect the latest Essex Planning Officers Association (EPOA) Parking Guidance in respect of vehicle and cycle parking, including electric vehicle provision; and to include reference to the proposed energy efficiency and carbon reduction requirements set out in the new Policies PPL10a and PPL10b.

- Non-strategic Policy HP2: Community Facilities – carried forward broadly unchanged but with reference to new guidance contained within the appendices on how applicants could go about demonstrating that there is no longer a community need for a facility or demand for another community use on site. The policy also includes a specific addition in respect of healthcare facilities that have been declared surplus to the requirements of the NHS.

- Strategic Policy LP2: Housing Choice – carried forward unchanged except for minor revision to change the threshold above which residential developments will require a mix of size, type and tenure (having regard to the latest Strategic Housing Market Assessment) from 11 or more dwellings to 10 or more dwellings – better reflecting national guidance.

- Non-strategic Policy LP3: Housing Density and Standards – carried forward broadly unchanged but with reference to new guidance on active design principles published by

Sport England and Active Travel England; healthy home principles set out in national guidance and the latest Essex Design Guide.

- Non-strategic Policy LP8: Backland Residential Development – carried forward broadly unchanged albeit with revised wording in respect of private amenity space to ensure consistency of wording with other policies in the Local Plan.

- Non-strategic Policy LP11: HMO and Bedsits – carried forward broadly unchanged but with inclusion of a reference to the latest Essex Planning Officers' Association (EPOA) cycle parking standards.

- Non-strategic Policy PP1: New Retail Development – carried forward unchanged.

- Strategic Policy PP2: Retail Hierarchy – carried forward broadly unchanged albeit with an updated reference to the guidance in the latest NPPF in respect of 'main town centre uses'.

- Strategic Policy PP3: Village and Neighbourhood Centres – minor additions only to list the new neighbourhood centres proposed for the larger developments at Harwich, Hare Green, Horsley Cross and Weeley and to include the Sunspot at Jaywick Sands.

- Non-strategic Policy PP4: Local Impact Threshold – carried forward unchanged.

- Non-strategic Policy PP 5: Town Centre Uses – carried forward unchanged.

- Strategic Policy PP6: Employment Sites – carried forward unchanged.

- Strategic Policy PP8: Tourism – small amendment to include support for tourism accommodation on farm diversification schemes.

- Non-strategic Policy PP9: Hotels and Guesthouses – carried forward unchanged.

- Non-strategic Policy PP10: Camping and Touring Caravan Sites – carried forward unchanged.

- Non-strategic Policy PP11: Holiday Parks – carried forward unchanged pending any revisions required at Publication Stage following updated evidence.

- Strategic Policy PP12: Improving Education and Skills – carried forward unchanged.

- Strategic Policy PP13: The Rural Economy – carried forward broadly unchanged but with the addition of explicit support for the extension and enhancement of rural services and

community facilities, including shops, pubs, post offices and village halls; and to incorporate flexibility required by the NPPF for the re-use or redevelopment of rural buildings.

- Strategic Policy PP14: Priority Areas for Regeneration – carried forward unchanged, although the text in support of the policy has been updated to reflect factual changes, including the adoption of the Jaywick Sands Place Plan and Design Guide, the construction of the Sunspot business centre and progress with levelling up schemes in Clacton and Dovercourt.

- Strategic Policy PPL1: Development and Flood Risk – carried forward broadly unchanged albeit with a minor addition to clarify the geographic area that 'sequential tests' will apply to – i.e. the town or village in question, not the whole of the district. This is a pragmatic addition that acknowledges the fact that Tendring is a coastal district with its main settlements around the coast where appropriate development in the flood zones (such as at Jaywick Sands or Harwich) will be necessary and desirable to achieve positive regeneration that delivers wider benefits.

- Strategic Policy PPL2: Coastal Protection Belt – carried forward unchanged albeit with a reference, alongside the Shoreline Management Plan, to the applicable Marine Plan produced by the Marine Management Organisation (MMO).

- Strategic Policy PPL3: The Rural Landscape – carried forward broadly unchanged but with references to 'Areas of Outstanding Natural Beauty' (AONBs) replaced with the new terminology 'National Landscapes' and an additional paragraph advocating the holistic consideration of nature and the long-term stewardship of the natural environment.

- Strategic Revised Policy PPL6: Strategic Green Gaps – policy wording carried forward unchanged, but as explained elsewhere in this report it is proposed that on the Policies Maps additional Strategic Green Gaps are included at Elmstead Market, Weeley Heath and Little Oakley, with the expansion of the existing Strategic Green Gap south of Kirby le Soken.

- Non-strategic Policy PPL7: Archaeology – carried forward with only a minor change to reference the Historic Environment Record.

- Non-strategic Policy PPL8: Conservation Areas and Registered Parks and Gardens – carried forward broadly unchanged but with specific reference to Registered Parks and Gardens and the Historic Environment Record.

- Non-strategic Policy PPL9: Listed Buildings – carried forward with only a minor change to reference the Historic Environment Record.

- Non-strategic Policy PPL11: The Avenues Area of Special Character, Frinton on Sea – carried forward unchanged.

- Non-strategic Policy PPL12: The Gardens Area of Special Character, Clacton on Sea – carried forward unchanged.

- Non-strategic Policy PPL13: Ardleigh Reservoir Catchment Area – carried forward unchanged.

- Non-strategic Policy PPL14: Safeguarding of Civil Technical Site, North East of Little Clacton/South of Thorpe le Soken – carried forward unchanged.

- Non-strategic Policy PPL15: Safeguarding of Hazardous Substance Site, South East of Great Oakley/South West of Harwich – carried forward unchanged.

- Strategic Policy CP3: Improving the Telecommunications Network – carried forward broadly unchanged from the current Local Plan albeit expecting all new developments to provide gigabit-capable broadband or ducting for future upgrades, ensuring compliance with Building Regulations and supporting sustainable, digitally connected communities.

- Strategic Policy SAMU2: Development at Hartley Gardens, Clacton – carried forward with consequential changes that include reflecting the recent adoption of the Supplementary Planning Document (SPD) and the proposed changes to the affordable housing and BNG percentage requirements.

- Strategic Policy SAMU3: Development at Oakwood Park, Clacton – carried forward with consequential changes that include reflecting the proposed changes to the affordable housing and BNG percentage requirements.

- Strategic Policy SAMU4: Development at Rouses Farm, Jaywick Lane, Clacton – carried forward unchanged, recognising (mainly within the supporting text) that planning permission for the development has already been granted.

- Strategic Policy SAE1: Carless Extension, Harwich – carried forward unchanged.

- Strategic Policy DI1: Infrastructure Delivery and Impact Mitigation – carried forward broadly unchanged.

ADHERENCE TO THE OVERARCHING GUIDING PRINCIPLES

At its meeting on 20 December 2023, the Planning Policy and Local Plan Committee agreed a set of overarching guiding principles for carrying out the review of the Local Plan which were subsequently included in the Issues & Options consultation carried out in Spring 2025 to invite feedback on the general approach. In preparing the Preferred Options Draft Local Plan for the

Committee's consideration, Officers have adhered, broadly, to the guiding principles. To demonstrate this, each of the guiding principles is revisited with commentary below.

- ***FOCUS:*** *The Council will approach the review of the Local Plan with the intention of updating the current adopted Plan as opposed to a more fundamental re-write or starting completely from scratch. This will involve extending the Plan's timeframe; making improvements to selected policies where necessary; topping up the supply of housing and employment land to meet longer-term needs; and ensuring the Plan aligns with the latest National Planning Policy Framework (NPPF).*

The Preferred Options Draft, as explained elsewhere in this report, adheres to this principle with many of the policies carried forward broadly unchanged from the Council's existing adopted Local Plan; albeit with the timeframe extended to 2042 and additional housing, mixed-use and employment land allocations and broad locations identified, primarily to achieve compliance with new requirements of the NPPF.

- ***PROCESS:*** *The Council will update the Local Plan following the current statutory plan-making process which will include public consultation on issues and options, a first draft 'preferred options' document and a final 'submission' draft with the latter being submitted to the Secretary of State to be examined by a government-appointed Planning Inspector. The Council will aim to submit the updated Local Plan to the Secretary of State early in 2026. This will enable the Council to attribute increased weight to the emerging policies, following the five-year anniversary of the adoption of the current Local Plan.*

Although the programme has been adjusted through the recent update to the Local Development Scheme with the intention of now submitting the Plan to the Secretary of State by the end of 2026, the Council is still progressing the Plan under the current statutory plan-making process – having already carried out consultation on issues and options and moving towards carrying out consultation on preferred options.

- ***EVIDENCE:*** *The review of the Local Plan will be informed by proportionate, necessary and affordable updates to relevant technical evidence – with the aim of ensuring the updated Plan has a sound basis whilst achieving best value for money for Tendring's residents at a time of significant financial pressure.*

This approach has been followed in carrying out the Local Plan review to date and the policies and proposals in the Preferred Options Draft have been informed by an updated and emerging evidence base as referred to in this report, much of which is listed and published on the Council's website as background documents.

- ***STATUS:*** *The updated version of the Tendring District Local Plan will, on adoption, supersede both Section 1 and Section 2 of the existing Local Plan (2013-2033 and Beyond) which were adopted in 2021 and 2022 respectively and will then form part of the statutory 'development plan'. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.*

This remains the intention in respect of the new Local Plan being progressed.

- ***TIMEFRAME:*** *The timeframe for the updated Local Plan will be extended by eight years to 2041 so that the Plan covers the 18-year period 2023-2041 i.e. with a statistical base date of 1st April 2023 and an end date of 31st March 2041. The aim will be to ensure a minimum of 15-years' coverage beyond the anticipated date of adoption (in line with paragraph 22 of the NPPF).*

In a small adjustment, the Preferred Options Draft projects forward to 31st March 2042 to cover the 17-year period 2025-2042. This is to ensure the Plan covers a 15-year period past the anticipated point of adoption, which is now 2027/28, following delays encountered in having to take on board the significant change in Government planning policy and introduction of mandatory housebuilding targets following the 2024 General Election.

- ***FORMAT:*** *The general format, chapter headings and policy subject order in the updated Local Plan will broadly follow that of the current Section 2 Local Plan – accepting that some policies may be added and others deleted, as necessary. This will ensure a sensible level of continuity and understanding and to minimise confusion for residents, parish and town councils and other interested bodies - particularly given how recently the current Local Plan was put in place.*

The Preferred Options Draft follows this principle with all Chapter Headings carried forward unchanged.

- ***THE GARDEN COMMUNITY:*** *The Tendring Colchester Borders Garden Community will be carried forward into the updated Local Plan through the inclusion of a single policy agreed between Tendring District Council and Colchester City Council. This policy will discharge the Council's requirements under the legal 'duty to cooperate' and will refer, as necessary, to the separate Development Plan Document (DPD) that contains more detailed expectations and requirements for the development. The policy will also set out the agreed position for the division of housing, employment land and gypsy and traveller pitch numbers between the two authorities for the extended period to 2041.*

This principle has been followed in the Preferred Options Draft through the inclusion of the new Policy SAMU1 and the transfer of relevant policies from the Section 1 Local Plan into the appendices of the Draft Plan – an approach that reflects that of Colchester City Council in its Preferred Options Draft.

- ***STRATEGIC POLICIES:*** *The list of policies set out in the contents pages of the updated Local Plan will indicate which of those policies are to be classed as 'Strategic Policies' in line with paragraph 21 of the NPPF. Strategic Policies are those expected to set out a strategy for the pattern, scale and design quality of places, and make sufficient provision for:*
  a) housing (including affordable housing), employment, retail, leisure and other commercial development;
  b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  c) community facilities (such as health, education and cultural infrastructure); and
  d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

The Preferred Options Draft adheres to this principle, with Strategic Policies meeting the NPPF definition explicitly stated as such within the corresponding policy heading.

- ***VISION AND OBJECTIVES:*** *The vision and objectives within Section 2 of the current Local Plan adopted in 2022 will be carried forward into the updated Local Plan to apply to the extended period to 2041. They will however be amended selectively and as necessary to reflect changes in national policy; updated evidence; the potential opportunities arising from Freeport status, particularly in relation to Harwich, Bathside Bay and the A120 corridor; and any implications of the new spatial strategy to accommodate the ambitious housing target set through the new methodology in government planning policy.*

The vision and objectives included in the Preferred Options Draft are an amended version of those considered and agreed by the Committee on 27 February 2024 and subsequently revised and published as part of the Spring 2025 Issues and Options consultation document. The amendments, as explained elsewhere in this report, mainly reflect the spatial strategy agreed by the Committee on 8 December 2025 and which applies to the extended period to 2042, with some proposals for longer-term growth beyond that timeframe.

- ***SETTLEMENT HIERARCHY:*** *The 'Settlement Hierarchy' forming part of the overall spatial strategy for the Local Plan (Policy SPL1) is likely to be carried forward, broadly unchanged, from the existing into the updated Plan, if possible. Revisions to the Settlement Hierarchy may be required to reflect any spatial strategy involving the creation of new 'garden villages'. The current settlement hierarchy promotes a sustainable pattern of growth that sees:*
  • Clacton, Harwich/Dovercourt and the Tendring Colchester Borders Garden Community as the main focus for growth;
  • the 'smaller urban settlements' of Frinton/Walton/Kirby Cross, Manningtree/Lawford/Mistley and Brightlingsea accommodating the second largest proportion of future growth;
  • The 'rural service centres' of Alresford, Elmstead Market, Great Bentley, Little Clacton, St. Osyth, Thorpe le Soken and Weeley seeing modest increases in housing stock that is proportionate, achievable and sustainable; and
  • other 'smaller rural settlements' across the District accommodating smaller-scale development that is sympathetic to their rural and often historic character.

  If, however, it becomes apparent that it is not possible to accommodate additional future growth to 2041 following this broad approach, the Council may need to consider alternative options that categorise some settlements differently.

In the Preferred Options Draft, Policy SPL1 has been revised to reflect the spatial strategy agreed by the Committee on 8 December 2025 which has needed to adjust in response to the Government's new mandatory housebuilding targets. Whilst the settlement hierarchy is broadly similar to that of the existing adopted Local Plan, the proposals for Garden Villages at Hare Green, Horsley Cross and Weeley are now reflected in the revised approach. The settlement hierarchy in the Preferred Options Draft also includes the addition of Point Clear, Tendring Heath, Lanswood Park (Elmstead) and Fox Street as defined settlements in the 'smaller rural settlements' category.

- ***NEIGHBOURHOOD PLANS:*** *The updated Local Plan will give greater recognition to the role of Neighbourhood Plans and encouragement to town and parish councils, and other community groups, to consider the production of Neighbourhood Plans to promote positive change in their areas to compliment, supplement and help guide the policies in the updated Local Plan.*

The commentary in the Preferred Options Draft has been revised to give greater recognition to the role of Neighbourhood Plans and the agreed spatial strategy for growth reflects specifically the

introduction of new Neighbourhood Plans for Ardleigh and Elmstead which, as discussed in the meeting of 8 December 2025, are not being expected to accommodate any additional planned housing growth above current agreed levels.

- ***SETTLEMENT DEVELOPMENT BOUNDARIES:*** *The updated Local Plan will continue to define settlements (both towns and villages) within 'Settlement Development Boundaries' as a means of managing the pattern of growth. These boundaries will be adjusted as necessary to accommodate additional growth to meet longer-term needs for housing and other development up to 2041 in accordance with the overarching spatial strategy.*

This principle has been followed in the Preferred Options Draft and the settlement development boundaries shown on the proposed policies maps have been revised to reflect the proposed expansion of settlements and the sites agreed by the Committee on 8 December 2025 for additional development.

- ***HIGH QUALITY, BEAUTIFUL AND SUSTAINABLE DESIGN:*** *The updated Local Plan, in its approach to design and quality and other relevant policies, will be updated to better reflect the ambition within latest national policy to promote high quality, beautiful and sustainable buildings and places.*

Although the Government has removed many references to 'beauty' from the latest iteration of the NPPF, the policies in the Preferred Options Draft have been reviewed and revised to reflect the ambition not only for higher quality, but in respect of sustainable buildings in particular, includes new policies PPL10a and PPL10b developed by Essex County Council, incorporated into the Essex Design Guide and taken on board by a number of District Councils in their emerging Local Plans.

- ***INFORMATION REQUIREMENTS:*** *The updated Local Plan will include more guidance on the information required with planning applications when proposing development that might justify or result in the loss of a community facility, a care home, an employment site, a holiday park or other sites or buildings that the Council would otherwise seek to protect for their existing use.*

This principle has been included in respect of guidance contained within the appendices in support of Policy HP2 on Community Facilities and Policy LP5 in respect of Affordable Housing. The inclusion of additional guidance around other policies could be given further consideration in preparation of the later Publication Draft version of the Plan.

- ***OPEN SPACE AND SPORTS PROVISION:*** *The approach to the protection and delivery of open space and sports provision in the updated Local Plan will reflect both the Council's updated strategies on open space and sports provision and latest evidence on quality and accessibility. For the development of these policies, the input of town and parish councils being particularly welcomed.*

New Policy HP5 deals comprehensively with the protection and delivery of open space and sports provision, having considered the latest evidence.

- ***CEMETERIES AND CREMATORIUMS:*** *The policy for cemeteries and crematorium will be revisited to ensure it allows for future needs to be met and to reflect the growing demand and interest in alternative forms of burial.*

The substantially revised Policy HP4 deals specifically with cemeteries, crematoriums and burial sites. It includes specific support, in principle, for new cemeteries and other emerging burial places including woodland burial, subject to consideration against requirements of this and other policies in the Plan.

- ***HOUSING REQUIREMENT:*** *The updated Local Plan will need to plan for additional new homes over the extended 18-year period reflecting updated demographic projections and/or any new requirements of national planning policy. Approximately 10,000 homes are already expected to be delivered on sites allocated in the current adopted Local Plan and sites with planning permission or that are already under construction. However, additional sites will likely be required to address an increasing housing requirement and longer-term needs post 2033.*

As set out in detail in the 8 December 2025 report to the Planning Policy and Local Plan Committee, the Council now has to follow the new requirements of national planning policy which have introduced mandatory housebuilding targets. The Preferred Options Draft therefore makes provision for the delivery of 18,071 new homes between 2025 and 2042, of which around 10,700 are expected to come forward on existing Local Plan allocations, consented sites, sites under construction and windfall sites – with the additional 7,400 coming from new locations and sites underpinning the spatial strategy agreed by the Committee in December 2025.

- ***OPTIONS FOR ACCOMMODATING MORE HOMES:*** *To accommodate and deliver any 'residual' housing requirement, the Council will consider and assess a range of reasonable options, will consult the public and other interested parties on those options and will undertake a 'sustainability appraisal' of those options before selecting a preferred approach to include in the updated Local Plan. The higher the housing requirement, the greater the challenge of identifying an appropriate strategy and the more communities that are likely to be affected.*

As documented extensively in previous Committee reports, the Council has already consulted the public and other interested parties on different spatial strategy options for meeting the new growth requirements, the Committee has selected a preferred spatial strategy (a combination of Options A and B) and the Preferred Options Draft is accompanied by the Sustainability Appraisal that has assessed the preferred spatial strategy for growth and the reasonable alternatives.

- ***LIMITING ADDITIONAL HOUSING GROWTH AROUND CLACTON AND THE GARDEN COMMUNITY:*** *Significant housing development is already planned on sites on the edge of Clacton on Sea (most notably, approximately 1,700 homes at Hartley Gardens) and land at the new Tendring Colchester Borders Garden Community, both through allocations in the current adopted Local Plan and from developments with planning permission or under construction. These developments are already expected to make a significant contribution towards housing growth in Tendring for an extended Local Plan period up to 2041. The options for accommodating any homes to address additional requirements are therefore unlikely to involve any significant additional housing growth around Clacton or the proposed Garden Community.*

As explained in detail in the 8 December 2025 Committee report and subsequently agreed by the Committee, the Preferred Options Draft does not propose any significant additional housing growth around Clacton or the Tendring Colchester Borders Garden Community, over and above

allocations in the existing adopted Local Plan, or sites already with planning permission or under construction.

- ***MAINTAINING STRATEGIC GREEN GAPS:*** *The Council will look to carry forward and potentially expand upon the 'Strategic Green Gaps' in the current Local Plan around Clacton; the Garden Community; Frinton, Walton & Kirby Cross; Manningtree, Lawford & Mistley; and other communities in the District for the extended period to 2041. This is to ensure the principle of maintaining the separate identity of settlements and preventing the coalescence of settlements for the long-term carries forward into the future.*

The recommended policies maps in support of the Preferred Options Draft maintain the position of all the district's existing Strategic Green Gaps, as per the above guiding principle. In some locations, namely Elmstead Market, Weeley Heath and Little Oakley, new Green Gaps are proposed; and in the Kirby le Soken area the designations have been extended to provide wider protection in the context of the increased pressure for growth – for which the Plan does identify sufficient locations and sites elsewhere to meet the Government's new mandatory housebuilding targets.

- ***10% HOUSING ON SMALLER SITES:*** *In accordance with paragraph 69 of the NPPF, the updated Local Plan will seek to deliver at least 10% of all new homes on smaller sites of less than 1 hectare in size. This could include some developments in rural areas to enable villages to grow and thrive and to enhance and maintain the vitality of rural communities in line with paragraph 79 of the NPPF.*

The total requirement for new housing in Tendring between 2025 and 2042 is 18,071, based on the Government's new mandatory housebuilding targets calculated through its standard methodology. The NPPF expectation for at least 10% of all new homes to be on sites of less than 1 hectare in size for the period 2025 to 2042 would therefore be in the order of 1,800 homes. As set out in the 8 December 2025 Committee report, around 1,500 homes are predicted to be built on windfall sites – which tend to be smaller sites, often on brownfield land. In addition, a number of the sites allocated for new housing are less than 1 hectare in size – particularly around the smaller rural settlements, and the revised rural exceptions policy LP6 and self-build and custom-built housing policy LP7 allows for small developments beyond settlement development boundaries.

- ***COMMUNITY INFRASTRUCTURE LEVY (CIL):*** *The Council will actively and positively explore opportunities to introduce a Community Infrastructure Levy (CIL) Charging Schedule alongside the updated Local Plan as a means to secure financial contributions from developments across a range of sizes towards the delivery of new and improved infrastructure including transport, schools, health facilities, open spaces and others – with a proportion of funds going to town and parish councils. This will require technical evidence on infrastructure requirements and economic viability to justify the setting of an appropriate level of CIL which will apply to development on a 'per square metre' basis and which could vary across different types of development and different parts of the District. The introduction of CIL could be particularly important if the strategy for housing growth in the updated Local Plan includes an increase in small to medium-sized developments spread across different parts of the Tendring District.*

In the Preferred Options Draft, Officers have maintained a policy basis for the introduction of CIL at a future point, if determined to be workable and viable. Initial feasibility work has been carried

out, with the support of Essex County Council, which alongside the further viability evidence produced in support of the emerging Local Plan, indicates that CIL could be workable and viable in some parts of the district on certain kinds of development, but not all. It is recommended however that any future decisions on formally progressing and implementing CIL should be taken having regard to Devolution and Local Government Reorganisation and the likelihood come 2028, that Tendring District Council will be replaced by and incorporated into a new unitary authority covering a wider geography.

- ***HOUSING MIX AND AFFORDABLE HOUSING:*** *The Council will update its Strategic Housing Market Assessment (SHMA), either alone or in partnership with other councils, to provide up to date evidence on the mix of housing size, type and tenure likely to be required in the future - including the requirement for affordable housing. The Council will review the wording of the Local Plan's affordable housing policy with the aim of maximising affordable housing delivery to meet the needs of lower-income households.*

The Strategic Housing Market Assessment has been updated, and the new study has already been reported to the Committee and published as a background document on the Council's website. Policy LP2 makes particular reference to the SHMA and the affordable housing policy LP5 and its supporting text have been revised having regard to this latest evidence and the viability study.

- ***SELF-BUILD AND CUSTOM-BUILT HOMES:*** *The Council will specifically review its policy on Self-Build and Custom-Built Homes to widen the opportunities for people to build their own homes and to support the local construction industry – balanced carefully against the need to achieve a sustainable pattern of growth and to prevent inappropriate development in the countryside. This might involve setting out more detailed guidance on the information required with planning applications.*

Policy LP7 in the Preferred Options Draft has been revised to include new in principle- support for sites directly next to the development boundaries of smaller rural settlements, provided they meet various requirements, including safe pedestrian access (now more clearly defined). The policy is now linked to Policy LP6, allowing up to half of the market homes in rural exception schemes to be delivered as self- or custom-build. Delivery mechanisms have been strengthened, with explicit reference to using planning conditions or legal agreements to ensure homes are initially occupied by the people who commissioned them. Large developments of 150+ homes must now provide serviced plots for at least 2% of dwellings (rounded up) as self or -custom-build, offered first to those on the -Self Build- Register for 12 months before being released more widely or returning to market housing. All proposals must also demonstrate bespoke, high-quality, contextually appropriate design that reflects local character and landscape setting. Overall, these changes clarify expectations, reinforce delivery, and better position the policy to meet growing demand for self and custom-build homes.

- ***GYPSIES AND TRAVELLERS:*** *The Council will use the findings of the latest Gypsy and Traveller Accommodation Assessment (GTAA) to determine whether or not the updated Local Plan needs to identify any sites to meet projected needs for Gypsy and Traveller pitches – taking into account existing sites and the provision already being made through the Tendring Colchester Borders Garden Community.*

Policy LP9 has been updated to reflect the new GTAA, which identifies a need for 38 additional Gypsy and Traveller pitches up to 2042 (28 for households meeting the planning definition and 10 for households of unknown status). The policy now also supports short-term provision through proportionate expansion of the two largest existing sites at Woodfield Bungalow (Great Bentley) and Gutteridge Hall Lane (Weeley). It confirms that a Call for Sites will be undertaken to identify further suitable land and sets out that longer-term provision will be made within the Colchester Tendring Borders Garden Community and the new Garden Villages proposed for Hare Green and Horsley Cross.

- ***EMPLOYMENT LAND AND FREEPORT EAST:*** *The Council will specifically review the supply of land for new business and industrial development in the Local Plan, informed by updated technical evidence. In particular, the Council will consider the need to allocate additional land in and around Harwich and the A120/A133 corridor to maximise the potential for new business investment following the designation of 'Freeport East' and the start of the Bathside Bay Container Port expansion development; and to enable existing businesses in the District to relocate, expand and diversify and to free up property on existing employment sites for the establishment of new and/or growing local businesses.*

As agreed by the Committee at the meeting on 8 December 2025, the Preferred Options Draft includes new employment land allocations north of the A120 at Harwich, north of the A120 at the Tendring Colchester Borders Garden Community and as part of the mix of uses proposed for the new Garden Villages at Hare Green and Horsley Cross. Land north of Colchester Road, Weeley is also allocated for employment land to complement the smaller Garden Village proposal west of the village and on the A133 corridor.

- ***ECOLOGY AND BIODIVERSITY NET GAIN:*** *The Council will specifically review its policies on the protection and enhancement of ecology and biodiversity to ensure they properly reflect government requirements for Biodiversity Net Gain (BNG) with the aim of increasing BNG expectations to above 20%. This could include the identification of specific sites for the creation and enhancement of ecology and biodiversity.*

Policy PPL4a is included in the Preferred Options Draft in respect of BNG – a policy that has already been introduced as interim policy by a decision of the Cabinet. It includes the proposal for increasing the BNG requirement from the statutory minimum of 10% to 20% from April 2028 and the viability implications have been considered through the new viability study.

- ***TOWN CENTRES AND RETAIL:*** *The Council is likely to carry forward its current policies on retail and town centre development into the updated Local Plan – given that the current approach aligns with national policy and the Council's existing technical evidence is considered to be fairly recent and up to date.*

As indicated, the policies that relate to retail and town centre development are being carried forward into the Preferred Options Draft either unaltered or with very minor revisions.

- ***HOLIDAY AND CARAVAN PARKS:*** *The Council will review both its policies and evidence on the protection of caravan and holiday parks and, in particular, whether there is any justification for allowing certain sites to accommodate residential park homes. This is in response to a growing trend for park homes, improvements*

in the quality and efficiency of park homes, the challenges faced in accommodating new housing development and an increase in the unlawful occupation of some sites on a year-round basis.

At this stage of the process, it is proposed that the policies relating to Holiday and Caravan Parks are carried forward unchanged from the current to Local Plan. It is however intended that this position will be reviewed between Preferred Options and Publication stage on receipt of any new evidence, and comments received through the consultation.

- ***LANDSCAPE CHARACTER AND IMPACT:*** *The Council will update its Landscape Character Assessment to provide an up-to-date baseline of evidence that reflects the beauty and sensitivity of Tendring's landscape and seascape. Against this baseline, the Council will assess the landscape impact of specific development options that will inform any decisions on a preferred strategy. The review of the Local Plan will also provide an opportunity to consider the future role of specific landscape designations, such as the Coastal Protection Belt, in ensuring the District's landscape character is, as far as is possible, protected and enhanced.*

The Council has commissioned Essex County Council Place Services to undertake a review of the Council's Landscape Character Appraisal, which was last carried out in 2001. This work is ongoing and will inform the next stage of Plan preparation. The Coastal protection Belt has been reassessed as part of the Local plan review and alterations have been made where necessary to include new development sites.

- ***CLIMATE CHANGE:*** *The Council will substantially update its policies aimed at tackling climate change and contributing towards the achievement of Net Zero Carbon. This will include strengthening the requirements around energy and water efficient design, renewable energy generation, electric car charging and waste reduction. Considerable evidence and policy development has been advanced by Essex County Council, working with other councils, that provides a robust basis for an improved set of viable policies.*

This principle has been followed with the inclusion of the new policy PPL5: Water Conservation, and new policies PPL10a: Operational Energy and Carbon (Net Zero) in Homes and Buildings; and PPL10b: Embodied Carbon and Circular Economy in Homes and Buildings.

- ***TRANSPORT PROVISION:*** *The Council will work with Essex County Council in its capacity as the local transport authority to assess and consider the transport implications of any options for future growth to 2041, utilising and updating existing sources of data and modelling as appropriate. There will be a general expectation that the majority of additional development will be located in such a way to maximise the opportunities for walking, cycling and public transport and to help encourage a shift away from a reliance on private car use – but with realistic expectation that this might not be possible in all locations, particularly rural areas. Where modelling work reveals a need for additional transport infrastructure, the Council will work with relevant bodies to ensure this is put in place – which may involve the use of developer contributions secured through legal agreements or Community Infrastructure Levy (CIL).*

The proposals in the Preferred Options Draft Local Plan have been informed by transport modelling work carried out by Essex County Council through its Essex Highways consultant team.

The spatial strategy for growth, as agreed by the Committee on 8 December 2025, does seek to locate much of the future development in locations that maximise walking, cycling and public transport – notable is the focus of growth on existing urban areas and villages with railway stations.

Because of the sheer scale of housing development expected by the Government under its new mandatory housebuilding targets, the Plan has needed to include Garden Villages in locations such as Hare Green and Horsley Cross which occupy strategically important locations on the road network – but which at present have limited access to existing services and facilities and public transport provision. In those locations, it is proposed that the total scale of development is such that the Garden Villages will be supported by their own new infrastructure to achieve a level of sustainability and self-containment with connectivity to an extended rapid transport network. The recommended site-specific planning policies for those developments set out expectations for how this will be achieved.

EVIDENCE BASE UPDATES AND FINDINGS

Sustainability Appraisal (SA)

The Preferred Options Draft Local Plan is accompanied by a Sustainability Appraisal and a Habitat Regulations Assessment – both of which are legal requirements of the plan-making process.

The Sustainability Appraisal (which includes a Strategic Environmental Assessment) is needed to assess the extent to which an emerging Local Plan, when judged against reasonable alternatives, will help to achieve sustainable development, having regard to environmental, economic and social objectives. The assessment is also specifically designed to ensure that potential environmental effects are identified, considered and where necessary addressed. There is a requirement under legislation to carry out a Sustainability Appraisal for all the proposals and policies in a Local Plan throughout the different stages of its preparation.

The SA for the Preferred Options Local Plan has been carried out by Essex Place Services, and it has considered all of the policies and proposals in the Draft Plan against reasonable alternatives (where applicable) and against a set of sustainability criteria, similar to those used to assess the Council's previous Local Plan. The work is presented in an Interim Integrated Sustainability Appraisal Report, which includes:

- a review of relevant plans, strategies and environmental protections;
- a detailed baseline of environmental, social and economic information;
- a set of sustainability objectives and appraisal criteria;
- assessment of each policy and proposed allocation;
- assessment of reasonable alternatives; and
- supporting Annexes, including site-by-site assessments.

The SA also incorporates a Health Impact Assessment screening and a provisional Equalities Impact Assessment, ensuring that health outcomes and equality considerations are taken into account.

Overall, the Sustainability Appraisal finds that the Draft Local Plan performs well against the sustainability objectives. Positive effects are identified in relation to:

- meeting housing and employment needs;
- supporting the vitality of town centres;
- directing growth to sustainable locations with good access to services and transport; and
- promoting high-quality design, green and blue infrastructure, biodiversity net gain, and climate-resilient development.

The SA also highlights areas where careful planning and mitigation will be important, particularly in relation to:

- internationally protected coastal and estuarine habitats;
- landscape character, including the Suffolk & Essex Coast and Heaths National Landscape;
- water quality, wastewater capacity and efficient use of water;
- flood risk;
- air quality, especially around key transport corridors; and
- best and most versatile agricultural land.

At the site level, the assessments in Annex C explain why certain sites are preferred and others are not, based on their sustainability performance, accessibility, environmental constraints and infrastructure considerations.

The SA will be updated again for the Regulation 19 Submission Draft to reflect consultation feedback and any policy changes. A separate Non-Technical Summary will provide a plain-English overview of the final assessment.

It is a legal requirement for the Sustainability Appraisal to be part of the Council's formal decision-making process and for it to be published for consultation alongside the Draft Local Plan. For this reason, it is expressly referred to in the recommendations and is attached to this report as appendices rather than being simply listed as background documents like other studies within the evidence-base.

Habitat Regulations Assessment (HRA)

The Habitats Regulation Assessment of the Local Plan is produced to determine whether its proposals and policies are likely to have a significant adverse effect on the integrity of internationally important wildlife sites such as Special Areas of Conservation, Special Protection Areas and Ramsar sites – of which there are a number around the coast of Tendring focussed on the Stour Estuary, Hamford Water and Colne Estuary.

The HRA has been carried out by Essex Place Services and is being undertaken in accordance with the four-stage process set out in the Habitat Regulations and relevant case law. At Stage 1 (Screening), each policy and proposed allocation has been assessed (alone and in combination)

to determine whether a Likely Significant Effect on any Habitats site can be ruled out without taking mitigation into account. Where a Likely Significant Effect cannot be excluded, the item is screened into Stage 2 (Appropriate Assessment), which will be completed at Regulation 19 (Submission Version) stage later this year. Stages 3 (Assessment of Alternative Solutions) and 4 (Imperative Reasons of Overriding Public Interest and Compensatory Measures) would only apply if adverse effects on integrity could not otherwise be avoided at Stage 2.

Screening Scope

The screening considers Habitats sites within 20km of the District and identifies impact pathways relevant to Tendring's coastal and estuarine context (e.g. recreational disturbance; effects on functionally linked land used by SPA bird species; water quality; and air quality). Sites scoped-in include Abberton Reservoir (SPA/Ramsar), Blackwater Estuary (SPA/Ramsar), Colne Estuary (SPA/Ramsar), Dengie (SPA/Ramsar), Essex Estuaries (SAC), Hamford Water (SPA/Ramsar/SAC), Outer Thames Estuary (SPA), and Stour & Orwell Estuaries (SPA/Ramsar).

Key Screening Findings

The HRA Screening has considered the Preferred Options Draft Local Plan against all relevant Habitats sites within a 20-kilometre radius of Tendring and has identified a range of potential impact pathways that cannot be ruled out at this stage. As a result, a number of policies and proposed allocations have been screened in for further assessment at the Appropriate Assessment stage. In total, the Screening identifies 8 policies, 43 proposed housing and mixed-use allocations, and 8 proposed employment sites requiring further assessment, reflecting the precautionary approach mandated by legislation and case law. These sites and policies are not screened in because of direct impacts on the designated sites themselves (no development is proposed within protected sites) but because of the potential for indirect effects associated with new development.

A key source of potential impact is recreational disturbance. All residential allocations fall within the Zone of Influence for the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS), meaning that, at the Screening stage and without taking mitigation into account, it is not possible to rule out likely significant effects on sensitive coastal and estuarine Habitats sites. Several policies that could increase visitor pressure or generate additional recreational activity—such as those relating to housing, gypsy and traveller provision, tourism and certain employment uses—have therefore been screened in. One employment site at Manningtree (Saltings Quarter) has also been screened in because of its immediate proximity to the Stour and Orwell Estuaries SPA and Ramsar site, where visual and noise disturbance may arise.

The Screening also identifies potential effects on functionally linked land, which consists of areas outside designated sites that are used by qualifying bird species for feeding or roosting. Some policies and allocations lie in landscapes (predominantly arable or grassland) that could provide such supporting habitat. For example, certain site allocations may interact with habitats relied upon by overwintering and migratory species associated with sites such as the Colne Estuary SPA,

Hamford Water SPA and the Stour and Orwell Estuaries SPA. On this basis, the Screening concludes that likely significant effects cannot be excluded.

Potential impacts on water quality represent another reason why allocations and policies have been screened in. The Water Cycle Study identifies capacity constraints at the Great Bromley, Manningtree and St Osyth Water Recycling Centres (WRCs). Development within the catchments of these WRCs could result in additional pressure on wastewater infrastructure, with potential knock-on effects on water quality in receiving watercourses that drain into the Colne Estuary SPA and Ramsar site, the Stour and Orwell Estuaries SPA and Ramsar site, and the Essex Estuaries SAC. In addition, several proposed allocations lie close to main rivers and drainage networks that flow into these sensitive estuarine systems. As a result, 3 policies, 13 allocations and 5 employment sites have been screened in for potential water-quality effects. Findings and recommendations from the Water Cycle Study will be considered further at the Appropriate Assessment stage.

Finally, the Screening identifies potential air quality impacts where policies and sites lie within 200 metres of Habitats sites, reflecting established Highways England and Defra guidance. Vehicle emissions arising from increased traffic associated with new development could contribute to elevated nitrogen pollution, which is already identified as a key pressure for several of the designated sites. Relevant examples include allocations and employment areas near the Stour and Orwell Estuaries SPA and Ramsar site, the Colne Estuary SPA and Ramsar site, Hamford Water SPA/Ramsar/SAC and the Essex Estuaries SAC. Consequently, 4 policies, 4 allocations and 1 employment site have been screened in due to potential air-quality effects.

Together, these findings mean that an Appropriate Assessment will be required at the next stage of plan preparation (Regulation 19). This will consider avoidance, mitigation and management measures—such as RAMS contributions, construction and environmental management measures, wastewater upgrades, access management, and other policy-based safeguards—to determine whether the Draft Local Plan can be concluded to have no adverse effect on the integrity of any Habitats site before it may lawfully proceed to adoption.

As with the SA, there is a legal requirement for the HRA to be part of the Council's formal decision-making process and for them to be published for consultation alongside the Draft Local Plan. For this reason, it is expressly referred to in the recommendations and is attached to this report as an appendix.

Equalities Impact Assessment (EqIA)

The Equalities Impact Assessment (EqIA) has been carried out alongside the SA by Essex Place Services. It examines how the emerging Local Plan may affect people with protected characteristics (including age, disability, sex, pregnancy and maternity, race, religion or belief, sexual orientation, gender reassignment and marriage/civil partnership). Its purpose is to identify where particular groups may experience specific benefits or challenges and highlighting where

mitigation or policy adjustments may be needed to ensure the Plan promotes fairness, inclusivity and equal access to opportunities. A provisional EqIA is included as Appendix 2 of the SA Interim Report and will be updated following consultation in advance of the Regulation 19 Submission Version of the Local Plan.

The provisional assessment confirms that the Draft Local Plan's strategy – particularly policies on housing supply and mix, affordable housing, health and wellbeing (HP1), community facilities (HP2), and green/blue infrastructure (HP3) – can deliver positive outcomes for many protected groups. Benefits include improved access to affordable and specialist housing (supporting older people, disabled people and families), better proximity to local services and open space (supporting children and those with mobility needs), and stronger active-travel and public transport requirements (supporting households without access to a car). Where potential barriers could arise—e.g., distance to services at early phases of larger allocations, construction impacts, or affordability pressures—the assessment signposts mitigation through phasing, on-site provision, accessible design, and proportionate developer contributions secured via Policy DI1.

The SA framework's social objectives and the EqIA together provide the evidence and justification for many of the policy requirements in the Local Plan, ensuring the Plan's growth strategy is equitable as well as sustainable. The EqIA will be revisited at Regulation 19 to reflect consultation feedback and any policy refinements, with a final statement included at submission to demonstrate compliance with the Council's Public Sector Equality Duty.

Health Impact Assessment (HIA)

A Health Impact Assessment (HIA) has been undertaken as part of the Sustainability Appraisal by Essex Place Services. Although not a statutory requirement, HIA is recognised as good practice within plan-making because Local Plans can have significant effects, both positive and negative, on the health and wellbeing of local communities. The HIA identifies how the emerging Local Plan may influence physical and mental health outcomes, access to services, environmental determinants of health, and wider social factors. Its purpose is to highlight where the Plan can maximise health benefits, minimise risks, and ensure that future growth supports a healthier, more equitable population. The HIA screening is included as Appendix 1 of the SA Interim Report and will be updated following consultation ahead of the Regulation 19 Submission Version.

The provisional assessment identifies a generally strong alignment between the Draft Local Plan and improved health outcomes. Positive effects are associated with policies promoting healthy place-making (HP1), new and improved community facilities (HP2), enhanced green and blue infrastructure (HP3), open space and recreation (HP5), active travel (CP1), and well-connected, walkable neighbourhoods within the strategic allocations. Benefits include increased opportunities for physical activity, improved access to nature and open space, better connectivity to services, and healthier environments shaped by good design, biodiversity enhancements and climate-resilient infrastructure. Where potential health risks or challenges are identified—such as temporary construction impacts, distance to services during early phases of large developments,

or pressures on existing healthcare provision—the HIA points to appropriate mitigation through phasing, on-site delivery of facilities, active-travel networks, environmental management measures, and contributions secured through Policy DI1.

Alongside the SA's social objectives, the HIA provides a clear evidence base for the Plan's approach to promoting health, wellbeing and good quality of life across all communities. The assessment will be revisited at Regulation 19 to incorporate consultation feedback and ensure the final Local Plan fully reflects opportunities to support positive health outcomes and reduce health inequalities.

Strategic Housing Market Assessment (SHMA)

The Strategic Housing Market Assessment (SHMA) carried out by HDH Planning and Development has already been reported to the Planning Policy and Local Plan Committee at its meeting on 28 May 2025. The SHMA forms a key part of the Local Plan evidence base and provides an up-to-date picture of the types of homes likely to be needed in Tendring over the Plan period.

It's main finding is that across the 18,000 new homes the District is required to plan for up to 2042, the projected demand is likely to be relatively evenly spread across one-, two-, three- and four-bedroom homes. This reflects Tendring's ageing population, continued growth of smaller households, and a steady requirement for family-sized accommodation. The SHMA's modelling indicates that no single house size dominates future need, and that a balanced mix will be required to support both older residents wishing to downsize and working-age households needing larger homes.

The SHMA also identifies a significant requirement of affordable housing, estimating a net annual need of around 275 affordable homes – equivalent to roughly 25% of the District's total housing requirement. This need arises from a combination of households unable to access market housing, newly forming households, and expected future turnover within the affordable stock. The assessment also highlights the importance of a range of affordable housing types – with most need focussed on Social and Affordable Rent, but with a meaningful role for Shared Ownership and First homes in helping younger households enter home ownership.

This evidence is now reflected both in the revised affordable housing policy in the Preferred Options Draft Local Plan. It is also consistent with the existing Local Plan policy which requires larger housing developments to deliver an appropriate mix of housing size, type and tenure having regard to the SHMA, ensuring that new development responds directly to Tendring's demographic profile and future needs.

Strategic Housing Land Availability Assessment (SHLAA)

The purpose of the Strategic Housing Land Availability Assessment (SHLAA) is to identify land with potential for housing development, assess its suitability, availability and achievability, and demonstrate how the district's housing requirement can be met over the plan period. It is updated every year by Officers in the Planning Team, and the 2025 update has been prepared using a base date of 1 April 2025, drawling on the most up-to-date information about planning permissions, appeal decisions and delivery rates across the district.

The findings of the SHLAA informed the recommended spatial strategy and the selection of locations and sites for housing and mixed-use development that were considered and agreed by the Committee on 8 December 2025. The SHLAA sets out the projected trajectory for housing growth, demonstrating how the requirement for 18,000 homes between 2025 and 2042 could be met across through a combination of existing commitments, adopted and emerging Local Plan allocations, strategic locations for longer-term growth and a realistic allowance for windfall development of smaller sites.

Based on current evidence, around 10,700 are anticipated to be delivered from sites that already benefit from planning permission or are allocated in the current Local Plan, alongside small sites and windfall development that have consistently contributed to housing supply in Tendring. The additional locations and sites now proposed in the emerging Local Plan (reflecting the Committee's preferred spatial strategy) will deliver the remaining 7,400, ensuring that the full housing requirement can be met with a sensible level of flexibility and contingency included in the figures.

Following the Committee's decision in December 2025 to amend certain site proposals for allocation, an Addendum to the SHLAA has been produced. The Addendum assesses how these changes affect the overall housing trajectory and the supply position for the updated Local Plan and demonstrates that the sites proposed in the Preferred Options Draft of the Local Plan will still meet the housing requirement for the period 2025-2042.

Employment Land Review (ELR)

The Tendring Employment Land Review (ELR) was prepared by Ekosgen (part of GC Insight) and BE Group as part of the mandatory five-year review of the Local Plan. Its purpose is to assess whether additional employment land is needed beyond existing allocations to support economic growth, housing delivery, and strategic infrastructure projects. The study reviewed national and local policy, Tendring's economic performance, and property market trends, and tested future growth scenarios to 2041. These scenarios ranged from a baseline labour demand forecast (5.36 ha) to a higher growth 'policy-on' scenario (30.69 ha), reflecting drivers such as Freeport East, Bathside Bay, and the Tendring-Colchester Borders Garden Community. The review concluded that while overall supply (59.2 ha) exceeds even the highest demand scenario, qualitative factors and strategic locations remain critical.

In response, the Local Plan has been updated to reflect these findings by safeguarding high-performing and strategically important sites and ensuring allocations align with growth priorities.

Proposed employment allocations now support new strategic housing sites and opportunities linked to Freeport East along the A120 and A133 corridors. The ELR and Local Plan also promotes flexibility between employment uses, protects key employment areas, and encourages modern, high-quality premises to meet demand from logistics, advanced manufacturing, and knowledge-based sectors. This approach ensures Tendring can accommodate future economic growth while supporting housing delivery and infrastructure investment.

Essex Supported and Specialist Housing and Accommodation Need Assessment 2025 (SSHANA)

The Supported and Specialist Housing and Accommodation Need Assessment (SSHANA) has been undertaken by Essex County Council, with input from district authorities, the NHS and housing providers. It provides a comprehensive evidence base on the future need for supported and specialist housing across Essex to 2044, covering people with learning disabilities and autism, mental health needs, physical and sensory impairments, vulnerable young people, children in care, older people, victims/survivors of domestic abuse, and people with lower-level support needs. Its purpose is to quantify unmet need, identify pressure points and ensure that Local Plans and commissioning strategies can support the right mix of accommodation, care models and tenures across the county. The assessment forms part of the evidence base for emerging Local Plans and will need to be refreshed every five years.

The assessment provides strong evidence that delivering specialist and supported housing in sustainable, well-connected locations helps residents maintain independence, reduces pressure on health and social care services, and supports the Council's aim of creating healthy, inclusive communities. These benefits are maximised where new provision is integrated within existing settlements, with good access to services, public transport, and highquality design and amenity standards that promote wellbeing and prevent isolation.

Local Plan Viability Assessment

The Viability Assessment of the Local Plan has been carried out by consultants HDH Planning and Development. Its purpose is to test the economic viability, and thus deliverability, of the proposals and policies in the Local Plan having regard to numerous factors such as sale/rental values and construction costs, and the impact of specific policies such as those requiring developer contributions, affordable housing, efficiency standards and Biodiversity Net Gain, on land values and the likelihood of landowners releasing their land for development.

Standards used for the testing:

- Climate change: Net zero carbon standard
- Water use: 100 litres per person per day design standard for homes
- Affordable housing mix: 10% Social Rent, 60% Affordable Rent, 30% Affordable Home Ownership

- Biodiversity Net Gain: 20%

The key findings from the assessment is that the economic viability of development varies across different parts of the district mainly due to differences in sale/rental values and market strength. The introduction of new policies requiring higher standards of energy efficiency (to zero carbon standard), better water efficiency and an increase from 10% to 20% Biodiversity Net Gain is also likely to have an impact on the cost of development which, in turn, would make development in many locations unviable without revising expectations around affordable housing.

To ensure that these important policy ambitions can be delivered alongside the delivery of new homes, the evidence indicates that an adjustment to the affordable housing requirement is necessary on most sites. Accordingly, the Local Plan proposes that the standard on-site affordable housing requirement be set at 20% for developments of ten homes or more. This represents a balanced and pragmatic response that allows the Council to continue securing affordable homes while also ensuring that development remains viable and can proceed without undue delay. For the Garden Community and for the larger Garden Villages at Hare Green and Horsley Cross, the evidence found that a higher level of 30% affordable housing remains achievable.

The assessment also highlights the importance of the mix of affordable housing. A balanced mix of 10% Social Rent, 60% Affordable Rent and 30% Affordable Home Ownership better reflects local needs and viability considerations.

The Water Cycle Study advised tighter water efficiency for new homes and set out that 85 litres per person per day is technically achievable. However, the Council's viability testing showed that adopting this standard at this time would risk creating deliverability problems. As a result, the Local Plan uses a standard of 100 litres per person per day for new homes, which strikes a practical balance between environmental objectives and economic viability.

Community Infrastructure Levy Viability Study

The Community Infrastructure Levy (CIL) Viability Study assess whether CIL could fund infrastructure in Tendring without putting planner growth at risk. It will form part of the evidence base for the Local Plan Review, and tests in a consistent district-wide way how typical policy costs affect viability for different development types and locations. Importantly, the modelling was undertaken against the Council's adopted policy requirements, and the emerging Local Plan is proposing even higher standards (for example in water and energy efficiency) which would further tighten viability margins for CIL.

The Study was carried out by Porter Planning Economics using standard methods and typology testing across market value areas, differentiating between greenfield and brownfield land, and including sensitivity tests on market conditions. It provides a robust indication of where, and to what extent, any levy might be supportable alongside section 106 obligations.

In headline terms, the findings show limited and uneven capacity for CIL. Most brownfield housing typologies have little or no headroom, while some greenfield housing (particularly in higher-value parts of the district) could support CIL. The largest strategic sites (including the Garden Community and Hartley Gardens) do not have capacity for CIL and would continue to rely on bespoke section 106 agreements. In the non-residential market, meaningful headroom is largely confined to convenience retail; offices, industrial, hotels and most comparison retail do not support a viable levy under current conditions.

These findings have been shared with the consultants preparing the Local Plan Viability Assessment and will continue to inform our work as the Local Plan Review progresses. At this stage, Officers are not recommending the introduction of CIL but consider that the question should be revisited later in the plan-making process – potentially following Local Government Reorganisation, when a more coordinated approach across a wider North Essex geographic area may offer a more effective and efficient route to implementation.

Gypsy and Traveller Accommodation Assessment (GTAA)

The Gypsy and Traveller Accommodation Assessment (GTAA) identifies the requirement for additional pitches to meet the current and future accommodation needs for Gypsies, Travellers and Travelling Showpeople in Tendring.

The study was commissioned jointly by the Essex Planning Officers Association (EPOA) and undertaken by Opinion Research Services (ORS) using established GTAA methods: desk-based research, stakeholder engagement, and interviews with relevant households. The fieldwork was completed July–October 2023, and the study has a November 2023 baseline.

The projected future need to 2042 is 38 pitches. This comprises 28 pitches for households that meet the planning definition and 10 pitches for undetermined households. There is no current or future need for plots for Travelling Showpeople. In the short term, additional pitches could be delivered through proportionate expansion at Woodfield Bungalow, Great Bentley, and Gutteridge Hall Lane, Weeley, subject to planning applications being considered against relevant Local Plan policies. It is proposed to invite submissions from relevant landowners through a focussed Call for Sites consultation to identify the extent of available land in these locations and determine its suitability for allocation. For the longer term, provision will be made within the Tendring Colchester Borders Garden Community (SAMU1) and the Garden Village proposals at Hare Green (SAMU8) and Horsley Cross (SAMU9), all well related to the A120 and the strategic road network.

Any planning applications for additional pitches that are submitted outside of these areas will be considered against the following criteria alongside other Local Plan requirements: (a) avoidance of adverse impacts on designated sites and areas at risk of flooding; (b) reasonable access to key facilities and employment; (c) adequate circulation and amenity space; (d) well-drained land with safe access for large vehicles and connections to utilities; and (e) high-quality design and landscaping securing a good standard of residential amenity.

Leisure, Open Space and Outdoor Sports Evidence Base

To inform the Local Plan Review, the Council commissioned a suite of studies from Knight, Kavanagh & Page (KKP) covering indoor and built sports facilities, leisure needs, open space provision, and playing pitches/outdoor sports. Together, these provide a comprehensive and up-to-date picture of Tendring's current leisure and open space infrastructure, the quality and distribution of facilities, and the level of provision required to support both existing communities and planned growth. The studies identify where new facilities or upgrades are needed, highlight gaps in access and quality, and set out local standards and priority projects to guide long-term investment.

Across these assessments, a number of consistent themes emerge: the need to protect existing open spaces and sports facilities; the importance of locally accessible provision for health and wellbeing; the pressure that new development will place on both indoor and outdoor facilities; and the opportunities to enhance quality, modernise ageing assets, and strengthen the overall network of green, blue and recreational spaces. The findings confirm that Tendring will require additional and improved open space, play space, playing pitches and indoor sports provision over the plan period, and that new development must make proportionate contributions, both on-site and off-site, towards meeting these needs.

These conclusions directly informed the approach taken in the Local Plan. Policy HP5 sets out clear standards for open space, ensures strong protection for existing spaces, and requires new development to deliver or fund high-quality, usable open space and sports provision in line with the identified needs. The tiered on-site open space percentages for larger sites, the requirement for play equipment, allotments, playing fields and built sports facilities at appropriate scales, and the strengthened approach to long-term maintenance all respond to the recommendations in the evidence base. In this way, the studies provide the technical justification for the Local Plan's approach and ensure that growth is matched by the infrastructure needed to support active, healthy and well-served communities.

Infrastructure Delivery Plan

The Infrastructure Delivery Plan (IDP) has been carried out by consultants LUC with extensive involvement, engagement and input with Council Officers and key infrastructure providers across transport, health, education and utilities. The IDP identifies (at an appropriate level for the purpose of this stage of the process) current capacity and pressure points, taking into account the growth proposed through the Preferred Options Draft. This early-stage assessment provides a strategic overview to inform spatial options and ensure future development is viable and deliverable, based on engagement with infrastructure providers and existing evidence rather than detailed site-specific requirements.

The Regulation 18 IDP focuses on the infrastructure with the greatest potential to affect viability or delivery, including education, road transport, and utilities (electricity, wastewater and drinking

water). Housing sites were grouped and tested as geographic clusters, and key employment sites were assessed individually. Where infrastructure providers were unable to provide bespoke comments for the purpose of the IDP, the consultants used published evidence to inform the indicative findings.

Primary education capacity is a key challenge, with significant shortfalls in the Central and West clusters, while Garden Villages will require new schools to meet demand. Secondary education is less problematic, with most clusters rated green, although Horsley Cross Garden Village faces constraints due to limited nearby capacity. These issues will require careful planning and coordination to ensure timely provision of school places.

Most residential clusters and employment sites were assessed as having manageable transport impacts, with many rated green. Some areas, including the Central and Northwest clusters and both Garden Villages, were amber due to local congestion and the need for junction improvements and sustainable travel measures. However, the report concludes that these issues can be addressed through planned upgrades and mitigation strategies, meaning transport is not considered a barrier to growth.

Utility provision presents more significant challenges, particularly electricity and wastewater. Larger sites may require new substations, and Garden Villages could need new Water Recycling Centres, which are complex to deliver. Drinking water requirements are less critical, with only local network upgrades likely to be needed. Despite these challenges, providers have indicated that solutions are feasible, and no constraint is considered insurmountable.

The IDP finds that while infrastructure requirements are substantial, all identified constraints can be mitigated or resolved with appropriate planning and investment. Officers will work closely with consultants and infrastructure providers to develop detailed solutions and mitigation measures, which will be set out in further detail in the next draft of the Local Plan (Regulation 19 Submission Version). This positive outlook supports the deliverability of proposed growth, provided that early engagement continues and detailed assessments are undertaken to ensure Tendring's Local Plan is viable and sustainable.

Education Scenario Testing

Following the preparation of the IDP, colleagues in Essex County Council's School Place Planning Team carried out a more detailed Education Scenario Test to understand the school place implications of the emerging spatial strategy. This work uses up-to-date pupil numbers, forecasts and school planning areas, and provides a clearer picture of where new schools or expansions may be needed by the end of the Local Plan period. Its findings will be built into the next version of the IDP and used to refine education-related and site-specific policies in the next draft of the Plan later this year.

Overall, the Scenario Test confirms that the two proposed Garden Villages will require significant new education provision on site, including multiple primary school sites and land for secondary schools. Across the remainder of the district, most areas are expected to be able to accommodate growth within existing primary and secondary schools, supported where necessary by modest expansions or by carrying forward the education land already secured in the adopted Plan at Weeley and Clacton. Some locations, such as parts of Frinton & Walton, Great Bentley and the Manningtree area, will need careful phasing or small increases in capacity, but solutions appear achievable in principle. For secondary education, existing settlements generally have scope to meet additional demand, with the larger new settlements expected to deliver on-site secondary provision that could alter patterns and free up capacity at existing schools. Good walking and cycling connections to the TCB Garden Community are recommended to facilitate early phases of development at Hare Green Garden Village. These findings will inform updated policies and the next iteration of the IDP.

The test also highlights a small number of locations where education capacity is more constrained. In particular, Thorpe-le-Soken presents a challenge because Rolph CE Primary is already close to full and has very limited scope to expand. The level of development currently envisaged around the village would place pressure on the school, and further work is needed with the education authority to understand whether the constraints can be mitigated. This will be a key topic for joint discussion ahead of the Regulation 19 stage.

The Scenario Test is an important piece of evidence, because it confirms where new schools are needed, where existing schools can expand, and where further design work or policy adjustments may be necessary as the Local Plan progresses to ensure growth remains deliverable. A refined version of the assessment, including detailed dwelling mix and the smaller sites not covered in this round, will be undertaken before submission of the Local Plan, ensuring the final IDP gives a clear and robust framework for the education infrastructure required across the District.

Transport Modelling

The review of the Local Plan has been underpinned by ongoing transport modelling work undertaken by Jacobs, commissioned by Essex County Council as the local highway authority. This work forms an essential part of the plan-making process as it provides an evidence-based assessment of whether the emerging spatial strategy can be delivered without causing unacceptable impacts on the highway network and whether the right package of transport interventions can be identified to support sustainable growth.

The modelling uses the North Essex Model (NEMo), a multi-modal strategic transport model with a 2023 base year, developed and validated in accordance with Department for Transport guidance. It allows the effects of new development to be assessed across the district and wider North Essex area, taking into account changes in travel demand, routeing, congestion and mode choice. A 2042 Reference Case has been prepared to assess existing planned growth (from adopted Local Plan allocations and sites with planning permission) and committed highway schemes without the new

Local Plan allocations. This establishes the baseline against which the Preferred Options strategy is measured and provides insight into existing and emerging pressures on the highway network.

The assessment then considers the impact of the Council's emerging growth strategy, including two alternative scenarios for the location of major strategic development: one featuring the proposed garden village at Horsley Cross, and another distributing an equivalent scale of development around Thorpe-le-Soken. While each scenario has its own challenges, the initial findings do not indicate that Thorpe would offer a significantly more sustainable transport outcome than Horsley Cross. On this basis, the Council's chosen approach (focussing strategic growth at Horsley Cross) is considered reasonable when broader planning, environmental and place-making considerations are also taken into account.

Importantly, the modelling to date demonstrates that the Council's preferred spatial strategy is deliverable from a transport perspective and is not expected to give rise to insurmountable impacts on the highway network. The evidence shows that, although traffic levels increase along key corridors (including the A120, A133 and A12) and certain junctions will require attention, these impacts can be managed through a combination of sustainable travel measures and targeted junction improvements. Across Tendring, the Reference Case and early scenario testing point to mainly localised impacts, with no widespread network failures, and increases in queuing remain generally limited and contained.

Consistent with national policy, the modelling programme has adopted a "sustainable travel first" approach. This means that active travel infrastructure, bus service enhancements, demand-management measures, improved connectivity, and behaviour-change initiatives are identified and tested before highway capacity interventions are considered. This helps to ensure that development patterns and site-specific proposals are supported by realistic opportunities to shift trips away from the private car and towards more sustainable modes of travel.

A further phase of modelling work, building on the Reference Case and the initial scenario testing, is now underway. This will refine the assessment of the preferred strategy, including identifying any specific highway interventions required to support individual development sites or clusters of growth. These may include junction improvements, access arrangements, localised capacity schemes or changes to traffic management. The emerging findings have already informed a number of the site-specific policies in the Draft Local Plan, which reference both the sustainable travel measures and the likely package of mitigation associated with particular allocations. The final suite of interventions will be confirmed through the Regulation 19 Submission Draft, once the detailed modelling is complete.

Evidence to support the Essex County Council Net Zero Policies

A comprehensive package of technical studies has been prepared by Essex County Council to support the development of robust and deliverable Net Zero policies across Greater Essex. Together, these reports provide the scientific, engineering, design and viability evidence required

to justify new planning policies that will ensure future development delivers healthy, energy-efficient, climate-resilient and net zero-carbon buildings consistent with local and national climate commitments.

At the core of the evidence is the Essex Net Zero Policy Study (Reports 1 and 2), led by Introba, which establishes the technical justification for requiring all new buildings to be ultra-low-energy, fossil-fuel-free and capable of generating sufficient on-site renewable energy to match their annual energy consumption. The study sets clear performance targets for space heating demand, total energy use and building fabric efficiency – measures that reduce carbon emissions, cut running costs for residents and ensure resilience to future climate conditions.

Alongside the technical standards, the Policy Study also examines the cost of meeting these requirements compared with current Building Regulations (2021). The findings show that the additional costs are manageable and broadly comparable to those identified in the earlier county-wide Net Zero Carbon Viability Study undertaken by Three Dragons and partners. This provides assurance that the proposed approach is financially viable and can be embedded into Local Plan viability assessments across Greater Essex.

To support the practical implementation, Report 2 sets out the information applicants need to provide through the planning process, such as energy modelling, carbon reporting, and design evidence. It also includes design guidance and submission checklists to help planning officers and developers apply the standards consistently and effectively.

The wider evidence base is strengthened by the Essex Embodied Carbon Policy Study, which assesses how to reduce the whole-life carbon footprint of new development. This includes both the operation energy used once buildings are occupied and the carbon associated with materials and construction. The study covers a range of residential and non-residential building typologies, using recognised modelling tools. It recommends an overarching planning policy requiring net zero carbon in operation, supported by standards for energy efficiency, heating systems and renewable energy generation, aligned with Greater Essex's climate targets.

Further practical detail is provided in the Essex Buildings (Net Zero) Specifications, which offer clear, typology-specific guidance on building fabric, ventilation systems and design considerations—including good practice for Mechanical Ventilation with Heat Recovery (MVHR) and approaches to reducing thermal bridging. A supporting document expands on materials, skills and supply chains in Greater Essex, and offers advice on cost-effective design and meeting the emerging policy requirements.

Finally, the Net Zero Carbon Viability and Toolkit Study assesses the financial and practical implications of different carbon-reduction targets. Drawing on industry engagement, national research and high-level modelling, it concludes that net zero-aligned development can be viably delivered where local plan policies are clearly framed and consistently implemented.

Together, these studies provide a coherent and robust evidence base for New Policies PPL10a, PPL10b, and PPL10c detailed above. These demonstrate that net zero new development is technically achievable, financially viable and supported by clear, practical guidance – enabling the Council to include these ambitious policies within the updated Local Plan.

Integrated Water Cycle Study

The Tendring Water Cycle Study was commissioned jointly with Colchester City Council, prepared by AECOM. The study follows Environment Agency guidance and considers water supply, wastewater treatment, flood risk, water quality, and environmental compliance. It also reviews opportunities for sustainable drainage systems (SuDS) and nature-based solutions to support environmentally sustainable growth. The assessment examined the capacity of Water Recycling Centres operated by Anglian Water, the resilience of water supply provided by Affinity Water, and the implications for water-dependent habitats and designated sites under the Water Framework Directive. Detailed modelling was undertaken to ensure compliance with environmental standards and prevent deterioration of river and coastal water bodies.

The study found that several Water Recycling Centres, including Clacton Holland Haven, Manningtree, and Great Bromley, have no spare capacity and will require upgrades or new permits, while Horsley Garden Community will need a new treatment facility. Water supply is less critical in the short term, with Affinity Water forecasting a supply surplus until 2040, after which a deficit could occur without demand management. The study recommends stricter water efficiency standards for new homes and policies to prevent surface water connections to foul sewers to reduce storm overflow risks.

In light of the WCS evidence on demand management and infrastructure capacity, Policy PPL5 requires new residential development to be designed for no more than 100 litres per person per day of mains-supplied water being necessary and mandates submission of a Water Efficient Design Statement, with verification at completion. Following viability testing, the Council selected 100 l/p/d rather than 85 l/p/d, as the latter created viability issues for developers; the policy therefore implements a deliverable efficiency standard consistent with the WCS direction.

Emerging/future work on the evidence base

The following pieces of evidence are either under way but yet to be completed, or will be commissioned as the Local Plan Review progresses:

- Strategic Flood Risk Assessment;
- Landscape Character Assessment (LCA);
- Holiday Park Sector Review;
- Retail/Town Centre Study update (if needed); and
- Heritage Impact Assessment.

APPENDICES

Appendix 1 – Tendring District Local Plan: Preferred Options Draft

Appendix 2 – Sustainability Appraisal (SA)

Appendix 3 – Habitat Regulations Assessment (HRA)

BACKGROUND PAPERS

To view the full emerging Local Plan evidence base, please visit: https://www.tendringdc.gov.uk/content/evidence-base

- Strategic Housing Market Assessment (SHMA) March 2025
- Strategic Housing Land Availability Assessment (SHLAA) December 2025
- TDC Employment Land Review (ELR) October 2025
- Essex Supported and Specialist Housing and Accommodation Need Assessment (SSHANA) (produced for ECC);
- Local Plan Viability Assessment January 2026;
- Community Infrastructure Levy Viability Study;
- Gypsy and Traveller Accommodation Assessment (GTAA);
- TDC Leisure Facilities Framework 2023
- TDC Leisure Facilities Needs Assessment 2023
- TDC Open Space Report 2023
- TDC Playing Pitch And Outdoor Sport Strategy - Full Assessment Report 2023
- TDC Playing Pitch And Outdoor Sport Strategy Framework 2023
- Essex Embodied Carbon Policy Study – technical evidence base (produced for ECC);
- Essex Buildings (Net Zero) Specifications – Specification Guidance (produced for ECC);
- Net Zero Carbon Viability and Toolkit Study (produced for ECC);
- Infrastructure Delivery Plan (IDP);
- Integrated Water Cycle Study;
- Transport Modelling; and
- Education Scenario Test.

Tendring
District Council

TENDRING DISTRICT LOCAL PLAN REVIEW 2025-2042 AND BEYOND

PREFERRED OPTIONS CONSULTATION DOCUMENT JANUARY 2026

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1 Introduction

Welcome to Tendring

1.1 Welcome to the Tendring District Local Plan. Tendring District is located in the north-eastern corner of the county of Essex, bordering Suffolk and approximately 70 miles from London. Tendring is a coastal District containing a number of individual seaside and riverside towns and a large rural heartland. Tendring District is a peninsula bordered by the Stour Estuary to the north, the North Sea to the south and east and the Colne Estuary to the south-west. The western edge of our District borders Colchester.

1.2 The largest urban area within our District is Clacton-on-Sea. Tendring District is also home to the International Port of Harwich; the coastal towns of Frinton-on-Sea and Walton-on-the-Naze; the historic port town of Brightlingsea; Manningtree, a town which borders Suffolk; the Stour Estuary; and the Dedham Vale and Suffolk & Essex Coast and Heaths National Landscapes. Our rural heartlands contain many distinctive villages and hamlets of varying sizes.

1.3 Our District has a diverse range of assets including its attractive landscapes, coastline, areas of nature conservation, maritime heritage, a wealth of heritage assets, and both locally and internationally important ports. However, alongside some thriving settlements and successful businesses there are also some major challenges including unemployment, coastal erosion, and the need to provide space for future developments to meet the employment and housing needs of current and future generations.

Map 1 Tendring District Boundary

The Local Plan Review

1.4 Tendring District Council is undertaking a review of its Local Plan to ensure it remains up to date and continues to provide a clear and robust framework for guiding development across the District. National planning policy requires Local Plans to be reviewed at least every five years and updated where necessary. This review responds to significant changes in national policy, including the introduction of mandatory housebuilding targets, and will extend the Local Plan's timeframe to 2042. The updated Local Plan will set out how the District will accommodate future housing, employment and infrastructure needs in a sustainable way, while protecting the environment and maintaining the character of our towns and villages.

1.5 The review is not a complete re-write of the Local Plan but an update that builds on the foundations of the current Plan. It will carry forward many of the existing policies that remain relevant, while introducing new policies and proposals to reflect the latest evidence, national requirements and local priorities. The updated Local Plan identifies additional sites for housing and employment development to meet the Government's mandatory housing target of at least 18,071 new homes between 2025 and 2042, alongside policies to secure infrastructure, protect biodiversity, and address climate change.

1.6 Once adopted, the updated Local Plan will replace both Section 1 (strategic policies prepared jointly with Colchester and Braintree Councils) and Section 2 (policies specific to Tendring) of the current Local Plan. This means that all planning decisions will be made in accordance with the new Plan, which will become the statutory development plan for the District. The Local Plan also provides the broad framework of policies and proposals to which individual communities can, if they wish, add further detail and more local requirements by preparing their own 'Neighbourhood Plans'.

1.7 The Local Plan Review is therefore critical to ensuring that Tendring can manage growth positively and proactively, rather than leaving the District vulnerable to speculative and unplanned development. It will set out the spatial strategy for where new development will take place, the infrastructure needed to support it, and the policies that will guide the design and quality of new homes, jobs and community facilities. Through this process, the Council aims to balance the need for growth with the protection of the environment and the creation of healthy, sustainable and well-connected communities.

1.8 The review also comes at a time of wider change. With Local Government Reorganisation and the creation of a Mayoral Combined County Authority for Greater Essex on the horizon, this Local Plan is likely to be the last prepared by Tendring District Council in its current form. It will therefore play an important role in shaping the future of the District and influencing strategic planning decisions for the wider area.

1.9 Public engagement will remain central to the process. The Council has already consulted on Issues and Options and will continue to invite feedback at key stages, including through this Preferred Options consultation and the subsequent Submission Version consultation.

Context

1.10 The Local Plan needs to be consistent with a wide range of other policies, guidance, strategies and plans produced not only by this Council but also by central government, neighbouring authorities and other public bodies. Through the Localism Act there is a legal 'Duty to Cooperate' with other organisations and neighbouring authorities in the preparation of Local Plans. The following section identifies other policies, guidance, strategies and plans that informed the content of this Local Plan along with the key national and local partnerships that will be involved in delivering positive changes in the area over the plan period.

National Planning Policy Framework (NPPF)

1.11 The National Planning Policy Framework (NPPF), first introduced by the Government on 27 March 2012, has since undergone several revisions, most recently on 12 December 2024 and amended on 7 February 2025. The revised Framework sets out the Government's planning policies for England and how these are expected to be applied. Local planning authorities must ensure that their Local Plans are consistent with the NPPF's objectives, principles and policies. The Framework continues to promote the achievement of sustainable development and requires councils to prepare and maintain up-to-date plans that meet identified development needs in a flexible and responsive manner. The NPPF is also a material consideration in the determination of planning applications alongside the policies contained in the statutory development plan.

Essex County Council

1.12 Essex County Council is the Local Highway Authority, with a responsibility to manage and maintain the highway network, and the Local Transport Authority, with transport planning responsibilities for the administrative area of Essex. The Essex Local Transport Plan (2011) contains the Essex Transport Strategy (2011) and sets out the 15-year vision to improve travel in the county and underlines the importance of the transport network in achieving sustainable, long term economic growth and enriching the life of residents. This document is currently being reviewed and updated by Essex County Council. It is supplemented by delivery strategies for public transport, highways, cycling and public rights of way. Essex County Council is also the Local Education Authority and Lead Local Flood Authority.

Essex Minerals Local Plan

1.13 Essex County Council is the Minerals Planning Authority for the District and is responsible for preparing planning policies and determining applications for mineral development. The Essex Minerals Local Plan (adopted 2014 and covering the period to 2029) forms part of the statutory Development Plan and should be read alongside the Tendring Local Plan. The Minerals Local Plan is currently undergoing a review, with a Replacement Essex Minerals Local Plan proposed to cover the period 2025-2040. Its role remains to identify sites for the extraction of sufficient quantities of mineral within Essex to facilitate development over the Plan period.

1.14 There are active quarry sites within the District, as well as unworked sand and gravel deposits which are subject to a Minerals Safeguarding Policy within the Essex Minerals Local Plan. Policy S8 requires Essex County Council, as the Minerals Planning Authority, to be consulted on development proposals of 5 hectares or more within the designated sand and gravel Minerals Safeguarding Area. Where development falls within a Minerals Safeguarding Area, regard should be had to the requirements of the Minerals Local Plan (including any emerging policies in the reviewed Plan).

1.15 The Minerals Local Plan also identifies Mineral Consultation Areas (MCAs), extending 250 metres around active quarries, mineral infrastructure, and mineral deposits permitted for extraction. Essex County Council must be consulted on all non-mineral related development within these areas to ensure that mineral resources and associated operations are not prejudiced.

Essex and Southend-on-Sea Waste Local Plan

1.16 Essex County Council is the Waste Planning Authority for the District and is responsible for preparing planning policies and assessing applications for waste management development. The Essex and Southend-on-Sea Waste Local Plan (adopted in 2017) is part of the statutory Development Plan which should be read alongside the Tendring Local Plan. The Plan sets out how waste will be managed across Essex and Southend-on-Sea, including the long-term strategy, development management policies and strategic site allocations, and provides the planning policy framework against which waste-related development proposals are assessed.

1.17 The Essex and Southend-on-Sea Waste Local Plan allocates new waste development at Slough Farm, Ardleigh; Morses Lane, Brightlingsea; Sunnymead, Elmstead; and Heath Farms, northwest of Alresford. It also identifies Areas of Search to meet the need for additional small scale waste management facilities, focussing on existing industrial estates that are suitably located away from sensitive uses such as housing, schools, retail, leisure, and offices. One such Area of Search within Tendring is the Martell's Farm Industrial Area. The Waste Local Plan also designates Waste Consultation Areas at a distance of 250 metres around permitted waste management

facilities and 400 metres around water recycling centres. Essex County Council must be consulted on all non-waste related development within these areas to ensure that waste infrastructure is safeguarded.

Working in Partnership

1.18 Whilst the Council's Planning Department has overseen the preparation of the Local Plan, it is far more than just a planning document. It is of high importance to all services within the Council and many of the partners that we work with. The Local Plan can inform and be informed by the strategies of different organisations because working in partnership will ultimately produce the best results on the ground. The legal 'Duty to Cooperate' places an onus on Councils to demonstrate that Local Plans have been prepared in partnership with other bodies.

Tendring District Council Strategies

1.19 **Tendring District Corporate Plan** – The Council's Corporate Plan sets out the Council's vision and priorities for the future as an organisation. It is important to ensure that the objectives of the Local Plan and Corporate Plan are aligned.

1.20 **Other Council Strategies** – Other than the Corporate Plan, the Council also has a variety of other plans and strategies that the Local Plan reflects and, where possible, supports. Relevant plans and strategies include:

- Community Safety Delivery Plan;
- Housing Strategy;
- Economic Development Strategy;
- Empty Homes Strategy;
- Heritage Strategy;
- Creative and Cultural Strategy; and
- Tourism Strategy.

The Plans of Neighbouring Authorities

1.21 The Council must recognise the strategies and emerging plans of neighbouring authorities. Tendring's adjoining neighbours are Colchester City Council and Babergh District Council. While the wider strategic area has historically been defined by a shared 'Housing Market Area' with Braintree, Colchester and Chelmsford, the most recent evidence indicates that Tendring functions as a distinct housing market area with important but more limited linkages to neighbouring authorities. Nevertheless, the Council continues to work collaboratively with the North Essex authorities on strategic planning matters where there are cross-boundary issues or shared interests. Babergh is not part of Tendring's Housing Market Area but still has an important functional relationship with Tendring.

1.22 Babergh District lies to the north of both Tendring and Colchester, within Suffolk. Babergh and Mid Suffolk District Councils adopted Part 1 of their Joint Local Plan in November 2023, setting the development strategy for the period to 2037. The Councils are now progressing a full Joint Local Plan Review, following changes to the National Planning Policy Framework in December 2024, with the new plan set to guide development into the mid-2040s.

1.23 Brantham, located close to the Tendring boundary, maintains strong service and functional connections with Manningtree. Development proposals in Brantham—including housing, employment or retail—may influence infrastructure, services and environmental impacts within Tendring. Likewise, Tendring's proposals for Manningtree, Lawford and Mistley have reciprocal effects for Babergh. Both authorities will therefore continue to work together to ensure cross-border development achieves positive economic outcomes, high-quality design and appropriate infrastructure delivery.

1.24 Both Tendring and Babergh also have a joint interest in the Suffolk Coast and Heaths National Landscape (formerly AONB) which now extends across the southern part of the Stour Estuary. Ongoing cooperation will ensure that development within both districts conserves and enhances the natural beauty, landscape character and environmental quality of this protected area.

Local Government Reorganisation

1.25 Proposed Devolution and Local Government Reorganisation (LGR) in Greater Essex provide important context for this Local Plan Review. From 2026, strategic planning powers are expected to transfer to a new Mayoral Combined County Authority (MCCA), with a transition to unitary local government structures anticipated from 2028. Given the scale of the proposed changes, this Review is likely to be the final Local Plan prepared by Tendring District Council in its current form. Adoption of a new Local Plan will ensure that an up-to-date, locally prepared framework for managing growth in Tendring is in place for the successor unitary authority.

1.26 Once adopted, the updated Local Plan will continue to guide planning decisions in the District and will also inform the preparation of the MCCA's first 30-year Spatial Development Strategy. Strategic proposals such as the potential Garden Villages at Hare Green and Horsley Cross will therefore play an important role in shaping long-term growth across the wider Greater Essex area.

Other Necessary Assessments

1.27 The Council has a statutory requirement to carry out a number of assessments, in accordance with European and national legislation to ensure that the implications of policies and proposals in the Local Plan have been fully understood. Such assessments include:

Sustainability Appraisal (SA): This helps to ensure that Local Plans and other planning documents have a sound understanding of the environmental, social and economic characteristics and priorities of the area. The Sustainability Appraisal for this version of the draft Local Plan will be consulted upon.

Strategic Environmental Assessment (SEA): The SEA is required by a European Directive to assess the environmental effects of policies and proposals in Local Plans. The SEA is incorporated into the SA in English law.

Habitats Regulation Assessment (HRA): An HRA is a requirement of the European Habitats Directive and for Tendring District is necessary to assess the impact of Local Plan's policies and proposals on our three sites of international importance for wildlife – Hamford Water, the Colne Estuary and the Stour Estuary. An HRA has been prepared for the Preferred Options version of the Local Plan.

Equality Impact Assessment (EqIA): An Equality Impact Assessment is designed to ensure that plan makers think carefully about the likely impacts of their plans on different groups of society to ensure that people are not being discriminated against and the needs of all the population are being addressed. An EqIA has been prepared for the Preferred Options version of the Local Plan.

2 Vision and Objectives

2.1 Having considered the unique characteristics of the District and the challenges that it faces, this chapter sets out the vision and objectives for the District. These underpin many of the policies and proposals in this Local Plan that the Council will work with partners to implement between now and 2042 and it reflects the Council's own corporate priorities.

Vision for the Tendring District

VISION

In 2042, the Tendring District will be a vibrant, healthy and attractive place to live, work and visit. It will have a thriving, resilient and prosperous economy that promotes sustainable economic growth, making sustainable use of its natural and historic environments, maritime connections and popularity as a visitor destination.

The District's residents will be able to enjoy a safe and healthy quality of life in communities that offer a range of high-quality new housing that meets local needs, with job opportunities across a variety of employment sectors and other important services and facilities, including modern health, education, police, fire and rescue, ambulance service and retail/leisure provision. Residents and visitors will be able to enjoy a variety of landscapes including a tidy coast, the open countryside with its elements of natural beauty, a diverse range of attractive historic settlements, landscapes and green and blue infrastructure assets, and an integrated and expanding network of protected wildlife-rich areas which are conserved and enhanced and provide opportunities for the community to be physically active. The District will be home to and welcome people of all ages, abilities and genders, providing a range of activities, attractions and facilities that will appeal to the retired, the young and residents of working ages; and will also provide for the specialist needs of all people ensuring, in particular, that children and young people have the knowledge and skills for a good start in life.

Tendring District's coastal area places economic, social and environmental considerations at the forefront of climate change and therefore there will be a need for adaptation and mitigation against climate change at the centre of sustainable development.

Seaside Towns

Clacton-on-Sea will have established itself as the place everyone wants to live, and the economy will have seen a significant resurgence with new job opportunities; particularly in the business, retail, leisure, hospitality and health sectors. This growth will have been driven, in part, by the rejuvenation of the town's attractive and safe beaches and multi-million-pound private investment in its seafront attractions, alongside public investment of Levelling Up funding in

redeveloping the town centre's library and civic area. The town will have seen the emergence of a variety of attractive shops, restaurants and cafes and leisure facilities, as well as the creation of new country parks, urban greening, the modernisation of premises across its business and industrial parks and the construction of hundreds of new high-quality, energy efficient, accessible and spacious houses, bungalows and retirement complexes. The people of Clacton and the wider area will have access to modern health facilities including the Diagnostic Centre at Clacton Hospital.

Clacton will have preserved and enhanced its heritage features and maintained its tourism roots, building a thriving local tourism industry. But as well as attracting holiday makers, the town will provide a range of activities and attractions that older residents can enjoy with their children and grandchildren at the weekends and during the school holidays, and a strong evening economy where people from the town and surrounding areas will come for a fun and relaxing evening with their friends and colleagues in some of the town's new and trendy restaurants, nightclubs and entertainment venues.

In Jaywick Sands, regeneration projects will continue to raise the standard of living in this part of Clacton – building on the success of the Sunspot Workspace Scheme, renewed sea defences, improved housing conditions and the delivery of other projects in the Jaywick Sands Place Plan. The people of Jaywick Sands will be able to enjoy a sustainable community with associated economic, community and employment opportunities.

Frinton-on-Sea and Walton-on-the-Naze will enjoy year-round prosperity whilst retaining their very distinctive individual characteristics. Walton will have seen the biggest change following an injection of new housing, holiday accommodation, shops and leisure attractions bringing vitality to the town centre and core visitor areas, with improved medical facilities serving the resident population. Frinton will have also seen some new homes and improvements to public spaces whilst continuing to deliver a unique and independent shopping and leisure offer to its residents and its visitors. Both settlements will have succeeded in preserving and enhancing their special historic character.

<u>Harwich, Freeport East and the A120 Corridor</u>

The Harwich area will have experienced an economic resurgence following the designation of Harwich Port and other sites along the A120 corridor as part of 'Freeport East' (alongside Felixstowe Port and Gateway 14 in Suffolk). The tax, customs and other business incentives offered by Freeport status will have resulted in considerable private investment and new jobs for local people in industrial activities, logistics and emerging green energy sectors with new developments at Bathside Bay, Horsley Cross and other sites with good access to the A120 and the local population. Bathside Bay will be playing a critical role in the medium term, servicing the expansion, construction and maintenance of offshore wind farms with more jobs to come in the long-term through the

construction and completion of a new container terminal and associated small boat harbour.

The increase in work opportunities will have generated a significant demand for training facilities and new homes in the Harwich and Dovercourt area particularly for working people and families both in the local area and moving in from elsewhere. This boost in demand in the housing market will have resulted in a number of high-quality housing developments. The Old Town of Harwich will offer new leisure activities and visitor attractions associated with its maritime history. Dovercourt Town Centre and seafront will have also improved its offer of a year-round shopping and leisure experience following significant public investment through the Levelling-Up Fund in its public spaces and improved connections. These benefits will have taken place whilst continuing to preserve and enhance the town's maritime heritage through careful consideration of its associated buildings, structures and coastal landscapes.

Garden Villages

In order to meet the needs of a growing population, new strategically located and comprehensively planned Garden Village developments will be developed at Hare Green, Horsley Cross and Weeley in accordance with detailed masterplanning and site-specific planning policies.

Our Garden Villages will provide necessary infrastructure and services, enabling residents to meet their day to day needs locally with active and sustainable travel modes prioritised, reducing reliance on car travel. Designed to the highest standards, these villages will embody best practices in urban design and place-making, setting a benchmark for future developments in Tendring.

These exemplar communities will not only provide high-quality housing but also foster a sense of community and well-being, with green spaces, recreational facilities, and community infrastructure. By integrating innovative and sustainable design, our Garden Villages will create thriving, resilient communities that enhance the quality of life for all residents.

Tendring Colchester Borders Garden Community

The neighbouring City of Colchester will have been the focus for significant growth in jobs and housing and will have continued to develop a thriving economy that will benefit Tendring District's residents, many of whom commute into the town each day for work. A new Garden Community will be developed to the east of Colchester, developed in accordance with a detailed Development Plan Document (DPD) and positive collaborative working with Colchester City Council, Essex County Council and the lead developers, which takes advantage of its strategic position in relation to Colchester and its proximity to the university to maximise the economic benefits to current and future residents of Tendring. The Garden Community will provide necessary infrastructure and facilities and a high-quality of built and urban design, taking a landscape-led approach. With major investment in rapid transit services to the town centre, pedestrian and cycle

connections and a new link road between the A120 and A133, the management of traffic congestion will have improved, along with provision of upgraded broadband infrastructure and services.

The University of Essex will be one of the leading research and development facilities in the country and, as a result, businesses will have moved to the area to benefit from its expertise and improved transport links. The new Garden Community crossing the Colchester City and Tendring District boundary will be a much sought-after place to live. It will provide the right balance of jobs, housing and infrastructure in the right locations and will attract residents and businesses who value innovation, community cohesion and a high-quality environment, and who will be provided with opportunities to take an active role in managing the community to ensure its continuing success.

Residents will live in high-quality and innovatively designed homes, which accommodate a variety of needs and aspirations and are located in well-designed neighbourhoods where they can meet their day-to-day needs. There will be a network of tree-lined streets and green spaces with an integrated network of active travel routes, incorporating and enhancing existing landscape features and also accommodating safe and attractive routes and space for sustainable drainage solutions; and leisure and recreation opportunities for both residents and visitors of the garden community.

Suitable models for the long-term stewardship of community assets will be established and funded to provide long term management and governance of assets. All Garden City principles as specified in the North Essex Garden Communities Charter will be positively embraced including where appropriate, new approaches to delivery and partnership working for the benefit of the new community. Central to this will be the comprehensive planning and development of the garden community, and the aligned delivery of homes and supporting infrastructure.

<u>Rural Heartland</u>

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 varying levels of new housing and employment development that have helped to support local shops and services, address local issues, provide for local needs and facilitate investment by local businesses in job opportunities. In some of the District's more remote villages, hamlets and other rural communities a flexible approach to small-scale housing development has helped keep those communities vibrant. Improvements to the telecommunications network and internet broadband services have given these areas a new lease of life with more people able to work, shop and learn from the comfort of their own home.

An increasing number of communities will be developing their own Neighbourhood Plans and promoting community-led development as a means of bringing about

positive changes and meeting specific needs and aspirations of local people and businesses.

Throughout the District's countryside and farming communities, a diverse variety of employment and leisure opportunities will have grown up in support of the rural economy and achieving. significant investment in securing the long-term custodianship of the environment. Many parts of the District will have witnessed the creation of diverse wildlife habitats that expand upon and enhance Tendring's intrinsic network of green infrastructure and attractive natural landscapes. Growth in ecology over the District will have not only helped support the diversification of the rural economy but will have made a critical and meaningful contribution in mitigating and adapting to climate change along with the delivery of ambitious targets for biodiversity net gain.

Any new development will need to obtain the following outcomes:

1. *Creating the right balance of jobs, housing and infrastructure;*
2. *Ensuring that development is sustainable in terms of location, use and form;*
3. *Balancing the development needs of the District with the protection and enhancement of the natural, historic and built environment;*
4. *Excellent services and facilities easily accessed by local communities and businesses;*
5. *More walkable places and an excellent choice of active and sustainable ways to travel;*
6. *Vibrant, well-designed*, well-connected town and productive countryside*;*
7. *Avoid, then mitigate, and, as a last resort, compensate for adverse impacts of development on the built, historic and natural environment to achieve a net gain in biodiversity and contributing to local nature recovery, protecting and enhancing the natural environment while capitalising on these features;*
8. *Stronger, more self-reliant town and countryside with thriving centres;*
9. *Enhanced and inclusive quality of life for all residents;*
10. *Working with partners and residents to develop a place where people really matter;*
11. *All new developments should reduce the causes of, adapt to and mitigate against climate change.*

Objectives for the Plan

2.2 Section 2 of the Local Plan provides the housing and employment allocations outside of the Garden Community. It also provides the vision, objectives and development management policies for the plan as a whole.

2.3 A number of sub-objectives have been identified to underpin the purpose of the Local Plan policies in Section 2. These are as follows:

Living Places

Housing Delivery

2.4 The Local Plan's strategic objectives for Housing Delivery are:

Objective 1: Housing Delivery

To provide new dwellings and other forms of specialist accommodation within Tendring District up to 2042 of sufficient variety in terms of location of sites, size, types, tenure and affordability to meet the needs of a growing and ageing population in full.

To deliver high quality sustainable new communities.

Prosperous Places / Sustainable Places

Employment/Commercial

2.5 The Local Plan's strategic objectives for Employment delivery are:

Objective 2: Employment/Commercial

To create the conditions for economic growth and employment opportunities across a range of economic sectors including established business sectors and those sectors projected to grow in the future such as renewable energy and care and assisted living.

To provide for the development of employment land on a variety of sites to support a diversity of employment opportunities and to achieve a better balance between the location of jobs and housing, which will reduce the need to travel and promote sustainable growth in the period up to 2042.

Prosperous Places

Retail Development

2.6 The Local Plan's strategic objective for Retail Development is:

Objective 3: Town Centre Development

To promote the vitality and viability of the town centres through the promotion of retail and other appropriate and adaptable uses, exploiting the benefit of enhanced growth of the towns whilst retaining the best and valued aspects of their existing character, as well as responding appropriately to changes in the way people enjoy shopping and other leisure activities, and competition for trade arising from other centres, both within and outside of the District.

Connected Places / Sustainable Places

Infrastructure Provision

2.7 The Local Plan's strategic objectives for infrastructure provision are:

Objective 4: Infrastructure Provision

To make efficient use of existing transport infrastructure and ensure sustainable and active travel opportunities are promoted in all new development to ensure neighbourhoods and services are walkable and cyclable for the majority of people's daily needs. Where additional capacity is required in the form of new or upgraded transport infrastructure, to ensure this is provided in a phased and timely way in connection with new development.

To enable provision of upgraded broadband infrastructure and services.

To ensure that new growth brings opportunities to enhance existing services, facilities and infrastructure for the benefit of existing and new communities.

To provide an integrated and connected network of Green and Blue Infrastructure, aligning with the objectives of the Essex Local Nature Recovery Strategy.

To ensure that flood risk management infrastructure is considered so that future developments take into consideration the impacts of climate change and can accommodate adaptation where necessary.

To ensure there is adequate capacity in the foul water sewerage infrastructure to meet existing and future needs, and to safeguard water quality and the special environment of the District.

Healthy Places / Prosperous Places

Education and Health

2.8 The Local Plan's strategic objectives for Education and Healthcare are:

Objective 5: Education and Health

To improve and provide good quality educational opportunities and prospects for Tendring's residents as part of the sustainable community strategy. This includes practical vocational training and apprenticeships.

To work with partners in the National Health Service, local health organisations, Essex County Council and local community groups to ensure adequate provision of healthcare and multi-use facilities to support growing communities.

To work with partners in Essex Police, Essex County Fire and Rescue Service and the East of England Ambulance Service NHS Trust, to provide for community safety, cohesion, wellbeing and resilience in the creation of sustainable and resilient new communities.

To work with Public Health to promote and encourage healthy lifestyles through developments and planning to ensure that the people of Tendring have opportunities to be as healthy as possible.

Healthy Places / Sustainable Places

Sustainability

2.9 The Local Plan's strategic objective for Sustainability is:

Objective 6: Sustainability

To locate development within Tendring District where it will provide the opportunity for people to satisfy their needs for employment, shopping, education, and other services locally or in locations which minimise the need to travel and where there are modes of transport available which maximise opportunities for active and sustainable travel and minimise the need for car travel.

Protected Places / Sustainable Places

The Historic Environment

2.10 The Local Plan's strategic objective for the Historic Environment is:

Objective 7: The Historic Environment

To conserve and enhance Tendring District's historic environment, including heritage; respecting historic buildings and their settings; heritage assets; landscapes; links; and views.

Protected Places

Biodiversity

2.11 The Local Plan's strategic objective for Biodiversity is:

Objective 8: Biodiversity and green and blue infrastructure

To provide a network of interconnected multi-functional natural green and blue infrastructure and spaces which secures a net gain in biodiversity and geodiversity; contributes to local nature recovery; promotes healthy lifestyles; and enhances the quality of the natural and built environment.

Protected Places

Water and Climate Change

2.12 The Local Plan's strategic objective for Water and Climate Change is:

Objective 9: Water and Flood Risk

To reduce the risk of all types of flooding by securing the appropriate location and design of new development (incorporating SuDs where appropriate), having regard to the likely impact of climate change, including coastal change.

Prosperous Places / Protected Places

Tourism Promotion

2.13 The Local Plan's strategic objective for Tourism is:

Objective 10: Tourism Promotion

To work with partners to provide an enhanced environment for tourism and the maritime sector and its associated services.

Protected Places

Climate Change

2.14 The Local Plan's strategic objective for Climate Change is:

Objective 11: Climate Change

To provide resilient developments that reduce carbon emissions and are ready to adapt to and mitigate the effects of climate change.

3 Sustainable Places

3.1 The Local Plan's strategic objective for Sustainability is "To locate development within Tendring District where it will provide the opportunity for people to satisfy their needs for employment, shopping, education, and other services locally or in locations which minimise the need to travel and where there are modes of transport available which maximise opportunities for active and sustainable travel and minimise the need for car travel."

Spatial Portrait

General Characteristics

3.2 Within our District, the 2021 Census puts the population at approximately 148,300, with a population density of 441 usual residents per square kilometre. This is an increase of 7.4% since 2011. The predominant ethnic group is White British with a high percentage of the population describing themselves as such. The ethnic minority population was lower than the estimates for both the East of England and Essex.

3.3 Recent decades have seen a trend towards an ageing population in the District and this is projected to continue in the future. The population of people aged 65 and over in the District increased by 17.8% between 2011 and 2021. The percentage of over 65s in Tendring District is higher than both the East of England and Essex percentages. In comparison, the number of people aged 15 to 64 grew by 3.2%, while the population of children under 15 grew by 5.1%.

3.4 Based on the 2021 Census, there were 67,450 households in the Tendring District, the majority of which were within privately owned housing. Average household size in the District was 2.2 people, slightly lower than the national, regional and county averages. The average property price in August 2025 in Tendring District was £271,00; this is noticeably lower than average prices for England and Essex.

Economy

3.5 Tendring District is connected to a network of major roads via the A120, A133 and A137, which provide routes to Chelmsford, London, the M25, London Stansted Airport and the Port of Felixstowe.

3.6 Transportation provision in the District includes 14 railway stations with connections to Colchester, Ipswich and further afield. The average journey time between Clacton-on-Sea and London Liverpool Street is 1 hour 29 minutes and the journey time from Manningtree to London is just over 1 hour.

3.7 There are numerous bus routes throughout the District including frequent inter-urban routes linking villages to the larger urban areas of the District and

the large town of Colchester in the adjoining borough. The dispersed geography of the District means that there is a reliance on the use of private cars.

3.8 The District includes Harwich International Port, a major deep-water facility that operates as a highly efficient, multi-purpose hub for freight and passenger services. The port handles container and bulk cargo, roll-on/roll-off traffic, and accommodates cruise ships, making it a key gateway for international trade and tourism. It also plays a strategic role in supporting the offshore renewable energy sector, providing operational and maintenance facilities for wind farms such as London Array, Gunfleet Sands, Greater Gabbard, Galloper, and the consented Five Estuaries project, alongside other potential future offshore renewable energy projects and grid upgrade initiatives.

3.9 A state-of-the-art operations and maintenance base is already established within the port, and planning permission has been granted for a temporary Green Energy Hub at the planned and yet to be constructed Bathside Bay Container Terminal to the east of Harwich International Port. This hub will enable wind turbine storage, assembly, and servicing for a period of up to 15 years, reinforcing the port's role in delivering renewable energy infrastructure.

3.10 Freeport East developments are central to Tendring's economic future, creating opportunities in clean energy, advanced manufacturing, and logistics. Harwich International Port and Bathside Bay remain strategic assets, with planned investments to enhance container handling and offshore energy capabilities. The Freeport designation offers tax and customs benefits, government funding, and retention of business rates, incentivising inward investment and supporting infrastructure costs. The Ports & Logistics sector has seen a 12.5% increase in employment between 2018–2023, reflecting the strategic importance of Freeport East and associated developments.

3.11 Health and Care is the largest employment sector in Tendring, with over 6,500 jobs, including approximately 3,000 jobs in Care and Assisted Living, the vast majority in care homes (Economic Strategy, 2019). Tendring has more than 130 care homes, equating to 9.1 care homes per 10,000 population, the highest concentration in the UK. Future strategies focus on workforce development and integration with health services, particularly as the population aged 65+ is projected to rise by more than a third during the plan period (Tendring Economic Strategy Review, 2025).

3.12 The Cultural, Visitor and Tourism sector continues to play a vital role in Tendring's economy. Tourism is now worth approximately £450 million per annum to the District (Economic Impact Report, 2024). Many jobs are linked either directly to tourism, such as within hotels, caravan/chalet parks, visitor attractions or indirectly via shops, cafés, and restaurants. Recent investments (Clacton Pier £4m; Brook Park West £75m; Clacton Pavilion Water Park £1m) strengthen the visitor proposition.

3.13 Retail remains a key contributor to local employment, with around 7,500 jobs in Tendring (ONS Business Register and Employment Survey, 2023, cited in Tendring Economic Strategy Review, 2025). However, the sector faces challenges from changing consumer habits and online shopping. Evidence indicates limited quantitative need for additional retail floorspace overall, while highlighting targeted capacity for convenience goods in specific towns and the importance of qualitative improvements to sustain vitality and viability (Retail Study Update, 2017; Retail and Town Centre Uses Study, 2020).

3.14 Model-based unemployment figures for the District show that the unemployment rate was 5.1% in the year ending December 2023. This is an increase from the previous year ending December 2022 where the unemployment rate was 4.6%. These figures are based on a proportion of the District's economically active population.

Social Characteristics

3.15 In 2023 there were 1,214 births in the Tendring District. 2023 figures show life expectancy at birth in the District has been estimated as 77.4 years for men and 81.5 years for women, this is slightly lower than the estimates for England and Essex.

3.16 For the school year 2024/25 there were 19,376 pupils attending 49 schools in Tendring District. This includes 40 primary schools serving 10,479 pupils and 9 secondary schools serving 8,897 pupils. The Essex School Organisation Service's Ten Year Plan 2025-34, published in January 2025, sets out the requirement, supply and demand for places in mainstream primary and secondary schools and is updated annually.

3.17 The latest forecast data (January 2024) from Essex County Council indicate that demand for mainstream school places will continue to rise with primary pupil numbers to reach 10,284 by the 2034/35 academic year. This forecast is consistent across the District. Corresponding secondary school numbers (including Sixth Form) also indicate that demand for mainstream school places will continue to rise with secondary pupil numbers to reach 7,551 by the 2034/35 academic year. Again, increased demand is expected across the District, with the greatest rise in demand expected to be in the Clacton area.

3.18 The District rates relatively highly on the Index of Multiple Deprivation and Jaywick Sands ranks first within England. Education, skills and training levels are low in relation to other districts. The rate of households assessed as homeless in Tendring District was 7.4 per 1,000 in the period between April 2024 and March 2025. Households assessed as threatened with homelessness within the District is 4.6 per 1,000.

3.19 According to Essex Police's *Performance Summary to August 2024*, overall crime in Tendring District fell by 4.6%, and incidents of anti-social behaviour dropped by 13.5% between 2023 and 2024.

3.20 Tendring's community has access to a wide range of Council-run services including three leisure centres with swimming pools, sports centres, recreation grounds, country parks and the Princes Theatre, with an 820-seat auditorium which hosts local events as well as attracting national and international entertainers. The Council also provides Careline, a subscription service which supports independent living.

Ecological Characteristics

3.21 The District has large areas of unspoilt open countryside and a wealth of attractive natural and historic landscapes including areas of importance to nature conservation, particularly around our coast and estuaries. The District also contains many buildings of historic and architectural importance, many of which are within designated conservation areas. These assets are key to the District's attractiveness and its tourism economy but, at the same time, are sensitive to the development pressures stemming from new jobs and homes needed to meet local demands and address the social and economic issues facing the District.

3.22 In the northwest of the District is the Dedham Vale National Landscape, designated for conservation due to its significant landscape value. Made famous by the paintings of Constable and Gainsborough, its traditional grasslands, wildflower meadows and hedgerows provide an opportunity for both residents and visitors to enjoy the peace and beauty of what are among some of England's most precious and vulnerable landscapes. The Suffolk Coast and Heaths National Landscape now covers parts of Tendring on the south side of the Stour Estuary. The District also has the Orwell and Stour Estuaries which are designated as a Special Protection Area (SPA), Ramsar site and Site of Special Scientific Interest (SSSI). The Colne Estuary is designated as Essex Estuaries Special Area of Conservation (SAC) as well as SPA, Ramsar, and SSSI. The Hamford Water area is designated as SPA and SAC. The above sites are all key for the natural environment in regard to protection of habitats of migratory animals, endangered birds, scarce plants and invertebrates as well as the conservation of wetlands.

3.23 The Naze at Walton, the most easterly peninsular in Essex, is a stunning and increasingly rare example of natural and wild coastline of geological and biological importance which benefits both visitors and wildlife alike. It is an important site for migrating and nesting birds including many rarities, with harbour porpoises out to sea, grey seals in the backwaters and a whole host of species to be found on the beaches and in the mud pools. The 70 foot (21m) high cliffs are an internationally important SSSI. These cliffs are made up of London Clay, Red Crag and Thames sands and contain many fossils, such as shark's teeth, shells and wood, which can frequently be found on the beaches. The Naze is rich in history and is dominated by the Naze Tower, built in 1720 by Trinity House to mark the premonitory to shipping approaching Harwich Harbour. The Tower is now open to the public during the summer months and

provides a gallery for the display of works by local artists and craftspeople and boasts a 360-degree view of the surrounding land and seascapes from its viewing platform.

3.24 The District has a rich geodiversity which is varied and largely irreplaceable. There are 10 Sites of Special Scientific Interest (SSSIs) in the District, notified specifically for their geological value.

3.25 The countryside in the District is one of its key assets both in terms of tourism and the living environment for our residents. The Council, working with the Essex Wildlife Trust, has identified over 100 Local Wildlife Sites (LoWS) in the Tendring District including meadowland, grasslands, churchyards and ancient woodlands. LoWS are areas of land with significant wildlife value which provide important wildlife refuges and a green infrastructure network and, although these sites are not protected by law, they are worthy of nature conservation and are protected by planning policy.

3.26 With over 37 miles (60 Km) of coastline, the District contains a number of areas at high risk from tidal flooding and coastal erosion. There is risk of fluvial flooding or surface water flooding elsewhere in the District. The Essex and South Suffolk Shoreline Management Plan (SMP), prepared in partnership between the Environment Agency, Essex County Council and District Councils, is a strategy for managing flooding and coastal erosion over the next 100 years, in three time periods. The main aims of the SMP are to protect all dwellings and key infrastructure against flooding and erosion, to sustain the quality of the natural and historic environment and to allow natural shoreline evolution where possible to take place.

3.27 The 'Hold the Line' strategy, maintaining the existing defence line, can be seen in the Coastal Protection Scheme between Clacton and Holland-on-Sea. In 2014 the Clacton to Holland-on-Sea Coastal Protection Scheme was implemented to provide protection to more than 3,000 homes and commercial premises which would otherwise be at serious risk from erosion by the sea during the next 100 years.

Heritage Characteristics

3.28 Our District has more than 960 Listed Buildings. The District also benefits from 27 Scheduled Monuments which include above and below ground features, 4 Registered Historic Parks and Gardens as designated by Historic England and 9 Protected Lanes, preserved for their historic indication of ancient road patterns in the District. The District also contains 20 Conservation Areas.

3.29 The historic centres of Harwich, Manningtree, Mistley and St Osyth contain many impressive and unique historic buildings and monuments. Within these areas there is a greater likelihood of archaeological remains due to their complex history and development of their communities over many centuries. These centres are sensitive to development in much the same way as is the

ecology of an environmentally important area. Outside of these designated areas, the District's largely rural character and long history of occupation results in many areas of high archaeological importance as well as a range of listed buildings, conservation areas and scheduled monuments.

3.30 Some of the more notable heritage assets within our District include the St Osyth Priory Gatehouse (Scheduled monument, grade I listed building) an important example of monastic building of the Augustinian Order whose façade has one of the best-preserved examples of knapped flint and stone flushwork in East Anglia. The impressive 18th century Mistley Towers (Scheduled monument, grade I listed building), the remains of a church designed by Robert Adam. The Harwich Redoubt (Scheduled monument, grade ll* listed building) a circular fort which supported 10 gun embrasures, completed in 1810 to defend the harbour against invasion during the Napoleonic War. These are just a few examples of the heritage assets within the District.

Socio-Environmental Characteristics

3.31 Tendring District's potable drinking water comes from Ardleigh Reservoir. The reservoir covers 120 acres and, as well as providing the District with drinking water, is also used for recreational activities including sailing and fishing.

3.32 In 2022/23, the Council's total Carbon Dioxide emission were 3,909 tonnes The Council has aligned its targets with the UK's national objectives to achieve Net Zero by 2050 as mentioned in the *Climate Action Plan 2024-2027*.

3.33 Increase in development and use of renewable energy has seen the installation of both off and onshore wind farms in the District. The Orsted Gunfleet Sands 48 turbine offshore Wind Farm has the capacity to provide approximately 100,000 homes with 'clean electricity' in the years to come making a considerable reduction in Carbon Dioxide emissions. Its sister operation, Galloper Offshore Wind Farm, became fully operational in March 2018. Galloper is maintained from the Operations & Maintenance facility at Harwich International Port. Galloper alone generates enough energy to power up to 380,000 average UK households per year. The 5-turbine onshore Wind Farm at Earls Hall has the capacity to generate 'clean electricity' for approximately 6,300 homes and will reduce Carbon Dioxide emissions by 15,000 tonnes per year. Approval was granted for Solar Farms in Wix and Bradfield, these have been delivered, which together will have the capacity to generate 'clean electricity' for approximately 3,409 homes.

3.34 The Five Estuaries Offshore Wind Farm, recently granted a Development Consent Order by the Government, is yet to be constructed but will comprise up to 79 turbines with the capacity to generate clean electricity for approximately 800,000 typical UK homes each year. Similarly, the planned North Falls Offshore Wind Farm, located off the Tendring coastline to the

north-east of Clacton, will consist of up to 57 turbines and is expected to supply clean electricity to around 400,000 homes annually.

3.35 National Grid is progressing a major infrastructure initiative known as the Norwich to Tilbury Project, which aims to upgrade and reinforce the electricity transmission network to accommodate increased renewable generation and improve grid resilience. This project, which includes new high-voltage transmission lines and substations, is as of 2026 at the proposal stage and has not yet received consent.

Neighbourhood Planning

3.36 The 2011 Localism Act introduced the concept of *Neighbourhood Planning,* giving communities a greater say in shaping development in their area. Under this legislation, Town and Parish Councils, or other 'qualifying bodies', can prepare Neighbourhood Plans to complement the policies and proposals in this Local Plan. These plans provide an opportunity for local communities to influence how growth happens in their area and, where appropriate, to allow additional development that meets locally identified needs.

3.37 To be accepted, Neighbourhood Plans must meet a set of basic conditions. They must:

- have appropriate regard to national policy;
- contribute to the achievement of sustainable development;
- be in general conformity with strategic policies in the Local Plan; and
- be compatible with legal obligations, including habitats and human rights requirements.

3.38 Once adopted, a Neighbourhood Plan becomes part of the statutory development plan for the District, sitting alongside the Local Plan and carrying legal weight in the determination of planning applications. Tendring District Council will continue to advise and support Town and Parish Councils and other qualifying bodies throughout the process of preparing Neighbourhood Plans, ensuring they are robust, deliverable and aligned with wider planning objectives.

Presumption in Favour of Sustainable Development

3.39 As required by the Government, the Council will apply a presumption in favour of sustainable development in accordance with guidance in the National Planning Policy Framework.

Strategic Policy SPL1a

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Development that complies with the Plan will be approved without delay, unless material considerations indicate otherwise.

This Policy contributes towards achieving Objective 6.

Spatial Strategy

3.40 Growth in employment, housing and other development needs to be carefully managed to achieve an appropriate balance between economic, social and environmental considerations; ensure alignment with infrastructure provision; and to avoid, where possible, unsustainable developments in remote and poorly accessible locations.

3.41 The settlement hierarchy set out in Policy SPL1 below prioritises locations with access to public transport and/or the strategic road network and which have the potential to offer the widest range of services, infrastructure and facilities. It also identifies locations where new settlements (Garden Communities or Garden Villages) can be developed at a scale, supported by growth in employment opportunities, that will justify and deliver their own services, infrastructure and facilities to minimise pressure on other towns and villages and the necessity for new residents to travel long distances for work and every-day services.

3.42 The Council's previous Local Plan included a spatial strategy for delivering 11,000 new homes and 37 hectares of new employment land over the 20-year period 2013-2033 which notably included proposals for major long-term growth on land around Clacton and the establishment of the Tendring Colchester Borders Garden Community as a joint project with Colchester City Council and which is the subject of its own Development Plan Document (DPD). However, following the change in Government in 2024 and the introduction of significant changes to the National Planning Policy Framework (NPPF), Councils are now required to plan for significantly larger increases in housing development in line with new mandatory housebuilding targets calculated using a revised standard methodology.

3.43 In reviewing the Local Plan, as required every five years, the Council has needed to revisit the spatial strategy for growth in order to accommodate a substantial increase in housebuilding in order to comply with the Government's new mandatory targets. The Council must now plan for a total of just over 18,000 new homes between 2025 and 2042. Approximately 10,700 of these homes are expected to be delivered on developments carried forward from the last Local Plan, sites that, in 2025, had already obtained planning permission for housing or were otherwise already under construction, and homes that are anticipated to come forward on small sites and through windfall development.

3.44 To accommodate and deliver the additional 7,300+ homes and further sites for employment, it has been necessary for the Council to update the spatial strategy in the Local Plan to identify new locations for growth – including major growth in the Harwich area, the establishment of new 'Garden Villages' in three locations (Hare Green, Horsley Cross and Weeley) alongside further proportionate levels of additional housing growth in and around the District's other towns and villages.

3.45 The settlement hierarchy in Policy SPL1 categorises settlements and locations in respect of their role in accommodating future growth and provides the overarching framework for achieving a sustainable pattern of growth across the District which, in turn, underpins decisions on the location and scale of development proposed for different locations

Settlement Hierarchy

Strategic Urban Settlements and Garden Community

3.46 'Strategic Urban settlements' have the largest existing populations and areas of economic activity along with the widest range of existing infrastructure and facilities, making them the most sustainable locations for potential future growth. These settlements provide better opportunities for the use of public transport, walking and cycling to get from place to place and, because they have established town centres, employment areas and infrastructure, they provide locations where, with the right action, it is possible to create a significant number of additional new jobs and deliver sustainable housing growth on a larger scale – and which can assist in addressing local issues of deprivation.

3.47 For the Tendring District, the settlements that fall within this category are Clacton-on-Sea (including the Jaywick Sands and Holland on Sea areas), Harwich and Dovercourt (including Parkeston, Little Oakley village and part of Ramsey) and, in part, our neighbouring City of Colchester which partially extends into the administrative area of Tendring within the Parish of Ardleigh. To deliver economic growth in each of these areas, this Local Plan contains proposals for new employment sites, investment in town centres and improvements to the infrastructure.

3.48 To deliver economic growth in each of these principal locations, this Local Plan (and that of Colchester City Council in respect of Colchester's wider urban area) contains proposals for new employment sites, investment in town centres and improvements to infrastructure. In applying a sustainable approach to the distribution of housing growth that addresses the government's mandatory targets, there are limits to how much additional housing development these locations can realistically deliver, but Clacton, Harwich and the Tendring Colchester Borders Garden Community (described below) are expected to accommodate around half of the District's increase in housing stock over the plan period to 2042 – with the likelihood that some development in these locations will continue beyond 2042 to contribute towards longer-term requirements.

3.49 The Garden Community and the strategic housing and mixed-use developments proposed for Clacton are carried forward as proposals from the Council's last Local Plan but the housing and employment growth for the Harwich area has been increased substantially to reflect both the need to deliver higher housebuilding targets in a sustainable way and the increasing opportunities for employment growth following the designation of 'Freeport East' and associated progress towards the development of a container port and interim Green Energy Hub at Bathside Bay and other growing business interest.

Garden Communities and Garden Villages

3.50 Outside of Clacton, Harwich and the Tendring Colchester Borders Garden Community, the potential for other towns and villages in Tendring to expand to meet the substantially increased targets for housebuilding and employment growth is more constrained by limitations on the availability of suitable land (including the coast); the adequacy and range of transport and other infrastructure; and the nature of the economy and realistic potential for business growth and job creation.

3.51 Therefore, in addition to the new Garden Community on the border with Colchester, this Local Plan also identifies locations for the establishment of three new 'Garden Villages' in central parts of the District that can achieve a scale of development planned in a comprehensive manner to incorporate and support the delivery of new employment opportunities and the delivery of key improvements to the strategic transport network; as well as new services and infrastructure including utilities, shops, schools, open spaces and other community facilities. The three new Garden Village locations are Hare Green at the interchange of the A120 and A133 (extending across the parishes of Frating and Great Bromley); Horsley Cross on the A120/B1035 interchange; and Weeley at the A133/B1034 interchange.

3.52 Because of the critical mass of development required to necessitate, justify and fund brand new infrastructure such as schools and major transport improvements, and the time needed in the planning phase to properly develop

masterplans with meaningful community involvement, it is only realistic to expect a proportion of the total development envisaged in these locations to be achievable within the Local Plan period to 2042. The larger Garden Villages proposed at Hare Green and Horsley Cross in particularly will take a number of years to plan and development is likely to continue past 2042 to address longer-term growth requirements that will carry forward into future Local Plan reviews.

3.53 Together, the Garden Villages at Hare Green, Horsley Cross and Weeley could deliver around 10,000 homes in total over 20-30 years, of which between 4,000 and 5,000 could be built within the Local Plan period to 2042. This represents around a quarter of the total housing development proposed across the District to meet the requirement up to 2042, alongside new employment sites, key facilities and infrastructure.

Smaller Urban Settlements

3.54 Following the District's Strategic Urban Settlements and the proposed Garden Communities and Garden Villages in strategically important locations, the next logical step in identifying location for accommodating growth is to consider Smaller Urban Settlements, of which Tendring has three.

3.55 Although smaller in size than the Strategic Urban Settlements, the Smaller Urban Settlements of Frinton, Walton and Kirby Cross; Manningtree Lawford and Mistley; and Brightlingsea have large populations in comparison to rural settlements and benefit from a range of existing infrastructure and facilities. These settlements provide a range of opportunities for the use of public transport, walking and cycling and because they have established town centres, employment areas and infrastructure, they provide locations where, with the right action, it is possible to create a significant number of additional new jobs and deliver sustainable housing growth on a large scale.

3.56 However, these urban areas saw significant growth over the period of the last Local Plan and there are practical limits to how much additional growth could be accommodated (particularly given their sensitive coastal locations) – but there will be a need and demand for new homes in these areas and some scope for a proportionate amount of additional development in contributing towards the overall growth of the District.

3.57 In applying a sustainable and proportionate approach to the distribution of housing growth outside of the Strategic Urban Settlements, Garden Community and Garden Villages, the Smaller Urban Settlements will between them deliver around 2,200 new homes (around 12% of all homes in Tendring over the plan period 2025-2042 – many of which were already under construction in 2025. Any additional development will be of scale that is proportionate - having regard to the existing size and character of each settlement; their range of jobs, shops, services and facilities; and any physical, environmental or infrastructure constraints.

Rural Service Centres

3.58 Six villages are classed as 'Rural Service Centres', these are Alresford, Elmstead Market, Great Bentley, Little Clacton, St. Osyth, and Thorpe-le-Soken. For these larger villages, the Local Plan identifies opportunities for proportionate, achievable and sustainable levels of growth that reflect the existing size and character of each settlement; the existence of some, albeit a more limited range of jobs, shops, services and facilities; and any physical, environmental or infrastructure constraints.

3.59 Over the period of the last Local Plan, some of these villages accommodated a significant and higher than expected amount of new housing development, particularly following a number of planning appeal decisions, with some developments still underway in 2025 and expected to deliver homes in the early part of this Local Plan period.

3.60 Such is the scale of housing growth required in Tendring up to 2042 however, these villages will need to accommodate a proportion of this growth and a sensible level of additional development is proposed through this Local Plan – with more focused on those villages with railway stations. Together with current developments that are already underway, these additional homes will make a meaningful contribution toward addressing local housing needs, supporting the village economy and assisting with the overall housing growth proposed for the District.

3.61 It is anticipated that the Rural Service Centres will, between them, deliver around 1,600 homes (around 9% of new homes in Tendring) over the plan period to 2042.

Smaller Rural Settlements

3.62 Other smaller villages within Tendring District's rural heartland have much less in the way of job opportunities, local services, facilities and other infrastructure. Residents of these smaller villages are often reliant on neighbouring towns and villages for work, shopping and other services and frequently need to travel distances either by public transport (if it is available) or, more often than not, by private car.

3.63 Because of this, these smaller villages are considered to be the least sustainable locations for growth and there is a concern that encouraging too much development in these areas will only serve to increase the number of people having to rely on cars to go about their everyday lives – unless development is of a scale, as proposed for the Garden Community and Garden Villages, that will deliver their own shops, jobs, services, facilities and infrastructure.

3.64 Smaller villages are still under pressure to grow and some small-scale development that is sympathetic to the rural and often historic character of the

settlement might help younger people to continue to live in the village or area in which they grew up, keep local shops and services viable and help bring balance to an ageing population. Particular attention in these instances must be given to school travel and any expansion needs of existing rural schools.

3.65 Most of the District's smaller rural settlements can achieve a small-scale increase in housing stock over the plan period. To allow for this to happen, Settlement Development Boundaries have been drawn flexibly, where practical, to accommodate a range of sites both within and on the edge of the villages and thus enabling them to be considered for small-scale residential 'infill' developments. provided that it does not detrimentally impact the historic and natural environment.

3.66 Developments proposed in these areas will be smaller than elsewhere in the District and should be accommodated in respectful way that maintains the character of the village whilst still making an important contribution to meeting housing requirements and which can deliver quickly, offering work opportunities for local housebuilders and tradespersons. Where it is needed, additional housing on the edge of smaller rural settlements can be delivered through the rural exceptions policy (LP6) to deliver affordable housing and through the self-build and custom-built policy (LP7) which offers a means by which people can build their own home.

Strategic Policy SPL1

MANAGING GROWTH

The overall spatial strategy for growth across the District is underpinned by a 'Settlement Hierarchy'. The scale and nature of growth proposed in this Local Plan and how it is will differ across the locations identified in different tiers of this hierarchy is described in the supporting text above. The Settlement Hierarchy in Tendring is as follows:

Strategic Urban Settlements:

- *Clacton-on-Sea (comprising Central Clacton, Jaywick Sands, West Clacton, Great Clacton (North), East Clacton and Holland-on-Sea)*
- *Harwich and Dovercourt (including Parkeston, Little Oakley village, and part of Ramsey)*
- *Colchester (of which part of the urban area falls within Tendring)*

Garden Communities and Garden Villages

- *The Tendring Colchester Borders Garden Community (see Policy SAMU1)*
- *Hare Green Garden Village (see Policy SAMU8)*
- *Horsley Cross Garden Village (see Policy SAMU9)*
- *Weeley Green Garden Village (See Policy SAMU6)*

Smaller Urban Settlements

- *Frinton, Walton and Kirby Cross*
- *Manningtree, Lawford and Mistley*
- *Brightlingsea*

Rural Service Centres

- *Alresford*
- *Elmstead Market*
- *Great Bentley*
- *Little Clacton*
- *St. Osyth*
- *Thorpe-le-Soken with Thorpe Station and Thorpe Maltings*

Smaller Rural Settlements

- *Ardleigh*
- *Beaumont-Cum-Moze*
- *Bradfield*
- *Frating*
- *Fox Street*
- *Great Bromley*
- *Great Holland*
- *Great Oakley*
- *Kirby-le-Soken*
- *Lanswood, Elmstead Market*
- *Little Bentley*
- *Little Bromley*
- *Little Oakley*
- *Point Clear*
- *Ramsey Village*
- *Tendring Village*
- *Tendring Heath*
- *Thorrington*
- *Weeley Heath*
- *Wix*
- *Wrabness*

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

Settlement Development Boundaries

3.67 To achieve a sustainable increase in housing stock, a significant number of new homes will come forward on sites which in April 2025 already had extant planning permission for new housing. The remaining requirement will be delivered on sites that are specifically allocated for housing or mixed-use

development, supplemented by other suitable sites within the Settlement Development Boundaries in this Local Plan. Alongside the planned developments, it is likely that a number of currently unidentified 'windfall' sites will obtain planning permission for housing in accordance with the policies in this Local Plan during the plan period. In general terms, development outside of defined Settlement Development Boundaries will be the subject of strict control to protect and enhance the character and openness of the countryside. However, there are certain forms of development, specifically supported by relevant policies in this Local Plan, that can and sometimes need to take place in these areas, some of which can bring about positive outcomes for the rural economy.

Strategic Policy SPL2

SETTLEMENT DEVELOPMENT BOUNDARIES

To encourage sustainable patterns of growth and carefully control urban sprawl, each settlement listed in Policy SPL1 (with the exception of the Tendring Colchester Borders Garden Community, Hare Green Garden Village and Horsley Cross Garden Village) is defined within a 'Settlement Development Boundary' as shown on the relevant Policies Map and Local Map. Within the Settlement Development Boundaries, there will be a general presumption in favour of new development subject to detailed consideration against other relevant Local Plan policies and any approved Neighbourhood Plans.

Outside of Settlement Development Boundaries, the Council will generally look to refuse planning permission for new development unless there are specific policies in this Local Plan or other material considerations that either allow or would justify otherwise. When this is the case and the Council is considering the grant of planning permission for development outside of the Settlement Development Boundaries, it will have regard to the pattern and scales of growth for different locations promoted through the Settlement Hierarchy in Policy SPL1 and any other relevant policies in this plan.

An exception to this policy is provided through the Rural Exception Site Policy LP6 and Self-build and Custom Housebuilding Policy LP7, and other site-specific policies within the Local Plan.

The Tendring Colchester Borders Garden Community is the subject of a separate Development Plan Document (DPD) containing its own policies designed to guide the location of development in the broad location identified on Diagram SAMU1 and Map B.7. The Hare Green and Garden Villages will also be the subject of separate DPDs which will contain their own policies designed to guide the location of development in the broad location identified on Diagrams SAMU8 and SAMU9 and Maps B.14a and B.15a.

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

Sustainable Design

3.68 Policy SPL3 contains the design criteria against which every planning application for development will be considered. Part A of the policy provides the local planning criteria for ensuring development is well designed and relates well to its surroundings. Part B ensures that practical requirements have been addressed and Part C ensures that any potential impacts on surrounding uses and/or the local environment are identified and measures are put in place to ensure any adverse impacts are minimised.

3.69 The Council encourages early use of design review tools and frameworks, particularly in large scale and mixed-use developments, including Building for a Healthy Life, Sport England's Active Design Principles, Essex Design Guide's Healthy Places checklist, and Homes England's toolkit, to ensure high-quality, healthy and sustainable design outcomes. In assessing applications, the Council will have regard to the outcome from these processes, including any recommendations made by design review panels.

Non-strategic 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 over the lifetime of its development. 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; and

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.

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

f. access to the site is safe and 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 severe traffic impact;

g. the design and layout of the development maintains and/or provides safe and convenient access for people with mobility impairments;

h. the development incorporates or provides measures to minimise opportunities for crime and anti-social behaviour;

i. the applicant/developer can demonstrate how the proposal will minimise the production of greenhouse gases and impact on climate change as per the Building Regulations prevailing at the time and policies and requirements in this plan;

j. buildings and structures are designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents;

k. development must provide appropriately sized and well-designed private amenity space that meets residents' needs and reflects the dwelling size and local character, together with adequate waste and recycling storage, and vehicle and cycle parking (including electric vehicle provision) in accordance with the latest EPOA Parking Guidance; and

l. the development reduces flood risk and integrates sustainable drainage within the development, creating amenity and enhancing biodiversity.

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:*

m. the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties;

n. 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 or nuisance;

o. 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

p. all new development should have regard to the most up to date adopted Essex Mineral Local Plan; and

q. during the construction phase, developers must comply with a 'considerate constructors' scheme' which employs reasonable measures and techniques to minimise and mitigate impacts and disturbance to neighbours and the existing wider community and any damage to public and private property.

All new development (including changes of use) should incorporate climate change adaptation measures and technology from the outset including reduction of emissions, renewable and low carbon energy production, passive design, and through green infrastructure techniques as required by policies PPL10a and PPL10b in this Local Plan.

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.

This Policy contributes towards achieving Objectives 6, 7, 8 and 9 of this Local Plan.

4 Healthy Places

Improving Health and Wellbeing

4.1 Spatial Planning and health and wellbeing are intrinsically linked. Health and wellbeing are fundamental priorities, encompassing both physical and mental health. Good health is important not only for individuals, improving quality and length of life, but also for communities, as it underpins social cohesion, mobility and prosperity. There is longstanding evidence of the complex relationship between health and the wider determinants of health, including the environments in which people live, work and play. Health and wellbeing objectives include ensuring people start well in life, stay well, and age well. Planning plays a vital role in preventing ill-health, improving health and wellbeing, and reducing health inequalities shaped by socioeconomic factors and the built and natural environment.

4.2 The Tendring Health and Wellbeing Strategy, the Sport and Activity for Tendring Strategy, and the Essex Joint Health and Wellbeing Strategy set out priorities to address the wider determinants of health, including physical activity, housing, skills and employment, and social isolation, through a collaborative, place-based approach. The Essex Design Guide also emphasises health and wellbeing, with its ten health focused areas including: access to open green and blue spaces, encouraging active travel, energy efficient homes, supporting communities, inclusive communities, environmental sustainability, promoting access to healthy food, skills, and employment. Tendring District Council is committed to improving the health and wellbeing of our residents and communities by promoting more active and healthier lifestyles, creating healthy living environments and reducing health inequalities through projects such as the Livewell accreditation scheme.

4.3 Tendring has the lowest life expectancy in Essex for both men and women. Healthy life expectancy is a key public health measure that estimates the average numbers of years a person born today can expect to live in “good” health, considering both illness and disability. There is a disparity of more than 25-years in healthy life expectancy in Essex, with Clacton Central at 51.7 years, compared to Billericay Northeast at 75.2 years. The percentage of physically inactive adults in Tendring in 2023/24 was 24.2% which is higher than both the Essex and England averages.

4.4 Diseases linked to physical inactivity are major contributors to the life expectancy gap between different socioeconomic groups. By focusing on increasing physical activity levels in deprived communities and embedding healthy placemaking principles, we can help reduce this gap.

4.5 Policy HP1 promotes good health and seeks to prevent ill health. Placemaking has an integral role to play in ensuring that people can make healthy choices in their day-to-day life, whether through active travel, such as walking,

wheeling and cycling, or through the provision of accessible green spaces. Our policy aims to create environments that support healthy lifestyles. By integrating health considerations into planning and development, we can foster communities where individuals have the resources and opportunities to maintain and improve their health.

Non-strategic Policy HP1

IMPROVING HEALTH AND WELLBEING

Part A: Healthy and active lifestyles and long-term prevention of avoidable illness

An objective of this Local Plan is to promote and encourage healthy lifestyles through developments and planning to ensure that the people of Tendring have opportunities to be as healthy as possible. In line with the Suffolk & North East Essex (SNEE) Joint Forward Plan and Alliance Delivery Plan, Tendring Health and Wellbeing Strategy, Sport and Activity for Tendring Strategy and the Essex Joint Health and Wellbeing Strategy, the Council will work closely with its partners through the North East Essex Alliance to explore and deliver a range of measures aimed at improving health and reducing inequalities affecting health and wellbeing outcomes for the District's people and communities.

As well as tackling deprivation through the promotion of healthier and more active lifestyles, these measures will assist in the long-term prevention of avoidable illness, reduce pressure on the District's vital medical and healthcare services and allow them to diversify and modernise to provide high quality, effective and efficient services targeted at best meeting the specific health needs of Tendring's population and that of the wider North East Essex area.

To promote and support healthy active lifestyles and the long-term prevention of avoidable illness, new developments will be expected to be located, designed and laid out in a way that creates and supports safe and healthy environments. The Council expects to see evidence of the principles that are set out in the Essex Healthy Places Guidance including the Sport England Active Design checklist.

In addition:

a. a Health Impact Assessment (HIA) will be required for all development sites delivering 50 or more dwellings, all development in Use Class C2 (Residential Institutions) and all non-residential developments delivering 1,000 square metres or more gross internal floor space. The HIA should be carried out in accordance with the advice and best practice published by Public Health England and locally through the Essex Planning Officers Association. Where HIA has been carried out, developments are required to deliver any on-site and off-site measures identified;

b. developments are expected to support the Council's objectives to maintain, expand and improve the quality and accessibility of public open space, sports and recreational facilities and comply with Policy HP5 – to give people maximum opportunity to enjoy fresh air, exercise and physical activity;

c. developments are required to prioritise walking, wheeling, cycling and access to public transport in line with Policy CP1 both as a means of tackling climate change, delivering a safe and efficient transport network and promoting active travel;

d. developments should contribute towards expansion of the biodiversity network and protection and enhancement of the environment as appropriate to further promote health and wellbeing;

d. development should have good access to services and facilities to support daily life and provide for the needs of their communities including education, employment, retail, public transport, healthcare, social and community facilities;

f. development should be well designed to create safe, inclusive and accessible places for all users and encourage social interaction and wellbeing, and,

g. development should provide good quality housing both externally and internally, to promote a healthy living environment now and in the future.

Part B: Health services and infrastructure

Alongside measures aimed at promoting healthy and active lifestyles and the long-term prevention of avoidable illnesses, the Council will work with its partners and the development industry to ensure that infrastructure for the provision of medical and other healthcare services of the right type is provided in the right locations and at the right time to best meet the needs of the growing population.

The spatial strategy for growth in Tendring as set out in this Local Plan proposes that the majority of new homes needed in the District are built on large developments focussed in and around the Strategic Urban Settlements of Clacton on Sea and Harwich and Dovercourt; and through the establishment of new settlements at the Tendring Colchester Borders Garden Community and the Hare Green and Horsley Cross Garden Villages. Growth of the scale envisaged in these locations will maximise access to existing and facilitate the delivery of new and improved medical and healthcare facilities and services in the most efficient way to serve both new and existing communities. The co-location of health care facilities with other community facilities will be supported. Providing a stronger focus on public services for local communities, enabling greater integration with voluntary organisations and promoting linked trips.

Specifically, this Policy requires:

h. the construction of a new Health & Wellbeing Centre as part of the Tendring Colchester Borders Garden Community (see Policy SAMU1) as required by specific policies in the 'Development Plan Document' (DPD) for that development which, alongside Colchester General Hospital and existing local surgeries, will serve residents of the Garden Community, Colchester and the west of the Tendring district – with rapid transit connections to, and developer contributions from, the proposed Hare Green Garden Village (see Policy SAMU8);

i. the construction of a new multi-use Health & Wellbeing Centre in Clacton funded, in part, through developer contributions secured from the Hartley Gardens development (see Policy SAMU2), Rouses Farm (Policy SAMU3), Oakwood Park (see Policy SAMU4) and other developments in Clacton which, alongside Colchester General Hospital, the newly upgraded Clacton Hospital and Community Diagnostic Centre and existing local surgeries, will provide a range of medical, health, education, fitness, sports and community services for residents across Clacton and surrounding areas;

j. the construction of a new multi-use community hub at the Hartley Gardens development in Clacton (see Policy SAMU2) that will provide additional flexible space for a range of community activities, including health-related services, clinics and pharmacy provision as necessary;

l. the expansion and improvement of facilities at the Fryatt Hospital in Dovercourt funded, in part, through developer contributions secured from the Deane's Lane, (see Policy SAMU5), and other developments; and,

m. the delivery of new care homes and specialist accommodation with integrated medical and healthcare facilities that meet the needs of older and disabled residents with particular care needs in accordance with Policy LP10.

Elsewhere across the District, the Council will secure developer contributions either through s106 legal agreements or Community Infrastructure Levy (CIL) to be used to deliver either new medical or healthcare facilities or the expansion, improvement or amalgamation of existing facilities to best serve the needs of growing communities and mitigate the impact of population growth arising from those developments. The need for developer contributions will be determined through consultation with relevant health partners and/or through the findings of Health Impact Assessments (HIA). The Health Impact Assessment should include recommendations on how positive health impacts could be maximised and negative impacts on health and inequalities avoided or mitigated. Early engagement with the Council's development management and public health

teams is recommended prior to commencement of an HIA to help ensure that the HIA can inform proposals effectively.

This Policy contributes towards achieving Objectives 4, 5 and 6 of this Local Plan.

Managing the Location of Hot Food Takeaways

4.6 Research shows that frequent consumption of food prepared outside the home is associated with a range of poorer health outcomes. Meals from hot food takeaways often contain higher levels of salt, saturated fat, and calories than meals prepared in domestic settings, which can contribute to long-term health conditions such as cardiovascular disease and type 2 diabetes. National guidance recognises the role that the local environment plays in shaping dietary habits, particularly for children and young people.

4.7 In Essex, there are on average 69.5 fast food outlets per 100,000 people, with notable variations across districts. Tendring has the highest density, at 96.3 per 100,000, while Rochford has the lowest, at 25.7 per 100,000. A high concentration of hot food takeaways in certain neighbourhoods can influence eating patterns, particularly in areas that children and young people regularly pass through or spend time in.

4.8 To support healthier neighbourhoods and limit the concentration of hot food takeaways in sensitive locations, Policy HP1a seeks to reduce the clustering of hot food takeaways near places where children and young people congregate. It also requires proposals in other areas to demonstrate, through proportionate assessment, that they will not give rise to adverse health, environmental, or community impacts.

New Non-strategic Policy HP1a

MANAGING THE LOCATION OF HOT FOOD TAKEAWAYS

To support public health objectives and reduce the cumulative impact of hot food takeaways on local communities, proposals for new hot food takeaway uses for the sale of hot food where consumption of that food can be undertaken off the premises will be assessed as follows:

1. Proximity to Educational and Youth Facilities

Planning permission for new hot food takeaways (Use Class E(b) or Sui Generis) will be refused where the site is located within an 800-metre walking route (measured along the public highway) of any pedestrian access to:

- *Children Nurseries*
- *Primary and secondary schools*
- *Colleges*
- *Designated playgrounds, sport grounds aimed at young people and/or youth centres*

This restriction does not apply within defined town centre boundaries, subject to the provisions in section 2 below.

2. Town Centres

Within town centres, proposals for hot food takeaways will generally be supported unless there is robust evidence that the clustering or cumulative impact of such uses is causing demonstrable harm to local health, air quality, or contributing to anti-social behaviour. Evidence may include local health data, environmental monitoring, or crime statistics.

3. Other Locations

Outside town centres and beyond the exclusion zones of 800 metres in section 1, proposals for hot food takeaways must be accompanied by a Health Impact Assessment (HIA).

The HIA shall:

- *Assess potential impacts on health, pollution, and anti-social behaviour.*
- *Identify cumulative impacts within the catchment area.*
- *Set out mitigation measures where adverse impacts are identified.*

Where impacts cannot be satisfactorily mitigated, permission will be refused.

Definitions and Clarifications

800 metres: Measured as the shortest safe walking route along the public highway, not "as the crow flies".

Young People: For clarity, this policy applies to facilities primarily serving children and adolescents (under 18 years).

This Policy contributes towards achieving Objectives 5 and 6 of this Local Plan.

Community Facilities

4.9 Community facilities (sometimes referred to as community assets) provide for health and wellbeing, recreation and leisure, and education, and culture. They can include, for example, community halls, libraries, museums, arts venues, post offices, public houses, places of worship, sports halls, health and fitness facilities, swimming pools and other facilities of community value including police, fire & rescue and ambulance facilities. They are a key part of sustainable communities and contribute to their self-reliance.

4.10 It is important that local communities are supported by a range of community facilities as they provide local employment opportunities, are a focal point for community life and can help reduce the need for people to travel long distances for essential goods and services. These facilities can also provide an opportunity for socialisation and reduce loneliness and isolation of residents within the local community.

Retention, Improvement and New Community Facilities Provision

4.11 The loss of community facilities can have a substantial impact on people's quality of life, wellbeing and the overall vitality of the local area. With the growing number of older people in Tendring District, access to locally based facilities will become increasingly important to ensure sustainable communities.

4.12 The Council will expect new development to retain, and where possible, improve existing local community facilities. It is important that these are integrated into the design of new development where possible.

4.13 For existing community facilities, the Council will work with its partners to secure future improvements and will protect them against redevelopments for alternative uses, particularly housing. Public houses, in particular, perform a useful social role in rural communities and are a source of local employment. They frequently occupy historic buildings and make a significant contribution to the character of the locality. The Council will therefore seek to protect these important assets.

4.14 The viability of community facilities is an important consideration for a sustainable local area. Planning applications that would result in loss of community facilities should be accompanied by marketing information to show why the existing use is not viable and information to show why the facility is no longer needed by the community it serves or that the facility is being suitably relocated to meet local needs. Further guidance on this can be found at Appendix E.

Assets of Community Value

4.15 Part 5 Chapter 3 of the Localism Act 2011(the Act) provides for a scheme called 'assets of community value'. This requires district and unitary councils to maintain a list of 'community assets'. It has also become known as the 'community right to bid'.

4.16 Under the Act and through the Community Rights to Challenge and Build, parish councils, voluntary groups, neighbourhood forums, and other community organisations can consider the opportunity to develop or establish new community facilities. Local groups have the right to nominate a building or land for listing by the Council as an Asset of Community Value.

4.17 The National Planning Policy Framework (NPPF) paragraph 98 states that planning policies and decisions should:

- plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; and,
- ensure that established shops, facilities and services are able to develop and modernise and are retained for the benefit of the community.

Non-strategic Policy HP2

COMMUNITY FACILITIES

The Council will work with the development industry and key partners to deliver and maintain a range of new community facilities. New development should support and enhance community facilities where appropriate by:

a. providing on site, where necessary, or contributing towards new or enhanced community facilities to meet needs arising from the proposed development or growth and where possible, encourage co-location.

The loss or change of use of existing community or cultural facilities will be resisted unless:

b. replacement facilities are provided on site, or within the vicinity, which meet the need of the local population, or necessary services can be

delivered from other facilities without leading to, or increasing, any shortfall in provision; or

c. *it has been demonstrated that there is no longer a community need for the facility or demand for another community use on site, as per the guidance within Appendix E.*

Where healthcare facilities are formally declared surplus to the operational healthcare requirements of the NHS or identified as surplus as part of a published estates strategy or service transformation plan, there will be no requirement to retain any part of the site in an alternative community use.

This Policy contributes towards achieving Objectives 4, 5 and 6 of this Local Plan.

Open Space, Sports and Recreation Facilities

4.18 The National Planning Policy Framework (Annex 2) defines open space as 'all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and act as a visual amenity'.

4.19 The Council's Open Space Strategy (2017), prepared by Knight, Kavanagh and Page Ltd, identified the following typologies of open spaces across the District:

- parks and gardens;
- natural and semi-natural greenspaces; and
- amenity greenspace.

4.20 Amenity space including:

- provision for children and young people;
- allotments;
- cemeteries/churchyards; and
- playing pitches and outdoor sports facilities.

4.21 The above typologies are protected by Policy HP4 and are shown on the Policies and Local Maps collectively as Safeguarded Open Space. The Neighbourhood Planning process allows Town and Parish Councils or other nominated bodies to identify open spaces of particular local value as 'Local Green Space' which are afforded an additional level of protection, ruling out new development other than in very special circumstances. In line with the requirements of the National Planning Policy Framework, this additional level of protection can only be applied to green spaces where they are in reasonably close proximity to the community they serve, are demonstrably special to the local community and hold a particular significance and are local in character,

rather than an extensive tract of land. In Tendring, Local Green Spaces are designated through adopted Neighbourhood Plans, and the Alresford, Ardleigh and Elmstead Neighbourhood Plans each include policies identifying and protecting Local Green Spaces within their respective areas.

4.22 Open Spaces in towns and rural areas are essential in improving public health, well-being and quality of life. Attractive, safe and accessible parks and green spaces contribute positively to social, economic and environmental benefits and promote sustainable communities. Major new housing and mixed-use developments should include new and improved access to schools, to enable children to walk or cycle from their homes.

4.23 Well-used and maintained open spaces make considerable contribution to the quality of life of residents and visitors and promote sustainable communities. Each type of open space has various benefits, for example parks for recreation and play and social events, children's play and playing pitches for formal sports events and allotments for growing produce.

4.24 It is important to provide a balance between different types of open space in order to meet local needs. For example, not all residents living in every area will have a demand for open space in the form of playing pitches or allotments. In some areas there will be a specific local demand for 'green corridors' such as nature walks or bridleways.

4.25 The National Planning Policy Framework, Planning Policy Guidance and the North Essex Strategic Plan, Section 1 of this Local Plan provide a context for the protection of existing open space. The NPPF (paragraph 74) suggests that existing open space, sports and recreational buildings and land, including playing fields should be protected unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity, quality and in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

4.26 Cemeteries, churchyards and burial grounds represent a distinct element of the District's wider open space network. As spaces that fulfil important cultural, ceremonial and environmental roles, they require careful long-term planning to ensure they remain respectful, accessible and well-integrated within local communities. Unlike more recreational forms of open space, burial land has specific operational and design considerations, including landscape character, groundwater protection and future capacity for expansion. Policy HP4 therefore sets out a specific approach to the protection, management and creation of new burial spaces.

New Non-strategic Policy HP4

CEMETERIES, CREMATORIUMS AND BURIAL SITES

Land is allocated for the future expansion of the Weeley Crematorium, the Burrs Road Cemetery (Clacton), Dovercourt Cemetery and the Kirby Cross Cemetery as shown on the various Policies Maps and Local Maps for these areas. New cemeteries and other emerging burial places including woodland burial may be permitted on existing private land providing that relevant Local Plan policies are satisfied.

All new burial sites and extensions must undertake groundwater risk assessments in accordance with Environment Agency (EA) requirements and current government guidance on cemetery and burial groundwater protection.

Burial and crematorium development must protect and, where possible, enhance local landscape character, visual amenity and biodiversity, aligning with wider Healthy Places and Green Infrastructure objectives. Woodland and natural burial areas should be designed to deliver landscape enhancement and ecological benefits.

All new sites shall ensure sites are conveniently accessible to the communities they serve, integrating with existing settlement patterns and transport networks. Sites shall support opportunities to improve pedestrian and cycle access where possible, consistent with wider Healthy Places principles.

Long-term management and maintenance arrangements must be secured through appropriate mechanisms (e.g., s106 or stewardship models) if land is transferred or managed by third parties.

Proposals affecting existing cemeteries with historic or cultural value must respect their significance and setting. Any expansion should preserve and, where possible, enhance heritage assets.

This policy contributes towards achieving Objectives 4, 6 and 7 f the Local Plan

4.27 The Tendring Open Spaces Strategy sets locally specific standards for the quantity, quality and accessibility of different types of open space across the District. New residential and mixed-use developments are expected to contribute towards meeting these standards, either through the provision of new open space or by enhancing existing provision where this would deliver the greatest community benefit. Contributions may be secured on-site or

off-site, depending on the scale of development, local needs and the availability and condition of existing facilities.

4.28 Policy HP5 establishes a tiered approach to the provision of open space as part of new development. All schemes are required to make proportionate contributions, while larger sites of 3 hectares or more must also provide on-site public open space. The minimum proportion of open space required increases with the size of the site, ensuring that major developments deliver a balanced mix of play space, allotments, sports facilities and informal recreation areas. On-site open space must be usable, well-designed and appropriately located within the development.

4.29 Although the evidence base identifies deficits in some open space typologies, addressing these solely through new provision can be challenging, particularly where land availability is constrained or where new facilities would not significantly improve accessibility. Accordingly, the Local Plan encourages a pragmatic approach that prioritises enhancing the quality, connectivity and usability of existing spaces, ensuring they remain accessible and fit for purpose. Opportunities to improve walking and cycling links to existing open spaces are strongly supported.

4.30 Within the 'parks and gardens' typology, it is important to recognise that sites vary significantly in scale, character and function. Larger "destination" parks, such as Marine Parade West in Clacton, provide extensive recreational facilities and attract visitors from wider catchments. Smaller, more formal sites, such as Fronks Road War Memorial, offer localised amenity and contribute to townscape quality and heritage.

4.31 Destination parks often serve more urban areas and may compensate for quantitative shortfalls identified in certain localities. As such, a simple comparison with national benchmarks does not always provide an accurate picture of provision. When considering local needs, accessibility, quality and the role of each space within the wider open space network are essential factors.

Non-strategic Policy HP5

OPEN SPACE, SPORTS AND RECREATION FACILITIES

The Council will work with partners and sports providers across the District to maintain, expand and improve the quality and accessibility of public open space, sports and recreational facilities of different types and will aim to achieve and exceed standards set out in the Council's latest Open Spaces Strategy.

Development that would result in the loss of the whole or part of areas designated as Safeguarded Open Space, as defined on the Policies Map and Local Maps (or

new open spaces created on site as a part of residential and mixed-use new development or off-site utilising financial contributions secured from new development) will not be permitted unless the following criteria are met:

a. the site is replaced by the provision of a new site at least equal in quality and size and accessible to the community, which the existing site serves;

b. it is demonstrated that there is no longer a demand for the existing site;

c the site is not appropriate for other open space functions; and

d. the development of the site would not result in the loss of an area important to visual amenity.

Where safeguarded Open Space is additionally shown as 'Local Green Space' on the Policies Map and Local Maps or in an adopted Neighbourhood Plan, it will be given extra protection and its loss in whole or part will not be permitted over the time-frame of this Local Plan. The Council will seek to plan positively to enhance the beneficial use of Open Spaces, including looking for opportunities to provide access; to provide outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity and to improve damaged and derelict land.

The Council will also support the delivery of the Essex Local Nature Recovery Strategy, providing protection and enhancement to the Areas of Particular Importance for Biodiversity identified within the Strategy. The Council will ensure that land identified as Strategic Combined Opportunity Areas is safeguarded and enhanced to deliver the additional nature recovery benefits proposed, including improved ecological connectivity, strengthened habitat networks and opportunities for landscape-scale biodiversity enhancement.

Sports and recreational facilities will be protected in line with the requirements of Policy HP2.

All new residential or mixed-use developments will contribute proportionately towards the provision, improvement and maintenance of public open space and play equipment through:

- *financial contributions secured via Community Infrastructure Levy (CIL), s106 legal agreements or an appropriate alternative mechanism; and,*
- *with on-site provision where developments fall within the site-size thresholds set out below.*

All new residential or mixed-use developments will provide Green and Blue Infrastructure in line with Policy PPL4, with appropriate management arrangements put in place for their ongoing management and maintenance.

Developments on sites of 3 hectares or larger will additionally be required to provide on-site public open space. This provision must include usable public open space and, where specified, play equipment, allotments, playing fields and built community sports facilities. The minimum proportion of the gross site area to be provided as open space is as follows, unless otherwise specified in any site-specific policies in this Local Plan:

- *Sites of 3 hectares and over, but less than 10 hectares: at least 10% of the gross site area as public open space, which will include play equipment;*
- *Sites of 10 hectares and over, but less than 30 hectares: at least 20% of the gross site area as public open space, which will include play equipment and allotments;*
- *Sites of 30 hectares and over, but less than 70 hectares: at least 30% of the gross site area as public open space, which will include play equipment and allotments, and an element of playing fields and/or built community sports provision; and*
- *Sites of 70 hectares or more: at least 40% of the gross site area as public open space, which will include play equipment and allotments, and both playing fields and built community sports facilities.*

All public open space, play areas, playing fields and indoor sports facilities shall be laid out in accordance with a specification agreed by the Council and avoid adverse impact on existing and future amenity. This specification will include appropriate provision for hard and soft landscaping, seating and other furniture, and waste bins. No single area of usable open space may be smaller than 0.3 hectares in size.

The areas of open space required shall not include landscape buffers within 2 metres of any boundary, areas for wildlife mitigation or similar designations/requirements nor include areas for SUDs.

Long-term management and maintenance arrangements must be secured through a s106 legal agreement, or other appropriate mechanism. These arrangements must provide for either:

- *the transfer of the land to the Council, with a financial contribution towards ongoing maintenance, to be agreed by the Council; or*
- *an alternative management or stewardship arrangement that ensures the ongoing maintenance of the space in perpetuity.*

If new development would be better served by existing or proposed open spaces within an accessible distance (having regard to the standards set out in the latest Open Spaces Strategy), a financial contribution in lieu of on-site provision may be sought towards any necessary improvement or expansion of existing, or the delivery of new, open spaces and/or sports facilities.

This Policy contributes towards achieving Objectives 5 and 8 of the Local Plan

5 Living Places

5.1 The Local Plan's strategic objectives for Housing Delivery are "To provide new dwellings and other forms of specialist accommodation within Tendring District up to 2042 of sufficient variety in terms of location of sites, size, types, tenure and affordability to meet the needs of a growing and ageing population in full" and "to deliver high quality sustainable new communities".

Housing Supply

5.2 One of the government's main objectives, as set out in the National Planning Policy Framework, is to significantly boost the supply of homes across the country. To achieve this objective, in 2024 the government introduced mandatory housebuilding targets for all local planning authorities calculated using a standard method that generates a local housing need figure for each area. For Tendring, the housebuilding target set by the government is 1,063 homes a year – almost double the level of development the Council was planning for in our previous Local Plan. This figure applies from 2026.

5.3 Between 2013 and 2025, the District grew by nearly 7,600 homes – meeting and comfortably exceeding the previous Local Plan's housing target of 550 a year. However, for the period of this Local Plan (2025 to 2042), the total housebuilding requirement resulting from the government's mandatory targets will be 18,071 –1,063 homes a year over the 17-year period 1 April 2025 to 31 March 2042.

5.4 This is a minimum requirement, and Councils are no longer permitted to argue for a lower target – except in very exceptional circumstances where there is insufficient land in their area to deliver the required homes. In those cases, Councils are required to work with neighbouring authorities to ensure any unmet requirements are planned for over a wider area. Because Tendring District Council and Colchester City Council are already working together to deliver the Tendring Colchester Borders Garden Community crossing the Tendring/Colchester border and both authorities have very challenging targets (1,063 homes a year for Tendring and 1,300 for Colchester), the Councils have agreed to meet any additional housing requirements up to 2042 on land with their own areas respectively.

5.5 The Council estimates that 10,700 of the new requirement of 18,071 homes can be built across sites that had already been allocated for development in the last Local Plan (including at the Tendring Colchester Borders Garden Community and the Rouses Farm and Oakwood Park developments on the edge of Clacton); as well as sites that in 2025 had already obtained planning permission or were already under construction and from an expected contribution of housing development on small 'windfall sites' across the District.

5.6 The residual requirement for new homes for which additional land must be identified in this Local Plan is therefore 7,400. To meet this additional requirement, the spatial strategy for growth in this Plan, which had already made provision for substantial growth around Clacton and at the Tendring Colchester Borders Garden Community in the previous Local Plan, has been adjusted to promote significant additional growth in the Harwich area, the establishment of Garden Villages at Hare Green, Horsley Cross, and Weeley and through additional proportionate growth around other towns and villages in Tendring – particularly larger villages with railway stations.

5.7 In identifying land for new homes, the government's National Planning Policy Framework requires Councils to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. It requires planning policies to identify a supply of:

a. specific, 'deliverable' sites for five years following the intended date of adoption of the Local Plan (which for Tendring is the five-year period 1 April 2027 to 31 March 2032); and

b. specific, 'developable' sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period (which for Tendring means the periods 1 April 2032 to 31 March 2037 and 1 April 2037 to 31 March 2042).

5.8 In line with the NPPF, for housing sites to be considered 'deliverable' in years 1-5 they 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.

5.9 Further to the above, the government requires Councils to maintain an ongoing five-year supply of 'deliverable' sites on an ongoing annual basis.

5.10 Because the mandatory housing target introduced by the Government in 2024 marks such a sharp increase in the housing growth expected in Tendring, the Council has needed to identify a number of small to medium sized sites in this

Local Plan with the potential to deliver homes in the shorter-term to ensure housebuilding targets can be met in the early years 2027-2032. These sites area spread throughout the District and include land on the edge of existing towns and villages. As well as helping to bolster housing delivery in the short-term, some of these smaller developments will also enable the Council to fulfil the NPPF requirement to accommodate at least 10% of local housing requirements on sites no larger one hectare. Smaller to medium development sites provide opportunities for local housebuilders and tradespersons and ensure the market is not dominated by the larger volume house builders.

5.11 For the longer-term however (2032 to 2042 – i.e. years 6-10 and 11-15), the Council is required to identify 'developable sites' or 'broad locations for growth'. The NPPF says that for a site to be considered 'developable' it should be a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged. Given the sheer scale of housing now required to meet the government's mandatory housebuilding targets, the Council has needed to identify additional large-scale development opportunities in strategically important locations along the A120 transport corridor and of a scale that will justify and support the delivery of new business and employment opportunities as well as new and improved infrastructure including public transport and highway junctions, new schools, green infrastructure and other community facilities.

5.12 Like for the Tendring Colchester Borders Garden Community, these more strategic developments around Harwich and the Garden Villages proposed Hare Green and Horsley Cross will take a number of years to plan to ensure they are delivered in a coordinated way. The Garden Villages in particular are identified in the Plan as 'broad locations for growth' as opposed to specific allocations, with more detail to follow through future planning documents, master plans and planning applications. Delivery of these more strategic developments will likely be from 2031 onwards with development expected to continue beyond 2042 and into the next Local Plan period.

5.13 Across the full plan period, the SHLAA demonstrates that land is available for 19,517 dwellings, providing approximately 1,450 dwellings more than the requirement of 18,071 dwellings arising from the standard method. This 8% level of flexibility provides robustness against unforeseen delivery constraints, market fluctuations or delays to major schemes.

5.14 Table LP1 makes provision for the homes required as calculated using the standard method. 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 past trends and sites for 10 or more homes allocated in the Local Plan.

Table LP1 Local Plan Housing Allocations

Reference	Site	2025/26 to 2029/30	2029/30 to 2034/35	2035/36 to 2041/42	Beyond 2042	Total
	Non-allocated sites of 10 or more homes with planning permission	2,827	552	80		3,459
	Sites of 9 or less homes/windfall	605	480	462		1,547
SAMU1	Tendring/Colchester Borders Garden Community	325	625	875	2000	3,825
SAMU2	Hartley Gardens, Clacton	60	480	1330	0	1,870
SAMU3	Oakwood Park, Clacton	60	300	540	0	900
SAMU4	Rouses Farm, Clacton	160	390	400	0	950
SAMU5	Land off Deane's Lane and Oakley Road, Dovercourt	0	450	1200	0	1,650
SAMU6	Weeley Green Garden Village	40	300	560	0	900
SAMU7	Saltings Quarter, Riverside Avenue, Manningtree	40	0	0	0	40
SAMU8	Hare Green Garden Village	0	250	1450	2800	4,500
SAMU9	Horsley Cross Garden Village	0	250	1450	4300	6,000
SAH1	Land at Vicarage Farm, Dovercourt	60	90	0	0	150
SAH2	Land North of Thorpe Road, Kirby Cross	40	200	180	0	420
SAH3	Land off Arthur Ransome Way, Walton	40	160	0	0	200
SAH4	Land East of Church Road, Brightlingsea	30	210	60	0	300
SAH6	Land east of Cockaynes Lane, Alresford	60	40	0	0	100

SAH7	Land east of Admirals Green and north of Weeley Road, Great Bentley	60	60	0	0	120
SAH8	Land East of Amerells Road, Little Clacton	60	40	0	0	100
SAH9	Land South of Clacton Road, St Osyth	60	40	0	0	100
SAH10	Land south of Colchester Road, Thorpe-le-Soken	100	50	0	0	150
SAH11	Land North of Lifehouse Spa & Hotel, Thorpe-le-Soken	70	40	0	0	110
MSA1	Durite Works, Valley Road	50	32	0	0	82
MSA2	Land adjacent Branscombe Close, Frinton	40	0	0	0	40
MSA3	Affinity Water, Mill Hill, Manningtree	80	0	0	0	80
MSA4	Crisp Malting, School Lane, Mistley	80	0	0	0	80
MSA5	Brightlingsea Telephone Exchange, 16 New Street, Brightlingsea	15	0	0	0	15
MSA6	Land at Pannell Place, Brightlingsea	10	0	0	0	10
MSA7	Land south-west of Colchester Main Road, Alresford	40	0	0	0	40
MSA8	Land adj Village Hall, Harwich Road, Beaumont	20	0	0	0	20
MSA9	Land south of Windmill Road and east of Straight Road, Bradfield	60	40	0	0	100
MSA10	Land South of Weeley Road, Great Bentley	80	0	0	0	0

MSA11	Land west of Parsons Hill, Great Bromley	10	0	0	0	10
MSA12	Land south of Hall Road, Great Bromley	15	0	0	0	15
MSA13	Land west of Main Road, Great Holland	10	0	0	0	10
MSA14	Land east of Kirby Road, Great Holland	10	0	0	0	10
MSA15	Land north-east of Wix Road, Great Oakley	50	0	0	0	50
MSA16	Land south of Orchard Close, Great Oakley	50	0	0	0	50
MSA17	Land north of Walton Road, Kirby-le-Soken	10	0	0	0	10
MSA18	Land north of Kirby-le-Soken Evangelical Church, Kirby-le-Soken	20	0	0	0	20
MSA19	Land west of Manningtree Road, Little Bentley	12	0	0	0	12
MSA20	Land south of Shop Road, Little Bromley	17	0	0	0	17
MSA21	Lane East of Heckfords Road, Great Bentley	80	0	0	0	0
MSA22	Haulage Depot, Heath Road, Tendring Heath	10	0	0	0	10
MSA23	Land at Avocet Place, Thorrington	60	0	0	0	60
MSA24	Land east of Bentley Road, Weeley Heath	60	0	0	0	60
MSA25	Land south of Mill Lane, Weeley Heath	17	0	0	0	17
MSA26	Land south of Colchester Road, Wix	20	0	0	0	20
MSA27	Land at Abbey Bottom Farm, Harwich Road, Wix	20	0	0	0	20

MSA28	Land North of Rectory Road, Wrabness	30	0	0	0	30
MSA29	Land at Weeley Council Offices	24	0	0	0	24
MSA30	Former Tendring Hundred Waterworks Site, Clacton	0	90	0	0	90
MSA31	Land adjoining Harwich & Parkeston Football Club, Dovercourt	24	0	0	0	24
MSA32	Station Yard/Avon Works	20	20	0	0	40
TOTALS		**5,741**	**5,189**	**8,587**	**9,100**	**28,617**
Total in Plan Period		**19,517**				

Strategic Policy LP1

HOUSING SUPPLY

The Council will work with the development industry and other partners to deliver a minimum new homes increase of 18,071 (net) between 1 April 2025 and 31 March 2042 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 2042	**Totals**
Net Dwelling Completions since April 2025	*0*
Non-allocated Large Sites with Planning Consents	*3,459*
Small Sites with Planning Consents (with Trend Based Completions)	*1,547*
Strategic Allocations - Mixed Use (SAMU Policies)	*6,310*
Strategic Allocations – Housing (SAH Policies)	*1,750*
Medium Sized Allocations (MSA Policies)	*1,226*
Tendring Colchester Borders Garden Community *(SAMU1)*	*1,825*

Hare Green Garden Village *(SAMU8)*	*1,700*
Horsley Cross Garden Village *(SAMU9)*	*1,700*
Total	***19,517***

The Council will maintain a sufficient supply of deliverable sites to provide for at least five years' worth of housing plus an appropriate buffer in accordance with national policy and will work proactively with applicants to bring forward sites that accord with the overall spatial strategy and relevant policies in the plan. The annual housing requirement of 1,063 dwellings per annum, calculated using the Standard Methodology in accordance with national policy, will be used as the basis for assessing the five-year housing land supply, subject to any adjustments to address any undersupply since 2025.

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

5.15 The supply of housing throughout the Local Plan period will be supplemented by proposals for rural exception schemes, self and custom build developments and bringing back into use some of the long-term empty properties in the District through the Council's Empty Homes Strategy. The broad areas allocated for housing and mixed-use development in this Local Plan are shown on the relevant Policies Map Insets and supported by locality-based maps in the appendices of this document.

5.16 In accordance with the National Planning Policy Framework, the Council will monitor the delivery of new housing on an annual basis and publish the results in its Authorities Monitoring Report. The Council will seek to ensure that, in any one year, there is sufficient land available to deliver a minimum of the next 5-years' worth of new housing plus the appropriate buffer to allow flexibility in the market for land, taking into account any under-provision or over-provision from the previous year(s).

Housing Choice

5.17 As well as planning for a significant increase in housing development, the National Planning Policy Framework requires Councils to plan for a mix of new housing based on current and future demographic trends, market trends and different groups within the community. The Housing and Economic Development Needs Assessments section of the National Planning Practice Guidance details how affordable housing need should be calculated. It defines affordable housing need as the 'number of households and projected households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market.'

5.18 The assessment consists of four broad stages to calculate affordable housing need:

- an assessment of the current gross unmet need for affordable housing;
- an assessment of the newly arising need for housing;
- an assessment of the current affordable housing supply;
- an assessment of future affordable housing supply.

5.19 Within each of the four stages, there are a number of detailed calculations many of which themselves have a number of components. The Tendring Strategic Housing Market Assessment (SHMA), published in March 2025, updates the evidence on the type, tenure and size of homes required. The SHMA identifies a net annual affordable housing need of 275 homes per year, taking into account current unmet need, newly-forming households and the anticipated supply of affordable homes. This represents around a quarter of the overall annual housing requirement and demonstrates a sustained and pressing need for affordable housing in the District.

5.20 The update suggests there is likely to be a demand for a range of dwelling size, type and tenure over the plan period. It is estimated that around 74.1 % of the need for new housing up to 2042 will be for 'market housing' available to buy or rent at open market values and around 25.9 % of the need for housing will be for 'affordable housing' (made up of Social/Affordable Rent, Shared Ownership and First Homes), to be made available by the Council or other registered providers at lower than market prices to meet the needs of people and families with lower incomes that cannot afford to buy or rent property on the open market.

5.21 The tenure profile from the update, suggests there will be a need for 69.3% of all homes to be owner occupied, 20.0% private rented, 1.2% shared ownership and 9.5 % social/affordable rented. To meet this tenure distribution the proportion of tenure completions would be 60.8% owner occupied, 20.5% private rented, 4.1% shared ownership and 14.6% social/affordable rent.

5.22 In terms of dwelling size, for owner occupied, the share required for the new housing stock is 23.1% one bedroom, 27.1% two bedroom, 23.1% three bedroom and 26.7% four or more bedrooms. For private rented, the change required is 24.7% one bedroom, 26.1% two bedroom, 25.2% three bedroom and 24.1% four plus bedrooms.

Strategic Policy LP2

HOUSING CHOICE

The Council will work with the development industry and housing providers to deliver a mix of dwelling types, sizes and tenure within the housing growth proposed for the District which reflects the Council's overarching vision for growth in Tendring District and the evidence of housing need contained in its latest Strategic Housing Market Assessment (SHMA), which will be the subject of periodic review.

For developments comprising 10 or more dwellings, the Council will require a mix of dwelling sizes, types, and tenures that aligns with the housing needs identified in the most recent Strategic Housing Market Assessment. This requirement applies unless site-specific policies within this Local Plan prescribe an alternative mix, or where robust evidence is provided to justify genuine physical or economic viability constraints that prevent compliance. Furthermore, the Council will also require that a proportion of the new homes be delivered as affordable housing, in accordance with the provisions set out in Policy LP5.

The Council will support 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. Support will also be given to innovative development proposals subject to consideration of other Local Plan policies.

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

Housing Density

5.23 It is important that the density of housing development supports a high quality of life for residents, reflects the location's accessibility to local services, provides appropriate internal floor space and private outdoor amenity space, delivers a suitable mix of housing types and sizes, and responds positively to the character of the surrounding area. Applicants should clearly demonstrate how they have engaged with and applied relevant guidance from the following documents: *Building for a Healthy Life (2020)*, *Active Design Principles (2023)*, *Essex Healthy Places (2023)*, and *Livewell Accreditation (2019)*. Proposals should reflect the principles set out in these frameworks to promote healthier, more inclusive and sustainable communities**.** Higher densities may be appropriate in town centres to support retail, public transport, walking and cycling and minimising greenfield development.

Non-strategic Policy LP3

HOUSING DENSITY AND STANDARDS

All new residential use under class C of the GPDO as amended (including conversions and changes of use) must achieve an appropriate housing density that has regard to the following factors:

a. *Good accessibility to local services by all users regardless of mobility;*

b. *Compliance with the government's latest 'Technical housing standards - nationally described space standard'*

c. *the required mix of housing;*

d. *the development is in keeping with the context and character (and the opportunity to enhance that character) of the immediate area;*

e. *for the edge of greenfield/settlement sites, the need for an appropriate transition and good layout between built development and the open countryside;*

f. *on-site infrastructure requirements that will need to be incorporated into the layout of the development (including green and blue infrastructure, electric charging, sub stations, highways and footpaths built to adoptable standards, public rights of way and any community facilities);*

g. *Active Design principles as published by Sport England and Active Travel England; and*

h. *Healthy Home principles as set out by National Guidance: Healthy Homes Standard and Essex Design Guide Checklist.*

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, 95% 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 2017).

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

Development Layout & Design

5.24 The National Planning Policy Framework states that the supply of new homes can sometimes best be achieved through planning for larger scale developments that follow the principles of 'Garden Cities'.

5.25 Due to the lack of available brownfield land, the Council has no choice but to promote the expansion of towns and villages onto greenfield land to deliver the District's future housing requirements. The Council wants to embrace the principles of the Garden City movement as a means of bringing about social and economic improvements in the District. The Council will therefore only support large scale housing and mixed-use developments if they are well designed, integrated with the existing environment and contribute positively towards the 'sense of place'.

5.26 Examples of residential areas in the Tendring District that display these characteristics are the Avenues area of Frinton-on-Sea, the Gardens area of Clacton-on-Sea and inter-war developments in Tewkesbury, Thornbury and Severn Roads, Douglas Road, Vicarage Gardens, Clacton; and the majority of Holland-on-Sea.

Non-strategic Policy LP4

DEVELOPMENT LAYOUT & DESIGN

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. *actively promote health and wellbeing through the integration and enhancement of green infrastructure. This includes delivering the required measurable biodiversity net gain on-site, and ensuring it is meaningfully connected to existing and proposed green infrastructure both within and beyond the site boundary. New verges, tree lined streets, and other forms of vegetation should be incorporated to strengthen ecological networks and contribute to placemaking.*

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. *incorporate surface water management considerations from the earliest stages of site layout and masterplanning. Surface water issues must be fully addressed and effectively managed across all development proposals. For housing schemes comprising 10 or more dwellings, surface water must be managed through the implementation of Sustainable Urban Drainage Systems (SuDS), in line with the latest best practice and current policy requirements, including any future updates or revisions to such standards;*

d. minimise the opportunities for crime and anti-social behaviour by 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 and pedestrian users;

f. ensure internal road layouts can safely and comfortably accommodate emergency services, waste collection services, buses (where necessary) and other large vehicles;

g. design and provide residential, visitor, and business (in the case of mixed-use development) parking in accordance with the EPOA Parking Guidance as updated;

h. deliver new dwellings that are designed to high standards of architecture, which respect local character and which together with a well-considered site layout, create a unique sense of place;

i. be of a density that reflects the factors set out in Policy LP3;

j. provide for private amenity space of a size and configuration that meets the needs and expectations of residents and which is commensurate to the size of dwelling and the character of the area; and

k. meet all other requirements of the Local Plan.

To ensure that new developments comply with the requirements of this Local Plan and its associated policies, the Council may collaborate with landowners, developers, and other stakeholders—particularly in relation to larger schemes—to prepare masterplans or development briefs ahead of any planning application submissions.

In assessing planning applications, the Council will refer to a range of established design and planning guidance, including the Essex Design Guide for Residential, Mixed-Use and Garden Community Developments; Building for Life; and Manual for Streets (and any subsequent updates). Additional reference will be made to more recent frameworks and principles such as Building for a Healthy Life (2020); Active Design Principles (2023); Essex Healthy Places (2023); and Livewell Accreditation (2019), as well as adopted Masterplans, Place Plans, Neighbourhood Plans, and Village Design Statements.

For new residential development in Jaywick Sands, specific regard will also be given to the adopted Supplementary Planning Document (SPD) to guide development.

This Policy contributes towards achieving Objectives 1, 5, 6 and 8 of this Local Plan.

Affordable Housing

5.27 The Council's Strategic Housing Market Assessment suggests that over the plan period there will be demand for new 'affordable housing' in our District to cater for people and families with low incomes who cannot afford to buy or rent property on the open market. Extensive public consultation with our residents suggests that the concept of affordable housing is supported, especially to give younger people a fair chance to live and work in the area. However, there is a concern that if this housing is not properly managed and there are no strict controls on who can and cannot qualify, it could encourage people from outside of Tendring to move to the area for affordable accommodation, placing people with long-standing local connections at a disadvantage.

5.28 To tackle this issue, the Council has carefully reviewed its policies on who can and cannot qualify for affordable housing to give priority to those people who have lived, and ideally worked, in the District for at least three years. The Council will still have a statutory duty to meet the needs of people from outside the District if they have a particular urgent need for housing, but in the majority of cases local people will be given priority. The Council also proposes to deliver affordable housing in the form of 'Council Housing', managed and maintained directly by Tendring District Council, to ensure that these rules are properly enforced. Specialist affordable/market homes such as starter homes and key worker homes will be delivered as market or affordable homes as appropriate.

5.29 The latest viability evidence prepared to inform this Local Plan Review demonstrates that, when all policy requirements are taken into account (including contributions to infrastructure, design and environmental standards, and the provision of green and blue infrastructure) a requirement of 20% affordable housing on all sites of 10 or more dwellings represents an appropriate and deliverable level across the District. This approach ensures that sites remain viable while continuing to make a meaningful contribution to meeting identified affordable housing needs. Reflecting their strategic scale and masterplanned approach to delivery, the two new proposed Garden Villages are expected to provide 30% affordable housing, consistent with the wider objectives for these developments to deliver comprehensive, infrastructure-led communities over the long term.

5.30 Policy LP5 requires that, outside of the Tendring Colchester Borders Garden Community and the proposed Garden Villages at Hare Green and Horsley Cross, any development creating 10 or more net new homes, or any housing

development on a site of one hectare or more, must provide 20% of new dwellings (including conversions) as affordable housing. These homes must be made available for Tendring District Council, or a nominated partner such as a registered provider or trust, to acquire at a discounted rate for affordable housing use.

5.31 To guard against the possibility of sites being split or developed in phases to avoid the above size thresholds and the requirement to provide affordable housing, the 20% requirement will also apply in instances where two or more adjoining developments, when taken together, exceed the thresholds; and where it would be reasonable to consider the developments in combination.

5.32 A lesser amount of affordable housing than required by Policy LP5 will only be considered where robust evidence is provided to demonstrate that the development would not be economically viable as a result of the affordable housing requirement. Such evidence will be independently tested, at the applicant's cost, as necessary. In certain exceptional circumstances, the Council might also consider alternative approaches to the provision of affordable housing such as financial contributions towards off-site provision, the transfer of a low number of homes to the Council or a local housing trust at nominal cost or a combination of the two.

Strategic Policy LP5

AFFORDABLE HOUSING

To promote a mix of housing tenure in the District and address the housing needs of people and families with lower incomes who cannot afford to buy or rent housing on the open market, the Council will work with the development industry to provide new affordable housing.

For developments outside the Tendring Colchester Borders Garden Community, the new Garden Village proposals at Hare Green and Horsley Cross, any scheme delivering 10 or more net homes or occupy sites of one hectare or more, the Council requires 20% of new dwellings (including conversions) to be offered to Tendring District Council or its nominated partners at a proportionate discounted value for affordable housing.

This requirement will also apply in instances where two or more adjoining developments, when taken together, would exceed the above policy threshold of 10 or more (net homes) or one hectare or more; or where development is being proposed on part of what could reasonably be considered as a wider site where the wider development would exceed that policy threshold.

To avoid an over-concentration of affordable housing in one location, no single group of affordable housing will exceed ten dwellings and to ensure positive integration between the residents of affordable housing and market housing, there

should be no material difference in the appearance or quality between dwellings to be sold on the open market and those to be acquired and managed by the Council or its nominated partner(s).

The size and type of affordable housing will be specified by the Council on a case-by-case basis having regard to the latest Strategic Housing Market Assessment (SHMA) and housing needs register and will be the subject of negotiation between the Council and the developer or applicant.

95% of affordable housing should meet Building Regulations 2015 Part M4 (2) accessible and adaptable standards (or its successor) and 5% of affordable homes to be Part M4 (3)(2)(b) wheelchair user standards (or its successor).

For sites where an alternative level of affordable housing is proposed below the requirement, it will need to be supported by evidence in the form of a viability appraisal. In such cases the Council may seek a review of the viability of a scheme with the aim of achieving policy compliance over time. This may include securing a review mechanism by legal agreement specifying trigger points for undertaking a review such as later phases of a scheme or reserved matters applications with the aim of achieving policy compliance and improving the affordable housing contributions. In such cases, the Council will have regard to the guidance in Appendix F of this Local Plan.

In exceptional circumstances, other alternative approaches to the provision of affordable housing, such as financial contributions towards off-site provision, the transfer of homes to the Council or a local housing trust at nominal cost or a combination of those approaches, may be accepted and will be determined on a case-by-case basis. In such cases, the Council will have regard to the guidance in Appendix F of this Local Plan.

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

Rural Exception Sites

5.33 To enable the delivery of affordable housing in rural areas, the Rural Exception Scheme allows small developments on a site which abuts or is well-related to the Settlement Development Boundary of a 'Rural Service Centre' or 'Smaller Rural Settlement' as defined by the spatial hierarchy. These can come forward as an exception to normal settlement policy. Such schemes are intended to meet the housing needs of local people unable to afford accommodation in the villages where they live or have close local family or employment ties. The rural exception policy will be particularly useful in delivering additional housing in rural settlements where only limited growth (relative to the overall housing need as set out above) is proposed and where the affordable housing is not likely to be otherwise delivered. Where Parishes have identified a need for local housing in an area, it can still be difficult to encourage landowners to sell

their land below open market residential values. To address this, there is a provision for a maximum of one open market home in three homes on sites put forward by the Parish Council or through the Community Right to Build; or a maximum of two in three dwellings can be as open market homes where at least half of those open market homes (rounded up if necessary) is for self and custom-build in line with Policy LP7.

5.34 In considering planning applications for affordable local needs housing, the Council must be provided with evidence to show a scheme meets a demonstrated local need. Such evidence should define the local client group requiring housing and their specific housing requirements.

5.35 In addition, information detailing the number, size and tenure of dwellings proposed (e.g. rental units or shared ownership) will be required. Otherwise, the exceptional need for a proposal, in particular whether it meets or contributes to the identified local need, cannot be established. In such circumstances, a detailed planning application will normally be needed.

5.36 It is essential to demonstrate that the proposed housing realistically meets or contributes to the identified local need and will be exclusively reserved and managed in perpetuity as affordable housing for the long-term benefit of the local community. Therefore, arrangements which will secure this must be in place before planning permission is granted and when the rental values or selling prices are accurately predicted. These would normally take the form of voluntary planning obligations and covenants offered by the agency involved in managing the scheme and agreed by the landowner, the developer and the Council. Management of the scheme by Tendring District Council or an alternative housing association, charitable trust or similar organisation will generally offer the required assurances. Restricting the occupation of property to people falling within the identified categories of local need will ensure that units remain affordable.

Non-strategic Policy LP6

RURAL EXCEPTION SITES

Affordable housing may be permitted on sites adjoining the Settlement Development Boundaries of a 'Rural Service Centre' or 'Smaller Rural Settlement' as defined by the settlement hierarchy, as an exception to normal settlement policy to meet a specific identified local need that cannot be otherwise met.

To justify this form of development, applicants must demonstrate a shortage of affordable housing, where provision would offer long term security of tenure to existing residents within the relevant Parish needing separate accommodation in the area and other persons with strong local connections within the Parish in terms

of employment or longstanding family, or previous residence links and who require accommodation in the area.

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

Evidence of Local Need

The proposal must include detailed and up-to-date evidence of local need for affordable housing within the Parish, proven to the satisfaction of the District Council. The detail of any planning application should show that the number of affordable homes will not exceed the number, size and tenure genuinely required to meet the identified local housing need.

The Content of Schemes

A proposal shall cater primarily for local needs. However, to assist with the economic viability of the overall development and provide an incentive to landowners to release their land, a maximum of one in three dwellings in the overall development can be provided for sale or rent on the open market. Alternatively, a maximum of two in three dwellings can be provided as market housing where at least half of those market homes (rounded up where necessary) are self-build or custom-built homes meeting the requirements of Policy LP7.

Secure Arrangements

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

a. *ensure that all the affordable homes within the scheme remain exclusively for local need through control of occupation during the lifetime of the development and that the low-cost benefits of the housing provision pass on to subsequent occupants meeting the criteria of local need;*

b. *ensure that the necessary long-term management of the scheme is permanently secured; and*

c. *provide that where a vacated affordable home within the scheme cannot be filled by persons in local need from within the Parish, the home shall be made available to those in housing need in adjoining parishes, moving outward sequentially, on the same basis of need to secure its occupation'*

Location and Environmental Considerations

The proposal shall have no significant material adverse impact on biodiversity and geodiversity (including designated sites), landscape (including designated

landscapes), the historic environment, residential amenity, highway safety, or the form and character of the settlement to which it adjoins.

This Policy contributes towards achieving Objective 1 of this Local Plan.

Self-Build and Custom-Built Homes

5.37 The National Planning Policy Framework requires Councils to plan for a mix of housing based on the needs of different groups in the community which includes people wishing to build their own homes as a Self-Build or Custom-Built home. The majority of the new homes that will be built in Tendring up to 2042 will be on sites specifically allocated for development which tend to be acquired by volume house builders and local developers who will aim to deliver new housing to meet the needs of the mass market. However, this leaves few opportunities for the construction of individual properties of bespoke and innovative architectural design, larger more spacious properties for the higher end of the market and self-build 'grand designs' for people wanting to build a home to live in themselves.

5.38 The strategic priorities of this Local Plan focus heavily on the need to deliver economic growth, tackle unemployment and deprivation and improve the long-term prospects of future generations. Alongside measures to attract businesses, rejuvenate town centres and create more jobs, the Council's Economic Development Strategy suggests that delivering the right mix of housing is critical to the future of the District's economy. By enabling opportunities to deliver self-build homes within the overall mix of new housing over the plan period, the District can go some way in providing attractive high-quality properties that local people can aspire to live in and stay close to their family. The opportunities to build such properties could also help to encourage high-earners and people with entrepreneurial spirit to live in the District who will have disposable income to spend in the local economy and who have the potential to invest in local business opportunities.

5.39 The Council maintains a Self-Build and Custom Housebuilding Register in accordance with national legislation, to monitor local demand for self-build and custom-built homes. The register provides the primary source of evidence on the demand for self-build housing in the District, and current monitoring shows that the Council is not presently meeting the level of demand indicated by entries on the register within the statutory timeframe. Policy LP7 therefore sets out the circumstances under which aspirational or self-build homes may be supported outside of settlement development boundaries but within reasonable proximity of the District's defined settlements. For larger developments of 150 dwellings or more, the policy requires a small proportion (2%) of serviced plots to be made available for self-build or custom-build

housing, helping to diversify the local housing supply and respond to evidenced demand.

5.40 Paragraph 84 of the National Planning Policy Framework requires Councils to avoid the development of isolated homes in the countryside unless there are special circumstances which, amongst others, can include a "design of exceptional quality, in that it is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas". Policy LP7 therefore sets out the circumstances under which aspirational or self-build homes could be built outside of settlement development boundaries but within a reasonable proximity of the District's defined settlements.

Non-strategic Policy LP7

SELF-BUILD AND CUSTOM-BUILT HOMES

The Council will encourage the provision of opportunities for constructing Self-Build and Custom-Built Homes as part of the mix of housing on large residential developments and the one-for-one replacement of an existing dwelling, of any size, in the countryside outside of settlement development boundaries, provided the impacts of development do not conflict with other policy requirements in this Local Plan.

The Council will also consider, on their merits, proposals for small-scale developments (see Glossary) of new Self-Build and Custom-Built Homes on land outside of, but within a reasonable proximity to, settlement development boundaries, where they contribute to a sustainable pattern of growth in the District and are brought forward by individuals or associations of individuals who intend to occupy those homes. All new dwellings on such developments must meet one or more of the following locational criteria:*

a. Be safely accessible on foot (see Glossary) within 600 metres of the edge of the settlement development boundary of one of the District's 'strategic urban settlements' or 'smaller urban settlements';*

b. Be safely accessible on foot (see Glossary) within 400 metres of the edge of the settlement development boundary of one of the District's 'rural service centres';*

c. be located directly adjacent to the development boundary of a smaller rural settlement. In all cases, the site must be safely accessible on foot (see Glossary) from the nearest settlement boundary.*

d. form at at least half of the market homes being proposed as part of a rural exception scheme in line with Policy LP6; or

e. Involve the redevelopment of vacant or redundant previously developed land that can be demonstrated, with robust evidence, to be unviable for current and/or future employment use;

To ensure delivery of genuine self-build and custom-build housing, the Council will seek to use appropriate mechanisms, such as planning conditions or legal agreements, to secure that any planning permissions granted for self-build or custom-built housing are occupied initially by the individuals or associations who have commissioned the build.

In all proposals of 150 dwellings or more, there shall be provided serviced plots to deliver at least 2% (rounded up) of the total number of dwellings on site as self-build or custom build homes, provided the Council's self-build register identifies a need at the time an application is submitted. All plots must meet the definition of a serviced plot as per national policy. Serviced Plots should be made available to households on the Self-Build Register for a period of 12 months. If after that time, plots have not been purchased or reserved by those on the Self Build Register, they may either remain on the open market as self-build or be built out as market housing.

All proposals must be of a high standard of design and demonstrate a bespoke architectural response that reflects the individual nature of self-build and custom-built housing. Proposals must incorporate high-quality materials, innovative or contextually appropriate design features, and respond positively to the local character, landscape setting, and vernacular.

All proposals must have no significant material adverse impact on the landscape, residential amenity, highway safety, or the form and character of nearby settlements, and must be appropriate in scale and design for their location, having regard to other policies in this Local Plan.

This Policy contributes towards achieving Objective 1 of this Local Plan.

Backland Residential Development

5.41 "Backland" developments are, for the purposes of Policy LP8 below, defined as the proposed erection of one or more dwelling houses on a parcel of land:

- which lies generally behind the line of existing frontage development;
- has little or no frontage to existing public highway; and
- which would constitute piecemeal development in that it does not form part of a large area allocated for development.

5.42 Typical sites include the back gardens of existing dwellings, "tandem" development sites of the kind found in Jaywick Sands, smallholdings, yards, or small vacant sites. On these sites, it will often be difficult to achieve the design requirements of this Local Plan due to a combination of location, restricted access and intensity of residential use in the vicinity.

5.43 The main problems that can arise as a result of backland development include: undermining the established character of an area (especially if similar schemes were to be repeated elsewhere in a locality); dwelling plots appearing cramped relative to their surroundings; the fragmentation of established gardens with a loss of mature landscaping; and the infringement of neighbouring residents' amenities. Development behind an established building line can also appear incongruous, particularly isolated dwellings. To avoid these problems, backland development requires particularly thorough planning, and Policy LP8 provides specific criteria that the Council will apply in such proposals.

5.44 There must also be proper means of access to backland development, which is safe and convenient for both drivers and pedestrians, with a turning area where necessary to avoid the need for vehicles to reverse onto a public highway. A proposed access that is uncharacteristically elongated or constrained in width can often result in poor integration with the surrounding built environment. Such driveways can appear visually intrusive, undermine the established grain of development, and signal harmful overdevelopment by forcing new dwellings into confined plots.

5.45 Narrow driveways may also pose safety concerns, particularly for pedestrians and people with disabilities, due to limited visibility, lack of dedicated walking space, and inadequate separation from vehicles. Policy LP8 seeks to discourage these forms of access where they are out of keeping with the local character, compromise safety, or suggest an inappropriate intensity of development. Moreover, new access arrangement should avoid excessive disturbance or loss of privacy to neighbouring residents through, for example, an access drive passing unreasonably close to an adjoining dwelling. The likely frequency of use by vehicular traffic and the suitability of the access for service vehicles and the emergency services will also be relevant material considerations.

5.46 "Tandem" development consists of a dwelling or dwellings immediately behind an existing residential frontage which are served by a shared access. It is generally unsatisfactory because of the difficulties of access to the dwelling at the rear and the disturbance and lack of privacy suffered by the residents of the dwelling in front.

Non-strategic Policy LP8

BACKLAND RESIDENTIAL DEVELOPMENT

Proposals for the residential development of "backland" sites must comply with the following criteria:

a. where the development would involve the net loss of private amenity space serving an existing dwelling, that dwelling must be left with a sufficient area of private amenity space that meets the needs and expectations of residents, and which is commensurate to the size of dwelling and the character of the area;

b. a safe and convenient means of vehicular and pedestrian access/egress must be provided that does not cause undue disturbance or loss of privacy to neighbouring residents or visual detriment to the street scene. Long or narrow driveways will not be permitted;

c. the proposal must avoid "tandem" development using a shared access;

d. the site must not comprise an awkwardly shaped or fragmented parcel of land likely to be difficult to develop in isolation or involve development which could prejudice a more appropriate comprehensive development solution;

e. the site must not be on the edge of defined settlements where likely to produce a hard urban edge or other form of development out of character in its particular setting; and

f. the proposal must not be out of character with the area and/or set a harmful precedent for other similar forms of development.

This Policy contributes towards achieving Objective 1 of this Local Plan.

Gypsy and Traveller Sites

5.47 The latest Gypsy and Traveller Accommodation Assessment (GTAA) for all local planning authorities in Essex was commissioned jointly by the Councils in line with the legal duty to cooperate and follows a consistent methodology. For Tendring, the GTAA identifies a projected future need up to 2042 for 38 plots, comprising 28 pitches for households that meet the planning definition and 10 pitches for households where status is undetermined. Short-term needs could be met through proportionate expansion of the District's two largest established sites at Woodfield Bungalow, Great Bentley, and Gutteridge Hall Lane, Weeley, subject to planning applications being assessed against relevant Local Plan policies. To explore this option, the Council will undertake a focused Call for Sites consultation with relevant landowners to identify available land and assess its suitability for allocation.

5.48 Longer-term provision will be delivered as part of major strategic growth locations, including the Colchester Tendring Borders Garden Community

(Policy SAMU1) and the proposed Garden Villages at Hare Green (Policy SAMU8) and Horsley Cross (Policy SAMU9), all of which benefit from proximity to the A120 and the strategic road network. The GTAA confirms that there is no current or future need for plots for travelling show-people in Tendring; therefore, no land is allocated for this purpose.

5.49 National planning policy, as set out in the Planning Policy for Traveller Sites (PPTS, 2015), requires local authorities to adopt a criteria-based approach in their Local Plans to guide decisions on planning applications for Gypsy and Traveller sites, even where there is no identified need. Such policies should be fair and should facilitate the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

5.50 Accordingly, any proposals for new sites or additional pitches will be assessed against the criteria in Policy LP9 and other relevant policies in this Local Plan. These criteria ensure that sites are appropriately located, well-designed, and provide a good standard of residential amenity while avoiding harm to the environment and ensuring safe access to services and infrastructure.

Strategic Policy LP9

GYPSY AND TRAVELLER SITES

The projected future need for Gypsy and Traveller accommodation in Tendring up to 2042 is 38 plots, as identified in the Gypsy and Traveller Accommodation Assessment (GTAA). This comprises 28 pitches for households that meet the planning definition and 10 pitches for undetermined households.

Short-term need for additional plots could be met through proportionate expansion at the Districts two largest established sites at Woodfield Bungalow (Great Bentley) and Gutteridge Hall Lane (Weeley) subject to consideration of planning applications against relevant policies in this Local if the need arises. The Council will invite submissions from relevant landowners through a focussed Call for Sites consultation to identify the extent of available land in these locations and determine its suitability for allocation.

Further longer-term provision will be made as part of the Tendring Colchester Borders Garden Community (Policy SAMU1) and the Garden Village proposals at Hare Green (SAMU8) and Horsley Cross (SAMU9), all of which are located close to the A120 and the strategic road network.

There is no current or future need for any plots for travelling showpeople in Tendring and therefore no land is allocated for this purpose.

Any proposals for additional pitches to meet the needs of gypsies and travellers will be considered against criteria a) to e) below alongside other requirements in the Local Plan:

a. *sites must avoid any adverse impacts on any internationally, nationally or locally designated protected areas and must avoid areas prone to flooding;*

b. *sites must have reasonable access to key facilities including schools, doctors' surgeries, convenience shops, and employment sites;*

c. *sites must include suitable circulation and amenity space;*

d. *sites must comprise well drained ground and achieve safe access for large vehicles from the local road network and access to utilities; and*

e. *sites must be of a high-quality design and landscaping, providing a good standard of residential amenity for their occupiers.*

This Policy contributes towards achieving Objective 1 of this Local Plan.

Care, Independent and Assisted Living, and Secure Institutions

5.51 Demographic projections suggest that by the end of the plan period in 2042, over 62% of our residents could be over the age of 65 and we know that our District is already a very popular area for retirement, particularly in our coastal towns of Clacton and Frinton, with much of the demand for new housing driven by the migration of older people from other parts of the country. Generally, thanks to advancements in medical care and healthier lifestyles, people are living longer, and the Council is actively promoting the District's leisure offer to the 'active retired' who make a valuable contribution toward our local economy.

5.52 The latest Supported and Specialist Housing and Accommodation Needs Assessment 2025 (SSHANA) identifies a substantial shortfall in extra-care housing, care homes, and supported living options for older people, those with disabilities, and individuals with mental health needs.

5.53 Providing specialist and supported housing in sustainable locations will enable residents to remain independent for longer, reduce pressure on health and social care services, and support the Council's objectives for healthy, inclusive communities. Integration within settlements ensures access to local services and reduces isolation, while high design standards and amenity provision safeguard quality of life.

5.54 The Local Plan encourages development of care, independent and assisted living homes in appropriate locations. This will ensure future generations of older and disabled residents get the highest quality of care and future

generations of working age residents can access a range of job opportunities in a diverse and growing sector of the economy. As well as jobs for care assistants, growth in this sector will generate job opportunities for medical professionals, caterers and managers as well as jobs in supply chain industries dealing with matters such as maintenance, gardening, specialist training, security and construction. Consideration of staffing capacity/availability must be considered by applicants prior to submission of planning applications.

5.55 Residential institutions have the potential to accommodate a significant number of residents, employ substantial numbers of staff and receive visits from friends and family. Therefore, they are best located in accessible locations, ideally within the settlement development boundaries of the District's more sustainable Urban Settlements and Rural Service Centres, as opposed to the Smaller Rural Settlements or remote countryside locations where there tend to be fewer local services and facilities, limited access to public transport and where the introduction of such development can often have a detrimental impact on the rural character of that community.

5.56 However, the Council does recognise that it is often difficult to find areas of land large enough to accommodate larger, high quality care homes set within open grounds with gardens, landscapes and trees – which, for the quality of life for residents, is very important. Therefore, the policy encourages the development of care homes and extra-care housing within the larger residential and mixed-use allocations across the District.

5.57 Secure Residential Institutions, which come under use class C2a, can include secure hospitals, detention centres and prisons. These institutions also have the potential to employ significant numbers of people but in some instances can have a detrimental impact on their immediate surroundings in terms of noise and disturbance. A more remote location may therefore be appropriate and proposals for these kinds of institutions will be considered on their own merits subject to meeting the requirements of other policies in this document and demonstrating a local need.

Non-strategic Policy LP10

CARE, INDEPENDENT AND ASSISTED LIVING, SECURE INSTITUTIONS

To meet the care needs of our future generations and generate growth in the care, independent and assisted living sector in line with the Economic Development Strategy, the Council will support the construction of high-quality care homes, extra-care housing and other forms of specialist accommodation in sustainable locations. This includes:

- *Residential care homes and nursing homes (Use Class C2)*
- *Extra-care housing and assisted living schemes*
- *Retirement living or sheltered housing*
- *Supported living for people with disabilities or mental health needs*
- *Other housing for people with care needs (including C3(b) Use Class)*
- *Hospices and palliative care facilities*

The Council will also work with the NHS, Essex County Council, care providers, educational establishments and businesses to promote technological advancements in the provision of care, improvements in training and qualifications for care professionals and support growth in the 'supply chain' industries related to care and assisted living.

The Council will support the provision of care homes, extra care housing and other forms of specialist accommodation within settlement development boundaries and, in particular, within the mix of accommodation for the residential and mixed-use developments across the District.

The Council will also consider, on their merits, proposals for the development of new (including change of use to) care homes (Use Class C2) on land outside of settlement development boundaries where they will still support a sustainable pattern of growth in the District. Such developments must either:

a. be located on a site safely accessible on foot within 800 metres of the edge of the settlement development boundary of one of the District's 'strategic urban settlements', 'smaller urban settlements' or 'rural service centres'; or

b. be located on a site safely accessible on foot within 400 metres of the edge of the settlement development boundary of one of the District's 'rural service centres'.

All new care homes, extra care housing and other forms of specialist accommodation must pay particular attention to landscape character if located outside of settlement development boundaries and offer a high quality, safe, secure and attractive environment for their residents and provide sufficient external space to accommodate the normal recreation and other needs of residents, visitors or employees. Proposals shall have no significant material adverse impact on the landscape, residential amenity, highway safety, or the form and character of nearby settlements and shall be otherwise appropriate in scale and design for their location, having regard to other policies in this Local Plan.

Proposals for the development of new (including change of use to) secure residential institutions (Use Class C2A) will be considered on their own merits against other policy requirements of this Local Plan.

The Council will support proposals to extend existing care homes beyond defined settlement development boundaries, provided they maintain a sustainable pattern of growth and comply with all other relevant Local Plan policies. Development that

would result in the loss of all, or part, of an existing care home will not be permitted unless the applicants can demonstrate, with robust evidence, that the site or premises are no longer economically viable.

The approach used to demonstrate that the requirements of this policy have been met may vary from site to site and so must be agreed between the Council and the applicant in advance of any planning application being submitted.

Where planning permission is granted, use rights under the provision of the latest Use Classes Order may be withdrawn where there is evidence to suggest that another use within the same or different Use Class would be inappropriate.

This Policy contributes towards achieving Objective 1 and 5 of this Local Plan.

HMO and Bedsits

5.58 A House in Multiple Occupation (HMO) is a house occupied by three or more unrelated individuals as their only or main residence where they have individual lockable bedrooms, but where basic amenities such as a kitchen or bathroom are shared. HMOs with between three and six bedrooms fall under Class C4 of the Use Classes Order. HMOs with seven or more bedrooms are classed as 'sui generis'. Each individual bedroom within an HMO is classed as a 'tenancy unit'.

5.59 Bedsits are dwelling houses that consist of a single room containing living accommodation and dedicated, but often basic, cooking and washing facilities (such as a cooker, microwave oven and sink) but sometimes bathroom and toilet facilities are shared by a number of bedsit occupiers. Bedsits form part of Use Class C3.

5.60 The creation of HMOs and bedsits, in the majority of cases, require planning permission in line with national planning regulations. The conversion of a 'dwelling house' (Use Class C3) to an HMO in Use Class C4 can take place without the need for planning permission except in locations where the Local Authority has made an 'Article 4 Direction' to remove this permitted change. Tendring District Council has made an Article 4 Direction removing this permitted change in all parts of the District. Therefore, any proposal involving the creation of an HMO or bedsits in the Tendring District will require planning permission.

5.61 The Council is concerned about the impact that an increasing number of HMOs and bedsits, both new-build proposals and the conversion of existing properties, will have on the health of residents, the economy of the District and the physical character of our towns and villages. An increasing number of large residential properties, hotels and guesthouses in central parts of our seaside

towns are being lost to HMOs and bedsits, which will result in the permanent loss of valuable visitor accommodation, essential to the tourism economy, and poor living conditions and resultant health problems for tenants.

5.62 Furthermore, the concentration of low-cost accommodation, particularly within town centre areas can result in a high proportion of people with personal, financial or health issues moving into the area (often from outside of the District) and being concentrated together in one area, placing undue pressure on the public services within those areas (such as doctors' surgeries); detracting from the public perception of the area (which is all important for the purposes of attracting visitors, tourists and investors to spend money in the local economy); and, in turn, making the owners of houses, hotels and guesthouses within the area consider converting their premises into HMOs and bedsits, for rental income, rather than retaining them in their existing use.

Non-strategic Policy LP11

HMO AND BEDSITS

All proposals involving the creation of Houses in Multiple Occupation (HMOs) or bedsits (including new-build, subdivisions and conversions) will require planning permission and will only be permitted within defined town centres.

Proposals for HMOs or bedsits should meet all of the following criteria:

a. *within a 100 metre radius of the property or site in question (drawn as a circle from the centre of the property or site), the total number of existing and proposed HMO tenancy units and bedsits, as a proportion of all residential accommodation (tenancy units plus bedsits and dwelling houses that are not HMOs), would not exceed 10%;*

b. *the proposed tenancy units have a minimum internal floor area of 12 square metres and bedsits have a minimum internal floor area of 16 square metres;*

c. *each individual tenancy unit or bedsit has direct physical access to communal facilities without the need to rely on access via another tenancy unit or bedsit;*

d. *no more than six tenancy units or bedsits will be served by a single indoor communal facility such as a living room, dining room or kitchen;*

e. a minimum of 1 off-street car parking space per tenancy unit or bedsit is provided and each parking space must be capable of being used independently of one another;

f. cycle parking provision in accordance with EPOA cycle parking guidance and standards for HMOs or bedsits;

g. all residents of the HMO or block of bedsits have access to adequate space for the storage of waste and recycling bins which will be provided within the curtilage of the block;

h. all external alterations to existing buildings are in keeping with the character of the building and the wider area; and

i. an area of communal open space is provided that has sufficient space and facilities for drying clothes.

This Policy contributes towards achieving Objective 1 of this Local Plan.

6 Prosperous Places

6.1 The Local Plan's strategic objective for Employment/Commercial is "To provide for the development of employment land on a variety of sites to support a diversity of employment opportunities and to achieve a better balance between the location of jobs and housing, which will reduce the need to travel and promote sustainable growth up to the period of 2042."

6.2 Promoting balanced economic growth is one of the key elements of delivering sustainable development. This Local Plan aims to make Tendring District more self-reliant by achieving a sustainable balance between jobs, retail development, tourism, leisure, hotel and guesthouse development and associated facilities and to improve education and skills for our District's residents. Balancing growth will ensure that our natural and built environment, especially our countryside, are preserved and protected against unsustainable growth.

6.3 The National Planning Policy Framework requires local planning authorities to adopt a positive approach towards development proposals that will contribute towards building a strong, responsive and competitive economy in their area and to ensure that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. From undertaking extensive consultation with residents and businesses within the Tendring District, it is clear that delivering a strong economy that provides more jobs for local people is a high priority in our area, but that the pursuit of economic growth must also sit comfortably alongside other objectives, such as protecting and enhancing the environment and planning positively to meet the social needs of our local communities.

6.4 The Economic Development Strategy was refreshed in 2019 to reflect updated baseline evidence and evolving strategic priorities. While the established principles and ambitions remain consistent with the 2013 version, the 2019 strategy adopts a refined structure and approach to better align with current challenges and opportunities. The refreshed strategy is structured around five key objectives:

Objective 1: Supporting Tendring's Growth Locations
This objective outlines the vision for targeted investment and development in key areas identified for growth. Based on evidence and stakeholder consultation, the initial target locations are Clacton & Jaywick Sands, Harwich & Dovercourt, and the Tendring/Colchester border.

Objective 2: Targeting Growth Sectors
The strategy prioritises support for two key growth sectors—Clean Energy and Care & Assisted Living—while also recognising wider sector opportunities across the District.

Objective 3: Ensuring Residents Have the Skills and Information to Participate
This objective emphasises the importance of equipping residents with the skills and aspirations needed to engage with emerging opportunities. It includes recommendations on education, skills provision, and employment support.

Objective 4: Supporting Growth & Innovation in Tendring's Businesses
The strategy aims to foster a more dynamic, diverse, and future-facing business base through improved business engagement, innovation, and inward investment.

Objective 5: Delivering Housing to Support Economic Objectives
Recognising the interdependence between population growth and economic development, this objective outlines how housing delivery can stimulate future economic growth.

6.5 This updated strategy continues to inform the Local Plan's policies and proposals for employment, housing, infrastructure, and regeneration, ensuring that Tendring District remains resilient, competitive, and inclusive in its economic development.

Delivering Retail

6.6 The Local Plan's strategic objective for Retail Development is "To promote the vitality and viability of the town centres through the promotion of retail and other appropriate and adaptable uses, exploiting the benefit of enhanced growth of the towns whilst retaining the best and valued aspects of their existing character, as well as responding appropriately to changes in the way people enjoy shopping and other leisure activities, and competition for trade arising from other centres, both within and outside of the District."

6.7 The National Planning Policy Framework (NPPF) promotes planning policies that help create the conditions in which businesses can invest, expand and indicates that significant weight should be placed on the need to support economic growth through the planning system.

6.8 The NPPF requires local planning authorities to support the role that town centres play at the heart of their communities and pursue policies to promote their viability and vitality. In addition, local planning authorities are expected to allocate a range of suitable sites in town centres to meet the scale and type of anticipated needs for retail uses. Ensuring town centres are recognised and protected and sufficient land can be brought forward to meet the retail needs of the District is a crucial element of this Local Plan.

6.9 References in the Local Plan to "town centres" or "centres" apply to town centres, District centres and local centres but exclude small parades of shops of purely neighbourhood significance.

6.10 Town centres act as key locations for a diverse range of uses such as retail, leisure, commercial, office, tourism, cultural activities, community facilities and also provide an important, sustainable location for housing.

6.11 Retail is split into comparison and convenience shopping. Convenience shops provide for the everyday essential items including milk and newspapers, food and drinks and confectionery. These shops are usually close to people's homes so people can make many visits during the week. Comparison shops provide items not purchased on a frequent basis such as clothing, footwear or household items. Comparison shops provide items not purchased on a frequent basis such as clothing, footwear or household items.

6.12 The Town Centre First principle requires applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

6.13 The NPPF sets out that when assessing large applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold.

6.14 Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on the town centre, it should be refused. Local planning authorities are required to ensure that sequential test and impact test have been properly applied, and that the "town centre first" approach has been followed. This does not mean that out-of-centre development is necessarily inappropriate.

6.15 The Town Centre First principle requires applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. The NPPF sets out that when assessing large applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold.

6.16 Tendring District Council commissioned WYG Planning and Environment (WYG) to undertake a Retail Study in 2016, to serve as local evidence to support the Local Plan Policies. An updated Retail and Town Centre Uses Study was undertaken in 2020 by Lambert Smith Hampton (LSH).

Additional Retail Floorspace Provision

6.17 The NPPF requires that LPA's should allocate a range of suitable sites to meet the scale and type of town centre uses needed in town centres and that it is important that the need for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Town centre boundaries should be kept under review where necessary.

Convenience Shopping

6.18 The quantitative assessment in LSH Retail and Town Centre Uses Study (2020) estimates that turnover for convenience goods sales in the District could increase from around £348.5million in 2020 to around £390.6milllion by 2033, potentially generating capacity for around 2,347sq.m of additional convenience goods in the plan period – the equivalent of an additional food store. However, these findings need to be assessed against market demand, and, in 2020, there was limited commercial appetite amongst mainstream grocers to establish new stores, with demand for new store openings mostly confined to the discount food market. Most of the major food store operators are already represented in the District. The assessment notes that opportunities to enhance Clacton's convenience retail offer are likely to be limited to improving existing food store provision but that, if market conditions support it, any new provision should be directed to Clacton Town Centre as a priority, in line with the sequential approach and to support the Council's objectives for rejuvenation of that centre.

Comparison Shopping

6.19 The LSH Retail and Town Centre Uses Study (2020) estimates that turnover for comparison goods sales in the District could increase from around £291.6million to around £441.3million by 2033, however taking into account the emergence and success of on-line retailers in meeting comparison goods demands, the capacity for increasing physical comparison goods floorspace is likely to be much lower than for convenience goods. With a predicted increase in capacity of around 54sq.m by 2033, the need for additional comparison goods floorspace in the District is likely to be negligible and easily accommodated within either existing vacant town centre units or retail schemes that already benefit from planning permission.

6.20 The Study highlighted at the time that Clacton is a vital and viable centre but could become vulnerable as a result of the economic impact of Covid-19. Council initiatives, alongside private investment in recent years, have seen considerable improvements to the built environment, which is beneficial to the town centre's visitor experience. The Council is also working with partners on a programme of measures to rejuvenate Clacton Town Centre.

Non-strategic Policy PP1

NEW RETAIL DEVELOPMENT

Retail development will be encouraged and permitted in the retail policy area of the town centres as defined on the Policies Map. This will be the main focus for new additional retail floorspace for the town centres, maintaining the District's current hierarchy and market share between centres.

Retail development will be encouraged on a scale appropriate to the needs of the area served by these centres. Development will be subject to local planning, traffic and environmental considerations and the needs of people who live in or near the areas affected.

This Policy contributes towards achieving Objectives 3, 6 and 9 of this Local Plan.

Retail Hierarchy

6.21 With the introduction of the NPPF, there is now a need to take fresh look at how the delivery of retail is managed in the District.

6.22 The NPPF requires planning policies to define a network and hierarchy of centres that promotes their long-term vitality and viability. It states that, planning policies should support the role that town centres play at the heart of their community's vitality by taking a positive approach to their growth, management and adaptation.

6.23 The NPPF continues the government's commitment to place a high level of importance on the 'town centre first' approach to the delivery of retail, leisure, office, tourism and business development.

6.24 The NPPF (Annex 2) defines the town centre as follows:

'Area defined on the local authority's policy map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres'.

6.25 The district centres will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

6.26 Local centres include a range of small shops of a local nature, serving a small catchment. This might include, amongst other shops, a small supermarket, newsagent, a sub-post office and pharmacy. Other facilities could include a hot-food takeaway and launderette. In rural areas large villages may perform the role of a local centre.

6.27 Small parades of shops of purely neighbourhood significance are not regarded as centres for the purposes of this policy statement.

6.28 In order to plan positively to promote the vitality and viability of the town centres, the Council has identified a local retail hierarchy for the District that sets out the role and function of centres. The presumption would be that any proposals for a main town use would only be permitted if firstly every effort had been made to locate it in the defined centres as a preference (following the application of the 'sequential test').

6.29 Our town, district, village and neighbourhood centres provide a significant proportion of the District's local employment and business activity and offer a range of services, facilities and activities that meet the needs of both local residents and people that visit the area. These centres lie at the heart of our communities and are often the historic core of our towns, villages and neighbourhoods and the home to many attractive and historic spaces, buildings and other features.

6.30 The nature of retail is changing, with the emergence of on-line shopping along with the popularity and convenience of large superstores. The Council wishes to promote the vitality and viability of these centres and accepts that with changes in shopping habits, they will need to move with the times to remain a focus for economic activity and community life.

6.31 Therefore, our centres will need to change too by becoming more diverse in their offer. This includes embracing more leisure-based activities such as eating, drinking and socialising, promoting a vibrant evening economy, and utilising the internet as a promotional tool rather than seeing it as a threat to business. Additionally, centres should provide safe, attractive environments that people choose to visit for enjoyment rather than mere convenience, and ensure accessibility through multiple modes of transport.

6.32 The Council and local businesses both have an important role to play in bringing about this change.

6.33 The WYG Retail Study (2016) recommends that Clacton should continue to be classified as a major town centre and the following retail areas are classified as a town centres: Dovercourt, Walton-on-the-Naze, Frinton-on-Sea, Brightlingsea and Manningtree. This study classified Harwich as a District centre due to its level of retail provision and role it plays within the network of centres. The health check shows that Harwich has a total of

3,810sq.m retail and leisure floorspace and has a disjointed centre with a high level of non-town centre uses at ground-floor level.

6.34 As well as the defined centres listed in Policy PP2, the District also contains a number of large modern retail parks or stand-alone supermarkets/retail outlets that are located in out-of-town centre (or edge-of-town centre) locations that often fulfil a need for bulky-goods retail that cannot be accommodated in town centres. The national planning policy is for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered.

Strategic Policy PP2

RETAIL HIERARCHY

The following centres, as defined on the Policies Map, provide the key locations that can be resilient to future economic changes, and which should be considered as part of a sequential test for proposed main town centres.

Retail development should take place at a scale appropriate to the size and function of the centre within which it is to be located. To guide this approach, the following retail hierarchy is defined:

Major Town Centre

- *Clacton*

Town Centres

- *Dovercourt*
- *Walton-on-the-Naze*
- *Frinton-on-Sea*
- *Brightlingsea*
- *Manningtree*

District Centres

- *Harwich*
- *Old Road, Clacton*
- *The Triangle, Frinton-on-Sea*
- *Great Clacton*
- *Frinton Road, Holland-on-Sea*

These centres will be the focus for 'Main town centre uses' as defined in the NPPF which include retail, leisure, entertainment, and more intensive sport and recreation uses; offices, tourism and cultural and arts, community and residential development. The Council will promote a mix of appropriate town centre uses

within these defined centres with 'active street frontages' at ground floor level. Proposals must be properly related in their scale and nature having regard to the above hierarchy.

This Policy contributes towards achieving Objectives 3, 6, 9 and 10 of this Local Plan.

6.35 There are other small parades of shops across the towns and rural areas that are purely of neighbourhood significance but do not meet the definition of a centre. However, they contribute to the function of the local communities. The NPPF requires local planning authorities to plan positively for the provision of community facilities such as local shops and guard against the unnecessary loss of valued facilities and services. It is therefore appropriate to include an additional policy to protect and enhance these local facilities.

Strategic Policy PP3

VILLAGE AND NEIGHBOURHOOD CENTRES

Small-scale retail development to serve the day-to-day needs of village and local neighbourhoods will be normally permitted. Where express planning permission is required, proposals for change of use from retail within a neighbourhood shopping parade or a village with limited shopping provision will not be permitted unless retail use is either:

- *no longer viable;*
- *no longer needed by the community it serves; or*
- *is to be relocated, to provide an equivalent or improved facility.*

The Council will work with its partners, including local businesses, to protect and enhance the following village and local neighbourhood centres and any proposed village and neighbourhood centres as defined on the Policies Map.

Village Centres

- *Alresford Village Centre*
- *Elmstead Market Village Centre*
- *Great Bentley Village Centre*
- *Little Clacton Village Centre*
- *St Osyth Village Centre*
- *Thorpe-le-Soken Village Centre*

Existing and Proposed Neighbourhood Centres

- *Bluehouse Avenue, Clacton*
- *Bockings Elm, Clacton*
- *Woodlands Close, Clacton*
- *Upper Dovercourt*

Broadway, Jaywick Sands
- *Burrs Road, Clacton*
- *Cambridge Road, Clacton*
- *Coopers Lane, Clacton*
- *Coppins Road, Clacton*
- *Gravel Hill Way, Harwich*
- *Junction of Tamarisk Way/ Broadway and Sunspot, Jaywick Sands*
- *Thorpe Road, Kirby Cross*
- *Tudor Parade, Marlowe Road, Jaywick Sands*
- *Frinton Road, Holland-on-Sea*
- *Waterside, Brightlingsea*
- *Neighbourhood centre at St. John's Road, Clacton*
- *New neighbourhood centre proposed for Oakwood Park Development, Clacton*
- *New neighbourhood centre proposed for Rouses Farm Development, Clacton*
- *New neighbourhood centre proposed for Hartley Gardens Development, Clacton*
- *New neighbourhood centre proposed for Deane's Lane and Oakley Road Development, Dovercourt,*
- *New neighbourhood centres proposed for Hare Green, Horsley Cross and Weeley Green Garden Villages*

This Policy contributes towards achieving Objectives 3 and 6 of this Local Plan.

Local Impact Threshold

6.36 In accordance with national planning policy, it is appropriate to identify locally set thresholds for the scale of edge-of-centre and out-of-centre retail, office and leisure development which should be subject to the assessment of the impact criteria set out by paragraph 94 of the NPPF.

6.37 For the purposes of this policy, an 'edge-of-centre' location means:

- for retail development, a site within 300 metres of a 'primary shopping area' with good pedestrian connections to that primary shopping area;
- for office development, a site within 500 metres of a railway station;
- for other town centre uses, a site within 300 metres of a defined town, district, village or neighbourhood centre.

6.38 An 'out of centre' location means a site that is not within a defined town, district, village or neighbourhood centre and not an edge-of-centre location, but that does fall within the Settlement Development Boundary of the settlement in question.

6.39 The NPPF states that:

'When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500sq.m of gross floorspace)'. This should include assessment of:

- the impact of the proposal of existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider retail catchment (as applicable to the scale and nature of the scheme).'

6.40 Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the considerations in NPPF paragraph 94, it should be refused.

6.41 The WYG Retail Study (2016) assessed the need for a local impact threshold and recommended that 'a blanket approach' would not be appropriate across all centres. The study advised that policy should advocate a tiered approach with different thresholds based upon the location, role and function of the centre. For example, a small convenience store would clearly have more impact on a local centre than a town centre. The study recommends that the thresholds should not only apply to new floorspace, but also to changes of use and variations of conditions to remove or amend restrictions on how units operate in practice.

Non-strategic Policy PP4

LOCAL IMPACT THRESHOLD

Applications for retail, leisure and office development outside of a centre as defined on the Policies Map, which are not in accordance with the Local Plan, will require an impact assessment if the development is over the following floorspace thresholds in the nearest defined Town Centre:

a. Clacton - 929sq.m gross floorspace

b. Frinton-on-Sea - 929sq.m gross floorspace

c. Dovercourt - 250sq.m gross floorspace

d. Walton-on-the-Naze - 250sq.m gross floorspace

e. Brightlingsea - 250sq.m gross floorspace

f. Manningtree - 250sq.m gross floorspace

g. Harwich - 250sq.m gross floorspace

In determining planning applications, the Council will consider quantitative and qualitative impacts of the development on town centre vitality and viability, measures aimed at mitigating and minimising impacts and opportunities to claw back trade lost to other town centres both within and outside of the District.

This Policy contributes towards achieving Objectives 2, 3 and 6 of this Local Plan.

Town Centre Uses

6.42 The NPPF requires that planning policy should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Therefore, it is vital that the future needs of the District's town centres are addressed through the Local Plan.

6.43 With regard to the location for new retail, leisure and other town centre development (as defined in the NPPF), the Council will adopt the 'sequential approach' as set out in the NPPF. This states that for retail development the first preference should be for town, district or local centre sites, where suitable sites are available, followed by edge-of-centre sites, and only then out-of-centre sites. With regard to edge-of-centre and out-of-centre, a preference should be given to accessible sites which are well connected to the town centre.

6.44 The NPPF states that local authorities should define areas within their town centres as primary shopping areas. These areas comprise the parts of the town centre where retail development is concentrated. It is the primary shopping areas of the town centres which are the preferred location for new retail development.

6.45 The NPPF states that the planning authorities should define the extent of the town centres and primary shopping areas and set policies that make clear which uses will be permitted in such locations.

6.46 Use Class E, which came into effect in September 2020, incorporates not only those uses which the NPPF defines as 'Main town centre uses', but also certain other uses such as medical services and some industrial. Changes between uses within this class will not be subject to a planning application, which will promote further diversification of town centres.

Primary Shopping Area

6.47 The Primary Shopping Areas (PSA) shown on the Policies Maps and Local Maps are the defined areas where retail development is concentrated.

6.48 Identification of the PSA and town centre boundary is necessary as these form the basis for the application of the sequential test for applications for town centre uses. The NPPF defines the edge of centre for retail purposes as a location that is well connected and up to 300m from the PSA. For all other main town centre uses (leisure, entertainment, arts, culture and tourism) this is a location within 300 metres of the defined town centre boundary and for office development a site within 500 meters of a public transport interchange.

6.49 In exceptional cases where the Council agrees that retail, leisure or office development outside of a defined centre could be justified, applications may need to be accompanied by an 'impact assessment' which, in accordance with the NPPF, must include an assessment of:

- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the defined centres and wider retail catchment (as applicable to the scale and nature of the scheme).

Non-strategic Policy PP5

TOWN CENTRE USES

Within Town Centre boundaries (as shown on the Policies Maps and Local Maps), proposals for development or change of use for 'main town centre uses' (as defined in Policy PP2 and the National Planning Policy Framework) as well as residential development will be permitted where they comply with other relevant policies in this Local Plan and support the vitality and viability of the town centre.

Within the 'Primary Shopping Area', the use of ground floor shop units will be restricted to uses within Use Class E (commercial, business and service uses). Applications for residential development will be supported on upper floors above shop units where they provide an adequate level of parking and amenity space that takes into account access to shops, services and facilities, public transport provision and proximity to public open space.

This Policy contributes towards achieving Objectives 3 and 6 of this Local Plan.

Delivering Economic Prosperity

6.50 Tendring District has a diverse economy with local employment across a range of activities including our ports; on our industrial estates; in our town centres and retail parks; in our schools; hospitals, surgeries and care homes; in our hotels, guesthouses and holiday parks; on our farms and even in our homes, with many of our residents being self-employed or working in small businesses.

6.51 The District is well connected to a network of major roads via the A120, A133 and A137, which provide routes to Chelmsford, London, the M25, Stansted Airport and the Port of Felixstowe. Transportation provision in the District includes 14 railway stations with connections to Colchester, Chelmsford, Ipswich, Norwich, Stratford and London.

6.52 Tendring District's economy is closely linked to the maritime industry, although it has a diverse economy with local employment across a range of activities. However, like many coastal areas, residents in some parts of the District choose or have to commute out of the area for work, especially to neighbouring Colchester. So, creating new and better-paid jobs for existing and future generations of residents is, and will continue to be, one of the Council's top priorities. A key requirement of this Local Plan is to provide for appropriate sustainable employment opportunities for residents in Tendring and to support the growth of local businesses and attract investment in the District.

6.53 The primary objective of this Local Plan is to support and diversify the economy while maintaining a broad balance between homes and jobs in order to achieve self-reliance. Strategic Policies PP6 and PP7 provide a strategic policy framework for achieving this. It seeks to ensure that sufficient high-quality sites are identified to support the delivery of job targets; gives priority to the enhancement of existing employment sites and regeneration of previously developed land; safeguarding existing and committed sites; supports initiatives which promote skills and training and safeguards and enhances tourism and cultural assets of the District.

6.54 Essex County Council has undertaken a 'Grow on Space Feasibility Study' to explore the need for employment 'Grow-On Space' within the county. Such flexible employment space, between 100 – 300 sqm in scale, is required to enable flexible premises for businesses to move on from incubation/enterprise centres/start-up spaces, and free up these units for other start-ups. The Essex Economic Commission also identified an inadequate supply of flexible tenures (e.g. Grow-on Space), which is holding back successful businesses that want to expand and grow. Tendring District Council will consider which interventions are the most appropriate and viable to ensure the provision of flexible local employment space (by tenure) in the plan area.

6.55 The Tendring Employment Land Review (2025) highlights the importance of promoting Tendring District as a vibrant and sustainable location to live, work, and invest. The study identifies key growth sectors including port and logistics, advanced manufacturing, and high-tech/knowledge-driven industries, while also recognising the continued potential of sectors such as offshore wind, care and assisted living, agri-tech, engineering, hospitality, and retail to contribute to job creation across the District.

6.56 The Employment Land Review sets out a range of employment land requirements, from 5.36 hectares (Baseline Labour Demand scenario) to 30.69 hectares (Higher Growth scenario), with the Labour Supply and Past Trends scenarios indicating a need for approximately 17 hectares. The Employment Land Review advises that planning solely on the basis of the baseline scenario would likely fall short of meeting future demand, particularly considering major developments such as Freeport East. Employment development should be focused in sustainable locations where it can be integrated with housing growth and supported by sustainable transport. Existing strategically important employment sites—such as Bathside Bay and the Tendring-Colchester Garden Community—should be safeguarded, with new allocations considered along key transport corridors including the A120, A133, and A12.

6.57 The Employment Land Review continues to support the Tendring Colchester Borders Garden Community as a strategic employment location, citing its strong transport connectivity and proximity to Colchester and Essex University as key advantages. This area is expected to deliver medium- to long-term employment opportunities and contribute significantly to the District's economic strategy. In line with the recommendation within the Employment Land Review, the Council may consider Article 4 Directions to safeguard strategic employment areas from residential conversion and will only release employment land when robust evidence shows it is no longer viable or needed.

6.58 The Council will ensure that the right amount and type of employment land is available in locations that balance the demands of the market with the capacity of infrastructure and the need to protect, and where possible enhance the environment. This includes policies within this Local Plan on:

- Safeguarding existing and committed employment sites, including Royal Mail sorting and delivery offices, which are of the right quality and suitably located in relation to infrastructure. This will include safeguarding employment land allocations for a range of uses in support of a balanced economy;
- Providing for additional sites in sustainable locations to meet the business needs of the growing District;

- Supporting the enhancement of skills in the local workforce through improved opportunities for education and training to provide a more dynamic and flexible labour market;
- Promoting the provision of infrastructure and services needed to provide a competitive business environment, including support and electronic communications infrastructure notably enhanced broadband provision; and,
- Promoting the diversification of the rural economy, in particular by supporting the retention and development of local services and community facilities in villages; supporting farm diversification including the conversion of existing farm buildings and infrastructure for employment and other commercial developments such as tourism.

Protecting Existing Employment Sites

6.59 In order to maintain an adequate level of employment land to meet the needs of the local economy, the Council wants to protect defined employment areas from uses which would be better located in other areas of the District. The Council does not wish to inhibit the ability of existing firms to expand. It will be supportive of the redevelopment of sites which would lead to an improvement in the quality of employment floorspace suited to modern day needs.

6.60 Policy PP6 recognises the valuable role of locally important existing employment areas and establishes the need to protect them from loss to alternative uses. The identification of locally important existing employment sites has arisen through joint work with the Council's Economic Development and Regeneration team.

Strategic Policy PP6

EMPLOYMENT SITES

The Council will seek to protect existing employment sites, as shown on the relevant Policies Maps and Local Maps. Sites within use classes B2 and B8 will be safeguarded for these purposes. Employment sites falling within Use Class E(g) will be retained and will continue to provide for the employment needs of the District.

Proposals for employment uses falling outside of use classes B2, B8, Eg(ii) and Eg(iii) or other established activities (such as retail, offices, other town centre uses, or other 'sui generis' uses) on protected employment sites will be considered on their merits and against other relevant policies within the Local Plan.

Proposals for non-employment uses on these sites will only be permitted if:

a. it can be demonstrated that the land or premises have become inherently unsuitable for any form of employment use and there is clear and robust evidence of appropriate marketing with registered commercial agents at a reasonable price to demonstrate no realistic prospect for continued employment use; or

b. the alternative use will either facilitate or result in wider economic regeneration benefits that outweigh the loss of employment land or premises on the protected site for existing or potential employment use; or

c. the alternative use will ease or resolve demonstrable longstanding and otherwise irresolvable harmful conflicts between land uses.

If criteria a) b) or c) are met, the proposal must not have an adverse impact on the operation of any remaining businesses on the protected site and must not give rise to any incompatibility between land uses.

This Policy contributes towards achieving Objectives 2, 4 and 6 of this Local Plan.

Supporting Growth of Existing Employment Sites in the Countryside

6.61 The Tendring District contains extensive areas of countryside that contribute to its rural character, landscape quality, biodiversity, and sense of place. While the countryside is primarily protected for its openness and environmental value, it is also home to a number of established employment sites that play an important role in supporting the local economy and providing jobs.

6.62 This policy seeks to enable the sustainable growth of these existing businesses by allowing proportionate extensions where they are necessary for operational continuity or expansion. However, any development in the countryside must be carefully managed to ensure that it does not harm the character of the landscape, lead to unsustainable patterns of development, or compromise environmental quality.

6.63 Proposals for extensions to existing employment sites in the countryside will therefore need to demonstrate:

- A clear operational or economic need;
- That the extension is physically well-related to the existing site and proportionate in scale;
- That impacts on landscape, biodiversity, and rural character are minimised; and
- That appropriate design, access, and infrastructure measures can be accommodated.

6.64 This approach aligns with the NPPF, which supports sustainable economic growth while safeguarding the intrinsic character and beauty of the countryside.

New Non-strategic Policy PP6a

EXTENSIONS TO EXISTING EMPLOYMENT SITES IN THE COUNTRYSIDE

To support sustainable economic growth while safeguarding the character and function of the countryside, proposals for the extension of existing employment sites (the area of use and any works) located outside defined settlement boundaries will be supported where the following criteria are met.

Demonstrated Need and Economic Benefit

a. *The proposal is justified by robust evidence of business growth, operational constraints, or market demand that cannot be met within existing urban areas or allocated employment land; and*

b. *The development contributes positively to local employment provision or business retention.*

c. *A sequential assessment shall be provided that demonstrates why alternative sites within settlement boundaries are unsuitable or unavailable.*

Relationship to Existing Site

d. *The extension is physically well-related to the existing employment site and does not result in an isolated or fragmented form of development; and*

e. *The scale and nature of the extension are proportionate to the existing operation and do not create a dominant or intrusive feature in the landscape.*

f. *The proposal includes a clear masterplan or phasing strategy where multiple extensions are anticipated.*

Design and Environmental Quality

g. *The development respects the rural character and landscape setting, incorporating materials, scale, and layout that harmonise with the surrounding environment;*

h. *Proposals must ensure that there is no unacceptable impact on residential amenity. This includes minimising adverse effects on visual character, noise, air quality, and the enjoyment of neighbouring*

properties through appropriate design, layout, landscaping, and operational controls;

i. *A Landscape and Visual Impact Assessment demonstrates how the proposal will preserve or enhance countryside character, including mitigation measures such as planting, screening, and sensitive siting; and*

j. *Sustainable drainage and climate resilience measures are included in accordance with Policy SPL3 and PPL10.*

Access and Infrastructure

k. *Transport and accessibility evidence demonstrates safe and sustainable access, with minimal reliance on private vehicles; walking, cycling, and public transport measures are clearly demonstrated in the design and business operation;*

l. *The proposal does not result in a severe impact on the local or strategic highway network, with mitigation provided where necessary; and*

m. *The development can be accommodated within existing infrastructure capacity or includes appropriate mitigation.*

Protection of Countryside Character and Sensitive Areas

n. *The proposal minimises harm to the openness, character, and function of the countryside;*

o. *Where located adjacent to sensitive landscapes, such as Strategic Green Gaps, Local Wildlife Sites, or areas of historic significance, applicants must show how adverse impacts will be avoided, mitigated, or, where necessary, compensated; and*

p. *Proposals demonstrate compliance with dark skies principles to minimise light pollution in rural areas*

This Policy contributes towards achieving Objectives 2, 4 and 6 of this Local Plan.

New Employment Sites Allocations

6.65 Only a certain proportion of jobs are located in employment areas and fall within the uses classes B2 general industrial**;** B8 storage and distribution; Eg (ii) research and development and Eg (iii) industrial processes; and uses that are classified as sui generis if they are akin to employment type uses which accord with the caveats set out in Policy PP6. The rest of the jobs in the

local economy consist of 'services' such as: retail, health, education and leisure, amongst others. Therefore, when making provision for jobs in Policy PP7 only jobs falling into the B, Eg (ii) and Eg(iii) use classes (and appropriate sui generis uses) will be acceptable unless the site allocation policies for Policy PP7, in Chapter 9 - Delivering Places state otherwise.

6.66 To ensure resilience and flexibility, the Council proposes a qualitative approach to additional employment land allocations. This approach prioritises sites that:

- Are strategically located along key transport corridors (A120, A133, A12) and near major growth areas.
- Support identified growth sectors, including clean energy, logistics, advanced manufacturing, care and assisted living, and innovation.
- Offer opportunities for mixed-use development integrated with housing growth, reducing the need to travel and promoting sustainable communities.
- Provide modern employment space to address gaps in the current market, such as grow-on space for SMEs and high-quality logistics hubs.
- Enable the planning and delivery of new Garden Communities, ensuring employment land is integrated with housing and infrastructure.

6.67 These sites are intended to provide flexibility and choice in the market to meet occupier demand. It is anticipated that many of these sites will be delivered beyond the current Local Plan period, forming part of a long-term strategy for economic resilience and sustainable growth.

Strategic Policy PP7

EMPLOYMENT ALLOCATIONS

To support sustainable economic growth and deliver the strategic objectives of this Local Plan, the Council is proposing the allocation of additional employment land in locations that offer strong connectivity, integration with housing growth, and alignment with identified growth sectors. These allocations are proposed on a qualitative basis, reflecting their strategic importance rather than solely on quantitative need.

106ha of land is allocated for new development in use classes B2 (General Industry) B8 (storage and Distribution), Eg(ii) (Research and Development) and Eg(iii) (Light Industrial Processes) to support a diversity of employment opportunities, many of which has already obtained planning permission. The allocated sites are listed in Table 6.1 below and are identified on the Policies Maps and relevant Local Maps.

Table 6.1

Name of Site	*Local Plan Allocation (ha)*
Extension to Gorse Lane Industrial Estate, Telford Road, Clacton	*6.8ha*
Land at Stanton Europark, Parkeston	*3.3ha*
Land at Harwich Valley, East of Pond Hall Farm, Dovercourt	*6.3ha (as part of a wider mixed use development)*
Land off Clacton Road/Dead Lane, Mistley	*2ha*
Crown Business Centre, Old Ipswich Road, Ardleigh/Colchester	*2.3ha*
Collierswood Farm, Land North of the A120 and proposed Tendring Colchester Borders Garden Community (See policy SAE3)	*78ha*
Land North of the A120, Harwich Road, Parkeston	*5.3ha*
Land to the North of Colchester Rd, Weeley (Weeley Car boot site)	*2ha*
Total Employment Land Area	*106ha*

N.B Some sites have permission in part for B1 use, now Class E(g).

On these sites, proposals for development in use classes B2, B8, Eg(ii) and Eg(iii) will be supported. Proposals for employment uses falling outside of use classes B2 B8, Eg(ii) and Eg(iii) (such as retail, offices, other town centre uses or other 'sui generis' uses) will be considered against other relevant policies within the Local Plan.

Applications for alternative non-employment uses will only be considered if it can be demonstrated that there is no reasonable prospect of a site being used for the allocated employment use. Such applications will be treated having regard to

market signals and the relative need for different land uses to support sustainable local communities.

Proposals for new employment-related development on land outside of these allocations will be considered having regard to their potential to support economic growth in the District and the requirements of other policies in this Local Plan.

Additional employment land has also been identified as part of the mix of uses proposed at the Colchester Tendring Borders Garden Community within the separate Development Plan Document (DPD) for that area. In addition, employment land will also be allocated within the Strategic Allocated Mixed-Use (SAMU) sites to help create balanced and sustainable communities. This is alongside long-term employment land that will be identified as part of the mix of uses proposed at the new Garden Villages at Hare Green and Horsley Cross which will be developed through a masterplanning process.

This Policy contributes towards achieving Objectives 2, 4 and 6 of this Local Plan.

Tourism, Leisure and Hotel Development

6.68 The Local Plan's strategic objective for Tourism Promotion is "To work with partners to provide an enhanced environment for tourism and the maritime sector and its associated services."

Tourism

6.69 Tourism is worth approximately £450 million to Tendring District (Economic Impact Report, 2024). Many of our district's jobs are related in some way to tourism, whether that is directly in hotels, caravan and chalet parks and tourist attractions or indirectly in shops, cafés and restaurants. A significant proportion of new jobs in our district could come from tourism if the right action is taken by providing an appropriate range of tourist attractions and holiday accommodation. With that in mind, the Council's Tourism Strategy identifies the following core objectives to develop tourism in Tendring District:

- increase visitor numbers - annually, day trips and overnight stays;
- increase economic benefit;
- improve the Tendring's tourism profile via digital and social media
- improve partnership working – working with local communities to set up localised tourism boards to drive promotion; and
- improve the visitor offer – supporting current high-quality visitor offer and visitor accommodation and work towards increasing available high quality bed space.

6.70 To achieve these objectives, the Tourism Strategy sets out ten priorities for action:

1. **Develop individual brand identity:** Recognise, embrace and promote the unique nature and selling points of the individual towns and destinations around the District. Where appropriate promote and develop existing brands, for example Essex Sunshine Coast, Love Clacton and Historic Harwich
2. **Develop an Events Programme:** Develop and sustain a quality District wide programme to attract visitors, extend the tourism season and to increase brand awareness through:
    a. quality in-house managed events for example Clacton Airshow, Tendring4Growth, Beside the Seaside, Tour de Tendring, Illuminate Festival, the seasonal pantomime and events at the Princes Theatre
    b. attract, facilitate and support quality externally delivered events
3. **Promotion of the District/Digital Marketing:** Promote the District as a great place to visit. Develop resources to focus on digital marketing, through appropriate websites and social media channels.
4. **Improve tourism infrastructure:** Work to develop the resident & visitor experience by improving presentation of key areas, wayfinding and enforcement where appropriate. Support and facilitate the private sector to invest in new opportunities which meet the objectives of this strategy.
5. **Develop/Improve the Seafront Offer:** Ensure the 27 miles of coastline in the District is maintained to the highest standards achievable within available resources and seek opportunities to develop seafront attractions to improve the resident and visitor offer.
6. **Private Sector Support:** Provide guidance to private sector tourism providers/investors to support job creation. Work with partners to encourage new tourism attractions and improve existing facilities.
7. **Promotion of the District as an area for Outdoor Activities:** Work with partners to improve infrastructure and raise the profile of the District as a destination for walking, cycling, water sports, dog walking and other outdoor activities.
8. **Manage Resources**: In order to focus long term planning, set up partnership boards of public, private and voluntary sector partners in key locations around the District. Actively seek external funding opportunities for projects which meet the aspirations set out in this strategy.
9. **Planning:** Use the Tourism Strategy to guide Planning Policy to protect quality visitor attractions and visitor accommodation. Work with the private sector to attract new high quality tangible assets in our towns to attract and retain visitors. Work with the private sector to increase the number of high-quality bed spaces.

10. **Develop/Improve Heritage Offer:** Work to create a tangible, bookable product to enhance and improve the resident & visitor experience.

6.71 This Local Plan has an important role to play in facilitating the kinds of development that will contribute positively toward economic growth in the tourism sector. The Council's approach to the development of tourism and visitors' attraction is in line with Priorities 4,5,6,7and 9 set out above. Whilst the Council is keen to promote the area as a tourist destination by making best use of its assets, it is important to ensure that such assets are not exploited and potentially harmed or lost altogether. The relevant policies in this Local Plan will help to ensure that growth in the tourism industry in Tendring District is carried out in a sustainable manner that respects the wider environment and protects it for future generations to enjoy.

6.72 Another important aspect of promoting Tendring District's tourism economy will be to ensure that the District offers a range of visitor accommodation in different locations that will appeal to different people's tastes, budgets and interests. As the nature of tourism has changed so much over the years, Tendring District cannot rely purely on the provision of traditional holiday accommodation provided at seaside holiday parks, hotels, guesthouses and bed & breakfasts. Increasingly people will visit Tendring District for short weekend breaks, to visit friends and family, to attend weddings and other family functions or even for business purposes. Policies PP8-PP11 set out the Council's approach to the creation, improvement and the protection of potential loss of different types of visitor accommodation.

Strategic Policy PP8

TOURISM

To attract visitors to the Tendring District and support economic growth in tourism, the Council will generally support proposals that would help to improve the tourism appeal of the District to visitors, subject to other relevant policies in the Local Plan. In particular, the Council will support appropriate proposals for:

- *new and improved attractions and leisure activities at the District's pleasure piers, amusement parks and holiday parks;*
- *a major new tourist attraction with good access to the A133 or A120;*
- *marinas, boat harbours, yacht havens and other facilities associated with boating and sailing;*
- *educational field centres or facilities associated with renewable energy, nature conservation, heritage, coastal protection, maritime activities and/or the enjoyment of the countryside and coast;*
- *conference facilities for business and educational purposes or to be used for functions such as weddings and other celebratory events;*

- *the provision of leisure and tourism facilities and sustainable accommodation as part of farm diversification schemes;*
- *high quality restaurants, cafes and other appropriate commercial outlets on the seafront within the District's coastal towns; and*
- *outdoor recreational activities that would strengthen the function and protection of the undeveloped countryside.*

To maintain and deliver a range of accommodation that meets the varying needs, demands and expectations of potential visitors to the Tendring District, proposals that involve the creation, improvement or potential loss of visitor accommodation will be assessed based on policies set out in this Local Plan.

This Policy contributes towards achieving Objective 10 of this Local Plan.

Hotels and Guesthouses

6.73 Hotels and guesthouses provide accommodation to visitors who come to the area for a variety of reasons including holidays, weekend trips, business, visiting friends and family or attending family events or other functions. There had been a steady decline in the number of hotels and guesthouses in the District, many of which were either converted or redeveloped for residential use or care. However, to bring about growth in the District's tourism economy, a diverse range of visitor accommodation is essential and Policy PP9 below sets out the Council's approach to protecting hotels and guesthouses from being lost to alternative uses and supporting the provision of new and improved facilities.

Non-strategic Policy PP9

HOTELS AND GUESTHOUSES

The Council will support proposals for:

- *new hotels and guesthouses within defined centres (as listed in Policy PP2) and along the seafront within the District's coastal towns or on allocated mixed-use development sites where such accommodation is proposed as part of the mix of uses;*
- *visitor accommodation to be provided in the upper floors of public houses, at residential health and beauty facilities, educational field centres and function/conference venues; and*
- *proposals to improve guest facilities or increase the number of rooms at existing hotels and guesthouses.*

Within defined centres and along the seafront within the District's coastal towns, the Council will seek to retain the accommodation provided within existing hotels and guesthouses. Outside of these areas, the change of use or redevelopment of existing hotels and guesthouses to alternative uses will only be permitted if the applicant can demonstrate that the current use is no longer economically viable.

This Policy contributes towards achieving Objective 10 of this Local Plan.

Holiday Parks, Camping and Caravanning

Camping and Caravanning

6.74 Although the Tendring District has a lot of static caravan sites, there is limited provision of sites for camping and touring caravans/motorhomes. Supporting the establishment of new camping and caravanning sites and encouraging the provision of camping and caravanning pitches at existing holiday parks will help to diversify the range of accommodation available to visitors to the area which, in turn, will support growth in the economy.

Non-strategic Policy PP10

CAMPING AND TOURING CARAVAN SITES

Outside of holiday parks (considered under Policy PP11 in this Local Plan) and subject to consideration against other relevant Local Plan policies, if the necessary tests are met in regard to any known flood risk, the Council will support proposals for:

- *new camping and / or touring caravan/motorhome sites; and*
- *extensions to existing camping and/or touring caravan/motorhome sites.*

Applications will only be permitted where they are in accordance with the Biodiversity Policy PPL4 in this Local Plan. Prior to submission of proposals for new or extended sites in the vicinity of designated sites (which should be taken to mean holiday parks within 2 km of such sites) applicants should seek the advice of Natural England as to the likely requirements for Appropriate Assessment and the tests of the Habitats Regulations.

Proposals for the use of land as a camping and/or touring caravan/motorhome site (which may incorporate recreational vehicles) must include an electricity hook-up point for each touring caravan/motorhome and facilities for potable water, toilets, showers, washing and wastewater disposal. The Council will support

proposals for ancillary recreational facilities subject to consideration under other relevant policies in this Local Plan.

To ensure that any tents and/or touring caravans/motorhomes are not used as permanent dwellings, camping and touring caravan/motorhome sites will be subject to holiday occupancy conditions and their use limited to certain periods of the year.

This Policy contributes towards achieving Objective 10 of this Local Plan.

Holiday Parks

6.75 Holiday Parks play a very important role in the District's tourism economy but in promoting a diverse range of visitor accommodation, the Council recognises that trends are changing along with the aspirations and demands of caravan and chalet owners.

6.76 The Council has reviewed the District's stock of holiday parks and has identified a number of 'safeguarded sites' on the Policies Maps that play a significant role in supporting the local tourism economy and that will therefore be protected from redevelopment for alternative uses. Not all of the District's parks are shown as safeguarded sites because the Council recognises that changing economic conditions and tourism trends could have a negative effect on some of the smaller sites being able to remain viable and, in some cases, redevelopment for an alternative use might be more beneficial to the local economy.

6.77 One trend that is having a significant impact on some of the District's caravan parks is that modern static caravans are becoming increasingly large, luxurious and technologically advanced. The modern caravan owner also demands better standards of layout and spaciousness. Many of the District's safeguarded and other existing sites either have pitches that are too small to accommodate these modern caravans or layouts that are too dense to take the larger vans and achieve reasonable areas of space between them. For this reason, the Council will support proposals for both safeguarded and any other existing sites to extend onto adjoining undeveloped land outside of defined Settlement Development Boundaries as long as it ensures that the overall layout, amenity, appearance and quality of accommodation will be improved for the entire site (both the existing site and the area proposed for expansion) as part of a comprehensive programme. The Council will have regard to other policies in the Local Plan to ensure the impacts of development are minimised and/or mitigated and may use planning conditions or legal agreements to ensure that the extension of a site is carried out alongside comprehensive improvements to the overall site layout.

6.78 Given that Tendring District already accommodates a significant number of static caravan parks and the Council is committed to promoting a diverse range of visitor accommodation, the Council will not support any proposals to establish new static caravan parks in the District. The Council will however support proposals for new high quality holiday villages comprising well designed timber chalets set on plinths and with pitched roofs, located preferably in a predominantly wooded and undulating landscape setting with water features with high quality leisure facilities and activities. There is also potential to upgrade existing holiday parks to improve their quality and their facilities and/or to provide similar or alternative accommodation typologies such as chalets or cabins.'Center Parcs' at Elveden Forest in Suffolk provides a good indication of the type of facility and the level of quality that the Council wants to establish in Tendring District.

6.79 The loss of holiday accommodation to permanent residential use displaces accommodation intended for tourism use, which has a knock-on effect on the District's economy. The Council will therefore use planning conditions/legal agreements to ensure that this does not occur and in order for a site to comply with its licence, the site owner/operator will be expected to share the responsibility of managing and enforcing this requirement. Additionally, because holiday accommodation is often unsuitable for permanent occupation and located in areas that often lack the necessary and appropriate infrastructure and services for longer occupation, the Council will restrict the holiday occupancy period and; where sites are located in an area vulnerable to flooding, the period of restricted occupancy will be expected to take place during the winter months when there is a greater likelihood of higher tides and severe weather. The length of occupancy period set will take 'into account the site's location and the character and merits of the proposal such as the degree of flood risk, its relationship to an existing site (e.g. if it is a proposed extension), proposals for flood risk mitigation, design, the quality of accommodation provided and emergency planning. Change of use to permanent residential and extended periods of holiday occupation can also impact on protected wildlife sites, which are often located close to existing holiday parks. Where parks are proposed to be expanded to increase their level of provision, an element of park home provision to support the overall viability of the park might be considered so long as an appropriate mix is maintained which ensures the focus is firmly on tourism uses, rather than residential uses, and other policy requirements around flood risk, quality, infrastructure provision and sustainability are met.

Non-strategic Policy PP11

HOLIDAY PARKS

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

On 'other sites' that are operating as holiday parks but are not specifically shown as safeguarded sites or allocated for an alternative use, proposals for redevelopment, including the change of use of caravans and chalets to permanent residential dwellings, will only be considered favourably if the applicant can demonstrate all of the following:

- *the current use is no longer economically viable or that the economic benefits of the proposed development would outweigh the loss of the existing operation, having regard to other policies in this Local Plan;*
- *the proposals will not materially harm the provision of tourist accommodation in the District;*
- *for residential proposals, the new development will provide acceptable living conditions; and*
- *the development will not cause material harm (including cumulatively) to local services and facilities, flooding, and wildlife.*

Subject to consideration against other relevant Local Plan policies, if necessary, tests are met in regard to any known flood risk, the Council will support proposals for:

- *the extension of safeguarded sites or other existing sites onto adjoining land provided that the development would result in improvements to the overall layout, amenity, appearance, mix of renting and touring capacity and quality of accommodation over the whole site; and*
- *improvements to the range and quality of attractions and facilities at safeguarded sites and other sites.*

Proposals for new chalet parks will only be permitted where it can be demonstrated by the applicant how the proposal would help strengthen and diversify the District's tourist economy or that they are being specifically created for the relocation of an existing site away from flood risk areas.

Applications will only be permitted where they are in accordance with the Biodiversity Policy PPL4 in this Local Plan. Prior to submission of proposals for new or extended sites in the vicinity of designated sites (which should be taken to mean holiday parks within 2km of such sites), applicants should seek the advice of Natural England as to the likely requirements for Appropriate Assessment and the tests of the Habitats Regulations.

To ensure that new caravan and chalet developments are not used for permanent residential dwellings, the Council will impose holiday occupancy conditions and limit use to certain periods of the year.

This Policy contributes towards achieving Objective 10 of this Local Plan.

Improving Education and Skills

6.80 The Local Plan's strategic objectives for Education are "To improve and provide good quality educational opportunities and prospects for Tendring's residents as part of the sustainable community strategy. This includes practical vocational training and apprenticeship".

6.81 The skills base of the District's residents is another factor that is critical to economic growth and future prosperity. The number of young people who reach adulthood with few, or no, qualifications or skills is a real concern for the Council because it can lead to unemployment and other social problems which could have the effect of discouraging business investment. The Council will therefore continue to work in partnership with local schools, colleges and Essex County Council as the Local Education Authority to ensure that the educational needs of Tendring's growing population are met and that all Tendring's youngsters have the opportunity to realise their full potential.

6.82 Apart from ensuring that the planned growth in housing development is supported by investment in either building new or creating capacity in our primary and secondary schools through the planning system, the Council is very conscious that the environment in which young people are brought up will have a major bearing on their aspirations for the future and their willingness to work hard and achieve a good education. The proposals in this plan to deliver high-quality aspirational housing, embrace the digital revolution, improve transport and create jobs all form part of an overall strategy which, over time, will improve the educational and employment prospects of future generations.

6.83 Alongside primary and secondary education, the Council supports investment in sixth-form, adult education and training centre facilities and the planned growth of Essex University, which is close to the Tendring border with Colchester. In addition, the emergence of digital technology and renewable energy technology is expected to yield significant job opportunities in the coming years, so the Council will work with education providers and the industries involved to set up vocational training courses and will support appropriate proposals for dedicated training facilities.

6.84 Existing educational facilities will be protected from potential loss through the Community Facilities Policy of this Local Plan and support will be given to proposals that will result in improved facilities, including proposals to expand

existing facilities or create new facilities. Given the importance of education to the future prosperity of our District and the limited public funding available to deliver necessary improvements, the Council will also consider proposals for the redevelopment of existing educational facilities or ancillary land for housing or other appropriate uses where that development will fund the delivery of new and/or improved facilities within a reasonable proximity to the original facility. The Council may consider using legal agreements to ensure that the new or improved facilities are delivered alongside any redevelopment proposal.

6.85 Alongside the development and improvement of educational facilities, the Council is keen that any development projects provide employment and training prospects for local people. To do this, the Council will require applicants for residential and non-residential development to prepare and sign an Employment and Skills Plan - also referred to as a Local Labour Agreement **-** with Essex County Council and Tendring District Council (see The Essex County Council Developers' Guide to Infrastructure Contributions) . This will require developers to recruit and train Tendring residents as an integral part of the construction process, as well as for longer term opportunities (including apprenticeships) resulting from the operation of the development. Developers will also be required to work with small and medium size businesses, and the Council will use planning conditions (or legal agreements) to ensure that, as far as is possible and practical, local people are employed.

Strategic Policy PP12

IMPROVING EDUCATION AND SKILLS

To improve education and employment prospects for Tendring District's residents, the Council will work with its partners including Essex University, Colchester Institute, local schools and academies, and Essex County Council as the education authority and other educational establishments, to deliver new and improved facilities for early years, primary, secondary, further and higher education. The Council will support proposals that will result in new, expanded or improved education facilities and facilities for vocational training, particularly in the growing care and assisted living and renewable energy sectors. This will include expansion of the University as part of the Garden Community development.

Planning permission will not be granted for new residential development unless the individual or cumulative impacts of development on education provision can be addressed, at the developer's cost, either on-site or through financial contributions (potentially through the Community Infrastructure Levy) towards off-site improvements. Essex County Council as the local education authority will be a key consultee in this regard. Where appropriate, the Council will also consider

the use of legal agreements to secure any necessary improvements in education provision arising as a result of development.

Proposals involving the redevelopment of educational facilities for alternative uses will be considered against Policy HP 2: Community Facilities of this Local Plan.

In granting planning permission for residential and non-residential developments, the Council will use Employment and Skills Charters/Local Labour Agreements to ensure that, as far as is possible and practicable, local contractors are employed to implement the development and that any temporary or permanent employment vacancies (including apprenticeships) are advertised through agreed channels to reach and prioritise local people.

This Policy contributes towards achieving Objective 5 and 6 of this Local Plan.

Rural Economy

6.86 Whilst the thrust of both local and national policy is to direct new jobs to existing built up areas and centres of employment, it is recognised that the District's rural areas and open countryside also make an important contribution to the overall economy of the District and so the Council should seek to achieve sustainable economic growth of its rural economy. Agriculture, in particular, which generally requires a countryside location, remains a source of local employment and continues to play an important role in the local economy and so the Council will continue to support proposals for agricultural-related development (where permission is required) provided adverse impacts on the environment are kept to a minimum.

6.87 It is also acknowledged that the District's rural areas and countryside are used for certain activities that need to take place in these areas, some of which can bring about positive outcomes for the rural economy and so the Council will support proposals for appropriate development in the countryside that would help strengthen the rural economy, subject to meeting other policies in this Local Plan and national planning policy.

Strategic Policy PP13

THE RURAL ECONOMY

To support growth in the rural economy, the Council may grant planning permission for the following types of development in the countryside outside of

defined Settlement Development Boundaries, subject to detailed consideration, including against other policy requirements in this Local Plan:

a. *Where appropriate to the historic environment, conversion or re-use of rural buildings in the countryside to employment use, leisure use or tourism use;*

b. *business and domestic equine related activities;*

c. *agricultural and key workers' dwellings;*

d. *buildings that are essential to support agricultural, aquaculture, horticulture and forestry; and farm diversification schemes; and*

e. *extension and enhancement of rural services and community facilities, including shops, pubs, post offices, and village halls.*

The Council will permit sustainable development proposals for farm diversification schemes that benefit the rural area. Proposals for re-use or redevelopment of rural buildings will be considered against the following criteria:

f. *the building is structurally sound and capable of accommodating the proposed use without the need for significant extension or alteration or reconstruction;*

g. *the proposed use (including any proposed alteration or extensions to the building), its associated operational area, the provision of any services, and/or any amenity space or outbuildings, would not harm its appearance as a rural building or adversely affect the rural setting of the building in the locality;*

h. *the proposed use would not create severe levels of traffic, particularly lorries, on rural roads (proposals for employment uses will be required to provide a sustainability assessment which may include a Travel Plan designed to maximise the opportunities to reduce the need to travel by private car);*

i. *proposals which would create a significant number of jobs should be readily accessible by public transport; and,*

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

All proposals should demonstrate how they will support the long-term sustainability and vitality of rural communities.

This Policy contributes towards achieving Objectives 2, 6, 8 and 10 of this Local Plan.

Priority Areas for Regeneration

6.88 Certain parts of the District require focused attention in order to improve the quality of life, the economy and the physical environment, to make these better places to live, work and visit. The Council has identified five 'Priority Areas for Regeneration' which will be a focus for new initiatives. It will work with its partners to help deliver key improvements in those areas.

Strategic Policy PP14

PRIORITY AREAS FOR REGENERATION

The following areas are identified on the Policies Maps and Local Maps as 'Priority Areas for Regeneration':

- *Clacton Town Centre and Seafront*
- *'Brooklands', 'Grasslands' and 'the Village' areas of Jaywick Sands*
- *Harwich Old Town*
- *Dovercourt Town Centre and adjoining areas*
- *Walton-on-the-Naze*

These areas will be a focus for investment in social, economic and physical infrastructure and initiatives to improve vitality, environmental quality, social inclusion, economic prospects, education, health, community safety, accessibility and green infrastructure.

As well as this, the Council will seek to: preserve or enhance the heritage assets of these areas, including the at risk conservation areas. The at risk conservation areas are: Clacton Seafront, Dovercourt, St Osyth, Thorpe-le-Soken, and Thorpe-le-Soken Station and Maltings.

The Council will support proposals for new development which are consistent with achieving its regeneration aims.

This Policy contributes towards achieving Objectives 3, 4, 5 and 7 of this Local Plan.

6.89 The Current progress of the Priority Areas for Regeneration are as follows:

Clacton Town Centre and Seafront:

6.90 The Council has been working with local businesses and other stakeholders to develop a vision and action plan for rejuvenating Clacton Town Centre and Seafront in the face of declining footfall, shop closures and issues with social-economic deprivation. The positive vision for Clacton in 2030 (the 'Love Clacton' vision) is for it to become a well-loved, year-round destination

positively promoting the town's seaside heritage, the beaches and famous attractions. The Council and its partners are seeking to deliver short-term improvements in the town centre around transport and the public realm to support local businesses and improve footfall whilst developing a longer-term spatial plan for development of new homes, more modern business space, community facilities, improved transport access and space for arts and entertainment which will guide planning decisions to attract private investment and government funding. The Council's objectives for Clacton Town Centre and the Seafront are to:

- Make the town centre a destination associated with fun and enjoyment where people are just as likely to go to meet socially and be entertained, as for shopping;
- Turn the town centre into an all-weather shopping and leisure destination where, come rain or shine, there are things to enjoy and reasons to visit, and to stay longer;
- Make the town centre vibrant - concentrating activity in its central core and increasing the resident population through quality housing above shops and in side streets;
- Make sure the town centre works in seamless harmony with the town's beaches and seaside attractions with activity and trade in both areas extending into the evenings;
- Actively promote the 'Love Clacton' brand both physically throughout the town centre and through a variety of digital and other communication channels;
- Positively promote the town's unique history and seaside heritage through its branding, public realm, architecture, events and activities – to set it apart from other places;
- Make the town centre a place that people can get to easily and conveniently by all forms of transport and prepare it for the predicted rise in the ownership of electric cars;
- Make the town centre safe, easy and convenient to navigate for pedestrians of all ages and physical abilities and improve connectivity to surrounding assets;
- Bring the town centre into the digital age to enable people to work remotely and access online and app-based services and information; and
- Make the town centre a hub for education, public services, community activities and clubs and manage the transition from a retail destination to a more varied and mixed offer.

6.91 The Council is currently developing the Pride in Place Regeneration Plan and Cultural Masterplan, the latter is intended to be adopted as an SPD.

Jaywick Sands:

6.92 Jaywick Sands was originally built as a seaside resort for Londoners in the 1930's with small chalets built on private un-adopted roads; this being a classic

example of plot land development. Over time, many of the holiday homes were converted to permanent dwellings, partly as a result of people moving from bombed out homes in the Second World War. As they were never intended as permanent homes, many being of wooden construction, the housing does not meet building regulation requirements, and the infrastructure is substandard. While Jaywick Sands suffers from considerable social and economic problems, it also has a core of longstanding residents with a strong sense of community who are extremely keen to see improvements to the area. The Council's objectives are to:

- Transform housing quality and the built environment;
- Ensure long term flood resilience;
- Create greater connectivity to neighbouring areas;
- Attract commerce & new economic opportunities; and
- Improve people's life chances, access to public services & health & wellbeing.

6.93 To deliver these objectives, the Council adopted the Jaywick Sands Place Plan in 2024 – a comprehensive 20-year vision developed collaboratively with the local community and key stakeholders. This plan promotes sustainable development and resilience, setting out a bold programme of action:

- **Delivering high-quality homes** that are affordable, energy-efficient, and designed to withstand flood risk, supporting climate adaptation and inclusive growth.
- **Enhancing public spaces and streetscapes** to create attractive, accessible, and safe environments that foster social interaction and wellbeing.
- **Implementing robust flood defence measures** to protect residents, businesses, and the natural environment, ensuring long-term resilience.
- **Improving transport connectivity and digital infrastructure**, reducing reliance on private vehicles and supporting sustainable travel choices.
- **Stimulating the local economy** by creating opportunities for business, tourism, and employment, encouraging entrepreneurship and inward investment.
- **Promoting health and wellbeing** through improved access to public services and high-quality green spaces.

6.94 Progress is already visible. The Sunspot is a landmark, purpose-built business centre on the Jaywick Sands seafront, offering 24 affordable units for retail, office, studio, and workshop use, alongside shared facilities. It provides an ideal base for entrepreneurs, start-ups, and established businesses seeking to grow in a prime coastal location.

6.95 Funding for the Sunspot was secured through strong partnership working:

- Essex County Council: £2.03m
- Getting Building Fund (administered by SELEP): £1.972m

- Tendring District Council: £405,000

6.96 This investment builds on earlier proposals for a covered market and commercial space, delivering a vibrant hub for local enterprise.

6.97 The Healthy Homes Team is working to raise housing standards and improve living conditions across Jaywick Sands. This includes tackling poor-quality housing, supporting energy efficiency upgrades, and ensuring homes meet modern safety and accessibility standards.

6.98 On 17 February 2023, Tendring District Council adopted the Jaywick Sands Design Guide as a Supplementary Planning Document (SPD). This guide forms part of the planning policy framework and sets clear standards for new development, including replacement dwellings and infill schemes. It addresses:

- Character and sense of place
- Flood safety and climate resilience
- Scale and building form
- Streetscape quality
- Sustainability and accessibility

6.99 This ensures regeneration benefits the community while managing flood risk through bespoke design solutions rather than restricting development.

6.100 Significant investment underpins this vision. Through a Community Regeneration Partnership with Government, the Council and Essex County Council secured £20 million for regeneration in Clacton and Jaywick Sands. This funding is delivering projects such as:

- Revitalising parks and play areas and creating a memorial garden
- Installing solar panels at Sunspot to reduce carbon emissions
- Expanding the Healthy Homes initiative and clearing derelict sites

6.101 Connectivity improvements include a new asphalt cycle path linking Jaywick Sands to Clacton, opened in May 2023. Running along the sea wall, it provides a safer alternative to narrow roads and better access for commuters and leisure cyclists. The route incorporates:

- Revetment stabilisation to prevent sand drift
- Off-grid lighting powered by wind and solar
- Wayfinding signage and drainage systems

6.102 Future plans will build on this success with additional walking and cycling routes, supporting active travel and reducing carbon emissions.

6.103 These initiatives demonstrate how the Place Plan is already making a measurable difference. The Council aims to build on this momentum to deliver

further improvements in housing, public spaces, connectivity, and economic opportunities – fully supporting the principles of CP1 and the Place Plan.

Harwich Old Town:

6.104 The Economic Development Strategy seeks to balance the evolution of Harwich as a port with the ongoing evolution of the visitor economy in the town and surrounding area. Aims for regeneration of Old Harwich include:

- Maximising the opportunity offered by 'Freeport' status and the proposals for expansion at Harwich International Port and Bathside Bay;
- Preserve and enhance the Conservation Area and heritage assets within it with public realm improvements and appropriate redevelopments of under-utilised and unsympathetic sites and premises close to the waterfront;
- Promote the town's history and association with the Mayflower voyages as a means of increasing tourist activity, footfall and economic activity;
- Deliver residential and commercial opportunities to support economic growth in the old town area; and
- Support opportunities to improve water-based recreation facilities in the area.

6.105 Freeport East was announced on the 3 March 2021 by the Chancellor of the Exchequer, in his budget speech. Freeport East offers a unique opportunity to build a truly global trade hub at the same time as accelerating opportunities in green energy and helping level-up the economy. Harwich is benefiting from significant investment through the Freeport East programme, which includes the delivery of the Harwich Innovation Hub. This facility provides flexible and scalable workspace designed to support businesses in key growth sectors such as clean energy, artificial intelligence, digital technologies, and maritime industries. The Hub offers office accommodation, networking and mentoring opportunities, and training for local entrepreneurs.

6.106 Delivered with support from the UK Shared Prosperity Fund and Volunteer It Yourself (VIY), the initiative also contributes to community skills development by engaging young people in trade-based projects. The Innovation Hub forms part of Freeport East's wider strategy to attract inward investment and promote Harwich as a centre for innovation, showcased at international events such as the World Hydrogen Summit and Global Offshore Wind.

6.107 This regeneration initiative will help diversify the local economy, create high-quality employment opportunities, and strengthen Harwich's role as a strategic gateway, while complementing the town's historic character and maritime heritage.

6.108 Harwich Old Town is the focus of heritage-led regeneration initiatives that aim to preserve its historic character while enhancing its role as a cultural and visitor destination. A key project is the restoration of Ha'penny Pier, one of the UK's few surviving Victorian wooden piers. Investment by Harwich Haven

Authority delivered essential structural repairs, safeguarding this landmark and improving its appeal for tourism and leisure.

6.109 Alongside this, Tendring District Council continues to apply heritage-led regeneration principles within Old Harwich, prioritising the conservation of listed buildings, improving the public realm along the quayside, and strengthening pedestrian connectivity. These measures will support the vitality of the town centre, attract visitors, and encourage investment, ensuring that Harwich's unique maritime heritage remains central to its future growth.

Dovercourt Town Centre and adjoining areas:

6.110 Dovercourt continues to make significant strides towards the vision set out in the Town Centre Masterplan, which aims to create a vibrant, attractive, and economically resilient town centre. The ambition remains to create a thriving town with a vibrant High Street, diverse retail and leisure offer, high-quality public spaces, and strong connections to its stunning coastal setting. Key Achievements and ongoing Initiatives include:

6.111 **Dovercourt Town Centre Improvement Corridor (£9 million investment):** Supported by £6.7 million from the Government's Capital Regeneration Projects Fund, alongside contributions from Tendring District Council and Essex County Council, this programme is transforming the Kingsway corridor from Dovercourt Railway Station to the seafront. Works include:

- Streetscape upgrades with new paving, lighting, and planting.
- Enhanced public spaces at the Queen Victoria statue (Marine Parade), Harwich Library forecourt, and Railway Station plaza.
- Improved pedestrian safety through a 20mph speed limit on Station Road, Kingsway, and Marine Parade.

6.112 **Milton Road Car Park Redevelopment:** The outdated multi-storey car park was demolished in October 2025 and replaced with a modern 23-space facility featuring electric vehicle charging points and decorative railings inspired by Dovercourt's maritime heritage.

6.113 **Harwich Library Refurbishment:** A £1.16 million upgrade has delivered a contemporary design, 182 sqm of new floorspace, a mezzanine level, and two new rooms. The library now hosts Adult Community Learning (ACL) facilities and community events, supporting skills development and local enterprise.

6.114 These improvements are central to creating a high-quality public realm and ensuring Dovercourt becomes an attractive place to live, work, shop, and visit. Further phases of the masterplan will continue to build on this momentum, reinforcing Dovercourt's role as a key regeneration area within Tendring.

Walton-on-the Naze:

6.115 Walton-on-the-Naze, like many traditional seaside towns, has experienced social and economic decline in recent decades. The Council remains committed to reversing this trend and delivering a comprehensive regeneration strategy that builds on the town's unique environmental and heritage assets. The overarching objectives for Walton's regeneration are to:

- Build a strong all year-round economy - diversifying and extending the local economy to create new business and employment opportunities;
- Create a unique destination which maximises its environmental and heritage assets - realising the largely untapped potential of Walton, presented by its natural environment and heritage, to create a destination unlike any other in the region;
- Make Walton a place where people will choose to live and realise their potential - a town with a good range of housing, retail, community and leisure facilities which will attract people of all ages and encourage them to stay; and
- Ensure a sustainable future for Walton - maintaining a balance between economic growth and environmental management.

6.116 The Walton-on-the-Naze Regeneration Framework identifies a series of key projects to deliver these objectives. These include new tourist attractions, housing developments, commercial and leisure facilities, improved sea defences, enhanced parking provision, environmental improvements, and better pedestrian and cycle networks. Notable progress has already been made, including the redevelopment of the former Martello Caravan Park and the creation of Crag Walk. In November 2025, essential coastal protection and sea defence works were completed at The Naze. These works focused on replacing damaged gabion baskets and installing new ones behind Crag Walk. The £70,000 project, jointly funded by Tendring District Council and the Naze Protection Society, is designed to prevent tidal erosion and safeguard the fragile cliffs and habitats for at least the next decade. This investment forms part of the Council's ongoing commitment to climate resilience and environmental management, ensuring that Walton-on-the-Naze remains protected while supporting its long-term regeneration objectives.

Development at Walton Mere

6.117 Walton Mere, originally constructed as a mill pond in the 17th Century, was used as a popular boating lake from the 1930s until its closure in 1976. Since then the Mere has remained disused, but there has long remained an aspiration to bring about restoration to support recreation and tourism activities in the town as part of a wider programme of regeneration – acknowledging that an element of residential or commercial enabling development might be necessary to make any project economically viable; but

that any development would need to recognise and address important environmental considerations and flood risk issues.

6.118 In 2009, the Council adopted a Regeneration Framework for Walton-on-the-Naze which included proposals for the Mere and surrounding sites. The proposals in the Regeneration Framework for the Mere were specifically aimed at delivering new water sports and associated education facilities, spectator viewing amphitheatre, enabling residential development and a new inner promenade. A planning application for a major scheme at the Mere was submitted 2011 including a large yacht haven, a supermarket and other commercial units, a health centre, residential development and a care home – but this was withdrawn following the grant of planning permission for a food store on the neighbouring Martello Caravan Park site and a significant level of local objection to the scale of the development proposed at that time and potential impacts on the wider area.

6.119 At a similar time, the Mere was the subject of an ecological survey that led to it being identified as a Local Wildlife Site (LoWS). This followed a change in policy allowing intertidal habitat to be included within the network of LoWS sites. Thie site was identified as a Local Wildlife Site at the time because it consisted of an area of saltmarsh providing a useful sheltered roosting and resting site for coastal wildfowl and waders as well as supporting the notable plants. However, the ecological value of the Mere has declined over the years having been affected by natural processes of silting up and extensive growth in invasive spartina.

6.120 The owners of the Mere have indicated a desire to bring forward an appropriate scheme for the restoration of the Mere that could include the re-introduction of a boating area and/or a fish nursery, significant saltmarsh habitat creation, improvements to sea defences and some residential enabling development in the form of high-quality floating homes or houseboats. The Town Council and the local community they represent are keen to see something positive happen with the Mere along these lines, and with new legislation in place around Biodiversity Net Gain (BNG) (see Policies PPL4 and PPL 4a), there is now the scope, and a legal requirement to enhance the overall ecological value of the site as part of any proposal.

6.121 Policy PP15 below therefore sets out the Council's support, in principle, for an appropriate package of development that brings about the positive restoration of the Mere and its expectations that, alongside other relevant policies in this Local Plan, against which proposals will be considered on their merits.

New Non-strategic Policy PP15

WALTON MERE

The Council supports the restoration of Walton Mere off Mill Street, Walton-on-the-Naze and the site is therefore allocated for mixed-use development comprising a new boating lake and or fish nursery with tidal sluice, a new and improved saltmarsh wildlife habitat, a new sea wall, new pedestrian links with appropriate marine-related commercial and community uses and an appropriate level of residential accommodation in the form of high-quality floating homes and houseboats that will help fund and enable the wider scheme.

Any proposal will be expected to support nature recovery by delivering any requirements around Biodiversity Net Gain (BNG) within the site itself and ensure no wider adverse impacts on the internationally important wildlife designations in the adjoining Backwaters and Hamford Water in accordance with the Habitat Regulations and the Essex Coast Recreational Disturbance Avoidance Mitigation Strategy (RAMS).

The development must also put measures in place to better the level of coastal protection for the community of Walton on the Naze from the risk of flooding via the Backwaters; and bring about the removal or restoration of any derelict structures.

This Policy contributes towards achieving Objectives 8 and 9 of this Local Plan.

Delivery of a Village Car Park at St Osyth

6.122 The centre of St. Osyth is historic in its character and tightly constrained, offering very limited car parking space for visitors to the shops and services in the village centre. Whilst the village has a small car park, it has limited capacity. In previous years the Bury at St. Osyth Priory was used informally for additional parking, but with the restoration of the Priory and its recent use as a wedding and events venue, the Bury is no longer available for that use. St. Osyth Parish Council has identified an urgent need for additional parking space close to the centre of the village to maintain access to local shops, services and community facilities and to support the village centre economy. Policy PP16 below provides criteria under which proposals for a new public car park could be considered, including the potential for a mixed development incorporating parking and a moderate level of housing located and designed in a sensitive manner.

New non-strategic Policy PP16

ST OSYTH CAR PARK

The Council will support the delivery of a new public car park close to St Osyth village centre to improve access to local shops, services, and community facilities.

To assist in funding the provision of the car park, the Council will accept a moderate amount of new housing on land adjacent to the settlement development boundary and, in exceptional circumstances, within the Coastal Protection Belt, provided that:

a. *the development is directly linked to the delivery of the car park through a legally binding mechanism (such as a Section 106 agreement);*

b. *the scale and design of the housing is appropriate to the character of St Osyth and its setting; and*

c. *the proposal satisfies all other relevant policies in this Local Plan, including those relating to design, heritage, landscape and infrastructure; and*

d. *where development is proposed within the Coast Protection Belt, the Council is satisfied that the public benefits of delivering the car park and associated improvements clearly outweigh any harm to the landscape, character or function of the Coastal Protection Belt.*

The Council will assess proposals on their merits, ensuring that the enabling development is proportionate and that the public benefits of delivering the car park outweigh any potential harm arising from development outside the settlement boundary or within the Coastal Protection Belt.

This Policy contributes towards achieving Objectives 3 of this Local Plan.

7 Protected Places

7.1 It is very important to protect the quality of the District's most special natural and built environments. There are many reasons for this, including the international importance and vulnerability of its extensive coastal and estuarine areas and the historic quality of its numerous designated conservation areas and listed buildings. Protecting the quality of both the natural and built environments is necessary to ensure that the Council meets its legal obligations in those regards and that the District is a safe and attractive place to live, work and visit, thereby helping to underpin the local economy and attract inward investment seeking a quality environment. To ensure that new development is sustainable, it is essential that proposals have regard to, amongst other things, the need to avoid causing harm to sensitive areas and that it takes the opportunities available to enhance the quality of places.

7.2 In order to deliver a positive future for the District's environment, the policies in this chapter will focus upon:

- minimising the risk to human life and property from flooding and coastal erosion, taking into account the likely effects of climate change;
- protecting and enhancing the District's biodiversity, countryside and its coastal assets;
- expanding the District's network of Green Infrastructure, to encourage a net gain for nature, achieve sustainable drainage and deliver green corridors and open spaces to improve the quality of the natural environment;
- conserving natural resources through the promotion of low-carbon energy and water-efficiency in new development and local renewable energy; and
- preserving the District's designated and non-designated heritage assets.

Development and Flood Risk

7.3 The Local Plan's strategic objective for Water and Climate Change is "To reduce the risk of all types of flooding by securing the appropriate location and design of new development (incorporating SuDs where appropriate), having regard to the likely impact of climate change, including coastal change."

7.4 As a peninsula, Tendring District has coastal and estuarine water on three sides. With over 37miles/60km of coastline, many parts of the District are at risk of tidal flooding, including some very built-up areas. The National Planning Policy Framework makes it clear that inappropriate development in areas at risk of flooding should be avoided. New development should be directed away from areas at highest risk of flooding, but where such development is necessary it should be made safe – without increasing flood risk elsewhere now or in the future. The policies and proposals in this Local Plan have therefore been informed by the national planning policy requirements, the

findings of the Strategic Flood Risk Assessments (SFRA) and advice from the Environment Agency.

7.5 The areas of the District considered to be at greatest risk of flooding according to the Environment Agency's flood risk maps are shown within a 'Flood Zone' on the Policies Maps and Local Maps. This information should be used only as a guide, as areas at risk may change during the Local Plan period. The Environment Agency Flood Risk Maps should always be used for the latest flood risk information and to distinguish between Flood Zones 2 and 3. The government's 'Technical Guidance to the National Planning Policy Framework' provides more detail on how the 'Sequential Test' should be applied to new development proposals. The Council will work with the Environment Agency to consider how existing development and proposed new development, in flood risk areas, including in Jaywick Sands, can be made more flood-resilient and sustainable.

7.6 Where safe access cannot be achieved, or if the development would be at residual risk of flooding in a breach, an emergency flood plan that deals with matters of evacuation and refuge should demonstrate that people will not be exposed to flood hazards. The emergency flood plan should be submitted as part of an FRA and will need to be agreed with TDC. Refuge should ideally be located 300mm above the 0.1% (1 in 1000) annual probability event flood level including allowances for climate change.

7.7 New development proposals should: - retain at least an 8m wide undeveloped buffer strip alongside main rivers and explore opportunities for riverside restoration. Any proposed development within 8m of a main river will require an environmental permit from the Environment Agency. - retain at least a 3m buffer strip on at least one side of an ordinary watercourse. Any development that could impact the flow within an ordinary watercourse will require consent from Essex County Council (as Lead Local Flood Authority).

Strategic Policy PPL1

DEVELOPMENT AND FLOOD RISK

All development proposals should include appropriate measures to respond to the risk of flooding on and/or off site. Within the Flood Zone (which includes Flood Zones 2 and 3, as defined by the Environment Agency) shown on the Policies Map and Local Maps, or elsewhere involving sites of 1ha or more, development proposals must be accompanied by a Flood Risk Assessment. Where development is classified as "more vulnerable" the Flood Risk Assessment (FRA) should demonstrate that there will be no internal flooding in the event of a "design event flood now or in the future". The FRA should demonstrate that in the event

of a breach or failure of flood defence infrastructure, refuge will be available above flood levels and that a means of escape is possible from first floor level.

All development classified as "More Vulnerable" or "Highly Vulnerable" within Flood Zone 2 and 3 should set finished floor levels 300mm above the known or modelled 1 in 100 annual probability (1% AEP) flood level including an allowance for climate change.

All new development within Flood Zones 2 and 3 must not result in a net loss of flood storage capacity, unless there is compensation on site or, if not possible, adjacent off-site capacity. Where possible opportunities should be sought to achieve an increase in floodplain storage.

All major development proposals should consider the potential for new Blue and Green Infrastructure to help mitigate potential flood risk and include such Green Infrastructure where appropriate, in accordance with Policy PPL4 of this Local Plan.

All development proposals will be considered against the National Planning Policy Framework's 'Sequential Test', to direct development toward sites at the lowest risk of flooding, unless they involve land specifically allocated for development on the Policies Maps or Local Maps.

The area for this test will relate to the catchment area of the development proposed and should always be appropriate in nature and scale. Usually, this area will not extend beyond the town, city or local villages it relates to. Alternative sites could be two or more sites and do not need to be owned by the applicant.

Where new development cannot be located in an area of lower flood risk and is otherwise sustainable, the Exception Test will be applied in accordance with the National Planning Policy Framework so that it is safe and meets wider sustainability needs.

This Policy contributes towards achieving Objective 8 and 9 of this Local Plan.

Coastal Protection

7.8 The National Planning Policy Framework states that local planning authorities should avoid inappropriate development in vulnerable areas. Tendring District contains areas which are under threat from coastal erosion and, although the Coastal Protection Belt (as shown on the Policies Maps and Local Maps) in this Local Plan was originally intended to protect landscape character, it now serves a further purpose in regard to helping ensure that any new development which does not need to be located within that area is directed to more sustainable locations.

7.9 The undeveloped coast of Tendring District has an important role in terms of quality of life for residents and visitors, not only in terms of visual amenity but in terms of access to the natural environment. Natural England is working on its proposals for the King Charles III England Coast Path in Essex, with a view to improving access to the District's coastline, the three sections of the path have been approved in whole but are not yet open, the Council will support suitable proposals which will encourage coastal access.

7.10 In considering proposals for new development affecting the coast, the Council will have regard to the latest Shoreline Management Plan to assess their compatibility. National Planning Practice Guidance provides guidance on what sort of development is appropriate in a Coastal Change Management Area. This guidance is considered to have relevance to development proposals within the Tendring Coastal Protection Belt.

Strategic Policy PPL2

COASTAL PROTECTION BELT

Within the Coastal Protection Belt, as shown on the Policies Maps and Local Maps, the Council will:

a. *protect the open character of the undeveloped coastline and refuse planning permission for development which does not have a compelling functional or operational requirement to be located there; and*

b. *where development does have a compelling functional or operational requirement to be there, its design should respond appropriately to the landscape and historic character of its context and applicants will be required to demonstrate that any development proposals will be safe over their planned lifetime.*

The Council will take an 'adaptive approach' to coastal protection, where required, having regard to an assessment of the impact of coastal change and consideration of any applicable Shoreline Management Plan and Marine Plan.

This Policy contributes towards achieving Objective 7 and 9 of this Local Plan.

The Rural Landscape

7.11 In order to promote sustainable development, in considering where to select sites for new development in this Local Plan, the Council has taken particular care to assess the value of the landscape and, where practical, allocate sites

with the lowest sensitivity, thereby helping to protect valued landscapes and the best and most versatile agricultural land.

7.12 The Landscape Character Assessment (2001) identified 30 areas with different landscape characteristics and highlighted key sensitivities which need to be considered when assessing development proposals in the rural area. Proposals within the rural landscape should have regard to the Landscape Character Assessment (and any subsequent updates) and protect and reinforce historic landscape features and important characteristics identified within it.

7.13 As a largely rural area, Tendring District's countryside is one of its main assets and maintaining an attractive rural environment is important to the quality of life experienced by both residents and visitors. It can also be an important consideration for the location of some businesses and help to expand the tourist economy and related services.

7.14 Parts of the District to the north are designated as National Landscapes (previously Areas of Outstanding Natural Beauty) – The Dedham Vale and the recently extended Suffolk Coast and Heaths which are therefore subject to special landscape protection. The National Landscapes can be seen as a designation on the proposal's maps within this Local Plan.

7.15 Tendring has four Registered Parks and Gardens (see Appendix D) which lie within the rural area and are particularly sensitive to change. Planning proposals which might affect them and any other Registered Park and Garden that is designated during the plan period should therefore have regard to their history and the reason for inclusion on the Historic England Register.

Strategic Policy PPL3

THE RURAL LANDSCAPE

The Council will protect the rural landscape and refuse planning permission for any proposed development which would cause material harm to its character or appearance, including to:

a. estuaries, rivers and undeveloped coast;

b. skylines and prominent views including ridge-tops and plateau edges;

c. traditional buildings and settlement settings;

d. native hedgerows, trees and woodlands;

e. protected lanes, other rural lanes, bridleways and footpaths; and

f. designated and non-designated heritage assets and historic landscapes including registered parks and gardens.

Development proposals affecting protected landscapes must further the purposes of the Dedham Vale, and Suffolk Coast and Heaths National Landscapes and their settings, including any relevant Management Plan objectives Elsewhere, development proposals should have regard to the Natural England National Character Area profiles for the Greater Thames Estuary (No.81) and the Northern Thames Basin (No.111) and the Council's Landscape Character Assessment, as relevant, and should protect and reinforce identified positive landscape qualities.

New development within the rural landscape should minimise the impact of light pollution on the site and its surroundings, in order to protect rural amenity, dark skies and biodiversity.

Development across the District should consider nature in a holistic and integrated manner. Measures may include, where appropriate, the preparation of a countryside management plan, participation in recognised nature-positive accreditation schemes, or other approaches that demonstrate long-term stewardship of the natural environment.

This Policy contributes towards achieving Objectives 7 and 8 of this Local Plan.

Biodiversity and Geodiversity

7.16 Tendring District includes a wide range of habitats, including (in part) the Stour, Orwell and Colne Estuaries and Hamford Water which are recognised as wetlands of international importance for endangered and migrating birds. Hamford Water is a designated Special Area of Conservation for Fisher's Estuarine Moth. At the international level, the Ramsar Convention requires the conservation and wise use of wetlands, as a contribution towards achieving sustainable development. European legislation requires the establishment of Special Protection Areas (SPAs) for birds, under the Birds Directive, and Special Areas of Conservation (SACs) for other species and habitats, under the Habitats Directive. SPAs and SACs together form 'Natura 2000' sites, which themselves create a European-wide network. The Conservation of Habitats and Species Regulations 2010 (the 'Habitats Regulations') apply both in the terrestrial environment and territorial waters out to 12 nautical miles. Marine Protected Areas (MPA) exist offshore beyond 12 nautical miles. The Blackwater, Crouch, Roach and Colne Marine Conservation Zone include the Clacton Cliffs and foreshore, a geological feature of international importance.

7.17 It is necessary to apply the 'precautionary principle' to new development, as a matter of law, and assess new projects or plans for any impacts upon any of the above sites – both alone and in combination. Proposals and plans with the potential to have a significant impact upon such sites will need to be supported by a Habitats Regulation Assessment (HRA) to provide the information necessary for the decision makers to establish the likelihood and nature of impacts before a decision is taken. If significant impacts are identified, an 'Appropriate Assessment' may be necessary to assess whether the proposals would adversely affect the integrity of a site, having regard to its conservation objectives. The Council will only grant planning permission where there would be no adverse effects on biodiversity (including any mitigation), unless there is considered to be an overriding public interest (such as the port expansion at Bathside Bay, Harwich) – in which case a compensatory habitat must be provided.

7.18 The Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Strategy Document was adopted in 2019. The Essex Coast RAMS aims to deliver the mitigation necessary to avoid adverse effects on integrity from the in-combination impacts of residential development in Essex. The Essex Coast RAMS identifies a detailed programme of strategic avoidance and mitigation measures which are to be funded by developer contributions from all residential development within the Zones of Influence.

7.19 Sites of Special Scientific Interest (SSSI) are protected under the Wildlife and Countryside Act 1981, as amended, and the Countryside and Rights of Way Act 2000 and are shown on the Policies Map.

7.20 The Colne Estuary and Hamford Water are designated as National Nature Reserves (NNR). At the local level, the Council has worked with the Essex Wildlife Trust to identify over 100 'Local Wildlife Sites' (LoWS) within the District, along with 'Special Roadside Verges', managed by Essex County Council specifically to conserve rare plant species and support a wider variety of plants. This benefits local fauna, providing food and shelter and can help to create 'wildlife corridors', allowing species to move between different sites. LoWS are not protected by law but, being worthy of conservation, are protected by this Local Plan, along with irreplaceable habitats, including unimproved grasslands and veteran trees.

7.21 All areas designated for their value to biodiversity and/or geodiversity are shown on the Policies Maps. A site does not have to be designated, however, to have importance to nature conservation. All new development proposals should have regard to a 'mitigation hierarchy' approach, which requires consideration to be given: firstly, to avoiding environmental harm; then mitigating for any adverse impacts; and then, as a last resort; compensating for residual impacts alongside the need to seek environmental enhancement and a 'net gain' in biodiversity in line with latest Natural England advice. The need to consider alternative options, particularly options that are less

damaging to the environment, is relevant to all these steps, as options can be either strategic or more detailed in nature. Where a proposed development might harm biodiversity on the site, an Ecological Appraisal will be required to be undertaken and the potential for harm should be considered and addressed in the application. Appraisals should be undertaken in accordance with nationally recognised guidance, by a suitably qualified ecologist.

7.22 Conservation work now considers whole landscapes as the way to conserve biodiversity, and the Council is working with Essex County Council, Essex Wildlife Trust and other partners on projects to benefit habitats and species across Essex. The Biodiversity Framework and Living Landscapes Project seek to improve the wider countryside for wildlife, rather than just concentrating on small nature reserves, and this will bring benefits for Priority Habitats and Priority Species. There is a general duty to conserve and enhance biodiversity, established under the Natural Environment and Rural Communities Act 2006, as amended by the Environment Act 2021.

Strategic Policy PPL4

BIODIVERSITY AND GEODIVERSITY

Sites designated for their international, European and national importance to nature conservation, including Ramsar sites; Special Protection Areas (SPAs); Special Areas of Conservation (SACs); Marine Conservation Zones (MCZs); National Nature Reserves (NNRs); and Sites of Special Scientific Interest (SSSIs) will be protected from development likely to have an adverse effect on their integrity.

Where proposals for development are likely to significantly impact upon International and European sites, applications must be supported by a Habitats Regulation Assessment (HRA) to provide sufficient information to the Council to establish the likelihood and nature of impacts before a decision can be made. If necessary, this may need to be followed by a more detailed 'Appropriate Assessment' of the impacts.

An Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) (now called Essex Coast Bird Aware) has been completed in compliance with the habitats Directive and Habitats Regulations. Contributions will be secured, within the Zones of Influence, towards mitigation measures identified in RAMS.

As a minimum, there should be no significant impacts upon any protected species, including European Protected Species and schemes should consider (and include provision, as may be relevant for) the preservation, restoration or re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.

Sites designated for their local importance to nature conservation, including Local Wildlife Sites (LoWS), Ancient Woodlands Protected Verges and aged or veteran trees will be protected from development likely to have an adverse impact on such sites or features. Proposals for enhancement of special interest and features will be supported, subject to other material planning considerations.

All new development must be designed to include new green and blue infrastructure and protect and enhance existing green and blue Infrastructure in the local area. Proposals will be expected to demonstrate:

- how opportunities for preservation, restoration, enhancements and connection of natural habitat as set out in Essex Local Nature Recovery Strategy (LNRS) have been maximised; and
- *how biodiversity enhancement and net gain measures will be incorporated, including the use of habitat restoration and natural regeneration.*

Any new or existing green and blue Infrastructure will be protected, managed and where necessary enhanced by:

a. aligning GI design with the LNRS on development proposals and managing development to secure a net gain in green infrastructure;

b. supporting projects set out in the Essex Green Infrastructure Strategy;

c. not permitting development that compromises the integrity of the overall Green Infrastructure networks;

d. investing in enhancement and restoration where opportunities exist; and

e. using developer contributions to facilitate improvements to their quality and accessibility.

Proposals for new development should be supported by an appropriate ecological assessment. Where new development would harm biodiversity or geodiversity, planning permission will only be granted in exceptional circumstances, where the benefits of the development demonstrably outweigh the harm caused and where adequate mitigation or, as a last resort, compensation measures are included, to ensure a net gain, in biodiversity.

Proposals for new infrastructure and major development should consider the potential for enhanced biodiversity, appropriate to the site and its location, including, where appropriate, within Green Infrastructure.

Any proposed development on sites which may support protected species will require relevant survey(s), undertaken by a suitably qualified ecologist. If

protected species are present, a suitable mitigation plan will be required prior to planning permission being granted.

To help with the increase in biodiversity, all new development should consider the installation of bird and bat boxes, swift and bee bricks, log piles, hibernacula, and hedgehog highways/fencing and houses.

This Policy contributes towards achieving Objective 8 of this Local Plan.

Biodiversity Net Gain in Tendring

7.23 Biodiversity Net Gain (BNG) is an approach to development that ensures habitats for wildlife are left in a measurably better state than they were before the development. In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Under this legislation, developments are required, as a minimum, to deliver a BNG of 10% to meet the biodiversity gain objective (save where exemptions apply).

7.24 Relevant developments are deemed to have been granted subject to a pre-commencement condition that the biodiversity gain objective is met (the biodiversity gain condition). To discharge this condition developers will need to demonstrate that proposals can deliver a minimum 10% uplift in biodiversity value, when compared to the pre-development biodiversity value of the application site. Uplift is calculated with the statutory biodiversity metric, with biodiversity measured in standardised biodiversity units. Development cannot commence until BNG has been demonstrated and secured.

7.25 To achieve this, and discharge the biodiversity gain condition, developers will need to submit a biodiversity gain plan (BGP) to local planning authorities for approval prior to the commencement of development. The BGP document will evidence what measures are being provided to achieve the required uplift in biodiversity value demonstrating that the biodiversity gain objective is met. There are special modifications for phased development and the treatment of onsite irreplaceable habitats.

7.26 The Biodiversity Gain Hierarchy (which does not apply to irreplaceable habitats) sets out a list of priority actions to deliver BNG:

- first, in relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in

order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase from the government of statutory biodiversity credits.

7.27 Both significant onsite enhancements and registered offsite biodiversity gain must be maintained for 30 years and secured through planning condition, planning obligations or conservation covenant (as appropriate).

7.28 Local planning authorities must take into account how the biodiversity gain hierarchy has been applied when determining whether to approve the BGP.

7.29 The Council is committed to improving the natural environment of the District and contributing to nature's recovery more widely. Consistent with Council's corporate objectives and statutory duties placed on local authorities, the Council is taking action to facilitate the creation and enhancement of natural habitats where possible and appropriate.

7.30 Establishing Habitat Banks within the District will provide an efficient planning process, ensure best value for developers looking to discharge mandatory planning requirements, and deliver habitat creation and enhancement in areas subject to development pressure. Tendring District Council will support the creation of habitat banks to sell off-site biodiversity units within the District. Those that encourage connectivity between existing sites in the Local Nature Recovery Strategy (LNRS) will be supported.

7.31 In the delivery of off-site BNG and the setting up of Habitat Banks, the Council will work with landowners and developers with the aim of delivering as much BNG as is possible within the Tendring District, recognising that BNG outside of Tendring, but within the same wider 'National Character Area' identified by Natural England can be achieved where options for BNG in Tendring are not available.

New strategic Policy PPL4a

BIODIVERSITY NET GAIN IN TENDRING

Alongside the requirements in relation to Biodiversity and Geodiversity set out in Policy PPL4, development in Tendring will be subject to the legal and national requirements for 'Biodiversity Net Gain' (BNG). Development proposals that qualify for BNG will be expected to deliver a minimum 20% increase in biodiversity value relative to the predevelopment biodiversity of onsite habitat within the development site to meet the biodiversity objective in line with the national minimum requirement.

The method by which developers are required to calculate the existing biodiversity value of a site and thereafter calculate and deliver BNG are set out in full within national guidance.

In line with the Biodiversity Gain Hierarchy as set out in legislation and national guidance, the Council will expect as much of the necessary BNG as possible to be delivered on-site (within the red line boundary of a development site), through measures that will be secured through legal agreement and/or planning condition.

Any residual BNG requirement that cannot be met on-site can be delivered off-site either on land in the control of the developer/landowner outside of the development site (to be tied into a legal agreement and registered), or by the purchase of offsite biodiversity units from a registered site. In both cases the offsite BNG must be allocated to the development, and the Council would need to be provided with official certification of registration of that allocation to the development.

If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government as a last resort. The government may then use the revenue to invest in habitat creation anywhere in England.

To enable off-site BNG provision to be delivered in a coordinated way that brings about the creation of bigger, better and more connected habitats that are resilient, manageable and contribute effectively to the aims and objectives of the Essex Local Nature Recovery Strategy; the Council will support the setting up of 'Habitat Banks' in the District from which biodiversity units can be bought – so long as:

i. the applicant has the legal right to sell biodiversity units for the purpose of mandatory BNG;

ii. the habitat creation/enhancement proposals are appropriate and likely to succeed;

iii. the uplift in biodiversity units is genuinely additional (i.e. there is no double-counting with conservation schemes in place or funded by other means):

iv. the applicant enters into a legal agreement with the Council or a conservation covenant with a responsible body, detailing the arrangements for provision, management, monitoring, remediation and enforcement;

v. the location would not prejudice either the integrity of existing habits or the planned growth of the District proposed in the Local Plan; and

vi. the site meets the criteria for registration and is subsequently registered on the biodiversity gain site register.

The Council will give particular support to the establishment of Habitat Banks in the following locations:

a. *on land adjoining existing sites designated for their international, national or local importance that will bring about expansion of and/or connectivity between those habitats;*

b. *on land within the District's 'Strategic Green Gaps' (see Policy PPL6);*

c. *on land at or adjoining the District's Registered Parks and Gardens, Local Green Spaces and safeguarded open spaces; and*

d. *sites within locations identified in the Essex Local Nature Recovery Strategy as strategic opportunities for habitat creation.*

To formalise these Habitat Banks, they need to be officially registered with Natural England which would first require landowners to either enter into a legal agreement with the Council (that, amongst other things, will define the nature of proposed habitat creation and put in place long-term arrangements for management and monitoring); or enter into a 'conservation covenant' with another responsible body recognised by Natural England.

Any legal agreements or covenants required either to discharge the BNG requirements for individual planning permissions or to establish Habitat Banks where the Council is the responsible for monitoring and enforcement will include the provision for the payment of monitoring fees which will be used by the Council, or a nominated body, to cover the cost of monitoring BNG over a minimum 30-year period, in line with legislative requirements.

This Policy contributes towards achieving Objective 8 of this Local Plan.

Water Conservation, Drainage and Sewerage

7.32 Although Tendring District has to manage issues of 'excess' water causing coastal erosion and flooding, it also experiences the lowest average level of annual rainfall in the country and therefore maintaining a supply of fresh water for drinking and the irrigation of crops is a high priority. It follows that the provision of an adequate water supply, and appropriate methods of disposal of water and sewage, are very important considerations when planning for growth and central to the need to deliver sustainable development. Changes in climate also can cause sudden and intense rainfall causing localised flooding which will be made worse if new development does not take account of the need to lessen its impact.

7.33 Major new developments may require upgrades to existing sewage treatment works, known as Water Recycling Centres, which may be funded by Anglian Water. Such works will need to be planned and funded through Anglian

Water's 5-year business plans and approved by the regulator (OFWAT). The Council is committed to ensuring that critical infrastructure is delivered at the right time to support development on allocated sites, in particular at Hartley Gardens (Policy SAMU2) and Oakwood Park (Policy SAMU3) where reinforcements and additional infrastructure will be required.

7.34 The National Planning Policy Framework requires local planning authorities to mitigate and adapt to climate change, which includes having pro-active strategies in respect of water supply and demand. Development proposals should therefore include a plan to conserve water supplies by managing demand and ensure its appropriate disposal at all stages of development, including construction and after occupation, using Sustainable Drainage Systems (SuDS) where possible. SuDS are designed to replicate natural drainage systems, to drain surface water run-off, ideally as part of a green and blue infrastructure network and can also have significant benefits for amenity and biodiversity.

7.35 SuDS techniques may not be appropriate in circumstances where infiltration may cause a hazard to groundwater quality, such as groundwater source protection zones, on known contaminated land and on sites with a shallow water table. The Environment Agency's Source Protection Zone maps should be checked to ensure there is no risk to groundwater quality. Surface water treatment will be required before infiltration to groundwater is permitted. A risk assessment should be undertaken when using infiltration components in areas of contaminated land.

New Strategic Policy PPL5

WATER CONSERVATION, DRAINAGE AND SEWERAGE

In accordance with the following criteria, development proposals should demonstrate the following measures have been incorporated into their design and use to ensure sustainable use of water resources:

1. All development will demonstrate water efficient design. This is to be achieved by ensuring that:

a. New residential development is designed to utilise no more than 100 litres per person per day of mains supplied water / potable water per person per day (l/p/d).

b. New, extended or redeveloped non-residential buildings aim to achieve full credits within the 4 water categories (WAT01, WAT02, WAT03, and WAT04) for BREAAM standard within a minimum score of 3 credits within WAT01 Water Consumption issue category, or an equivalent standard set out in any future update to BREAAM. The

applicant will be required to justify and evidence why full credits is not possible/viable for the development.

2. A Water Efficient Design Statement must be submitted with the application at the earliest stage to demonstrate how policy requirements have been met and will be maintained in relation to water efficient design. The statement shall provide, as a minimum, the following:

c. Baseline information relating to existing water use within a development site; and

d. Full calculations relating to expected water use within a proposed development (such as water efficient fixtures and fittings, rainwater/stormwater harvesting and reuse, or greywater recycling).

3. Prior to the first occupation of development a completion certificate shall be submitted to the Local Planning Authority confirming the design standard under part 1 a or b (as relevant) has been verified and fully implemented.

4. If Government policy or legislation relating to 1 to 3 is more stringent or at significant variance with above, after the adoption of this Local Plan, the most stringent standard will be adopted.

5. Contact the relevant water company to find out if they require a water resources assessment for new non-domestic supplies and if they offer environmental incentive schemes to fund water efficiency measures in new developments. ('non-domestic' excludes public buildings such as schools and hospitals, and those where the primary use is for domestic purposes, as well as residential dwellings.)

New development should include Sustainable Drainage Systems (SuDS) as a means of reducing flood risk, improving water quality, enhancing the green and blue infrastructure network and providing amenity and biodiversity benefits in line with the Water Strategy for Essex. 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.

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

Proposals for agricultural reservoirs may be permitted, subject to a detailed assessment against relevant policies in this Local Plan.

This Policy contributes towards achieving Objectives 8 and 9 of this Local Plan.

Strategic Green Gaps

7.36 Strategic Green Gaps have been identified in this local plan in specific locations between settlements. The Strategic Green Gaps are valued for the role they will play in preventing the coalescence of settlements and retaining the distinct identity of settlements. The areas identified have the following characteristics:

- The open and undeveloped character of the land;
- They form a visual break between settlements;
- Their boundaries follow physical features on the ground; and/or
- Only land required to secure the objectives of the Strategic Green Gaps has been included

Strategic Policy PPL6

STRATEGIC GREEN GAPS

The Strategic Green Gaps as shown on the Policies Maps and Local Maps will be protected in order to retain the separate identity and prevent coalescence of settlements. Any development permitted must be consistent with other policies in the plan and must not (individually or cumulatively) lead to the coalescence of settlements.

This Policy contributes towards achieving Objectives 7 and 8 of this Local Plan.

The Historic Environment

7.37 The Local Plan's strategic objective for Cultural Heritage is "To conserve and enhance Tendring District's heritage, respecting historic buildings and their settings, links and views."

7.38 Tendring District has a truly rich and diverse history, reflected in archaeological deposits and features and much of its built heritage, which includes: the early planned development of the District's major town, Clacton-on-Sea, as a Victorian seaside holiday resort; the later select development of Frinton-on-Sea with its many examples of notable Arts and Crafts architecture and Modernist houses; the historic port of Harwich and town of Manningtree, England's smallest; or the District's most important single group of listed buildings at St Osyth's Priory and its Registered Historic Park and Garden.

7.39 The Council has specific legal duties to preserve and enhance the historic environment. Proposals affecting buildings listed for their special architectural or historic interest ('listed buildings') or designated Conservation Areas, or their settings, Scheduled Monuments, archaeology, or Registered Historic Parks and Gardens will therefore be subject to particular scrutiny. The setting of a heritage asset may include sites or areas a considerable distance away from the boundary of an application site and it is necessary, therefore, to consider the potential for development to have an effect upon the wider setting of a Conservation Area or listed building. Protection of the District's heritage assets is crucial to its cultural identity and the quality of life and can help to sustain its economic attraction for new investment by both residents and businesses.

7.40 The Council will seek to reduce the number of heritage assets included in the Heritage at Risk Register and will consider designating additional heritage assets which are of local importance. The Council will seek to manage change within the Historic Environment by:

- requiring proposals to respond appropriately to the significance of any affected heritage assets;
- identifying where interventions within the Historic Environment would be beneficial to it; and,
- working with partners to secure sources of funding to aid delivery of enhancements to heritage assets.

7.41 The best way to ensure the future preservation of a listed building is often by ensuring an appropriate beneficial use of the heritage asset, which may be its original intended use. Sometimes an appropriate new use will be needed to ensure preservation, and this might also present opportunities for the enhancement of significance of the heritage asset. Historic buildings may also evolve over time and sometimes it can be those distinct elements of change which are particularly valued. Although the preservation of unique historic assets is crucial to connect with the past and maintain a high-quality environment there may be the opportunity for a well-designed and sensitive contemporary design solution in an historic context. It might, therefore, be appropriate in this Local Plan period to propose a development 'of its time' - much will depend on the expertise of the designer. However, the scope for a listed building to adapt to modern life and requirements will itself depend upon a number of considerations and it will not always be possible to incorporate modern design solutions without also causing harm to its special character, fabric, or appearance.

7.42 As with listed buildings, a contemporary design might, be appropriate in a Conservation Area. Such solutions can help to avoid pastiche or the potential 'confusion' of new and can misinform an understanding of place. However, particular skill is required of the designer to ensure that new development is appropriate to its site and setting. New development which would affect a

Conservation Area should always pay regard to any relevant Conservation Area Character Appraisal and Conservation Area Management Plan. This includes proposals for new development within the District's four Registered Historic Parks and Gardens: Clacton Seafront (owned and managed by the Council); St Osyth Priory; Thorpe Hall and Beth Chatto Gardens all of which (except Beth Chatto) are within Conservation Areas.

7.43 Some parts of the District are known for their particular importance to archaeology, and the Council will protect those areas from harmful development. However, new development can provide an opportunity to discover, record and protect evidence of the District's history in the form of archaeological deposits. Where the archaeological record indicates the likely presence of deposits or features, the Council will be advised by Essex County Council and the developer will be required to carry out any necessary survey work, excavation and recording in that regard, before and/or after any planning permission is granted. New development may be required to respond to archaeological finds uncovered during the construction process.

7.44 The National Planning Policy Framework sets out government policy for conserving and enhancing the historic environment. The following policies PPL7, PPL8 and PPL9 will be applied alongside and having regard to the specific requirements of the Framework in respect of development affecting designated and non-designated heritage assets including Archaeology, Conservation Areas and Listed Buildings.

Buildings and Archaeology

Non-strategic Policy PPL7

ARCHAEOLOGY

Any new development which would affect, or might affect, designated or non-designated archaeological remains will only be considered where accompanied by an appropriate desk-based assessment. Where identified as necessary within that desk-based assessment, a written scheme of investigation including excavation, recording or protection and deposition of archaeological records in a public archive will be required to be submitted to, and approved by, the Local Planning Authority. This may also include investigations into the Historic Environment Record.

Proposals for new development affecting a heritage asset of archaeological importance or its setting will only be permitted where it will protect or, where appropriate, enhance the significance of the asset. Where a proposal will cause harm to the asset, the relevant paragraphs of the NPPF should be applied dependent on the level of the harm caused. Proposals will be treated favourably where they:

a. *are explained and justified through an informed assessment and understanding of the significance of the heritage asset (including any contribution made to that significance by its setting); and*

b. *are of a scale, design and use materials and finishes that respect the heritage asset.*

Within the District the Council keeps a record of scheduled monuments at risk of degradation. The Council will support proposals that protect and enhance heritage assets at risk.

Proposals for new development which are not able to demonstrate that known or possible archaeological remains will be suitably protected from loss or harm, or have an appropriate level of recording, will not be permitted.

This Policy contributes towards achieving Objective 7 of this Local Plan.

Non-strategic Policy PPL8

CONSERVATION AREAS AND REGISTERED PARKS AND GARDENS

New development within a designated Conservation Area, or which affects its setting, will only be permitted where it has regard to the desirability of preserving or enhancing the special character and appearance of the area, especially in terms of:

a. *scale and design, particularly in relation to neighbouring buildings and spaces;*

b. *materials and finishes, including boundary treatments appropriate to the context;*

c. *hard and soft landscaping;*

d. *the importance of spaces and trees to the character or appearance; and*

e. *any important views into, out of, or within the Conservation Area.*

Proposals should be explained and justified through an informed assessment and understanding of the significance of the heritage asset, including any contribution made to that significance by its setting. Where relevant, this assessment should reference information from the Historic Environment Record.

Proposals for new development involving demolition within a designated Conservation Area must demonstrate why they would be acceptable, particularly

in terms of the preservation and enhancement of any significance and impact upon the Conservation Area.

Where a proposal will cause harm to a Conservation Area, the relevant paragraphs of the NPPF should be applied dependent on the level of harm caused.

Within the District the Council keeps a record of conservation areas that are at risk of degradation. The Council will support proposals that protect and enhance the conservation areas at risk.

Development should conserve or enhance the significance of the registered parks and gardens (noting that significance may be harmed by development within the setting of an asset).

In collaboration with community groups and other interested parties, the Council will consider and support the designation of new Conservation Areas in line with the relevant criteria as set out within the NPPF and legislation. New Conservation Area Management Plans will be prepared in addition to updates to the existing Conservation Area Character Appraisals.

This Policy contributes towards achieving Objective 7 of this Local Plan.

Non-strategic Policy PPL9

LISTED BUILDINGS

Proposals for new development affecting a listed building or its setting will only be permitted where they will protect its special architectural or historic interest, its character, appearance and fabric. Where a proposal will cause harm to a listed building, the relevant paragraphs of the NPPF should be applied dependent on the level of harm caused. Proposals will be treated favourably where they:

a. are explained and justified through an informed assessment and understanding of the significance of the heritage asset, including any contribution made to that significance by its setting (referencing information on the Historic Environment Record where relevant); and

b. are of a scale, design and use materials and finishes that respect the significance of the listed building (including any contribution made to that significance by its setting).

Within the District the Council keeps a record of listed structures and buildings that are at risk of degradation. The Council will support proposals that bring heritage assets into viable use.

This Policy contributes towards achieving Objective 7 of this Local Plan.

Non-Designated Heritage Assets

7.45 The District benefits from a wealth of non-designated heritage assets that are locally significant and contribute positively to the area's character and distinctiveness. This may be due to their historic, aesthetic, evidential, or communal value, or a combination of these factors. Examples include houses, shops, schools, village halls, churches, protected lanes, and even smaller features such as important walls, railings or traditional fingerposts.

7.46 The Council is preparing a Local List of Heritage Assets to identify buildings and features that, while not statutorily listed, make an important architectural or historical contribution to the local area. Inclusion on the Local List will help ensure these assets are safeguarded from development that could harm their significance.

7.47 New local heritage assets may be identified at any stage of the planning process. Once identified, they will be treated as a material consideration in determining planning applications.

7.48 Development proposals that would cause unacceptable harm to the character, form and fabric of a locally important heritage asset, or adversely affect its setting, will be assessed on a case-by-case basis. Decisions will balance the scale and significance of any harm against the potential public benefits of the proposed development.

New Non-strategic Policy PPL9a

NON-DESIGNATED HERITAGE ASSETS

The Council will seek to ensure the retention, enhancement, and viable use of heritage assets of local importance, including those present on the Council's emerging Local Heritage List. Permission for a proposal that would result in harm to, or the loss of, a non-designated heritage asset will only be granted provided that a balanced judgement has been made that takes into account the scale of harm to, or loss of significance of the non-designated asset.

The Council will apply this balanced judgement when also assessing proposals which affect the form, character, or setting of the 'Protected Lanes', as defined on the Policies Map.

This Policy contributes towards achieving Objective 7 of this Local Plan.

Renewable Energy Generation and Energy Efficiency Measures

Operational Energy and Carbon In Homes and Buildings

7.49 The UK has a statutory target to reduce greenhouse gas emissions to net zero by 2050 (as set out in the Climate Change Act 2008, as amended). The Climate Change Act also sets, through the Carbon Budgets, a further legal target of a 78% reduction in emissions by 2035, which builds upon the commitment to reduce emissions by 68% from 1990 levels by 2030. These 'Carbon Budgets' seek to limit carbon in the atmosphere to levels needed to stabilise the climate. They also set out the changes that need to occur in each sector to achieve that target, for example, continuing the successful transition to a clean energy system, and heating homes with more efficient systems that use renewable energy.

7.50 The Climate Change Committee, however, warns that the UK is off target and rapid and deep cuts to emissions must be made in all sectors. It also highlights that policies on energy efficiency in buildings are missing or incomplete.

7.51 It is therefore imperative that new homes and buildings in Greater Essex are built to achieve an operational energy balance on-site, where renewable energy generated on-site matches average annual energy demand at the outset (also described as 'net zero energy and carbon in operation'). For a building to achieve this, it must be an ultra-low energy building that meets high building fabric and energy efficiency standards, and it must not use fossil fuel and should maximise renewable energy generation, for example through the use of rooftop solar photovoltaics (PV).

7.52 Except in some very special circumstance retrofitting new homes later down the line, to meet a better energy efficiency standard is more disruptive, costly and time consuming than designing buildings to achieve operational energy balance (and hence be 'net zero energy and carbon in operation') at the outset.

7.53 Furthermore, in Greater Essex, a target for all planning permissions for new buildings to be net zero carbon by 2025 and carbon positive by 2030 was recommended by the Essex Climate Action Commission (ECAC) in July 2021 and endorsed by Essex County Council (ECC) in November 2021. The ECAC recommendations form the basis of the ECC Climate Action Plan and are relevant to all Essex Local Planning Authorities (LPAs).

7.54 Evidence commissioned by ECC on behalf of all the Greater Essex Local Authorities and in response to the work of the ECAC, demonstrates that building to meet the requirements set out in Policy PPL11 (and be 'net zero energy and carbon in operation') is:

- Technically feasible;
- Financially viable; and

- Legally justified

7.55 The evidence underpinning Policy PPL11 for Essex is available on the Operational Energy and Carbon Net Zero Evidence page of the Essex Design Guide (EDG) and is supplemented by each Essex LPA's local plan evidence base.

7.56 To complement this evidence, practical design advice is provided (and being added to) on the EDG which focuses on how to design developments (of all scales and types) to meet the operational energy and carbon (net zero) standards, mitigate potential overheating risk and to address other inter-related sustainability issues. The aim is to ensure new development mitigates, adapts and is resilient to a changing climate.

7.57 The Building Regulations 2021 (including the proposed Future Homes Standard 2025) do not adequately address operational energy efficiency or operational carbon emissions from new development. Operational carbon emissions come from two categories of energy use - those that are regulated and unregulated. About 50% of a building's total operational energy use comes from 'unregulated' uses which the current Building Regulations do not address.

7.58 It is for this reason that the planning system, and local planning authorities through their local plans must address operational energy to ensure new development addresses operational energy efficiency and the associated carbon emissions, in a way that aligns with local and national climate targets, mitigates and adapts to climate change and delivers the best outcomes for people (e.g. lower energy bills, and healthier homes). This is supported through primary legislation, including the Planning and Compulsory Purchase Act 2004, and national policy (including the NPPF) which require local plans to include policies to secure development that mitigates and adapts to climate change.

7.59 Taking forward Policy PPL11, will enable the Council to take a proactive approach to climate change which is in line with the objectives and provisions, and hence legally binding targets, of the Climate Change Act 2008 (NPPF Dec 2024, para 162, Footnote 61).

New Strategic Policy PPL10a

OPERATIONAL ENERGY AND CARBON (NET ZERO) IN HOMES AND BUILDINGS

A) New build development (residential and non-residential)

All new buildings must be designed and built to be Net Zero Energy and Carbon in operation. They must be ultra-low energy buildings, fossil fuel free, and generate renewable energy on-site to at least match predicted annual energy use.

All new buildings (1 dwelling and above for residential; 100m2 floorspace and above for non-residential) are required to comply with requirements 1 to 5 as set out below:

1. Requirement 1: Space heating demand limits

a. Residential buildings (apart from 1 storey bungalows) and non-residential buildings must achieve a space heating demand of 15 kWh/m2 GIA (gross internal floor area)/year or less.

b. Bungalows must achieve a space heating demand of 20 kWh/m2 GIA/year or less.

2. Requirement 2: Fossil fuel free

a. No new buildings shall be connected to the gas grid; and

b. Fossil fuels must not be used on-site to provide space heating, domestic hot water or cooking.

3. Requirement 3: Energy Use Intensity (EUI) limits

a. Residential buildings (Use Class C3 and C4) must achieve an Energy Use Intensity (EUI) of no more than 35 kWh/m2 GIA/year.

b. On larger sites in exceptional circumstances this may be met on each individual phase as a site-wide residential average (weighted by floor area) provided that no single dwelling has an EUI greater than 45 kWh/m2 GIA/year.

c. The following non-residential buildings must achieve an Energy Use Intensity (EUI) of no more than the following (where technically feasible) by building type or nearest equivalent:

- *Offices – 70 kWh/m2 GIA/year*
- *Schools – 65 kWh/m2 GIA/year*
- *Light Industrial – 35 kWh/m2 GIA/year*

d. For other residential and non-residential buildings, that are not covered by a) and c) above, applicants should report their energy use intensity but are not required to comply with a certain limit.

4. Requirement 4: On-site renewable energy generation

Renewable energy must be generated on-site for all new developments by rooftop solar PV energy (electricity) generation and the amount of energy generated in a

*year should match or exceed the predicted annual energy use of the building, i.e. Renewable energy generation (kWh/m2/year) = or > predicted annual energy use (kWh/m2/year)**

**For development proposals where it is demonstrated to the satisfaction of the Local Planning Authority that meeting Requirement 4 is not technically feasible then renewable energy generation on-site should be maximised and the residual amount of renewable energy generation (equivalent to the shortfall in meeting the annual energy use of the building in kWh/year) must be offset by a financial contribution (to cover the administration, purchasing and installation of a solar PV renewable energy (electricity) system elsewhere in the plan area or County, which is able to generate a similar amount of energy) and be paid into the Council's offset fund.*

*The offset price is set at £1.82 per kWh or the most recent updated version published on the Essex Design Guide** and the contribution shall be calculated at the time of planning application determination.*

***https://www.essexdesignguide.co.uk/climate-change/essex-net-zeroevidence/*

5. Requirement 5: As-built performance confirmation and in-use monitoring

a. *All developments must submit as-built performance information at completion and prior to occupation; and*

b. *In-use energy monitoring is required on a minimum of 10% of dwellings for development proposals of 100 dwellings or more, for the first 5 years of operation.*

Development proposals must have regard to guidance, including Design Guide(s) and/or Design Code(s) produced to amplify the policy requirements.

<u>Alternative routes to meeting policy requirements</u>

Proposals that are built and certified to the Passivhaus Classic or higher PassivHaus standard are deemed to have met Requirements 1 and 3. Requirements 2, 4 and 5 must also be met to achieve policy compliance.

Minor residential development proposals (less than 10 dwellings) that are designed and built to the fabric and systems specifications (the 'minimum standards approach') set out in Table 2 within the EPOA Operational Energy & Carbon (Net Zero) Planning Policy Statement – October 2025 (or successor) are deemed to have met Requirements 1 and 3. Requirements 2, 4 and 5a must also be met to achieve policy compliance.

<u>B) Extensions and Conversions</u>

Applications for residential extensions and conversions affecting existing buildings (but excluding Listed Buildings) are encouraged to meet the 'minimum standards approach' fabric specifications set out in Table 2 within the EPOA

Operational Energy & Carbon (Net Zero) Planning Policy Statement – October 2025 (or successor) and maximise renewable energy generation where practical and feasible.

This Policy contributes towards achieving Objectives 6, 9 and 11 of this Local Plan.

Embodied Carbon and Circular Economy in Homes and Buildings

7.60 Policy PPL10b is a first step towards reducing upfront embodied carbon from the materials and construction of homes and buildings. Policies PPL10a and PPL10b are designed to be implemented alongside each other, and together, make progress on reducing the whole life carbon emissions of homes and buildings.

7.61 The "Essex Embodied Carbon Policy Study – Technical Evidence Base (Levitt Bernstein et al, 2025)" underpins Policy PPL10b and is available on the Essex Design Guide (EDG). The Study also contains information and guidance on how embodied carbon can be minimised, particularly through choice of materials and the construction techniques.

7.62 To complement this evidence, further practical design advice is provided (and being added to) on the EDG which focuses on how to design developments (of all scales and types) to minimise embodied carbon emissions and move towards a more circular economy (where materials are used efficiently and waste is minimised). The advice also covers designing to meet operational energy and carbon (net zero) standards (as required in Policy PPL10a) and addressing other inter-related sustainability issues, including the mitigation of potential overheating risk.

7.63 The Building Regulations 2021 (including the proposed Future Homes Standard 2025) do not currently address embodied carbon emissions from new development. It is for this reason that the planning system, and local planning authorities through their local plans, must ensure new development addresses embodied carbon emissions, in a way that aligns with local and national climate targets, mitigates and adapts to climate change and delivers the best outcomes for people. This is supported through primary legislation, including the Planning and Compulsory Purchase Act 2004, and national policy (including the NPPF) which require local plans to include policies to secure development that mitigates and adapts to climate change.

7.64 Policy PPL10b will enable the Council to take a proactive approach to climate change which is in line with the objectives and provisions, and hence legally binding targets, of the Climate Change Act 2008 (NPPF Dec 2024, para 162, Footnote 61).

Strategic Policy PPL10b

EMBODIED CARBON AND CIRCULAR ECONOMY IN HOMES AND BUILDINGS

All development proposals must demonstrate the measures taken to minimise embodied carbon (subject to meeting Policy PPL11 requirements first) and how circular economy principles have been embedded into the design. In doing so:

1. Re-using, renovating or retrofitting existing buildings and/or structures should be prioritised. Any demolition must be justified to the satisfaction of the Local Planning Authority.

2. Proposals for all new residential and non-residential buildings, and also proposals for extensions, renovations and conversions of existing buildings, must demonstrate that upfront embodied carbon has been considered and reduced as far as possible through lean design, sustainable material procurement and waste minimisation.*

3. Proposals for major residential and non-residential development are required to achieve the following set limits for upfront embodied carbon. This must be demonstrated through an embodied carbon assessment using a RICS and/or nationally recognised methodology which should be submitted at the same time as the full or reserved matters planning application (and with the outline planning application for residential schemes of 100 dwellings or more, and non-residential schemes of 5000m2 or more):

a. *Low rise residential (up to 11m): ≤500 kgCO2e/m2 (GIA**) or subsequent update;*

b. *Mid and high rise residential (over 11m): ≤500 kgCO2e/m2 (GIA) or follow NZCBS*** limits when available;*

c. *Non-residential buildings: offices ≤600 kgCO2e/m2 (GIA); education ≤500 kgCO2e/m2 (GIA); and retail ≤550 kgCO2e/m2 (GIA); or follow NZCBS limits when available; and;*

d. *For building services, meet the global warming potential refrigerant limits set out in NZCBS.*

** Upfront Embodied Carbon = emissions associated with the Building Life Cycle Stages A1-A5 and RIBA stages 2/3, 4 and 6) **GIA = Gross internal floor area ***NZCBS = UK Net Zero Carbon Building Standards (pilot launched September 2024).*

This Policy contributes towards achieving Objective 11 of this Local Plan.

Renewable Energy Installations

7.65 New standalone renewable energy generation will be needed to enable the transition of existing settlements, industry and transport away from fossil fuels and onto clean energy sources, as a necessary part of the local and national carbon budgets leading towards net zero carbon.

7.66 In general, solar energy development proposals, including both building-mounted and standalone ground-mounted installations and extensions or repowering of solar installations will be supported where they are focused on previously developed land and do not occupy the 'best and most versatile' ('BMV) agricultural land. The integration of solar photovoltaics onto roofs of all suitable development is required to ensure that 'net zero', including total operational energy balance on site, can be achieved.

7.67 For wind energy development, the NPPF requires that proposals for new turbines must be in an area identified as suitable for such development (in the Local Plan or an SPD), and that following consultation the planning impacts identified by the community have been appropriately addressed and that the proposal has community backing. Wind energy proposals will be generally supported in areas of lower landscape value and will be considered in relation to:

- **buildings**: the safe separation distance is described as the Fall over Distance being the height of the turbine to the tip of the blade plus 10%
- **power lines:** National Grid and/or the Distribution Network Operators advise on the required distance between wind turbines and overhead power lines
- **air traffic and safety:** there is a 15 km consultation zone and 30km/32km advisory zone around civilian air traffic radar, with a c.15km statutory safeguarding consultation zone around Ministry of Defence aerodromes. The Ministry of Defence must be consulted if a proposed turbine is 11m to blade tip or taller, and/or has a rotor diameter of 2m or more, and
- **shadow flicker:** under certain circumstances and times of day, the sun may pass behind the rotors of a wind turbine and cast a shadow over neighbouring properties. When the blades rotate, the shadow flicks on and off. Properties within 130 degrees either side of north relative to the turbines may be affected at UK latitudes (although this depends on simultaneously sunny and windy weather, requires a narrow window opening to create the 'flicker' indoors, is minimal at 500-1000m distance from the turbine or negligible beyond 10 rotor diameters.

7.68 In addition, developers are encouraged to explore and consider the use of Bio Solar, especially for larger commercial buildings and solar farms with dual benefits for energy and biodiversity such as habitat creation, water storage capacity, flood alleviation and energy saving potential. Biodiversity can be

enhanced on solar farms in various ways including through the establishment of hedgerows, wildflower meadows, bird boxes, insect houses and ponds.

New Strategic Policy PPL10c

RENEWABLE ENERGY INSTALLATIONS

The Council supports proposals for renewable and low carbon energy generation and distribution networks. Particular support will be given to community-led schemes with evidence of community support along with local energy sharing schemes, and battery storage.

Proposals for standalone new renewable energy capacity on greenfield sites must include a scheme outlining how and when the site will be restored when energy production or equipment lifetime ends. Where standalone renewable energy development is proposed, applicants are encouraged to consider and demonstrate how the finished scheme will be managed in the long-term for improved biodiversity outcomes.

Planning applications involving renewable energy development will be encouraged provided that any adverse impacts can be addressed satisfactorily, including cumulative impact on:

a. landscape, ecology and biodiversity including designations, protected habitats and species, and Conservation Target Areas, nature recovery areas

b. visual impacts on local landscapes

c. best and most versatile agricultural land

d. historic environment - designated and non-designated assets and settings

e. aviation activities

f. Public Rights of Way and pedestrians, cyclists and equestrians

g. highways and access issues, and

h. residential amenity.

Proposals for PV development on rooftops, carparks or other existing structures will be exempt from the requirement for provision of detail about site restoration at the end of the PV lifetime.

Proposals to create or expand heat networks will be supported provided that they are supplied by low-or zero-carbon heat sources (not fossil gas but may include waste heat). Proposals to connect a development to a heat network will be

supported provided that the heat network is proven to be more efficient and lower-carbon than an alternative individual building-level low carbon heat delivery system.

Proposals should be accompanied by an Energy Statement that includes details for their maintenance, use of electricity so generated, and how they would contribute to renewable energy in new development e.g. as a percentage of total consumption.

This Policy contributes towards achieving Objective 11 of this Local Plan.

The Avenues Area of Special Character, Frinton-on-Sea

7.69 'The Avenues', to the west of Connaught Avenue shopping centre and north of the Esplanade, form a sedate residential area of outstanding Arcadian character, with wide, straight, tree and hedge lined avenues, grass verges and large, spacious detached houses set in mature gardens. This residential character forms an important quality of this part of the Frinton and Walton Conservation Area where new development affecting its character or appearance is subject to special scrutiny. If changes of use, subdivision to flats, or redevelopment for higher-density housing were to continue to occur, the area's outstanding character and the quiet enjoyment of residents in the locality would be eroded and therefore this Local Plan affords additional protection.

7.70 'The Avenues' was laid out originally with regular plots 50ft wide; as land was sold and developed some variations occurred but a minimum plot width of 15.24m remains highly characteristic of the area. Well-designed infill development might, exceptionally, be permitted on larger plots of at least 15.24m width, if the special character of the area would be safeguarded.

Non-strategic Policy PPL11

THE AVENUES AREA OF SPECIAL CHARACTER, FRINTON-ON-SEA

Within 'The Avenues' area of Frinton-on-Sea, new development must preserve or enhance the special character and appearance of the Conservation Area. Proposals must respect the special character and appearance of the area, including the scale, aspect and design of adjoining buildings and the density of existing development. To ensure that this special character is safeguarded new development must:

a. conform to the spacious residential character of development and not appear cramped or incongruous in the street scene;

b. not include any flats; and

c. not include any uses other than Use Class C3 'Dwelling Houses'.

This Policy contributes towards achieving Objective 7 of this Local Plan.

The Gardens Area of Special Character, Clacton-on-Sea

7.71 'The Gardens' area of the seafront in east Clacton was laid out in the 1920's and 1930's as a low-density area of high-quality homes enhanced by long formal gardens which total 2.8 hectares. It is important that the Arcadian character of this area is preserved by ensuring that it remains an area of large detached houses on spacious plots in a well landscaped setting.

Non-strategic Policy PPL12

THE GARDENS AREA OF SPECIAL CHARACTER, CLACTON-ON-SEA

Within "The Gardens" area of east Clacton, new development shall have particular regard to the special character and appearance of the area. To ensure that this special character is safeguarded, new development shall:

a. conform generally to the existing building line;

b. be of two-storey scale;

c. conform to the existing density of development and not appear cramped or incongruous in the street scene;

d. not include any flats; and

e. be residential, or retain a residential appearance. Commercial uses, including private hotels, guesthouses and offices will not normally be considered appropriate.

This Policy contributes towards achieving Objective 7 of this Local Plan.

Thorpe Station and Maltings

7.72 Thorpe Maltings is a heritage asset of considerable local significance, forming part of the Thorpe-le-Soken Station and Maltings Conservation Area.

Originally constructed in the late 19th century, the maltings complex was closely associated with the arrival of the railway and played an important role in the District's industrial and agricultural history.

7.73 Over the decades, the maltings buildings have suffered extensive deterioration. Roofs have collapsed, brickwork has eroded, and structural integrity has been severely compromised, leaving only fragments of the original fabric. This decline has greatly diminished the architectural and historic prominence of the site, and without intervention, the remaining structures risk being lost entirely.

7.74 Unlike other heritage assets in the District, Thorpe Maltings has not benefited from significant investment or restoration in recent years. The site remains largely derelict, and the surrounding public realm, including Thorpe-le-Soken railway station, has seen little improvement, resulting in an area that is underutilised and visually degraded.

7.75 The Council recognises the urgent need for a positive and proactive approach to reverse this decline. The policy that follows seeks to encourage development that will deliver a comprehensive package of measures: restoring or sensitively replicating the maltings buildings, improving the station environment, and creating opportunities for mixed-use development that supports the local economy and enhances public access.

7.76 To achieve these aims, it may be necessary for the Council to consider proposals for enabling development, in line with national planning policy and Historic England guidance, where such development would secure the long-term conservation of the heritage asset. In assessing these proposals, the Council will weigh the benefits of heritage-led regeneration against any potential conflicts with other planning policies.

New Non-strategic Policy PPL12a

THORPE STATION AND MALTINGS

The Council will support development that facilitates the regeneration of the Thorpe Station and Maltings Conservation Area and enhances the public realm around Thorpe-le-Soken railway station.

The Council will work positively and constructively with landowners, partners, and statutory bodies (including Historic England) to seek opportunities for funding and investment.

Proposals for residential-led development will be supported where they deliver a comprehensive package of measures that will facilitate and deliver either the restoration or sympathetic replication of the derelict Thorpe Maltings and other

associated buildings alongside local shops, services, and business units and secure improvements to the public realm and facilities at Thorpe station, including parking provision.

For any proposal, the Council will assess whether the benefits of enabling development, which might otherwise conflict with planning policies but which would secure the future conservation of the heritage assets, outweigh the disbenefits of departing from those policies.

This Policy contributes towards achieving Objective 7 of this Local Plan.

St Osyth Priory

7.77 The Priory at St. Osyth is recognised nationally as one of the most unique and significant collection of heritage assets including historic Listed Buildings Scheduled Ancient Monuments in the country, with its grounds designated as a Registered Park and Garden set within the wider Conservation Area.

7.78 Over the centuries, the Priory Estate has seen many changes and its periods of history can be traced through many of the historic buildings, ruins, architectural styles, materials and archaeological features. Following many decades of decline, the Priory's current generation of 21st Century owners are taking forward a positive programme of restoration and business activity aimed at reversing the decline of the Priory, opening it up for events and other commercial activities and increasing public access to ensure these unique heritage assets can be looked after and enjoyed for future generations.

7.79 Much of the restoration that has taken place in recent years has been funded through residential enabling development, including the completed West Field development off Mill Street to the west and the grant of planning permission for further residential development on the Wellwick field site to the north and selective residential and holiday homes within the parkland itself.

7.80 When planning permission for those enabling developments were granted in 2016, the associated s106 legal agreements helped establish the formation of the St. Osyth Priory and Parish Trust and the production of a comprehensive Business Strategy aimed at generating and securing additional charitable or commercial funding towards continued restoration, bringing the buildings into use, placing them into the management of the Trust and increasing opportunities for public access and community activity.

7.81 The Business Strategy, which was agreed with the Council in 2019 and updated in 2023 includes proposals to use parts of the Priory Estate for weddings and other events – increasing access to buildings and areas of the estate over time as they are restored. The St. Osyth Priory and Parish Trust has also been successful in securing funding through the Heritage Lottery

Fund (HLF) to continue restoration for some of the older and most historically significant structures.

7.82 The Council, which is represented on the Trust, supports continued efforts to restore, bring into use and increase public access to the Priory Estate and the opportunities to attract visitors to support the tourism economy and create jobs.

7.83 The ultimate aim of the Trust and the owners is to reduce and eventually eliminate the 'conservation deficit' at the Priory – which is the financial cost of full restoration compared to the overall commercial value of the asset. However, to achieve that, it might be necessary for the Council to consider, in its role as the local planning authority, further proposals for development within the estate to support business activities or enabling development on land beyond the estate to fund restoration that might run contrary to other policies in this Local Plan.

7.84 In doing so, the Council will apply the requirements of national planning policy, weighing up the benefits and disbenefits of development both in terms of their heritage impacts and wider planning considerations; and having regard to the guidance and advice of Historic England and other advisors on heritage and economic viability. The Council will generally expect any future residential development proposals to have a clear and reasonable geographical relationship to St. Osyth, the Priory and the community to which it most closely relates.

New Non-strategic Policy PPL12b

ST OSYTH PRIORY

The Council supports the work of the St. Osyth and Priory and Parish Trust and the owners of St. Osyth Priory to bring about the restoration, re-use and improved public access to St. Osyth Priory and its wider estate in line with the Business Strategy that was agreed with the Council in 2019 and updated in 2023.

The Council will work positively and constructively with the Trust, the owners and partners including Historic England to seek opportunities to secure funding towards continued restoration.

The Council will consider, on their merits, future proposals for 'enabling development' as a means of funding the continued restoration of the Priory and reducing the 'conservation deficit' in line with relevant national planning policy and having regard to Historic England guidance and the principles established through the previous s106 legal agreements relating to enabling development for the Priory and the associated Business Strategy.

For any residential enabling development proposals, the Council will expect the development to have a reasonable geographical relationship and connection to St. Osyth, the Priory and the community to which it most relates. However, for any proposal, the Council will assess whether the benefits of the enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of the heritage assets, outweigh the disbenefits of departing from those policies.

This Policy contributes towards achieving Objective 7 of this Local Plan.

Protection of the Naze

7.85 The Naze at Walton is a unique coastal landscape of outstanding geological and biological importance. As the most easterly peninsula in Essex with a delicate geology, the Naze is vulnerable to harsh tidal forces, prevailing winds and rain damage. The coastline remains under extreme threat of erosion with considerable amounts of land having been lost and continuing to be lost to the sea – at an alarming rate.

7.86 The area has significant importance as a site for migrating birds and boasts a number of different wildlife habitats, both terrestrial and marine; with its direct ecological relationship with the internationally important designated sites at Hamford Water and the backwaters. The Naze is home to the John Western Nature Reserve and the Essex Wildlife Trust's Discovery Centre as well as the Grade II Listed Naze Tower.

7.87 The Naze is key to numerous local employers providing up to 200 year-round jobs across a range of marine, leisure and tourism related activities. These include employment at marinas and other moorings that provide space for more than 1,000 yachts and watercrafts, ancillary maritime engineering jobs, chandlery, boat agents and hospitality.

7.88 The Naze is the location for the local Water Recycling Centre (sewage treatment works) which is a key part of the District's utilities infrastructure that, if undermined through continued coastal erosion, would have catastrophic environmental, social and economic implications. The wider implications of coastal erosion also include the knock-on effects on the risk of coastal flooding further into the Walton backwaters and the community of Walton on the Naze, parts of which already fall within Flood Zone 3 in the Environment Agency's flood risk classification.

7.89 Policy PPL12c reflects the importance of the Naze for all the reasons above and sets out the Council's objective to work with other bodies to strengthen its long-term protection and to support appropriate development where it will positively contribute to the conservation, understanding and sustainable

management of this highly sensitive and nationally and internationally significant landscape.

New Non-strategic Policy PPL12c

PROTECTION OF THE NAZE

The Council will work with partners, landowners and other interest parties to continue to strengthen the current and future protection of the Naze at Walton from coastal erosion in recognition of its importance for heritage, geology, biodiversity and flood defence; and the location of critical utilities infrastructure and economic activity. This will involve:

a. promoting the Naze for formal recognition as a 'Heritage Coast' in respect of its natural beauty, its flora and fauna and heritage features;

b. promoting stronger protection for the Naze through input into future reviews of the Essex and South Suffolk Shoreline Management Plan (or their replacements);

c. supporting the continued protection and future expansion of the John Western Local Nature Reserve to promote nature recovery and the potential delivery of Biodiversity Net Gain;

d. supporting appropriate development proposals for eco-tourism that could assist in promoting awareness and generating funding for the future protection of the Naze;

e. giving the protection of the Naze a high priority in the Council's own coastal defence strategies and building the case for any grant or other external funding; and

f. resisting proposals for development that would threaten the protection of the Naze and its unique qualities.

This Policy contributes towards achieving Objective 7, 8 and 9 of this Local Plan.

Ardleigh Reservoir Catchment Area

7.90 Ardleigh Reservoir is located in open countryside, south west of Ardleigh village. It is important that new development in its vicinity does not harm water quality in the reservoir. The Policies Map shows a defined catchment area, within which new proposals may be subject to particular scrutiny in regard to the potential for water pollution to result.

Non-strategic Policy PPL13

ARDLEIGH RESERVOIR CATCHMENT AREA

The Council will support proposals which involve the role, function and operation of Ardleigh Reservoir, its Treatment Works and associated networks subject to consideration against other policies in this Local Plan.

Ardleigh Reservoir is surrounded by a catchment area within which certain proposals for development will be subject to consultation with the operator of the site. This may result in restrictions being imposed or planning permission being refused if the development could materially affect the quality of water draining into the reservoir.

This Policy contributes towards achieving Objective 4 and 9 of this Local Plan.

Safeguarding of Civil Technical Sites, North East of Little Clacton / South of Thorpe-le-Soken

7.91 An important civil aviation navigation beacon and technical site is located in open countryside to the north east of Little Clacton and south of Thorpe-le-Soken. In order to fulfil its function, it is necessary to ensure that new development nearby does not interfere with its operation. The site and surrounding safeguarded area are shown on the Policies Map.

Non-strategic Policy PPL14

SAFEGUARDING OF CIVIL TECHNICAL SITE, NORTH EAST OF LITTLE CLACTON/SOUTH OF THORPE-LE-SOKEN

The civil technical site located to the north east of Little Clacton and south of Thorpe-le-Soken is surrounded by a safeguarded area, within which certain proposals for development will be subject to consultation with the operator of the site. This may result in restrictions being imposed or planning permission being refused if the development could materially affect the proper functioning of the technical site.

This Policy contributes towards achieving Objective 7 of this Local Plan.

Safeguarding of Hazardous Operations Site, Bramble Island

7.92 An important hazardous substance site is located at Bramble Island to the south east of Great Oakley and south west of Harwich. In order to continue

to fulfil its function, new development proposed at the site to facilitate its operation will be supported in principle. New development proposals within the Health and Safety Executive (HSE) safeguarding zone shown on the Policies Map will be subject to scrutiny to ensure that no conflict would arise in relation to both public safety and the effective operation of the site.

Non-strategic Policy PPL15

SAFEGUARDING OF HAZARDOUS SUBSTANCE SITE, SOUTH EAST OF GREAT OAKLEY/SOUTH WEST OF HARWICH

The hazardous substance site located at Bramble Island to the east of Great Oakley and south west of Harwich is surrounded by a safeguarded area, within which certain proposals for development will be subject to consultation with the operator of the site. This may result in restrictions being imposed or planning permission being refused, if safety issues arise or the development could materially affect the proper functioning of the hazardous substance site.

During the continued operation of Bramble Island as a high hazard site, planning permission within the area subject of the Health and Safety Executive licence will be granted where:

a. *the new development is required to ensure appropriate operation of the site;*

b. *development would not extend the area affected by the safeguarding zone;*

c. *it can be demonstrated that there would be no harmful effects upon the national, European and international environmental designations which exist; and*

d. *the proposal would comply with all other relevant national and local planning policies.*

This Policy contributes towards achieving Objective 7 of this Local Plan.

8 Connected Places

8.1 The Local Plan's strategic objectives for Infrastructure Provision are:

- "To make efficient use of existing transport infrastructure and ensure sustainable and active travel opportunities are promoted in all new development to ensure neighbourhoods and services are walkable and cyclable for the majority of people's daily needs. Where additional capacity is required in the form of new or upgraded transport infrastructure, to ensure this is provided in a phased and timely way in connection with new development";
- "To enable provision of upgraded broadband infrastructure and services"; and
- "To ensure that new growth brings opportunities to enhance existing services, facilities and infrastructure for the benefit of existing and new communities".

8.2 The main growth objectives for this Local Plan period are to ensure delivery of new housing to meet demand and help to create new employment for the growing population. To help achieve these objectives, the policies in this chapter of the Local Plan focus upon tackling possible barriers to economic and housing growth caused by weaknesses in the transport and telecommunications networks. The policies are focused upon:

- protecting the main strategic roads in the District and improving these roads where the opportunity/need arises;
- supporting proposals which will enhance the strategic transport network;
- encouraging travel by sustainable modes of transport;
- promoting improved access to, and facilities for, public transport; and
- further developing the provision of higher speed broadband services.

8.3 In order to help support the principles of sustainable development, it is important to ensure that everyone living in, working in, or visiting the Tendring District is able to travel and communicate efficiently. Effective telecommunications can reduce the need to travel and thereby help to reduce congestion on the roads, making journeys more efficient and convenient. Where journeys are necessary, providing opportunities for alternative means of transport to the private car is an essential consideration for proposals for new development. Even small-scale developments can increase the likelihood of more car journeys being made unless provision is made within schemes to encourage alternatives.

8.4 Although most journeys are made by car, most are over relatively short distances (sometimes as part of a much longer journey) and could often be made by other, more sustainable, modes of transport. Therefore, making good provision within the design of new developments to encourage walking, cycling and public transport use is crucial to achieving sustainable

development. Such solutions can have wider public benefits, not only in terms of transportation choices but also for public health and safety, with increased physical activity, well-being and levels of use of public spaces.

8.5 New development can provide the opportunity to link places in a sustainable way and contribute to the development of a more efficient transport network. Equally important is to ensure that the existing transport network is protected from any proposed new development which would harm efficiency and safety.

Sustainable Transport and Accessibility

8.6 The National Planning Policy Framework promotes sustainable transport solutions. It states that transport issues should be considered from the earliest stages of plan-making, using a vision-led approach that identifies and pursues opportunities to promote walking, cycling and public transport use. The Council will work with its partners, including Essex County Council, bus and train operators and the development industry, to improve accessibility, promote sustainable means of transport and reduce dependence upon private car transport.

8.7 To achieve sustainable communities, homes, jobs, services and facilities should, ideally, be accessible by a variety of different modes of transport, including walking; cycling; and public transport – not just private cars. Locating development in accessible places gives people the option to use more sustainable modes of transport, reducing greenhouse gas emissions and supporting those members of society who do not have access to a car. Additionally, there are public health and safety benefits to walking and cycling.

8.8 The Essex Transport Strategy (2011) is the Local Transport Plan (LTP) and includes Tendring District within the 'Haven Gateway'. It sets out the transport priorities for the area, which include 5 key outcomes to be achieved:

1. Provide connectivity for Essex communities and international gateways to support sustainable economic growth and regeneration;
2. Reduce carbon dioxide emissions and improve air quality through lifestyle changes, innovation and technology;
3. Improve safety on the transport network and enhance and promote a safe travelling environment;
4. Secure and maintain all transport assets to an appropriate standard and ensure that the network is available for use; and
5. Provide sustainable access and travel choice for Essex residents to help create sustainable communities.

8.9 The Local Transport Plan (LTP) is supported by a suite of more specific documents including the Bus Strategy, the Cycling Strategy, the Sustainable Modes of Travel Strategy, and implementation plans that are also periodically updated by Essex County Council. Essex County Council is preparing a new Local Transport Plan (LTP4) entitled "A Better Connected Essex Transport

Strategy", which sets out a long-term vision for a safe, inclusive and sustainable transport system. The strategy aims to support economic growth and prosperity, provide access to homes, services, education, work and leisure, and enable more sustainable choices and journeys. It is structured around three key themes: supporting people, health, wellbeing and independence; creating sustainable places and communities; and connecting people, places and businesses.

8.10 For Tendring, the LTP4 Implementation Plan recognises the District's unique coastal and rural character, its ageing population, and the economic opportunities linked to tourism and Freeport East. The plan prioritises:

- **Improving access and affordability** for residents in areas of high deprivation and low car ownership, through enhanced bus services, demand-responsive transport, and affordable fares.
- **Active travel and health** by delivering new walking and cycling networks, including links to the England Coast Path and green spaces, and expanding initiatives such as Essex Pedal Power.
- **Sustainable growth** by ensuring new housing and employment developments are supported by integrated transport planning, including mobility hubs and improved interchange facilities.
- **Economic connectivity** through investment in strategic corridors such as the A120 and A133, improved rail services (including aspirations for two trains per hour to London from Clacton and Harwich), and better freight access to support Freeport East.
- **Environmental resilience** by reducing carbon emissions, introducing zero-emission buses, and planning for climate adaptation measures to protect the transport network from flooding and coastal erosion.

8.11 This is transitional period for Essex which will see the election of a Mayor for Greater Essex and changes to local governance, with a future Local Transport Plan required for the new Mayoral Combined County Authority. However, Essex County Council considers there are significant benefits in finalising LTP4 now to guide investment and delivery.

8.12 To reduce greenhouse gas emissions, the Council will support development which uses sustainable modes of transport. Whilst most journeys are made by road, Tendring District is served by 14 railway stations, providing a range of electrified London main line and local branch line services, with regular services from Clacton, Walton and Harwich/Dovercourt to the Colchester railway stations and beyond. The railway is important as both a public transport mode which can provide a sustainable alternative to private car use for work and leisure purposes and an alternative to HGV use for freight transport to and from Harwich International Port.

8.13 The Council will support and encourage measures which will make rail use a more attractive and sustainable alternative to the use of private cars for both

local journeys and longer commutes and to the use of HGVs for freight transportation. The Council will work with Network Rail to improve rail connectivity in the context of their Industrial Rail Strategy/Route Strategy. Specific infrastructure projects will be integrated into the Infrastructure Delivery Plan.

8.14 The main urban areas within the District are located along the coastal fringes and the area has a strong rural heartland where the main means of sustainable transport is by bus. Local buses running within and between settlements are crucial to providing access to jobs and services for many people in towns, villages and rural areas.

8.15 The Council will work with Essex County Council and bus operators to ensure coverage across the District, improve services and frequency and seek opportunities to improve bus-stop facilities and provide additional services to support new major development.

8.16 Cycling and walking should also be seen as transport modes in their own right and an integral part of the transport network. Increasing the options for travelling by those modes can benefit both the environment and public health, reducing pollution and increasing fitness levels. In this way, planning and transportation outcomes can help to support the wider health and wellbeing agenda. Many car journeys are over short-distances which could be travelled on foot or by cycle if these are attractive options, possibly as part of longer journeys.

8.17 Proposals for new development will be required to take account of the need to ensure accessibility, having regard to its location in relation to existing services and facilities, and by providing safe pedestrian and cycle connections to existing networks. As the Tendring District is mainly rural, reliance upon private cars will be inevitable to some extent within its remoter parts. However, the Council will require that measures for sustainable travel at all new developments are investigated and implemented where practicable.

8.18 As the Highway Authority for the area, Essex County Council is a consultee in regard to many planning applications. New developments will be required to be acceptable in terms of highway capacity, safety and convenience and to meet the requirements for access and parking which are contained in the latest version of the Essex County Council Development Management Policies, Travel Plan and Parking Standards, or equivalent amended or replacement policies or standards, or any overriding policies in this Local Plan, along with relevant Essex accessibility strategies and design guides. To be sustainable, developments should also be accessible by public transport, cycling and walking.

8.19 Parking standards can support measures which promote sustainable transport choices and help to protect amenity. The Council will work with Essex County Council to ensure that local parking standards are fit for purpose and that its

assessment of planning applications takes account of factors such as the accessibility of development, the type, mix and use of development; and the availability of and opportunities for public transport.

8.20 Provision for Electric Vehicle (EV) charging infrastructure is governed by Building Regulations, specifically *Part S: Infrastructure for the Charging of Electric Vehicles*. This ensures that new residential and non-residential developments include appropriate EV charging facilities as part of compliance with national standards. Developers should refer to the latest Building Regulations guidance to confirm detailed requirements, as these may evolve over time. In line with the National Planning Policy Framework, proposals should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Strategic Policy CP1

SUSTAINABLE TRANSPORT AND ACTIVE TRAVEL

Proposals for new development must be sustainable in terms of transport and accessibility and therefore should include and encourage opportunities for access to sustainable modes of transport, including walking, cycling and public transport. Providing options for non-motorised vehicles is especially important for the large-scale developments at Clacton and the Tendring Colchester Borders Garden Community.

Planning applications for new major development likely to have significant transport implications will normally require a vision-led Transport Statement or, where appropriate, a Transport Assessment, the scope of which should be agreed in advance between the District Council and the applicant, in consultation with Essex County Council as the Highway Authority.

To reduce dependence upon private car transport, improve the quality of life for local residents, facilitate business and improve the experience for visitors, all such applications should:

- *include proposals for safe, direct and attractive walking and cycling routes that link to existing networks and are not impeded by infrastructure provided for other forms of transport;*
- *ensure enhanced connectivity to existing public rights of way, including footpaths and bridleways, and where possible create new links that improve access to the wider countryside and green infrastructure network with particular emphasis on connections to the Sunshine Coast Greenway;*
- *provide good walking and cycling connections to public transport nodes and interchanges, ensuring integration between modes;*

- *demonstrate greater connectivity between places and modes of transport, including improvements to railway station passenger facilities where relevant;*
- *incorporate measures consistent with the Tendring District Cycling Action Plan and the Essex Walking Strategy 2021 and the Sunshine Coast Greenway objectives, ensuring alignment with local and county-level priorities for active travel; and*
- *recognise the health benefits of active travel, supporting the objectives of Policy HP1: Healthy Places, by creating environments that encourage physical activity and reduce car dependency.*

Travel Plans and Residential Travel Information Packs should be provided as appropriate and in accordance with Essex County Council published guidance.

The Essex Design Guide Parking Standards, and Essex Cycling Strategy, and relevant local strategies will be used to ensure the provision of appropriate cycling and walking infrastructure.

This Policy contributes towards achieving Objectives 4, 5 and 6 of this Local Plan.

Improving the Transport Network

8.21 An efficient and effective strategic transport network is critical for achieving economic growth, supporting trade and attracting inward investment, and reducing carbon emissions to help to reduce increases in global warming. Conversely, a network which is unsafe, slow or inconvenient can deter business investment and could harm the area's tourist economy, which attracts many thousands of visitors, particularly during the main summer holidays.

8.22 The delivery of sustainable growth in Tendring District will be supported by the strategic priorities set out in the North East Essex Implementation Plan and the Tendring Coast Implementation Plan, which are part of Essex County Council's emerging LTP4 and complement this Local Plan by identifying targeted transport and accessibility improvements across the sub-region.

8.23 Both plans emphasise the need to improve inclusive and affordable access to key services, particularly in rural and coastal communities where reliance on public transport is high and car ownership is low. Key interventions include:

- Bus Service Improvement Plan (BSIP) measures to enhance reliability, frequency, and connectivity of bus services across Tendring, including upgrades to bus interchanges and roadside infrastructure.
- Expansion of demand-responsive transport options, such as DigiGo, to improve access for residents in rural areas and those with limited mobility.

- Investment in active travel networks, including new and improved walking and cycling routes linking town centres, railway stations, schools, and green spaces.
- Initiatives such as Essex Pedal Power in Clacton, Jaywick, Harwich, and Dovercourt will be extended to promote healthier lifestyles and affordable travel.
- Digital innovation and connectivity improvements, including faster broadband and 5G coverage, to support remote access to services and reduce the need for travel.

8.24 Strategic highway enhancements, such as improvements to the A133 corridor and better integration with rail services, including proposals to increase train frequency between Clacton and London.

8.25 The Council will work with its partners, including National Highways, Essex County Council, bus and train operating companies, Network Rail and landowners, to safeguard and to explore opportunities to improve the District's strategic transport network. It will seek to make the transport network safer and more efficient, in order to: facilitate growth, trade and inward investment; help to improve the quality of life for local residents; and improve the experience for visitors to the District and will encourage improvements to the quality and frequency of rail and bus services and station facilities and their appearance.

8.26 The major roads forming part of the District's strategic transport network are the A120 and A133. Both routes include sections which require upgrading in order to improve safety and convenience and to function efficiently in the context of significant future housing growth. For the A133, between Colchester and Clacton, the Council will work with Essex County Council (the Highway Authority) to identify the nature and cost of improvements needed, seek sources of public funding and consider the use of the Community Infrastructure Levy (CIL) to secure contributions towards these works. An upgrade of the A120 is a requirement of the planned port expansion at Bathside Bay, Harwich although this is not expected to take place early in the plan period. The Council will work with National Highways and other partners to investigate ways of funding and delivering possible early improvements and will resist any development proposals in the vicinity of the A120 which could jeopardise its upgrading, widening or re-routing.

8.27 Major growth areas in Tendring will require new strategic highway and public transport infrastructure, which will not only serve the development areas themselves but also provide for two major new roads, to ensure that traffic is able to move through and between settlements efficiently, thereby helping to ease traffic congestion that otherwise would occur. A strategic link road between the A120 and A133 and Rapid Transit System will be required to support the Tendring Colchester Borders Garden Community.

8.28 The Council will explore, in partnership with Essex County Council, Suffolk County Council, Babergh District Council and Network Rail, opportunities to improve the A137 and railway crossing/underpass at Manningtree Station. Any new developments likely to increase use of this route may be required to contribute towards such improvements. In addition, the Local Plan recognises the importance of appropriate facilities for freight and logistics, including lorry parking. Applications for dedicated lorry parks will be assessed against criteria set out in Policy CP2 to ensure they meet operational needs while safeguarding residential amenity, highway safety, and environmental quality.

Strategic Policy CP2

IMPROVING AND MAINTAINING THE TRANSPORT NETWORK

Proposals for new development which contribute to the provision of a safe and efficient transport network that offers a range of sustainable transport choices will be supported. Major development proposals should include measures to prioritise cycle and pedestrian movements, including access to public transport.

Strategic development proposals in the District, including the Tendring Colchester Borders Garden Community (Policy SAMU1) and the proposed Garden Villages at Hare Green and Horsley Cross (Policies SAMMU8 and SAMU9), will require new junctions and other key improvements to the strategic highway network including the A120 and A133, as set out within relevant site-specific policies. This infrastructure will be secured, as necessary, through planning conditions, legal agreements and/or through Community Infrastructure Levy (CIL) as required, informed through necessary transport assessments, transport modelling and other material planning considerations.

Proposals will not be granted planning permission if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe.

When granting planning permission for new development, the Council will require, through planning conditions or approved Construction Management Plans, that developers repair any damage to the public highway or public realm caused during construction and restore it to a condition equal to or better than its pre-commencement state.

Where a development necessitates or would benefit from changes to highway speed limits, traffic restrictions, or on-street parking in the surrounding area, the Council will secure these measures through planning conditions and/or legal agreements. This may include financial contributions to cover the cost of implementing the necessary Traffic Regulation Orders (TROs).

The Local Plan recognises the importance of providing appropriate lorry parking facilities and related driver amenities to support the strategic road network and

the freight industry. Applications for dedicated lorry parks will be assessed against the following criteria:

a. the applicant has demonstrated need supported by evidence of demand and lack of suitable existing provision;

b. the site is located in proximity to the strategic road network without causing harm to residential amenity;

c. the proposal provides safe and convenient access for HGVs without adverse impact on highway safety;

d. there is provision of essential facilities for drivers, including toilets, showers, food and rest areas;

e. the proposal includes measures to minimise environmental impacts, including noise, light pollution, and landscape screening; and

f. security at commercial vehicle parking locations should include adequate fencing and CCTV.

This Policy contributes towards achieving Objectives 4 and 6 of this Local Plan.

Improving the Telecommunications Network

8.29 The National Planning Policy Framework promotes the expansion of electronic communications networks, including both telecommunications and high-speed broadband. Smarter use of such technologies can reduce the need to travel and thereby contribute to sustainability objectives.

8.30 In recent years, major improvements in computer and mobile phone technology and the growing use of the internet have radically changed the way business is carried out and how people shop, learn and socialise. This technology has become essential for businesses and a fundamental part of everyday life. In the future, it will make geographic location less of a consideration for some types of businesses and for areas like the Tendring District. Where geography has been a disadvantage in attracting certain kinds of business in the past, embracing the digital revolution is one of the most positive things the District can do to make the area more viable as a place to do business, in offices, shops, factories and warehouses, or people's homes.

8.31 Ensuring that the Tendring District's communications network achieves wide coverage and is fast and reliable is critical to achieving growth of the local economy; helping existing businesses to expand and new businesses to establish, whilst improving access for residents to online shopping, services and information. The Council will work with the telecommunications industry

to ensure that as many parts of the District as possible have access to the internet (particularly ultrafast broadband, wireless hotspots in public spaces and at least 5G mobile coverage) and to encourage the use of this technology (or superior new technology), not only for business but also Council and other public services, information and educational resources.

8.32 The District will see the evolution of digital provision in relation to Primary Care as a result of the 'Digital First' approach to primary care investment. Practices within Primary Care networks will enable digital first options to improve fast access to primary care, reducing waiting and travelling time for patients, services will include outpatient follow up appointments and medication reviews. Consequently, the need for high-speed broadband access and flexibility in terms of the provision of digital health infrastructure to any new housing development is crucial in order to ensure the success of the Digital First approach.

Strategic Policy CP3

IMPROVING THE TELECOMMUNICATIONS NETWORK

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

a. they will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and

b. the possibility of other planned development in the area interfering with broadcast and telecommunications has been considered and addressed.

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

c. the development cannot, for practical or economic reasons, be incorporated into or onto existing masts, buildings and other structures; and

d. the development will be sympathetically designed, having regard to its appearance and impact upon local visual amenity and camouflaged if necessary.

All new dwellings and non-residential buildings must be served by gigabit-capable broadband. Where this is not immediately possible, ducting and infrastructure for future upgrades must be provided and the Council may utilise s106 contributions*

or Community Infrastructure Levy (CIL) funds towards off-site works that would enable those properties access to gigabit-capable broadband or wireless technology in the future.

New development that may cause interference to the broadcast and telecommunications network will not be permitted unless the applicant can demonstrate how such interference will be mitigated, at the developer's cost.

**As new versions of broadband become available, provision must be the best possible speed.*

This Policy contributes towards achieving Objective 4 of this Local Plan.

9 Delivering Places

9.1 The Local Plan's strategic objective for Employment/Commercial is:

"To provide for the development of employment land on a variety of sites to support a diversity of employment opportunities and to achieve a better balance between the location of jobs and housing, which will reduce the need to travel and promote sustainable growth up to the period of 2042."

9.2 and for Housing is:

"To provide new dwellings within Tendring District up to 2042 of sufficient variety in terms of sites, size, types, tenure and affordability to meet the needs of a growing and ageing population." and "To deliver high quality sustainable new communities."

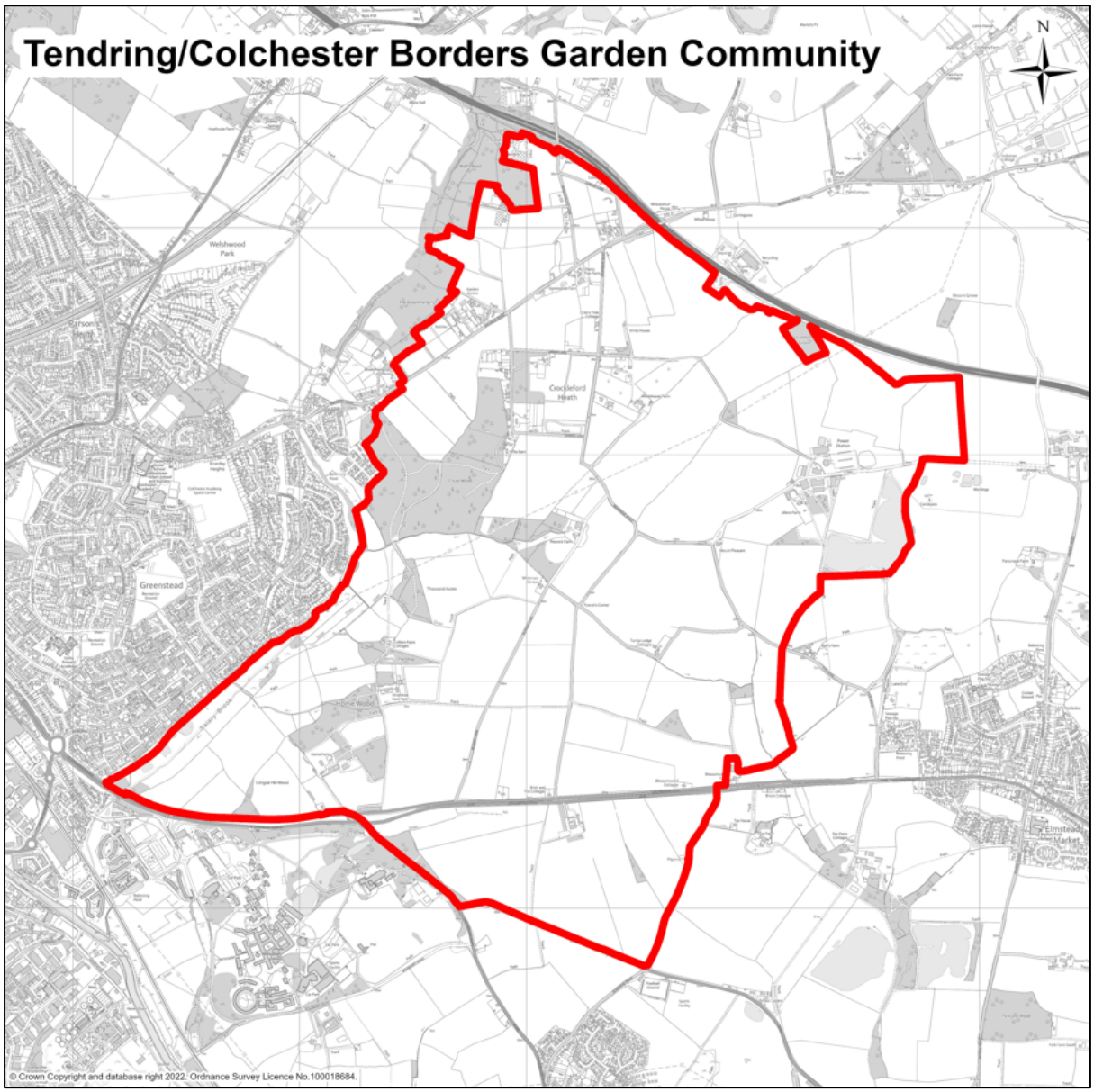
9.3 This chapter takes forward policies within Chapters 5 – Living Places and Chapter 6 – Prosperous Places, through site specific policies to achieve:

- **Strategic Allocation Mixed-Use Sites**: Sites that are expected to accommodate homes, jobs and community assets. These are listed as Policies SAMU1 – SAMU9;
- **Strategic Allocations for Housing**: Sites that are expected to principally deliver between 100-450 homes. See Policies SAH1 – SAH11
- **Medium Site Allocations**: Sites that are expected to principally deliver between 10 -99 homes; and
- **Strategic Allocations for Employment**: Sites expected to deliver jobs principally in the B category of the Use Class Order; namely office, light industrial, distribution and storage.

9.4 Note: Housing small sites of 9 or less are accommodated by windfall and current consent allowances in Chapter 5 and therefore do not have site specific policies.

Strategic Allocations Mixed-use Development

SAMU1 Tendring/Colchester Borders Garden Community



9.5 Policy SAMU1 below sets out the specific requirements for the Tendring Colchester Borders Garden Community which will be developed over the next thirty or so years. This community will eventually comprise circa 7,500 homes, as well as employment spaces to accommodate new businesses and jobs.

9.6 The Garden Community will include all the services and facilities that people will need, including new nurseries, primary and secondary schools, health facilities, and community facilities, including sports and leisure. It will need to be carefully designed to fit into the existing landscape, protecting the things that are important, whilst also providing new and improved green spaces, parks and areas for play.

9.7 The principle of the Garden Community was established through policies SP8 and SP9 of Section 1 of the Tendring District Local Plan 2013-2033 and Beyond (which will be superseded upon adoption of this Local Plan). These policies will remain relevant in the determination of any future planning application for development at the Garden Community and are therefore 'saved' through this Local Plan and replicated within Appendix G. More detailed policies on the design and development of the Garden Community are included in the Tendring Colchester Borders Garden Community Development Plan Document (DPD), which was adopted in 2025. Policy SAMU1 below provides a summary of what will be included in the Garden Community and references housing numbers and the decision-making process.

Strategic Policy SAMU1

DEVELOPMENT AND DELIVERY OF TENDRING COLCHESTER BORDERS GARDEN COMMUNITY

Land identified in the adopted Tendring Colchester Borders Garden Community Development Plan Document (DPD) and shown on the Policies Map is allocated for the development of the Tendring Colchester Borders Garden Community.

The Development Plan Document (DPD) allocates and protects land for the following uses:

a. delivery of circa 7,500 new homes including 30% affordable housing, together with a range of shops, jobs, services and community facilities, including education and early years and childcare;

b. a new 'Salary Brook Country Park' incorporating land and woodland at and around the Salary Brook Local Nature Reserve in Colchester;

c. a 'Wivenhoe Strategic Green Gap' incorporating land north of Brightlingsea Road and west of Elmstead Road;

d. an 'Elmstead Strategic Green Gap' east of the new A1331 Link Road;

e. a Sports and Leisure Park to serve the local community and for the expansion of sports facilities for the University of Essex;

f. approximately 25 Hectares of employment land in the form of a new Business Park and a 'Knowledge-Based Employment' site;

g. provision for the Rapid Transit System;

h. an 18-pitch Gypsy and Traveller Site; and

i. a Park and Choose Facility. Proposals for development within the Site Allocation Boundary (as defined by the DPD Policies Map) will

be determined in line with the policies and requirements set out in the Development Plan Document which itself will be the subject of a five-yearly review.

Decisions on planning applications for the Garden Community will be made by a Joint Committee containing representatives of Colchester City Council, Tendring District Council, and Essex County Council or successor organisations. Any proposed development within the Site Allocation Boundary that might prejudice the delivery or integrity of the Garden Community will be refused.

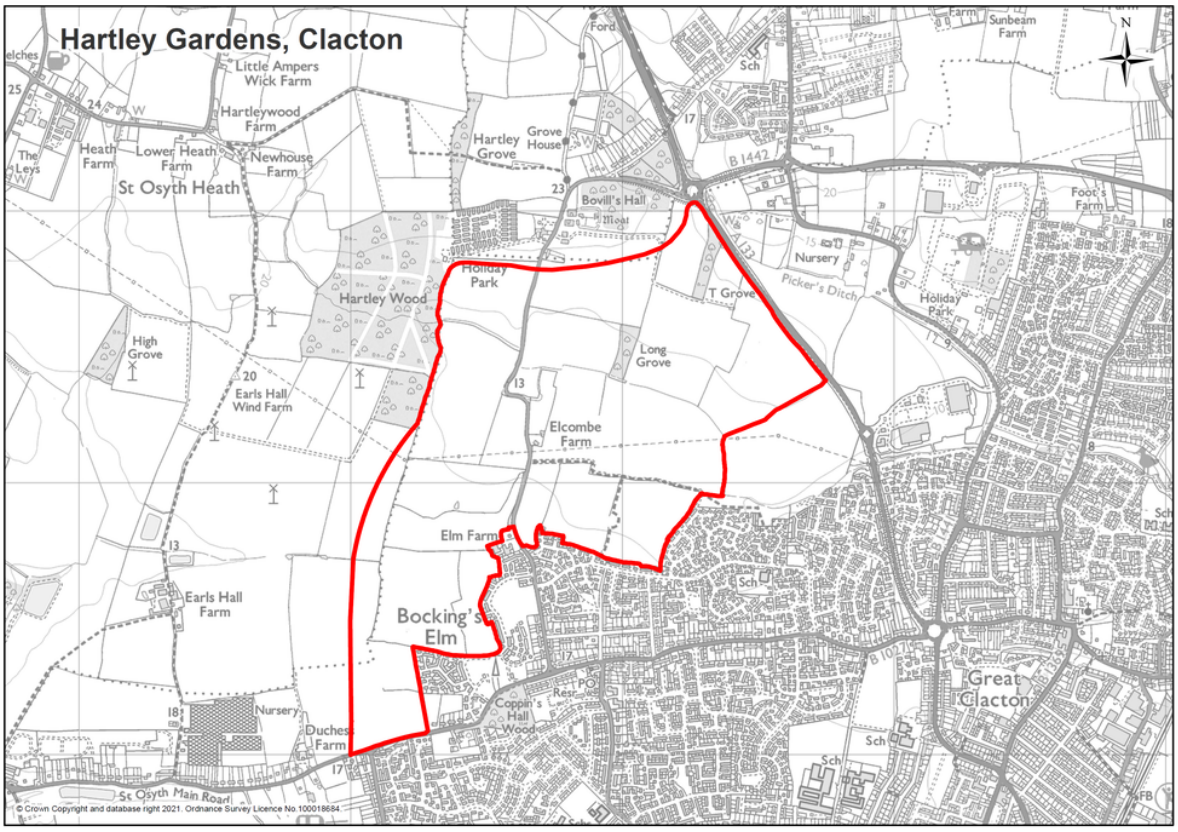
Within the Local Plan period up to 2042, the Garden Community is expected to deliver approximately 3,650 of the total 7,500 homes – with development continuing longer-term, beyond 2042, to completion. For this Local Plan period up to 2042, market and affordable housing delivery and employment land delivery from the Garden Community, irrespective of its actual location, will be distributed equally between Tendring District Council and Colchester City Council for the purposes of meeting respective housing and employment land requirements. Delivery of employment provision will also contribute to the supply for each of the authorities' requirements.

The delivery of 18 pitches for Gypsies and Travellers will also count equally, 9 pitches each, towards Tendring District Council and Colchester City Council's respective requirements. If, after considering its share of delivery from the Garden Community, if either of the authorities has a shortfall in delivery against the housing or Gypsy and Traveller pitch requirement for its area, it will need to make up the shortfall within its own area. It may not use the other authority's share of delivery from the Garden Community to make up the shortfall.

Throughout the delivery of the Garden Community, Colchester City Council, Tendring District Council, and Essex County Council will continue to work together with developers and transport providers to maximise the potential opportunities and the reach of the Rapid Transit System and associated transport provision to serve communities in Colchester and Tendring.

Policies SP8 and SP9 of the North Essex Authorities Shared Strategic Section One Plan (Adopted January 2021) appended to this Plan will be saved and continue to apply to the Garden Community where appropriate. All other policies are replaced.

SAMU2 Hartley Gardens, Clacton



9.8 Hartley Gardens is one of the largest proposed areas for mixed use development in the Local Plan. It is anticipated that housing delivery on the site will not commence until years 2029-2030 of the plan period. The Council wishes to see the delivery of a sustainable urban extension on the site that is planned and delivered through a master-planned approach, set out in the site-specific Hartley Gardens Supplementary Planning Document (SPD) adopted by the Council in December 2025. The SPD sets out a comprehensive and co-ordinated approach that identifies the land use, design, environmental and infrastructure requirements for the site and will be used to inform, assess and determine planning applications and co-ordinate a comprehensive, integrated and sustainable development and a high-quality well-designed place.

9.9 The greenfield site comprises c. 163 hectares of arable land on the northwest edge of Clacton. The land is predominantly open arable farmland. There is an area of ancient woodland (Hartley Wood) to the northwest of the site and areas of woodland, hedges and trees within the site with both ecological and landscape value. Pickers Ditch is a notable site feature which runs along the south of the site and has been enhanced as a green infrastructure corridor through the Brook Park West development. The development of Hartley Gardens will need to both expand and integrate this green corridor. There are a number of footpaths that extend into the site and are used by local walkers. In terms of heritage assets, Bovills Hall contains Grade II listed buildings and archaeological remains to the direct north of the site. Bluehouse Farm, a

Grade II listed building is located to the south of the site, and the Grade II listed farms or former farmhouses of Earls Hall Lodge and Duchess Farmhouse are to the south and west of the site.

9.10 Policy SAMU2 below sets out specific requirements for this development site including the matters addressed in further detail through the Hartley Gardens SPD. The overall vision for this location is to deliver a high quality comprehensively planned new sustainable neighbourhood including the delivery of around 1,700 new homes over the next two decades, along with employment land, community infrastructure, and open spaces. Any planning applications for development should be consistent with Policy SAMU2 and other requirements set out in the SPD. The SPD deals with the whole site and its integration with its surrounding communities, wider countryside and the town centre. The Council will work with relevant landowners, developers and other partners, in consultation with the local community, to ensure that the development is delivered in a way that brings the supporting economic, social and environmental benefits to the community and the wider district.

9.11 Given the current lack of capacity in the wider area for foul water treatment, it is essential that early engagement takes place with Anglian Water to ensure that adequate provision is made within the local foul water network to support the proposed development. In particular, this development must ensure increased capacity at the water recycling centres in Clacton or Jaywick to accommodate the additional growth.

9.12 A Transport Assessment must be submitted with any planning application to identify suitable means of access. Where necessary, appropriate highway capacity and/or safety enhancements; improvements to public transport services and infrastructure; cycle; pedestrian and bridleway infrastructure enhancements will be provided. The Council will work with Network Rail, bus and train operators, Essex County Council and developers to explore opportunities to make improvements to Clacton-on-Sea train station; including improvements to facilities, frequency of services and the interchange between bus and rail transport.

Strategic Policy SAMU2

DEVELOPMENT AT HARTLEY GARDENS, CLACTON

Land north of Bockings Elm and west of A133 shown on the Map SAMU2 is allocated for long-term mixed-use development for the phased and comprehensive delivery of the following:

a. *Approximately 1,700 new homes of mixed sizes and types to meet evidenced local housing need within the Council's most up-to-date Strategic Housing Market Assessment including affordable housing.*

b. *Up to 7 hectares of land for employment.*

c. *2.1 hectares of land for a new two-form entry primary school with co-located 56-place early years and childcare facility, 1.3 hectares of land for a second 56-place stand-alone early years and childcare nursery and/or financial contributions towards primary school and secondary school provision as required by the Local Education Authority based on evidenced need.*

d. *New facilities and/or financial contributions to support new health provision based on evidenced need.*

e. *Green infrastructure which should provide a multi-functional and connected network, including amenity green space, parks, allotments, and natural and semi-natural green space (meeting the standards set out in Policy HP5) and providing for attractive green walking and cycling routes.*

f. *To deliver the necessary level of biodiversity net gain in accordance with Policy PPL4a.*

g. *A sustainable movement network, including principal points of highway access, a hierarchy of streets, facilitating public transport and prioritising the connection of walking and cycling routes within the site and beyond.*

h. *The provision of sufficient utility infrastructure working with the relevant infrastructure providers to ensure that such provision is achieved in a timely manner.*

Masterplanning Approach

The development will follow a comprehensively master-planned approach to be set out in the site-specific Supplementary Planning Document (SPD) that was adopted by the Council in 2025. All applications relating to land within the Hartley Gardens allocation will be determined in accordance with the requirements and guidance set out within the SPD. The purpose of the SPD is as follows:

i. *Provide further detail on the geographical extent and boundary of the allocation, ensuring a defensible and sensitive boundary to the open countryside beyond.*

ii. *Provide the means to inform, assess and determine planning applications and secure comprehensive, co-ordinated and integrated sustainable development.*

iii. *Facilitate and support the co-ordination and timely delivery of the green, social and physical infrastructure necessary to facilitate growth in this location.*

The above requirements aim to ensure the comprehensive and co-ordinated development of the site, to ensure the masterplanning principles below are addressed and to provide a clear delivery plan to ensure the right infrastructure is funded and delivered at the right place and at the right time.

Masterplanning Principles

The Hartley Gardens SPD provides further guidance to meet the following principles, and all development proposals should accord with these:

i. *Create a series of permeable and legible well-defined streets which prioritise cycle and pedestrian routes linking into the existing built-up area and local facilities (e.g., retail and schools).*

j. *Identify off-site highway works required to support new development, their phasing and funding.*

k. *Identify public transport measures to ensure sufficient access to the site by bus, rail, walking and cycling routes within the site with strong and positive linkages to the existing network.*

l. *Create a high-quality built and natural environment that respects the built and landscape character and context of the local area and which reflects the guidance in the National Design Guide and the Essex Design Guide.*

m. *Incorporate in the design of new development measures to minimise the contribution to climate change and to ensure new development is resilient and adaptable to the effects of climate change.*

n. *Create a connected multi-functional green infrastructure network which protects and enhances existing site features of landscape and ecological value and any veteran trees, hedgerows and other important landscape features and habitats.*

o. *Ensure no net loss of biodiversity, and deliver a net gain in accordance with Policy PPL4a, as well as securing positive benefits to biodiversity through the restoration, enhancement and creation of appropriate semi-natural habitats within and through the site to maintain, restore and create functional ecological networks.*

p. *Establish a sustainable drainage system across the site that integrates with the green infrastructure network and utilises, where practicable, existing watercourses (e.g., Hartley Brook and Pickers*

Ditch), ponds, ditches and any greenways associated with retained hedgerows and maximised habitat value.

q. *Create a landscape structure that retains and utilises existing landscape features (such as hedgerows, trees, Hartley Brook and Pickers Ditch) and uses new planting and landscaping to sensitively integrate new built development and provide an attractive green setting.*

r. *Use structural planting and the location, orientation and design of new buildings to maintain the landscape setting and separate identity of Little Clacton and to carefully screen and sensitively integrate new infrastructure and buildings from the open countryside to the west to minimise any visual impact.*

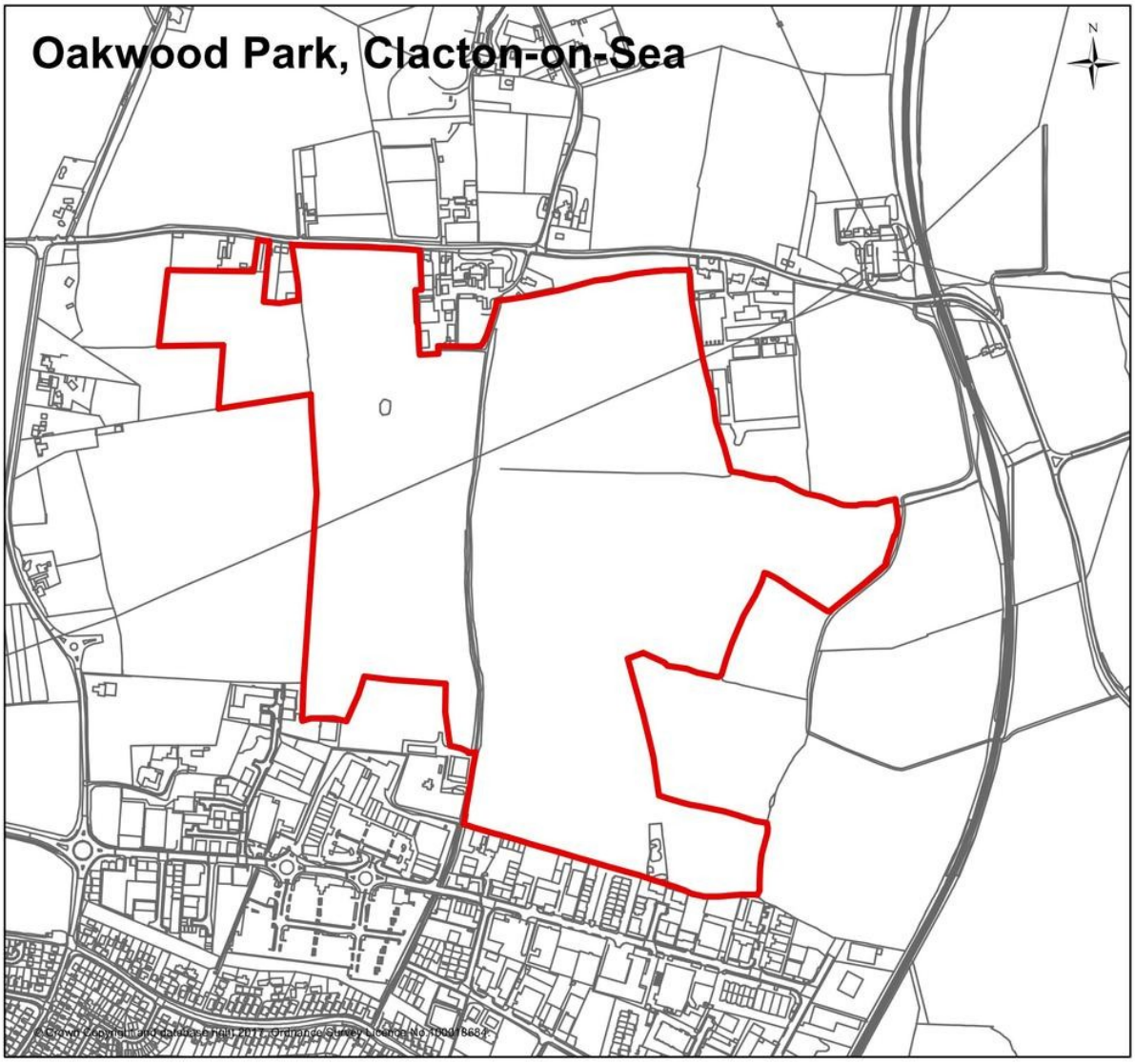
s. *Identify opportunities to preserve and enhance the setting and significance of heritage assets, including at Bovills Hall, Earls Hall and Dutchess Farmhouse and Bluehouse Farm.*

t. *Where an archaeological evaluation (trial trenching where necessary) identifies surviving archaeological deposits, an appropriate mitigation strategy for preservation in situ or by excavation should be submitted.*

u. *Demonstrate that no internationally designated sites would be adversely affected by the development either alone or in combination with other proposals as per the requirements of Policy PPL4, and future proposals will need to demonstrate no adverse impact on water quality.*

v. *Demonstrate how a phased approach to development can deliver the required infrastructure in a coordinated and timely manner and create an integrated and sustainable community.*

SAMU3 Oakwood Park, Clacton



9.13 Policy SAMU3 below sets out specific requirements for the extension of a recent housing development at Oakwood Park (planning approval reference number 15/01781/OUT). This extended mixed-use development includes a further 900 homes.

9.14 Any planning applications for future development will be expected to comply with and assist in the delivery of this housing requirement along with other relevant policies in the Local Plan. The Council will work with relevant landowners, developers and other partners, in consultation with the local community, to ensure that the development is delivered in a way that brings economic, social and environmental benefit to the community and the wider district.

9.15 A watercourse crosses the site which creates an opportunity to deliver a water feature within the site which could serve as a sustainable surface water management system, including an attenuation lagoon. As there will be

insufficient future capacity available in the wider area for the treatment of foul water, it is important that engagement with Anglian Water takes place at an early stage to ensure that sufficient capacity in the local foul water system is created to accommodate the new development.

9.16 A Transport Assessment must be submitted with any planning application to identify suitable means of access with the firm preference being to utilise the recently built, high capacity, roundabout on Thorpe Road which serves the adjacent commitment to the west. Where necessary, appropriate highway capacity and/or safety enhancements; improvements to public transport services and infrastructure; cycle; pedestrian and bridleway infrastructure enhancements will be provided.

Strategic Policy SAMU3

DEVELOPMENT AT OAKWOOD PARK, CLACTON

Land north of Clacton-on-Sea, between Holland Road and the Oakwood Business Park (Oakwood Park, Clacton), shown on the Map SAMU3, is allocated for a mix of residential development, community facilities and public open space as follows:

a. approximately 900 new homes of mixed sizes and type to include affordable housing and dwellings designed to address the needs of older residents;

b. approximately 3 hectares of public open space;

c. approximately 2.1 hectares of land for a new two-form entry primary school with co-located 56 place early years and childcare facility (Class F.1 use) as required by the Local Education Authority through Section 106 Planning Obligations;

d. approximately 2 hectares of land for care and extra care facilities;

e. approximately 2 hectares of land for a neighbourhood centre to include local shops, services and community facilities; and

f. approximately 1.0 hectares of land for health care facilities;

Proposals must accord with the following:

g. inclusion of development at urban to suburban densities (average of 30 dph) and include a master planned approach which addresses the opportunities for further development post-2033 and does not preclude any future development on adjoining land;

h. the principal point of vehicular access should be off Thorpe Road through the approved housing development on land to the west

utilising the recently constructed roundabout and only if necessary a secondary access off Holland Road to the north;

i. *capacity and/or safety enhancements to the local highway network where necessary;*

j. *where necessary, enhancements to public transport, cycle, pedestrian, and bridleway infrastructure;*

k. *delivery of opportunities for the protection and enhancement of the historic environment features and settings including the built and archaeological environment as well as the rural character of the bridleway running through the centre of the site;*

l. *where an archaeological evaluation (trial trenching where necessary) identifies surviving archaeological deposits, an appropriate mitigation strategy for preservation in situ or by excavation should be submitted;*

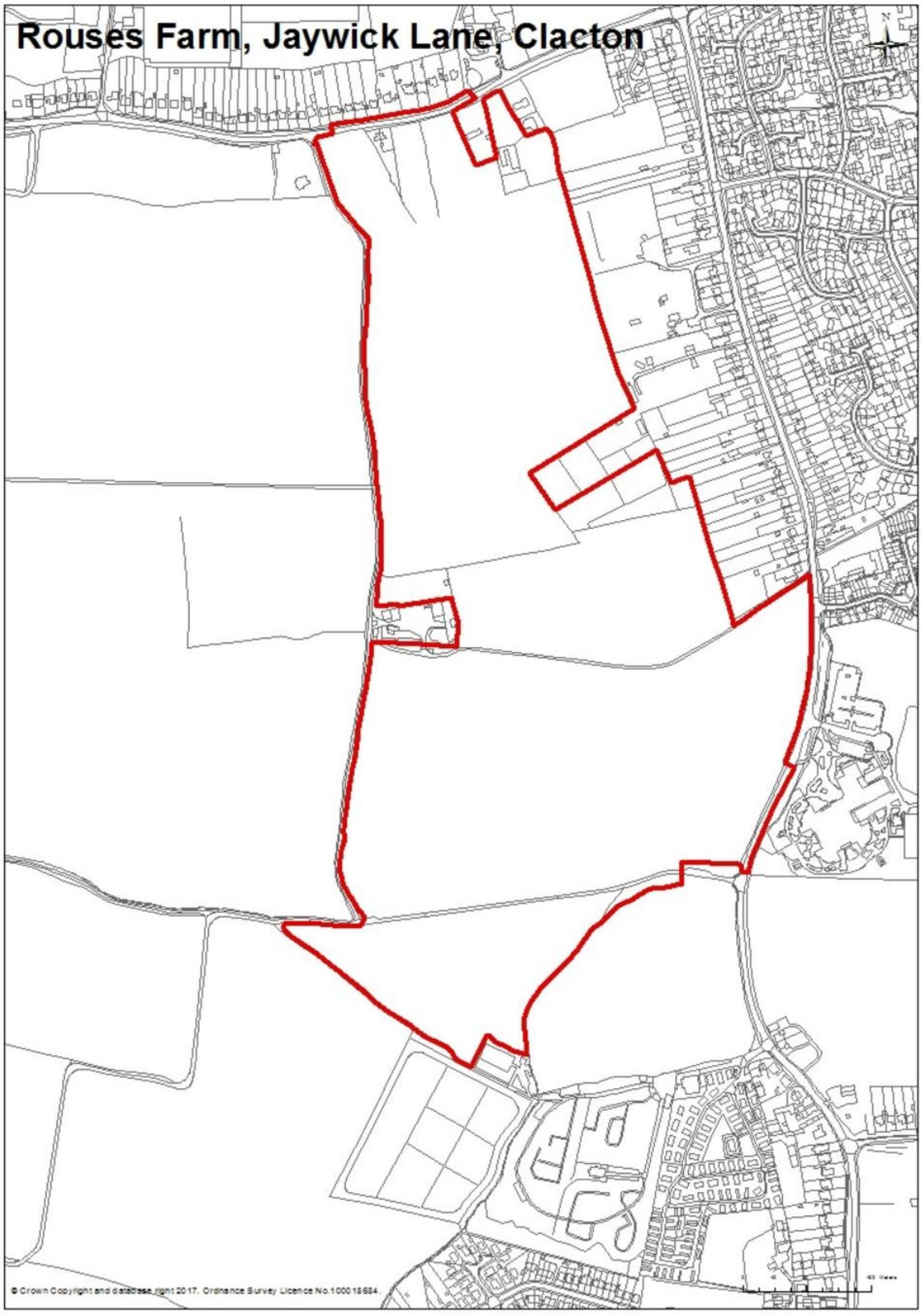
m. *the design and layout of the development must have regard to the surrounding landscape, seeking to minimise visual impacts through the inclusion of mitigation measures to deliver links with the existing landscape and access features. As part of this, appropriate landscaping treatment along the northern and eastern fringes of the site is required to minimise visual impacts;*

n. *financial contributions to early years and childcare, primary and secondary education provision, as required by the Local Education Authority primarily through Section 106 Planning Obligations or the Community Infrastructure Levy;*

o. *early engagement with Anglian Water to secure upgrades to both treatment infrastructure and network and to formulate a water and drainage strategy to serve the new development; and*

p. *financial contributions towards community facilities such as health provision as required by the NHS/CCG either through the Community Infrastructure Levy or Section 106 Planning Obligations.*

SAMU4 Rouses Farm, Clacton



9.17 Policy SAMU4 below sets out specific requirements for this site. The western and north-western periphery of Clacton is relatively unaffected by significant physical and environmental constraints. As well as providing a mix of new

housing, this development will provide land for a new primary school, a new primary health care centre and a significant area of new open space. The non-housing elements of the development will deliver a number of local jobs in the public and private sector, particularly in health and education. The overall increase in new households will help support growth in the wider economy including spending and investment in the town centre and other service-sector industries.

9.18 A Transport Assessment must be submitted with any planning application to identify suitable means of access. Where necessary, appropriate highway capacity and/or safety enhancements; improvements to public transport services and infrastructure; cycle; pedestrian and bridleway infrastructure enhancements will be provided.

9.19 Any planning applications for development will be expected to comply with, and assist in the delivery of these concepts and requirements along with other relevant policies in the Local Plan. The Council will work with relevant landowners, developers and other partners, in consultation with the local community, to ensure that the development is delivered in a way that brings economic, social and environmental benefit to the community and the wider district.

9.20 As there is currently insufficient capacity available in the wider area for the treatment of foul water, it is important that engagement with Anglian Water takes place at an early stage to ensure that sufficient capacity in the local foul water system is being created to accommodate the new development. In particular, it should be ensured that there is sufficient capacity at the water recycling centre in Jaywick to accommodate the additional growth.

9.21 Planning permission has already been granted for the development at the Rouses Farm site and it is anticipated that development will commence in the early part of the Plan Period. Policy SAMU4 is, however, retained within the Local Plan in the event that further planning applications are submitted for consideration.

Strategic Policy SAMU4

DEVELOPMENT AT ROUSES FARM, JAYWICK LANE, CLACTON

Land at Rouses Farm, west of Jaywick Lane and south of St. John's Road, Clacton-on-Sea, as defined on Map SAMU4, is allocated for a mix of residential development, community facilities and public open space as follows:

a. up to 950 new homes of mixed sizes and types to include affordable housing as per the Council's requirements, and features to support a

range of housing sizes and types to reflect the needs of the area requirements;

b. *a new two-form entry primary school with co-located 56 place early years and childcare facility (Class F.1 use) on 2.1 hectares of land as required by the Local Education Authority through Section 106 Planning Obligations;*

c. *a new neighbourhood centre;*

d. *infrastructure or a financial contribution towards the delivery of healthcare capacity to meet the needs of the growing population in West Clacton;*

e. *a minimum of 5 hectares of public open space;*

Proposals must accord with the following:

f. *inclusion of a master planned approach;*

g. *the principal points of vehicular access will be off St John's Road in the north and Jaywick Lane in the south;*

h. *the design and layout of the development must have regard to the surrounding landscape, seeking to minimise visual impacts through the inclusion of mitigation measures to deliver links with the existing landscape and access features. As part of this, a minimum 20 metre landscaping buffer along the western edge of the site is required to minimise visual impacts;*

i. *the layout of the site is expected to include a new spine road with a carriageway width of 6.75 metres, linking St John's Road and Jaywick Lane, which is capable of accommodating buses and other large vehicles, enabling traffic calming measures or access restrictions to be implemented in Jaywick Lane which will benefit existing residents in that area;*

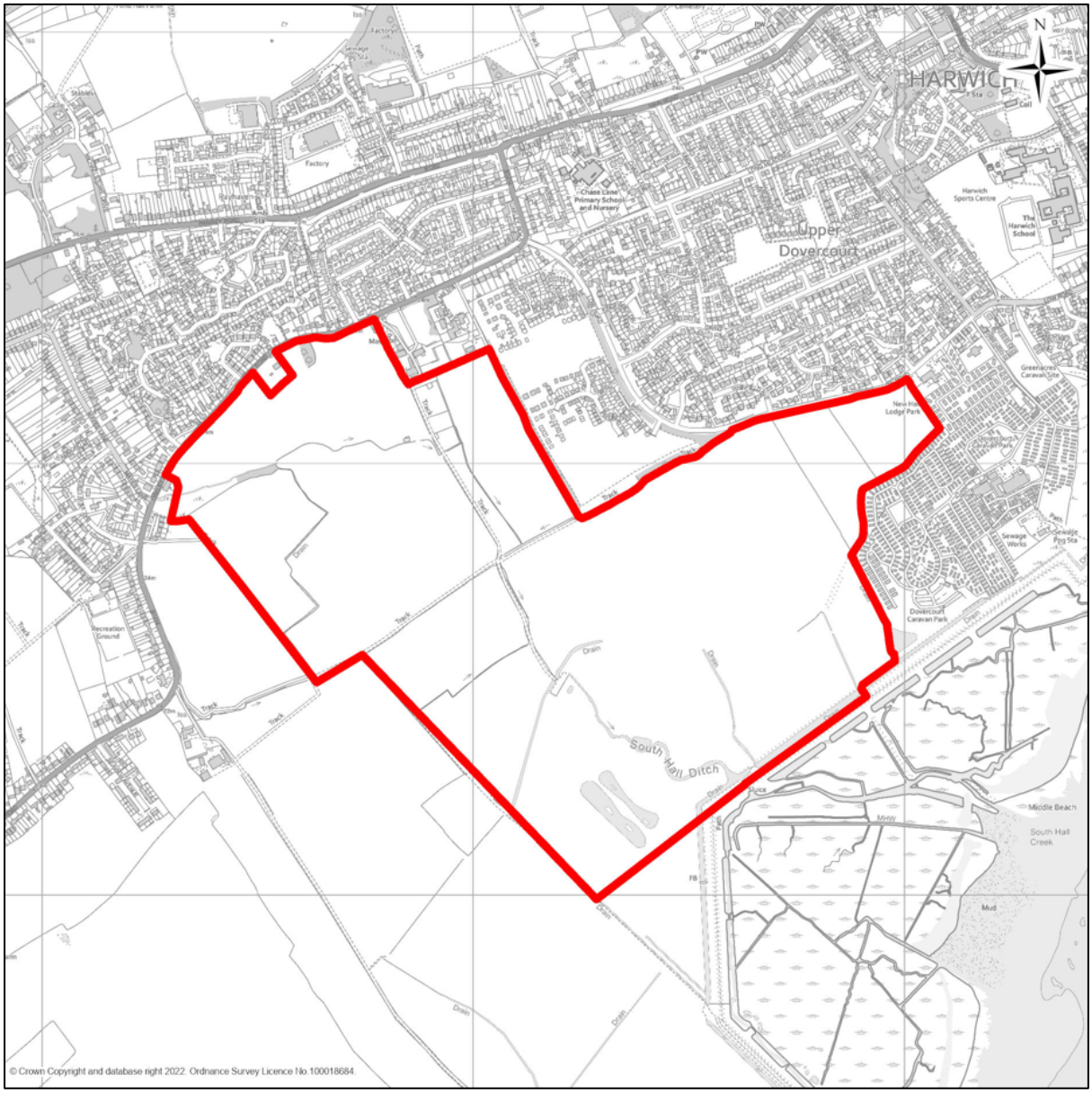
j. *where necessary and/or appropriate, incorporation of highway capacity, safety, public transport, cycle, pedestrian and bridleway service and/or infrastructure enhancements. A safe cycle path/footpath between the development and the Clacton Coastal Academy and new primary school is required;*

k. *a financial contribution to early years and childcare and secondary education provision, as required by the Local Education Authority through Section 106 Planning Obligations;*

l. delivery of opportunities for the protection and enhancement of the historic environment features and settings including the built and archaeological environment; and

m. early engagement with Anglian Water to secure upgrades to both treatment infrastructure and network and to formulate a water and drainage strategy to serve the new development.

SAMU5 Land off Deane's Lane and Oakley Road, Dovercourt



9.22 The Harwich and Dovercourt area is identified as a Strategic Urban Settlement in Policy the SPL1 of this Local Plan which, alongside Clacton, the new Tendring Colchester Borders Garden Community, and the Hare Green and Horsley Cross Garden Villages will be a primary focus for growth in new jobs and housing in the period to 2042 and beyond. With the establishment of Freeport East and related opportunities for significant investment in the economy and the creation of jobs at Bathside Bay and other locations along the A120 corridor, the demand for new housing is expected to grow.

9.23 This Local Plan makes provision for approximately 2,500 new homes in the Harwich and Dovercourt area over the period to 2042 of which 637 had already received planning permission or were under construction at 1st April 2025. There is a limited supply of previously developed brownfield land in the

Harwich and Dovercourt area and elsewhere in the Tendring district and due to its sensitive coastal geography, there are very limited locations around the edge of Harwich and Dovercourt where expansion onto greenfield land can realistically take place.

9.24 The largest proposed allocation is an area of greenfield land south of Dovercourt, west of Deane's Lane, south of Oakley Road and to the west of the recent Languard View development off Low Road. Policy SAMU5 below allocates the land for a development of approximately 1,200 homes as part of a mixed-use development including community facilities and public open space. To ensure the development is carried out in a comprehensive manner and incorporates key infrastructure in the right place and at the right time, the development will be guided by an overarching masterplan.

Strategic Policy SAMU5

DEVELOPMENT OFF DEANE'S LANE AND OAKLEY ROAD, DOVERCOURT

Land to the south-west of Dovercourt, to the west of Deane's Land and to the south of Oakley Road, as shown on the Map SAMU5, is allocated for the future development of new housing, community facilities and public open space as follows:

a. *approximately 1,650 new homes of mixed sizes and type to include affordable housing in accordance with the Council's requirements as set out in policy LP5, and serviced land for self-build and custom-built homes;*

b. *approximately 50 hectares of strategic open space in accordance with policy HP5, incorporating connection between Little Oakley in the east west to the open space at the Languard View development off Low Road, Dovercourt;*

c. *land at the centre of the development for the provision of education and early years and childcare, and/or financial contributions towards early years and childcare, primary and secondary education provision as required by the Local Education Authority based on evidenced need; and*

d. *approximately 2 hectares of land for a neighbourhood centre to include local shops, services and community facilities.*

Proposals must accord with an overarching masterplan either prepared by, or submitted to and approved by, the Council before or concurrently with any planning application. The masterplan and planning applications will be expected to address the following, alongside other relevant requirements of this Local Plan:

e. a requirement for 20% biodiversity net gain;

f. the principal point of vehicular access should be off the B1414 Oakley Road;

g. capacity and/or safety enhancements to the local highway network where necessary;

h. where necessary, enhancements to public transport, cycle, pedestrian, and bridleway infrastructure;

i. delivery of opportunities for the protection and enhancement of the historic environment features and settings including the built and archaeological environment;

j. where an archaeological evaluation (trial trenching where necessary) identifies surviving archaeological deposits, an appropriate mitigation strategy for preservation in situ or by excavation should be submitted;

k. the design and layout of the development must have regard to the surrounding landscape, seeking to minimise visual impacts through the inclusion of mitigation measures to deliver links with the existing landscape and access features. As part of this, appropriate landscaping treatment along the southern and western edge the site is required to minimise visual impacts;

l. development proposals must be designed to enable and support the habitat priority measures identified within the Strategic Opportunities set out in the Essex Local Nature Recovery Strategy (LNRS);

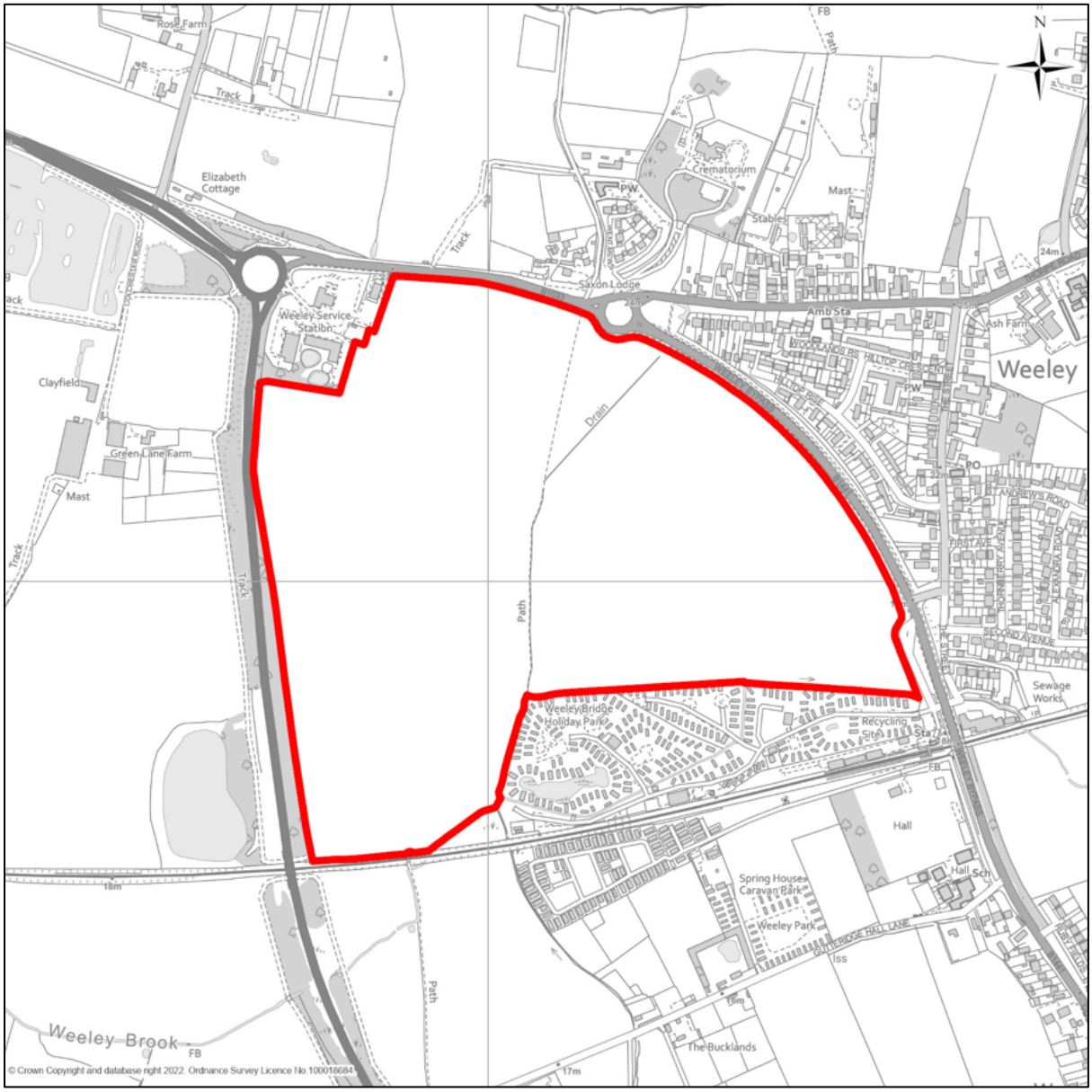
m. financial contributions to early years and childcare, primary and secondary education provision, as required by the Local Education Authority primarily through Section 106 Planning Obligations or the Community Infrastructure Levy;

n. early engagement with Anglian Water to secure upgrades to both treatment infrastructure and network and to formulate a water and drainage strategy to serve the new development; and

o. financial contributions towards community facilities such as health provision as required by the NHS/ICB either through the Community Infrastructure Levy or Section 106 Planning Obligations.

This development may also be required to contribute to wider works and upgrades to the A120, in accordance with up-to-date evidence and advice from National Highways.

SAMU6 Weeley Green Garden Village



9.25 Land is allocated to the west of Weeley for the development of a Garden Village – which will take the form of a strategic expansion of the existing village. Weeley offers significant advantages as a location for strategic growth, including its central position within the District; excellent connectivity via the A133 to Clacton and the B1033 to Frinton and Walton; a railway station on the Walton to Colchester branch line; existing educational provision with a primary school and outline consent for a new two-form entry school at Barleyfields; and the availability of relatively unconstrained land with direct access to strategic transport infrastructure.

9.26 Given the physical and environmental constraints, the limited capacity for additional development in the Thorpe le Soken and Frinton, Walton and Kirby Cross areas, and the limitations of the B1033 to the east of Weeley, strategic

growth west of Weeley has the potential to address some of the demand for housing and employment in the wider area that would otherwise not be possible to meet, whilst keeping the impact of new development on the capacity of the B1033 to a more manageable level.

9.27 The scale of development envisaged at Weeley Green Garden Village is less than that of the Garden Villages proposed for Hare Green and Horsley Cross, comprising approximately 900 homes alongside associated facilities and open space. The development will be contained on the parcels of land bounded by Bypass Road, the B1033 Colchester Road, the A133, Tendring Park Services and Weeley Bridge Caravan Park. This scale reflects differences in housing demand and market strength further from Colchester, as well as land availability considerations. Additionally, land north of Colchester Road is allocated through Policy PPL7 for employment use.

9.28 Unlike the other Garden Villages proposed in this Local Plan, it is anticipated that the entire development at Weeley could be achieved within the current Local Plan period to 2042, with any additional longer-term development, if needed, being the subject of future Local Plan reviews.

9.29 To ensure the development of the new Garden Village is comprehensively planned from the outset to achieve the highest possible standard of quality, achieving positive integration with the existing village and the delivery of services, facilities and infrastructure in the right place at the right time, planning applications will be determined in accordance with a site-specific Supplementary Planning Document (SPD) or comprehensive masterplan. This will either be prepared by the Council or prepared for the Council's approval ahead of any decisions on planning applications and will identify the specific land use, design, environmental and infrastructure requirements for the development. Policy SAMU9 below sets out specific requirements for the Garden Village development, including the matters to be addressed through the SPD or masterplan.

9.30 A notable requirement of this development will be the need for a Transport Assessment to be submitted with any planning application to identify suitable means of access and necessary delivery of new, or upgrades to existing, transport infrastructure including comprehensive walking and cycling connections to new and existing services and facilities within the development and wider existing village; improvements to facilities and service provision at Weeley railway station; improvements to bus services; and improvements to the A133 and associated junctions between Weeley and Frating and the other proposed Garden Village at Hare Green.

New Strategic Policy SAMU6

DEVELOPMENT OF WEELEY GREEN GARDEN VILLAGE

Land west of Weeley is allocated for a major residential and mixed-use development that alongside the existing community and housing development already under construction to the east will establish a new Garden Village of a scale that will contribute significantly towards meeting the District's housing and employment needs and delivering new and improved infrastructure whilst benefitting from a central location with good access to road and rail infrastructure. The land identified on the Map SAMU6 and the Local Plan policies map is allocated for housing, community facilities and public open space as follows:

a. *approximately 900 new homes of mixed sizes and type to include affordable housing in accordance with the Council's requirements as set out in policy LP5, and serviced land for self-build and custom-built homes;*

b. *approximately 16 hectares of strategic open space in accordance with policy HP5, located mostly in the form of a large village green to serve the whole expanded village, visible and prominent to the west of Bypass Road close to its junction with The Street and forming wider connections throughout the development and to the existing community and local facilities including railway station and village hall; and*

c. *approximately 2 hectares of land for a neighbourhood centre to include local shops, services and community facilities located to serve the whole expanded village.*

Proposals must accord with an overarching masterplan either prepared by, or submitted to and approved by the Council before or concurrently with any planning application. The masterplan and planning applications will be expected to address the following, alongside other relevant requirements of this Local Plan:

d. *a requirement for 20% biodiversity net gain;*

e. *the principal points of vehicular access should be off the existing roundabout on the interchange of the B1033 and B1441, and via or close to the existing access to the railway station;*

f. *capacity and/or safety enhancements to the local highway network where necessary – including capacity and safety upgrades to the A133 between Weeley and Frating and junctions along it; traffic calming measures for the existing village and safe pedestrian crossings on Colchester Road and Bypass Road;*

g. *enhancements to public transport, cycle, pedestrian, and bridleway infrastructure –including improvements to the public realm and safety measures. This will incorporate safe, attractive pedestrian and cycle*

connections to Weeley Railway Station, upgrades to station facilities, and comprehensive walking, cycling, and bridleway links throughout the development, ensuring strong integration with the existing village.

h. delivery of opportunities for the protection and enhancement of the historic environment features and settings including the built and archaeological environment;

i. where an archaeological evaluation (trial trenching where necessary) identifies surviving archaeological deposits, an appropriate mitigation strategy for preservation in situ or by excavation should be submitted;

j. the design and layout of the development must have regard to the surrounding landscape, seeking to minimise visual impacts through the inclusion of mitigation measures to deliver links with the existing landscape and access features;

k. development proposals must be designed to enable and support the habitat priority measures identified within the Strategic Opportunities set out in the Essex Local Nature Recovery Strategy (LNRS);

l. financial contributions to early years and childcare, primary and secondary education provision, as required by the Local Education Authority primarily through Section 106 Planning Obligations or the Community Infrastructure Levy – which will include contributions towards the construction of the 2-form entry primary school at the Barleyfields development to the east of Weeley which already has the benefit of outline planning permission;

m. financial contributions towards the expansion and/or upgrade of Weeley village hall to serve an expanded community and to provide flexible accommodation for a range community activities that could include health services;

n. early engagement with Anglian Water to secure upgrades to both treatment infrastructure and network and to formulate a water and drainage strategy to serve the new development; and

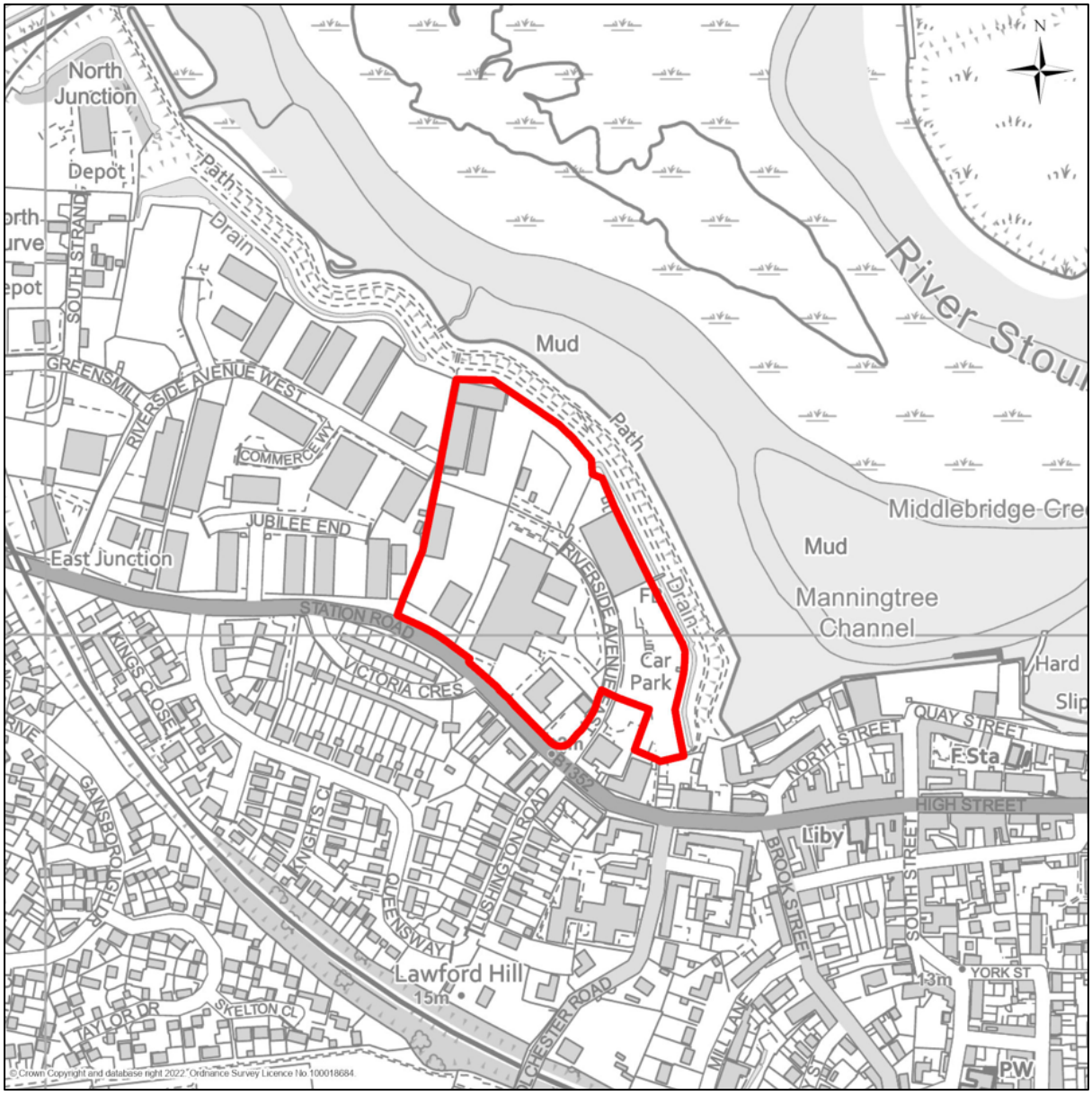
o. financial contributions towards community facilities such as health provision as required by the NHS/ICB either through the Community Infrastructure Levy or Section 106 Planning Obligations.

Through the use of planning conditions, legal obligations or other restrictions, the Council will seek to control restrict the number of new homes that can be built and occupied until such time that key infrastructure and/or other requirements of this policy are met – in particular the construction of the primary school and early years facility at the Barleyfields development east of the village.

Land north of Colchester Road is separately allocated through Policy PPL7 for 2 hectares of employment land which will support the housing growth proposed for

the Weeley Green Garden Village – subject to appropriate pedestrian and cycle connections between the employment and resident development being achieved.

SAMU7 Saltings Quarter, Riverside Avenue, Manningtree



9.31 The Saltings Quarter site is currently a predominantly industrial and commercial area, incorporating some rundown and underused industrial land alongside a food store and car park. Over the past decade, the area has steadily evolved, with more residential uses introduced to the south and east, extending towards the settlement nucleus of Manningtree.

9.32 Part of the site, particularly the western area, was a designated employment site in the previous Local Plan. Consequently, any redevelopment should retain provision for industrial and commercial uses to the west in order to deliver a truly sustainable, mixed-use development.

9.33 The site benefits from good access to Manningtree Station to the west, is located close to Manningtree town centre to the east and includes land that

forms part of a designated Neighbourhood Centre. Moreover, the entire site is constrained by flood risk due to its proximity to the River Stour.

9.34 Policy SAMU7 sets out specific requirements for development at this location. Any planning application will be expected to comply with this policy, alongside other relevant policies in the Local Plan. The Council will work collaboratively with landowners, developers, and other partners, in consultation with the local community, to ensure the development delivers economic, social, and environmental benefits for both the local area and the wider district.

9.35 As part of this process, the Council will support developers in relocating the existing food store to a more suitable position within the site, ensuring this valuable commercial function is retained in line with policy requirements. The site is anticipated to become vacant and available for redevelopment during the Plan period. In preparation for this, the Council will provide support to ensure that existing commercial and industrial businesses are successfully relocated to suitable locations within the area.

9.36 Development should adopt a comprehensive approach to regeneration, addressing key constraints such as flood risk and potential land contamination. Given the sensitive setting of the site and its close proximity to the Manningtree and Mistley Conservation Area, particular emphasis must be placed on achieving high-quality design and ensuring that new development integrates seamlessly with the existing character and appearance of the village.

New Strategic Policy SAMU7

REDEVELOPMENT OF SALTINGS QUARTER, RIVERSIDE AVENUE, MANNINGTREE

Land at Saltings Quarter, Riverside Avenue, Manningtree, as defined on Map SAMU7, is allocated for a mix of residential development, commercial use, public open space, and public realm enhancements as follows:

a. *Delivery of approximately 40 new dwellings of varied size and type, including affordable housing in line with the Council's requirements under policy LP5. Development should follow a comprehensive, phased masterplan approach that addresses site constraints such as flood risk and land contamination.*

b. *Development should be at densities appropriate to an urban setting.*

c. *Provision of a compatible mix of commercial and industrial uses in suitable locations, with careful consideration of neighbouring amenity.*

d. *Successful relocation of the existing food store to an appropriate location on the site, maintaining a similar size and function.*

e. *Environmental enhancement along Station Road, the river frontage, and between residential, commercial and any industrial uses through the introduction of appropriate separation, green buffers, landscaped areas, and biodiversity zones. Across the site, enhanced green infrastructure should be provided to:*

- *a requirement for 20% biodiversity net gain including habitat creation by designing the development to actively enable and support the priority habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS);*
- *support nature conservation and landscape quality;*
- *enhance public connectivity, with a particular focus on creating safe, accessible, and attractive pedestrian and cycle links between Station Road and the river frontage of the site, as well as along the riverside corridor; and*
- *establish new public open spaces within the site.*

f. *Development should respond positively to the character and setting of the nearby Manningtree and Mistley Conservation Area.*

g. *Contributions should be made towards flood risk mitigation, in accordance with relevant policies in this plan, the NPPF, national legislation, and the Surface Water Management Plan for Critical Drainage Areas.*

h. *Proposals should explore opportunities to improve and enhance the river environment, including river restoration, ecological enhancement, and provision of flood storage areas.*

i. *Residential development should be located away from contaminated land. Where contamination is present, appropriate mitigation measures must be agreed with the Council.*

j. *Surface water from the development must be discharged in an attenuated form to a receiving waterbody, and not to the combined sewer network, unless no alternative is feasible.*

k. *Adequate wastewater management capacity must be demonstrated, including proposed phasing or alternative solutions, to the satisfaction of the Council and in consultation with Anglian Water.*

l. A range of measures should be implemented to reduce pressure on WRC capacity, in addition to prioritising SuDS and water efficiency, including:

- *Removal of unnecessary network flows*
- *Targeted education for new residents*
- *Reduction in demand for potable water*

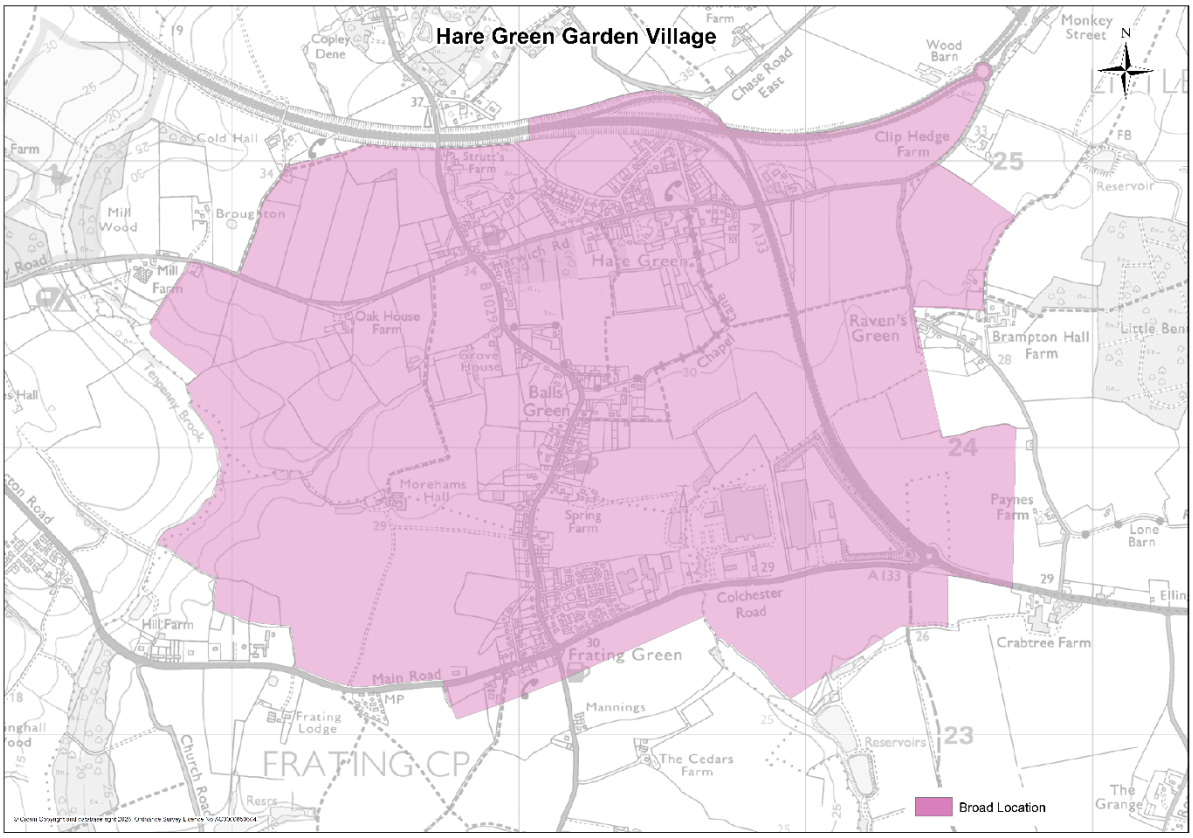
m. financial contributions to early years and childcare, primary and secondary education provision, as required by the Local Education Authority primarily through Section 106 Planning Obligations or the Community Infrastructure Levy;

n. financial contributions towards community facilities such as health provision as required by the NHS/ICB either through the Community Infrastructure Levy or Section 106 Planning Obligations.

o. Delivery of any site-specific infrastructure identified in the Infrastructure Delivery Plan, which may include:

- *Highway mitigation*
- *Flood risk mitigation*
- *Water and wastewater infrastructure*
- *Specific community and open space facilities*

SAMU8 Hare Green Garden Village



9.37 As set out in Policy LP1 of this Local Plan, the Council must plan for the development of 18,071 new homes between 2025 and 2042 to comply with government policy on housebuilding. Approximately 10,700 of these will be delivered from sites that were either already allocated for development in the Council's previous Local Plan or sites that have otherwise already obtained planning permission or are under construction – mainly on land around Clacton and at the Tendring Colchester Borders Garden Community. This has required the Council to identify land and locations to deliver an additional 7,400 homes.

9.38 Around half of this additional growth is to be accommodated through major expansion at Harwich (see Policies SAMU5 and SAH1) alongside modest and smaller-scale expansion of Tendring's other towns and villages. However, to deliver the remainder of the requirement up to 2042 and place the District on a sound footing for longer-term growth beyond this period, the Council considers it necessary to establish three new communities in strategically important locations towards the centre of the District. These locations will accommodate growth on a scale that will require and deliver both new infrastructure and key improvements to existing infrastructure and that will be comprehensively planned from the outset to deliver growth for the long term. The three locations for new 'Garden Villages' are at Hare Green, Horsley Cross and Weeley.

9.39 The Hare Green Garden Village is proposed for land in and around Frating and the Hare Green area of Great Bromley at the important transport interchange between the A120 and the A133. The proposal reflects the 'Tendring Central Garden Village' concept put forward to the Council for consideration as part of the Local Plan review process by a consortium of local landowners. The benefits of this area as a location for strategic growth in the form of a new Garden Village include its proximity to both existing and potential centres of employment activity, the potential to connect to an extended Rapid Transit System to and from Colchester and the opportunity to facilitate the construction of an omni-directional junction that links the A120 and A133 in all directions, addressing poor north-south road links in the District and enabling faster and direct movement between Clacton and Harwich area.

9.40 To ensure the development of the new Garden Village is comprehensively planned from the outset, is served by the necessary infrastructure at the right time and does not prejudice either the operation of the A120 nor the delivery of the Tendring Colchester Borders Garden Community to the west, the development will be led through the preparation of a Masterplan and a separate Development Plan Document (DPD). The Council will also impose restrictions, either through the DPD, planning conditions or legal obligations to ensure that no new homes at the new Garden Village are occupied until the A120/A133 link road at the Tendring Colchester Borders Garden Community has been completed and is in operation, the omni-directional junction at the A120/A133 interchange has been delivered and the Rapid Transit System serving the Tendring Colchester Borders Garden Community has been extended to connect and serve the existing and new community.

9.41 The new Garden Village will be expected to embrace the 'Garden Community Principles' established through the planning and delivery of the Tendring Colchester Borders Garden Community. Policy SAMU8 below therefore outlines these expectations, in a similar way to how they were set out in the Council's previous Local Plan in respect of the Tendring Colchester Borders Garden Community. All development forming part of the new Hare Green Garden Village will therefore be expected to comply with these principles:

i. Community and stakeholder participation in the design and delivery of the Garden Village from the outset and a long-term community engagement and activation strategy.

ii. The public sector working pro-actively and collaboratively with the private sector to design and bring forward the Garden Village, deploying new models of delivery where appropriate and ensuring that the cost of achieving the following is borne by landowners and those promoting the developments: (a) securing a high-quality of place-making, (b) ensuring the timely delivery of both on-site and off-site infrastructure required to address the impact of the new community, and (c) providing and funding a mechanism for future stewardship, management, maintenance and renewal of community

infrastructure and assets. Where appropriate, developers will be expected to contribute towards any publicly funded infrastructure. Given the scale of and time period for development of the new Garden Village, the appropriate model of delivery will need to secure a comprehensive approach to delivery in order to achieve the outcomes outlined in points (a) - (c) above, avoid a piecemeal approach to development, provide the funding and phasing of both development and infrastructure, and be sustainable and accountable in the long term.

iii. Promotion and execution of the highest quality of planning, design and management of the built and public realm so that the Garden Village is characterised as a distinctive place that capitalises on local assets, respects its context, and establishes an environment that promotes health, happiness and well-being.

iv. Sequencing of development and infrastructure provision (both on-site and off-site) to ensure that the latter is provided ahead of or in tandem with the development it supports to address the impacts of the new Garden Village, meet the needs of its residents and establish sustainable travel patterns. To ensure new development does not have an adverse effect on any European Protected or nationally important sites and complies with environmental legislation (notably the Water Framework Directive and the Habitats Directive), the required wastewater treatment capacity must be available ahead of the occupation of dwellings.

v. Development that provides for a truly balanced and inclusive community and meets the housing needs of local people including a mix of dwelling sizes, tenures and types, provision for self- and custom-built homes, provision for the aging population; and provision for Gypsies and Travellers; and that meets the requirements of those most in need including the provision of affordable housing in the Garden Village.

vi. Provide and promote opportunities for employment within the new Garden Village and within sustainable commuting distance of it.

vii. Plan the new community around a step change in integrated and sustainable transport systems for the wider area that put walking, cycling and rapid public transit networks and connections at the heart of growth, encouraging and incentivising more sustainable active travel patterns.

viii. Design the new community to create sociable, vibrant and walkable neighbourhoods with equality of access for all to a range of community services and facilities including health, education, retail, culture, community meeting spaces, multi-functional open space, sports and leisure facilities.

ix. Develop specific parking approaches and standards that help promote the use of sustainable transport and make efficient use of land.

x. Create distinctive environments based on comprehensive assessments of the surrounding environment that celebrate natural and historic environments and systems; utilise a multi-functional green-grid to create significant, connected networks of new green infrastructure including a new country park at the garden village; provide a high degree of connectivity to existing corridors, networks, and assets; and enhance biodiversity.

xi. Secure a smart and sustainable approach that fosters climate resilience and a 21st century environment in the design and construction of the garden community to secure net gains in local biodiversity, highest standards of energy efficiency and innovation in technology to reduce the impact of climate change, the incorporation of innovative water efficiency/re-use measures (with the aim of being water neutral in areas of serious water stress), and sustainable waste and mineral management.

xii. Ensure that the costs and benefits of developing the Garden Village are shared by all landowners, with appropriate measures being put in place to equalise the costs and land contributions.

xiii. Consideration of potential on-site mineral resources through a Minerals Resource Assessment as required by the Minerals Planning Authority.

xiv. Establishment at an early stage in the development of the Garden Village, of appropriate and sustainable long-term governance and stewardship arrangements for community assets.

9.42 Whilst it is proposed that the new Garden Village could start delivering new homes from 2033 and could contribute between 1,500 and 2,000 new homes towards housing delivery in the District up to 2042, the Council will keep the trajectory for development under review through annual updates to its Strategic Housing Land Availability Assessment (SHLAA) and if it becomes apparent, for whatever reason, progress is delayed and necessary timescales are not being met in order to achieve the planned rate of development; alternative or interim measures could be considered and incorporated into the Local Plan when it is next reviewed – by what will be the future unitary authority for the North Essex area.

9.43 Because the Hare Green Garden Village is likely to be a long-term development of strategic significance, its inclusion in the Tendring District Local Plan will likely feature as a proposal in the future Spatial Development Strategy (SDS) for Greater Essex to be produced by the new Mayoral County Combined Authority (MCCA). Being a strategic proposal in the SDS will ensure

the development is recognised as being of sub-regional importance, with the opportunity for assistance around delivery and funding for infrastructure channelled through the new powers that will be devolved from central government to the future Mayor.

New Strategic Policy SAMU8

DEVELOPMENT OF HARE GREEN GARDEN VILLAGE

The Frating, Hare Green and Great Bromley area of Tendring, at the interchange between the A120 and A133, is identified as the location for a new 'Garden Village' to be delivered within the broad area shown on Map SAMU7. This Garden Village will create a new community, integrated with existing villages, that could deliver around 4,500 new homes, provision of suitably located Gypsy and Traveller accommodation to meet identified needs and 70-80 hectares of employment land.

The Garden Village will be holistically and comprehensively planned with a distinct identity that responds directly to its context and of a scale sufficient to incorporate a range of homes, employment, education & community facilities, green space and other uses to enable residents to meet the majority of their day-to-day needs. It will be comprehensively planned from the outset, with delivery phased to achieve the whole development, and will be underpinned by a comprehensive package of infrastructure.

A Development Plan Document (DPD) will be prepared for the Garden Village, containing policies setting out how the new community will be designed, developed and delivered in phases. No planning consent for development forming part of the new Garden Village will be granted until the DPD has been adopted, unless the development in question is of a nature and scale that would not prejudice the achievement of a comprehensive development as envisaged through this policy. Such developments will be required, as appropriate, to contribute towards or otherwise help deliver key infrastructure required at the wider Garden Village either through s106 legal agreements, Community Infrastructure Levy or appropriate planning conditions.

The DPD will define the boundary of the new Garden Village and the amount of development it will contain. It will be produced in consultation with the local community and stakeholders and will include a concept plan showing the disposition and quantity of future land-uses, and give a three dimensional indication of the urban design and landscape parameters which will be incorporated into any future planning applications; together with a phasing and implementation strategy which sets out how the rate of development will be linked to the provision of the necessary social, physical and environmental infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has been secured.

The DPD and any planning application will address the principles set out in i-xiv of the supporting text above, along with all of the following principles and requirements for the design, development and delivery of the new Garden Village:

A. Place-Making and Design Quality

1. *The development of the new Garden Village will be built to high standards of design and layout, drawing on its context and set within a strong green framework with a new neighbourhood centre at its heart. It will be designed and developed to have its own identity and be as self-sustaining as possible recognising its location close to neighbouring villages and potential for connectivity to the future Tendring Colchester Borders Garden Community. It will secure appropriate integration with Frating, Hare Green and Great Bromley by the provision of suitable active travel routes including walking, cycling and wheeling links and rapid public transport systems and connections to enable residents of the new and existing communities to have convenient access to nearby settlements and the new services and facilities provided at the Tendring Colchester Borders Garden Community. Sustainable transport must be maximised to mitigate the impact of the new development on the highway network and embed healthy living opportunities for new and existing communities. Clear separation will be maintained between the new Garden Village and Elmstead Market through the designation of a Strategic Green Gap to include the provision of a new Country Park.*

2. *Detailed masterplans and design guidance, based on a robust assessment of historic and natural environmental constraints and opportunities for enhancement, will be adopted to inform and guide development proposals and planning applications for the Garden Village.*

B. Housing

3. *A mix of housing types and tenures including self- and custom-build and starter homes will be provided on the site, including 30% affordable housing and will be phased throughout the development.*

4. *New residential development will seek to achieve appropriate densities which reflect both context, place-making aspirations and opportunities for increased levels of development around the neighbourhood centre.*

***C.* Gypsy and Traveller Accommodation**

5. *Provision of suitably located Gypsy and Traveller accommodation*, capable of providing appropriate and good quality accommodation to meet identified needs.

D. Employment and Jobs

6. *The Garden Village will make provision for a range of jobs, skills and training opportunities. The DPD will allocate between 50 and 60 hectares of B use employment land east of the A133/A120 Hare Green interchange as well 20 hectares on land to the South of the A133 (some of which already benefits from planning permission). This may include provision for light industrial and/or other employment generating uses and provision for office, research & development, industrial, storage and distribution. Employment areas will be designed to ensure excellent accessibility via sustainable transport options, prioritising safe, direct, and convenient routes for walking, wheeling, and cycling.*

7. *High speed broadband will be provided across the site and the design of homes will make provision for working from home.*

E. Transportation

8. *A package of measures will be introduced to encourage smarter transport choices to meet the needs of the new community and to maximise the opportunities for sustainable travel. No new homes forming part of the Garden Village will be occupied until:*

    a. *Highways improvements facilitating the connection of the A133 Spur and the A120 towards Harwich has been delivered as part of the Garden Village development and is operational;*

    b. *An additional connection to the Rapid Transit System (RTS) serving the Tendring Colchester Borders Garden Community has been made to Frating and Hare Green, and the system is operational;*

    c. *The Park and Choose facility located at the Tendring Colchester Borders Garden Community has been completed and is operational; and*

    d. *Traffic control measures are put in place on the A133 between Frating and Elmstead Market to manage vehicle movements and give priority to the Rapid Transit System and other bus services as well as cycling and walking.*

    Additional transport priorities include the provision of a network of footpaths, cycleways and bridleways to enhance permeability within the site and to access the adjoining areas; and other effective integrated measures to mitigate the transport impacts of the proposed development on the strategic and local road network. Longer term transport interventions will need to be carefully designed to minimise the impacts on the strategic and local transport network

and fully mitigate any environmental or traffic impacts arising from the development.

9. *Primary vehicular access to the site will be provided off the A133 west of Frating Village and via the new omni-directional junction at the A120/A133 interchange. Any other improvements required to meet needs arising from the Garden Village will be set out in the DPD and further defined as part of the masterplanning process and Transport Assessment.*

10. *Development will be expected to contribute to the delivery of sustainable transport strategies for managing the cumulative impacts of growth directly or through financial contributions, including measures to promote sustainable travel. Transport Statements and Assessments will provide the evidence of how cumulative impacts are being addressed.*

11. *Other specific transport-related infrastructure requirements identified through the Development Plan Document and masterplans for the Garden Village and associated assessments will be delivered in a phased manner. Infrastructure delivery must align with each development phase and will appropriately mitigate the impacts of the development at all phases.*

F. Community Infrastructure

12. *A new neighbourhood centre at the core of the Garden Village of an appropriate scale will be provided to serve the proposed development. The centre will be located where it y will be easily accessible by walking, cycling and public transit to residents in the Garden Village.*

13. *Community facilities (in the form of a community building(s) or centre or equivalent) will be provided within the local centre. Buildings should be designed flexibly to ensure they are resilient to respond to changing needs over time and to ensure they can support a diverse range of uses.*

14. *Increased primary healthcare capacity will be provided to serve the new development. This could be by means of new on-site infrastructure; an improvement, reconfiguration, extension or relocation of existing medical facilities; or through financial contributions to enhance the delivery of new health facilities at the Tendring Colchester Borders Garden Community.*

15. *A new secondary school along with primary schools and early-years facilities will be provided to serve the new development, in accordance with the most up-to-date evidence provided by the Education Authority. Public transport links to existing education*

facilities must be provided before any dwellings at the new Hare Green Garden Village can be occupied, allowing for development to be phased in a way that ensures all children have access to education ahead of the completion of new schools.

16. *A network of multi-functional green infrastructure will be provided within the garden community incorporating key elements of the existing green assets within the site. It will include a central village green and a country park to the west, along with community parks, allotments, the provision of well-connected and accessible sports areas with associated facilities and play facilities.*

17. *Indoor leisure and sports facilities will be provided within the new community or, when facilities cannot be accommodated on site, contributions made to the improvement of off-site leisure facilities (including those to be provided at the Tendring Colchester Borders Garden Community) to serve the new development. Any off-site provision will be linked by sustainable transport provision.*

G. Other Requirements

18. *The delivery of smart, innovative and sustainable water efficiency/re-use solutions that fosters climate resilience and a 21st century approach towards water supply, water and wastewater treatment and flood risk management. This will include the construction of a new Water Recycling Centre to serve the new community that will have to be in place and operational prior to the first occupation of any new dwellings.*

19. *Conserve and where appropriate enhance the significance of heritage assets (including any contribution made by their settings) both within and surrounding the site.*

20. *Avoidance, protection and/or enhancement of biodiversity assets within and surrounding the site with a Biodiversity Net Gain requirement of 20%. Development proposals must be designed to enable and support the priority habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS) and make enhancements through Green Infrastructure and Nature based solutions.*

21. *Contributions will be secured towards mitigation measures in accordance with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy. Wintering bird surveys will be undertaken at the appropriate time of year as part of the DPD preparation to identify any offsite functional habitat. Should any be identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on- or off-site to mitigate any significant impacts.*

Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.

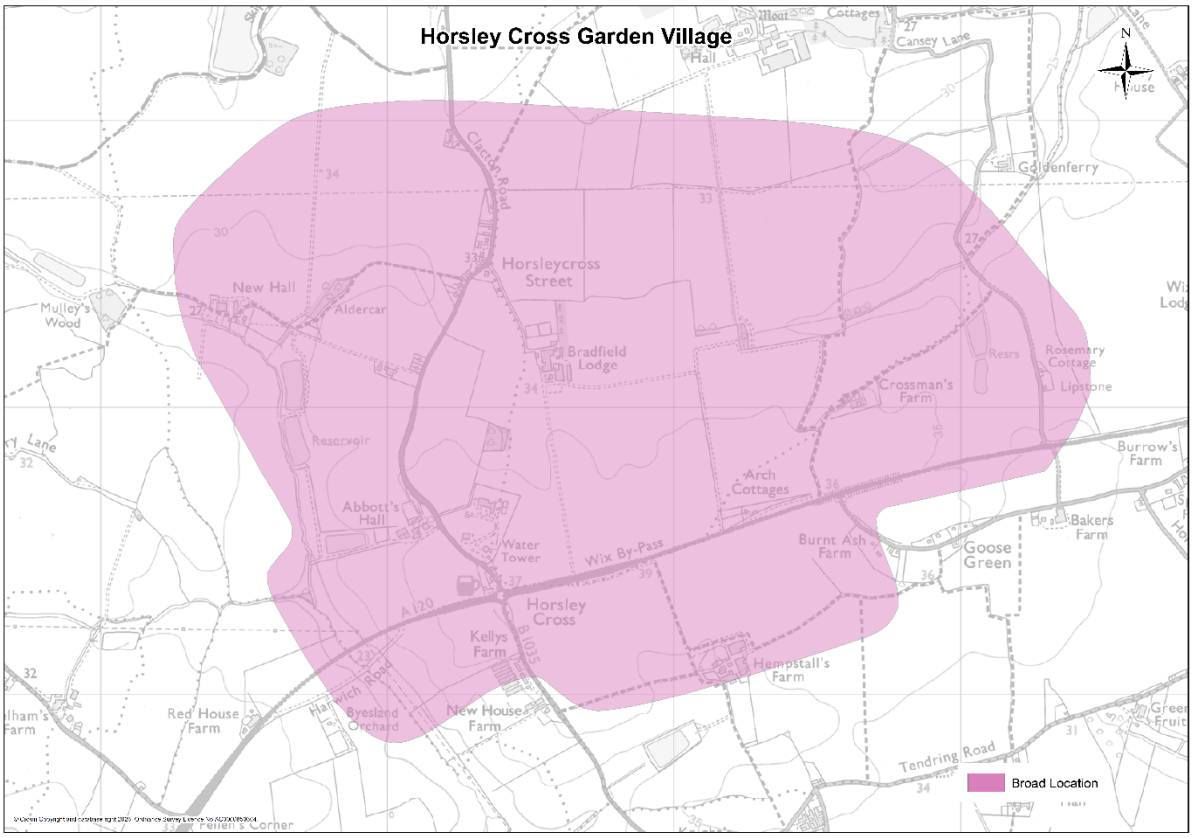
22. *Provision of appropriate buffers along strategic road infrastructure to protect new development.*

23. *Provision of appropriate design and infrastructure that incorporates the highest standards of innovation in energy efficiency and technology to reduce impact of climate change, water efficiency (with the aim of being water neutral in areas of serious water stress), and sustainable waste / recycling management facilities.*

24. *Provision of a dedicated community development role, funded by the developer for at least ten years from first occupation, to support resident engagement and effective governance structures.*

25. *Establishment at an early stage in the development of the Garden Village, of appropriate and sustainable long-term governance and stewardship arrangements for community assets including green space, public realm areas and community and other relevant facilities; such arrangements to be funded by the development and include community representation to ensure residents have a stake in the long-term development, stewardship and management of their community.*

SAMU9 Horsley Cross Garden Village



9.44 Horsley Cross is the third of three locations identified for the establishment of a new Garden Village along with Hare Green and Weeley. The benefits of Horsley Cross as a location for a new Garden Village include its proximity to both new and potential future centres of employment activity; the availability of relatively flat and unconstrained land; and the potential for large-scale development to be achieved with very limited impacts on the character and amenities of existing established communities.

9.45 Its location on the A120 with relatively close proximity to the jobs, shops, services and facilities in Colchester, the proposed Tendring Colchester Borders Garden Community and Manningtree, Lawford and Mistley (and the potential to improve public transport and rapid transport links to those opportunities) also brings the potential to meet some of the significant demand for new housing in the north west of the District which the Manningtree, Lawford and Mistley area is too physically constrained to meet. Development at Horsley Cross also has the potential to facilitate and help fund upgrades to the A120 to support Freeport East, the delivery of long-term port expansion at Bathside Bay and the wider objectives for economic growth and job creation in the District.

9.46 To ensure the development of the new Garden Village is comprehensively planned from the outset, is served by the necessary infrastructure at the right time and does not prejudice either the operation of the A120 or the delivery of

the Tendring Colchester Borders Garden Community, the development will be led through the preparation of a Masterplan and a separate Development Plan Document (DPD). The Council will also impose restrictions, either through the DPD, planning conditions or legal obligations, to ensure that no new homes at the new Garden Village are occupied until the Rapid Transit System serving the Tendring Colchester Borders Garden Community has been extended from the Colchester Park and Ride to connect to Horsley Cross with either direct or indirect connections to Manningtree station and Bathside Bay in Harwich.

9.47 The new Garden Village will be expected to embrace the 'Garden Community Principles' established through the planning and delivery of the Tendring Colchester Borders Garden Community. Policy SAMU9 below therefore outlines these expectations, in a similar way to how they were set out in the Council's previous Local Plan in respect of the Tendring Colchester Borders Garden Community. All development forming part of the new Horsley Cross Garden Village will therefore be expected to comply with these principles:

i. Community and stakeholder participation in the design and delivery of the Garden Village from the outset and a long-term community engagement and activation strategy.

ii. The public sector working pro-actively and collaboratively with the private sector to design, and bring forward the Garden Village, deploying new models of delivery where appropriate and ensuring that the cost of achieving the following is borne by landowners and those promoting the developments: (a) securing a high-quality of place-making, (b) ensuring the timely delivery of both on-site and off-site infrastructure required to address the impact of the new community, and (c) providing and funding a mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets. Where appropriate, developers will be expected to contribute towards any publicly funded infrastructure. Given the scale of and time period for development of the new Garden Village, the appropriate model of delivery will need to secure a comprehensive approach to delivery in order to achieve the outcomes outlined in points (a) - (c) above, avoid a piecemeal approach to development, provide the funding and phasing of both development and infrastructure, and be sustainable and accountable in the long term.

iii. Promotion and execution of the highest quality of planning, design and management of the built and public realm so that the Garden Village is characterised as a distinctive place that capitalises on local assets, respects its context, and establishes an environment that promotes health, happiness and well-being.

iv. Sequencing of development and infrastructure provision (both on-site and off-site) to ensure that the latter is provided ahead of or in

tandem with the development it supports to address the impacts of the new Garden Village, meet the needs of its residents, to protect the amenity of nearby established communities and establish sustainable travel patterns. To ensure new development does not have an adverse effect on any European Protected or nationally important sites and complies with environmental legislation (notably the Water Framework Directive and the Habitats Directive), the required wastewater treatment capacity must be available ahead of the occupation of dwellings.

v. Development that provides for a truly balanced and inclusive community and meets the housing needs of local people including a mix of dwelling sizes, tenures and types, provision for self- and custom-built homes, provision for the aging population; and provision for Gypsies and Travellers; and that meets the requirements of those most in need including the provision of affordable housing in the Garden Village.

vi. Provide and promote opportunities for employment within the new Garden Village and within sustainable commuting distance of it.

vii. Plan the new community around a step change in integrated and sustainable transport systems for the wider area that put walking, cycling and rapid public transit networks and connections at the heart of growth, encouraging and incentivising more sustainable active travel patterns.

viii. Design the new community to create sociable, vibrant and walkable neighbourhoods with equality of access for all to a range of community services and facilities including health, education, retail, culture, community meeting spaces, multi-functional open space, sports and leisure facilities.

ix. Develop specific parking approaches and standards that help promote the use of sustainable transport and make efficient use of land.

x. Create distinctive environments based on comprehensive assessments of the surrounding environment that celebrate natural and historic environments and systems; utilise a multi-functional green-grid to create significant, connected networks of new green infrastructure including a new country park at the garden community; provide a high degree of connectivity to existing corridors, networks, and assets; and enhance biodiversity.

xi. Secure a smart and sustainable approach that fosters climate resilience and a 21st century environment in the design and construction of the garden community to secure net gains in local biodiversity, highest standards of energy efficiency and innovation in technology to reduce the impact of climate change, the incorporation

of innovative water efficiency/re-use measures (with the aim of being water neutral in areas of serious water stress), and sustainable waste and mineral management.

xii. Ensure that the costs and benefits of developing the Garden Village are shared by all landowners, with appropriate measures being put in place to equalise the costs and land contributions.

xiii. Consideration of potential on-site mineral resources through a Minerals Resource Assessment as required by the Minerals Planning Authority.

xiv. Establishment at an early stage in the development of the Garden Village, of appropriate and sustainable long-term governance and stewardship arrangements for community assets.

9.48 Whilst it is proposed that the new Garden Village could start delivering new homes from 2033 and could contribute between 1,500 and 2,000 new homes towards housing delivery in the District before 2042, the Council will keep the trajectory for development under review through annual updates to its Strategic Housing Land Availability Assessment (SHLAA) and if it becomes apparent, for whatever reason, progress is delayed and necessary timescales are not being met in order to achieve the planned rate of development; alternative or interim measures could be considered and incorporated into the Local Plan when it is next reviewed.

9.49 Because the Horsley Cross Garden Village is likely to be a long-term development of strategic significance, its inclusion in the Tendring District Local Plan will likely feature as a proposal in the future Spatial Development Strategy (SDS) for Greater Essex to be produced by the new Mayoral County Combined Authority (MCCA). Being a strategic proposal in the SDS will ensure the development is recognised as being of sub-regional importance, with the opportunity for assistance around delivery and funding for infrastructure channelled through the new powers that will be devolved from central government to the future Mayor.

New Strategic Policy SAMU9

DEVELOPMENT OF HORSLEY CROSS GARDEN VILLAGE

Land at Horsley Cross on the interchange of the A120 and B1035, is identified as the location for a new 'Garden Village' to be delivered within the broad area shown on Map SAMU7. The Horsley Cross Garden Village will create a new community that will deliver up to 6,000 new homes, provision of suitably located Gypsy and Traveller accommodation to meet identified needs and 50-60 hectares of

employment land in total – of which a proportion could potentially be built up to 2042, with the remainder continuing longer-term into future plan periods.

The Garden Village will be holistically and comprehensively planned with a distinct identity that responds directly to its context and of a scale sufficient to incorporate a range of homes, employment, education & community facilities, green space and other uses to enable residents to meet the majority of their day-to-day needs. It will be comprehensively planned from the outset, with delivery phased to achieve the whole development, and will be underpinned by a comprehensive package of infrastructure.

A Development Plan Document (DPD) will be prepared for the Garden Village, containing policies setting out how the new community will be designed, developed and delivered in phases. No planning consent for development forming part of the new Garden Village will be granted until the DPD has been adopted.

The DPD will define the boundary of the new Garden Village and the amount of development it will contain. It will be produced in consultation with the local community and stakeholders and will include a concept plan showing the disposition and quantity of future land-uses, and give a three dimensional indication of the urban design and landscape parameters which will be incorporated into any future planning applications; together with a phasing and implementation strategy which sets out how the rate of development will be linked to the provision of the necessary social, physical and environmental infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has been secured.

The DPD and any planning application will address the principles set out in i-xiv of the supporting text above, along with all of the following principles and requirements for the design, development and delivery of the new Garden Village:

A. Place-Making and Design Quality

1. *The development of the new Garden Village will be built to high standards of design and layout, drawing on its context and set within a strong green framework with a new neighbourhood centre at its heart. It will be designed and developed to have its own identity and be as self-sustaining as possible recognising its location close to neighbouring towns, villages and hamlets, and potential for connectivity to the future Tendring Colchester Borders Garden Community, Colchester and Manningtree, Lawford and Mistley. It will secure appropriate internal and external walking and cycling links along with and rapid public transport connections that enable residents to have convenient access to nearby settlements and the new services and facilities provided at the Tendring Colchester Borders Garden Community and Hare Green Garden Village. Sustainable transport must be maximised to mitigated the impact of the new development on the highway network and embed healthy living opportunities for new and existing communities. Clear*

separation will be maintained between the new Garden Village and the communities within the Parishes of Tendring and Bradfield through the designation of Strategic Green Gaps, and the hamlet of Horsleycross Street through the strategic location of open space and landscaping buffers.

2. *Detailed masterplans and design guidance, based on a robust assessment of historic and natural environmental constraints and opportunities for enhancement, will be adopted to inform and guide development proposals and planning applications for the Garden Village.*

B. Housing

3. *A mix of housing types and tenures including self- and custom-build and starter homes will be provided on the site, including 30% affordable housing and will be phased throughout the development.*

4. *New residential development will seek to achieve appropriate densities which reflect both context, place-making aspirations and opportunities for increased levels of development around the neighbourhood centre.*

***C.* Gypsy and Traveller Accommodation**

5. *Provision of suitably located Gypsy and Traveller accommodation, capable of providing appropriate and good quality accommodation to meet identified needs.*

D. Employment and Jobs

6. *The Garden Village will make provision for a range of jobs, skills and training opportunities. Through Policy PPL7, this Local Plan allocates 14 hectares of land northwest of the Horsley Cross roundabout for B use employment land to help meet projected needs up to 2042 and the DPD will make provision for additional employment land for longer-term expansion southeast of the roundabout which could extend to a further 40-50 hectares. These sites may include provision for light industrial and/or other employment generating uses and provision for office, research & development, industrial, storage and distribution. Employment areas will be designed to ensure excellent accessibility via sustainable transport options, prioritising safe, direct, and convenient routes for walking, wheeling, and cycling.*

7. *High speed broadband will be provided across the site, and the design of homes will make provision for working from home.*

E. Transportation

8. *A package of measures will be introduced to encourage smarter transport choices to meet the needs of the new community and to maximise the opportunities for sustainable travel. No new homes forming part of the Garden Village will be occupied until:*

    a. *An additional connection to the Rapid Transit System (RTS) serving the Tendring Colchester Borders Garden Community has been made to Horsley Cross, and the system is operational – with either an extended RTS or a connected frequent bus service both to Manningtree Station and to Bathside Bay in Harwich; and*

    b. *The Park and Choose facility located at the Tendring Colchester Borders Garden Community has been completed and is operational.*

    Additional transport priorities include the provision of a network of footpaths, cycleways and bridleways to enhance permeability within the site and to access the adjoining areas; and other effective integrated measures to mitigate the transport impacts of the proposed development on the strategic and local road network. Longer term transport interventions will need to be carefully designed to minimise the impacts on the strategic and local transport network and fully mitigate any environmental or traffic impacts arising from the development.

9. *Primary vehicular access to the site will be provided off new junctions on the B1035. The development must incorporate a suitable and safe single-carriageway route, of a specification agreed with the relevant highways authority, designed to divert mainstream traffic away from the hamlet of Horsleycross Street. This measure should minimise disturbance and safeguard the character of Horsleycross Street as a distinct rural hamlet. Any other highway improvements required to meet needs arising from the Garden Village will be set out in the DPD and further defined as part of the masterplanning process and Transport Assessment.*

10. *Development will be expected to contribute to the delivery of sustainable transport strategies for managing the cumulative impacts of growth directly or through financial contributions, including measures to promote sustainable travel. Transport Statements and Assessments will provide the evidence of how cumulative impacts are being addressed.*

11. *Other specific transport-related infrastructure requirements identified through the Development Plan Document and masterplans for the Garden Village will be delivered in a phased manner. Infrastructure*

delivery must align with each development phase and will appropriately mitigate the impacts of the development at all phases.

F. Community Infrastructure

12. *A new neighbourhood centre at the core of the Garden Village of an appropriate scale will be provided to serve the proposed development. The centre will be located where it will be easily accessible by walking, cycling and public transit to residents in the Garden Village.*

13. *Community facilities (in the form of a community building(s) or centre or equivalent) will be provided within the local centre. Buildings should be designed flexibly to ensure they are resilient to respond to the changing needs over time and to ensure they can support a diverse range of uses.*

14. *Increased primary healthcare capacity will be provided to serve the new development. This could be by means of new on-site infrastructure; an improvement, reconfiguration, extension or relocation of existing medical facilities; or through financial contributions to enhance the delivery of health facilities at the Tendring Colchester Borders Garden Community or in Manningtree.*

15. *A new secondary school along with primary schools and early-years facilities will be provided to serve the new development, in accordance with the most up-to-date evidence provided by the Education Authority. Public transport links to existing education facilities must be provided before any dwellings at the new Horsley Cross Garden Village can be occupied, allowing for development to be phased in a way that ensures all children have access to education ahead of the completion of new schools.*

16. *A network of multi-functional green infrastructure will be provided within the garden community incorporating key elements of the existing green assets within the site. It will include a central village green and a country park to the wert, along with community parks, allotments, the provision of well-connected and accessible sports areas with associated facilities and play facilities.*

17. *Indoor leisure and sports facilities will be provided within the new community.*

G. Other Requirements

18. *The delivery of smart, innovative and sustainable water efficiency/re-use solutions that fosters climate resilience and a 21st century approach towards water supply, water and wastewater treatment and flood risk management. This will include the construction of a new Water Recycling Centre to serve the new community that will have to*

be in place and operational prior to the first occupation of any new dwellings.

19. *Conserve and where appropriate enhance the significance of heritage assets (including any contribution made by their settings) both within and surrounding the site.*

20. *Avoidance, protection and/or enhancement of biodiversity assets within and surrounding the site with a Biodiversity Net Gain requirement of 20%. Development proposals must be designed to enable and support the priority habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS) and make enhancements through Green Infrastructure and Nature based solutions.*

21. *Contributions will be secured towards mitigation measures in accordance with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy. Wintering bird surveys will be undertaken at the appropriate time of year as part of the DPD preparation to identify any offsite functional habitat. Should any be identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on- or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.*

22. *Provision of appropriate buffers along strategic road infrastructure to protect new development.*

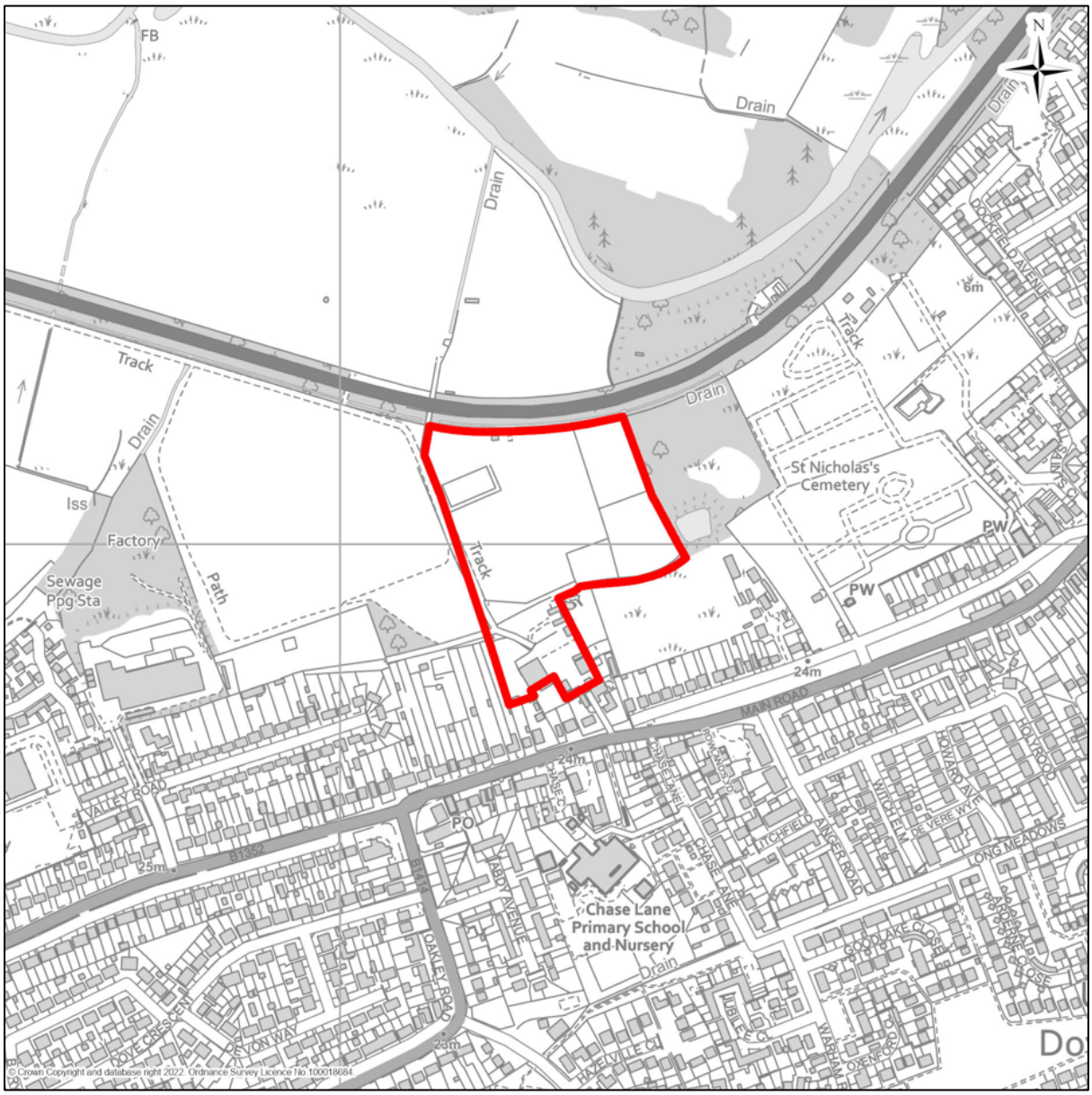
23. *Provision of appropriate design and infrastructure that incorporates the highest standards of innovation in energy efficiency and technology to reduce impact of climate change, water efficiency (with the aim of being water neutral in areas of serious water stress), and sustainable waste / recycling management facilities.*

24. *Provision of a dedicated community development role, funded by the developer for at least ten years from first occupation, to support resident engagement and effective governance structures.*

25. *Establishment at an early stage in the development of the Garden Village, of appropriate and sustainable long-term governance and stewardship arrangements for community assets including green space, public realm areas and community and other relevant facilities; such arrangements to be funded by the development and include community representation to ensure residents have a stake in the long-term development, stewardship and management of their community.*

Strategic Housing Allocations

SAH1 Land at Vicarage Farm Off Main Road and South of A120, Harwich



9.50 The Land at Vicarage Farm is located to the south of the A120 and to the east of the major mixed-use development known as the *Harwich Valley* scheme, for which planning permission has already been granted and where construction has commenced. Within this Local Plan, a separate parcel of land previously allocated for employment has now been designated for housing (see Policy MSA1), enabling a wider and more comprehensive residential-led development at the Harwich Valley site. Together, these developments will evolve into a vibrant, sustainably located mixed-use community and serve as an important gateway into Harwich and its international port.

9.51 The specific housing allocation at Vicarage Farm will deliver an additional 150 dwellings in a sustainable location, further supporting the significant growth in

jobs and housing envisaged for the area. This growth is underpinned by the designation of *Freeport East*, the advancement of proposals for development at Bathside Bay, and other major opportunities for economic expansion, education and skills, regeneration, and innovation in renewable energy technologies.

9.52 The existing planning permission for Harwich Valley to the west, originally granted in 2016, includes provision for a food store of approximately 6,000 square metres, 6,000 square metres of additional retail space for non-food goods, a petrol filling station, a multiplex cinema, restaurants and cafés, a hotel, and a public house. It also incorporates nearly 300 new homes and 6.3 hectares of land for business and industrial uses, providing up to 24,000 square metres of floorspace. Access to the development is to be secured via a new roundabout onto the A120, which has planning approval from National Highways and is already under construction.

9.53 This Strategic Allocation for Housing at Vicarage Farm will therefore rely on access through the Harwich Valley development, specifically via the new junction with the A120. Policy SAH1 below sets out the specific requirements for this site. Any planning applications will be expected to comply with, and contribute to, the delivery of these requirements, alongside other relevant policies in the Local Plan.

New Strategic Policy SAH1

DEVELOPMENT AT VICARAGE FARM OFF MAIN ROAD AND SOUTH OF A120, HARWICH

Vicarage Farm, Harwich/Dovercourt, as shown on Map SAH1, is allocated for residential development. The site shall deliver:

a. *A minimum of 150 new dwellings of mixed size and type, including affordable housing in accordance with the Council's requirements under policy LP5. The development must be compatible with the character and scale of surrounding properties;*

b. *Provision of public open space in accordance with Policy HP5, designed to serve both new residents and the wider community;*

Development Requirements

Proposals must demonstrate compliance with the following criteria:

Access and Movement

c. *The site must provide safe and suitable vehicular, pedestrian and cycle access via the Harwich Valley development and its new roundabout junction with the A120, that meets required highway design standards. Any planning submission needs to provide clear*

evidence that the proposal will not adversely affect highway capacity or safety;

d. *Development must incorporate safe and inclusive pedestrian and cycle access throughout the site, with a permanent, clear and legible pedestrian and cycle connection to the south via Main Road/The Green. Proposals must demonstrate how pedestrian routes will integrate with existing footways along Main Road/The Green (to the south) to improve the sustainability credentials of any development. Schemes should also seek to incorporate green infrastructure corridors that support recreational access to the countryside and promote active travel;*

Landscape and Visual Impact

e. *The development must be compatible with the character and scale of surrounding properties. The design must give specific consideration to the site's topography, ensuring that layout and form respond appropriately to natural land features;*

f. *The layout and design must retain and enhance existing site features of ecological or amenity value. Where such features are present, the applicant must follow a hierarchy of avoidance, mitigation, and compensation for any adverse impacts;*

g. *Screening measures, such as locally appropriate tree belts and/or hedgerows, must be provided along site boundaries and elsewhere within the site (where required) to ensure the development is sensitively integrated into the surrounding landscape;*

Biodiversity, Ecology and Flood Risk Mitigation

h. *A requirement for 20% biodiversity net gain including the improvement of existing hedgerow conditions. Development proposals must be designed to enable and support the priority habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS);*

i. *The applicant must demonstrate adequate wastewater capacity, including any necessary phasing or alternative solutions, to the satisfaction of both the Council and Anglian Water;*

j. *Surface water must be attenuated and discharged to an on-site receiving waterbody, not to the combined sewer network, unless it can be robustly demonstrated that no alternative option exist*;

k. *Development must not result in any increase in flood risk either on-site or to adjacent land. Surface water drainage strategies should be designed to ensure that runoff rates and volumes are controlled to*

pre-development levels or better, with consideration given to sustainable drainage systems (SuDS) where feasible;

l. *In addition to prioritising SuDS and water efficiency measures, the development must include a range of actions to reduce pressure on the Water Recycling Centre, such as:*

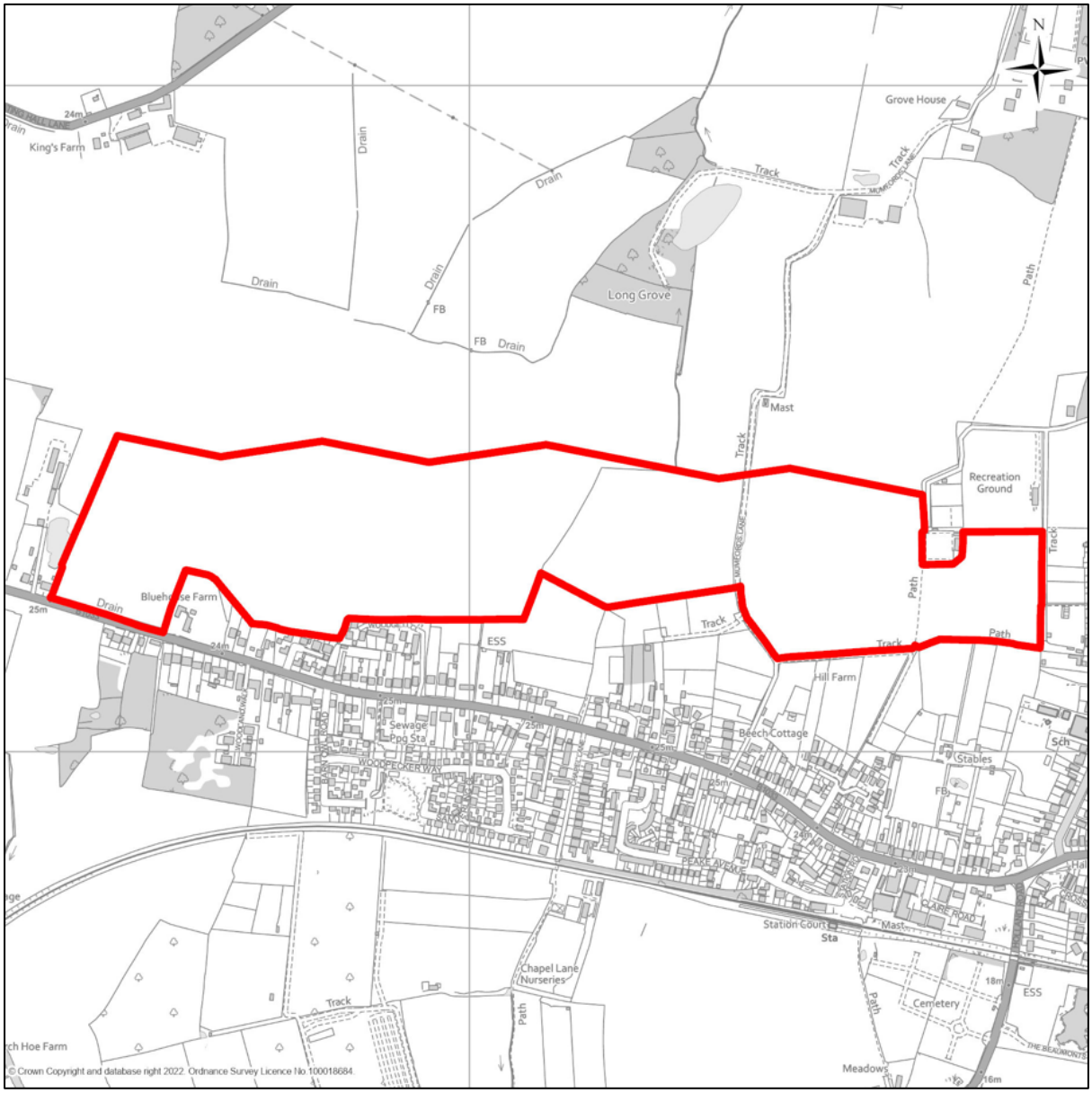
1) Removal of unnecessary network flows;
2) Targeted education initiatives for new residents;
3) Measures to reduce demand for potable water.

m. *Prior to planning approval, wintering bird surveys must be carried out at the appropriate time of year to identify any offsite functional habitat. If significant numbers of SPA birds are found, the development must first seek to avoid impacts. Where avoidance is not possible, the scheme must be phased to deliver habitat creation and management, either on-site or off-site, to mitigate any significant effects. Such habitat must be fully functional before any development that could affect SPA birds is permitted to proceed.*

<u>Infrastructure Contributions</u>

n. *The development must deliver any site-specific infrastructure requirements identified in the Infrastructure Delivery Plan, which may include education provision, highway improvements, water and wastewater infrastructure, and community or open space facilities.*

SAH2 Land North of Thorpe Road, Kirby Cross



9.54 Policy SAH2 below sets out the specific requirements for this development site. Any planning applications will be expected to comply with, and contribute to, the delivery of these requirements, alongside other relevant policies in the Local Plan.

9.55 The Council will work collaboratively with the landowner, developers, and other partners, in consultation with the local community, to ensure that the development is delivered in a way that generates economic, social, and environmental benefits for both the local community and the wider district.

9.56 A Transport Assessment must accompany any planning application to identify suitable means of access along Thorpe Road. Where necessary, this will include appropriate highway capacity and safety enhancements,

improvements to public transport services and infrastructure, and upgrades to cycle, pedestrian, and bridleway networks.

9.57 The Council will also work with Network Rail, bus and train operators, and developers to explore opportunities for improvements at Kirby Cross station. These may include enhanced facilities, increased service frequency, better interchange between bus and rail transport, and support for development around the station that would help facilitate these improvements.

New Strategic Policy SAH2

DEVELOPMENT NORTH OF THORPE ROAD, KIRBY CROSS

Land north of Thorpe Road, Kirby Cross, shown on the Map SAH2 is allocated for residential development. The site shall deliver:

a. a minimum of 420 new dwellings comprising a mix of sizes and types, including affordable housing in accordance with the Council's requirements as set out in policy LP5;

b. Public open space as required by Policy HP5, with consideration given to how this integrates with and enhances the existing playing fields and sporting facilities at Kirby Playing Fields.

Development Requirements

Proposals must comply with the following criteria:

Access and Movement

c. The principal vehicular access shall be taken from Thorpe Road, at the point where the site adjoins the highway along its south-western boundary;

d. Where necessary, appropriate improvements to the capacity and/or safety of the local highway network shall be delivered to support the development;

e. Enhancements to public transport provision shall be secured where required, alongside improved pedestrian and cycle connectivity between the site, public transport nodes, Kirby Playing Fields, and the wider existing active travel network, including bridleways;

Landscape, Visual Impact and Amenity

f. The design and layout of the development must respond sensitively to the surrounding landscape including the amenity of nearby residents, especially the residential occupiers to the south,

incorporating mitigation measures to minimise visual impact and reinforce local character;

g. *The development must retain and enhance existing site features of ecological or amenity value. Where such features are present, the applicant must follow a hierarchy of avoidance, mitigation, and compensation for any adverse impacts;*

h. *Screening measures, such as locally appropriate tree belts and/or hedgerows, must be provided along site boundaries and elsewhere within the site (where required) to ensure the development is sensitively integrated into the surrounding landscape;*

Heritage

i. *The development must conserve, and where appropriate, enhance the significant and setting of the nearby Grade II Listed Blue House Farmhouse.*

Biodiversity, Ecology and Flood Risk Mitigation

j. *A requirement for 20% biodiversity net gain including the improvement of existing hedgerow conditions. Development proposals must be designed to enable and support the priority habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS);*

k. *The applicant must demonstrate adequate wastewater capacity, including any necessary phasing or alternative solutions, to the satisfaction of both the Council and Anglian Water;*

l. *Surface water must be attenuated and discharged to an on-site receiving waterbody, not to the combined sewer network, unless it can be robustly demonstrated that no alternative option exist;*

m. *Development must not result in any increase in flood risk either on-site or to adjacent land. Surface water drainage strategies should be designed to ensure that runoff rates and volumes are controlled to pre-development levels or better, with consideration given to sustainable drainage systems (SuDS) where feasible;*

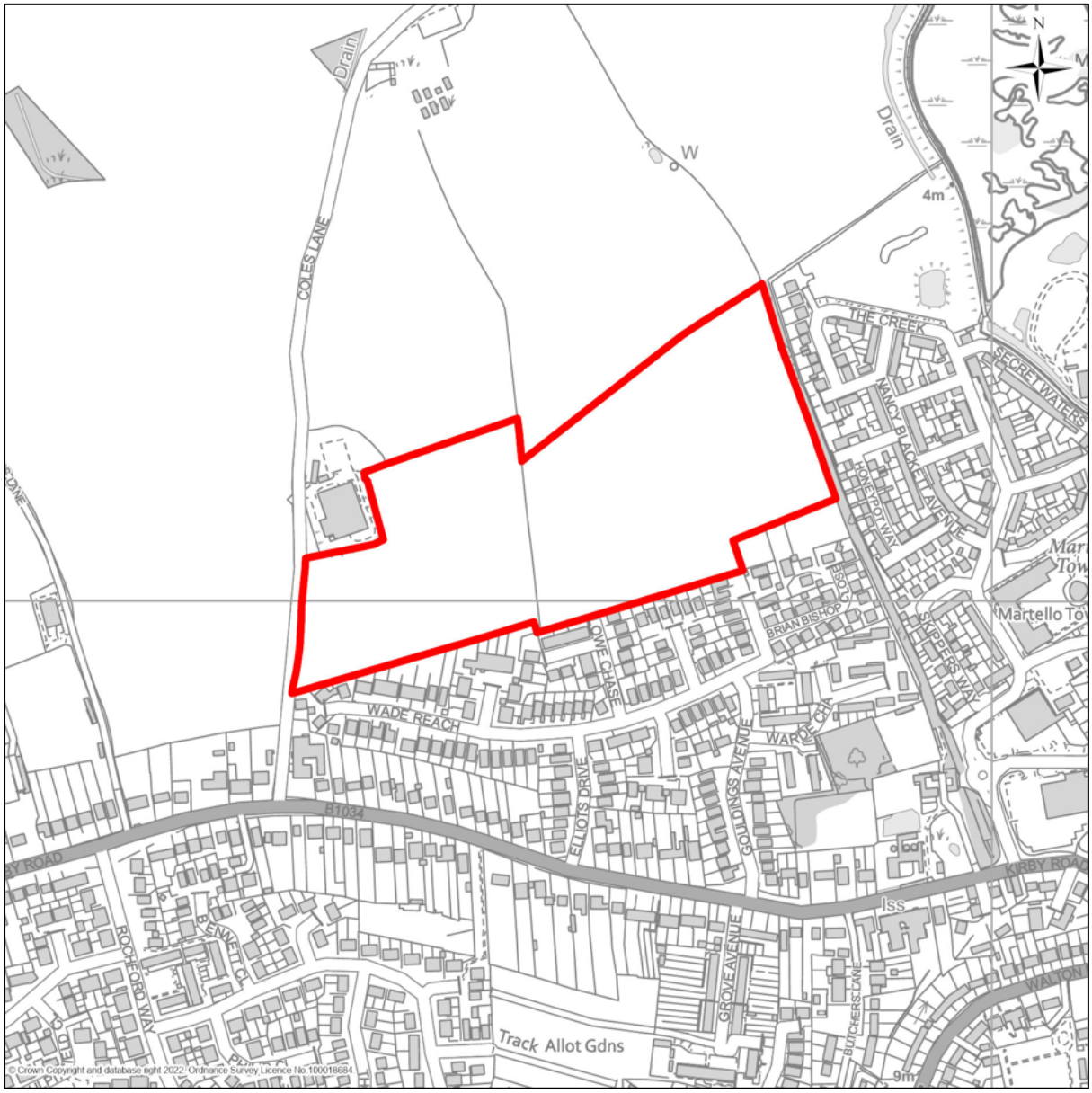
n. *In addition to prioritising SuDS and water efficiency measures, the development must include a range of actions to reduce pressure on the Water Recycling Centre, such as:*

1) *Removal of unnecessary network flows;*
2) *Targeted education initiatives for new residents;*
3) *Measures to reduce demand for potable water.*

Infrastructure Contributions

o. *The development must deliver any site-specific infrastructure requirements identified in the Infrastructure IDP, which may include education provision, highway improvements, water and wastewater infrastructure, and community or open space facilities.*

SAH3 Land off Arthur Ransome Way, Walton



9.58 Policy SAH3 sets out the specific requirements for this development site. Any planning applications will be expected to comply with, and contribute to, the delivery of these requirements, alongside other relevant policies in the Local Plan.

9.59 The Council will work collaboratively with the landowner, developers, and other partners, in consultation with the local community, to ensure the development is delivered in a way that provides economic, social, and environmental benefits for both the local community and the wider district.

9.60 A Transport Assessment must accompany any planning application to establish suitable means of access. Where necessary, this will include measures to enhance highway capacity and safety, improve public transport

services and infrastructure, and upgrade cycle, pedestrian, and bridleway networks.

9.61 The Council will also work with Network Rail, bus and train operators, and developers to explore opportunities for improvements at Walton-on-the-Naze station. Potential enhancements may include upgraded facilities, increased service frequency, improved interchange between bus and rail transport, and support for development around the station that would help facilitate these improvements.

New Strategic Policy SAH3

DEVELOPMENT OF LAND OFF ARTHUR RANSOME WAY, WALTON

Land off Arthur Ransome Way, Walton, as shown on Map SAH3, is allocated for residential development. The site shall deliver:

a. *Up to 200 new dwellings of mixed size and type, including affordable housing in accordance with the Council's requirements as set out in policy LP5;*

b. *Provision of public open space as required by Policy HP5, designed to serve both new residents and the wider community.*

Development Requirements

Proposals must demonstrate compliance with the following criteria:

Access and Movement

c. *The site must provide safe and suitable access that meets required highway design standards. The location of vehicle access must be agreed with the Highway Authority, with clear evidence that the proposal will not adversely affect highway capacity or safety;*

d. *The development must incorporate safe pedestrian access to ensure connectivity within the site and to existing footways and where possible, any nearby Public Rights of Way. Where feasible, the scheme should include green infrastructure links, recreational access to the countryside, and active travel connections to the wider settlement of Walton and Walton-on-the-Naze station.*

Landscape and Visual Impact

e. *The development must be compatible with the character and scale of surrounding properties. The design must give specific consideration to the site's topography, ensuring that layout and form respond appropriately to natural land features;*

f. The layout and design must retain and enhance existing site features of ecological or amenity value. Where such features are present, the applicant must follow a hierarchy of avoidance, mitigation, and compensation for any adverse impacts;

g. Screening measures, such as locally appropriate tree belts and/or hedgerows, must be provided along site boundaries and elsewhere within the site (where required) to ensure the development is sensitively integrated into the surrounding landscape;

Biodiversity, Ecology and Flood Risk Mitigation

h. A requirement for 20% biodiversity net gain including the improvement of existing hedgerow conditions. Development proposals must be designed to enable and support the priority habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS);

i. The applicant must demonstrate adequate wastewater capacity, including any necessary phasing or alternative solutions, to the satisfaction of both the Council and Anglian Water;

j. Surface water must be attenuated and discharged to an on-site receiving waterbody, not to the combined sewer network, unless it can be robustly demonstrated that no alternative option exist;

k. Development must not result in any increase in flood risk either on-site or to adjacent land. Surface water drainage strategies should be designed to ensure that runoff rates and volumes are controlled to pre-development levels or better, with consideration given to sustainable drainage systems (SuDS) where feasible;

l. In addition to prioritising SuDS and water efficiency measures, the development must include a range of actions to reduce pressure on the Water Recycling Centre, such as:

1) Removal of unnecessary network flows;
2) Targeted education initiatives for new residents;
3) Measures to reduce demand for potable water

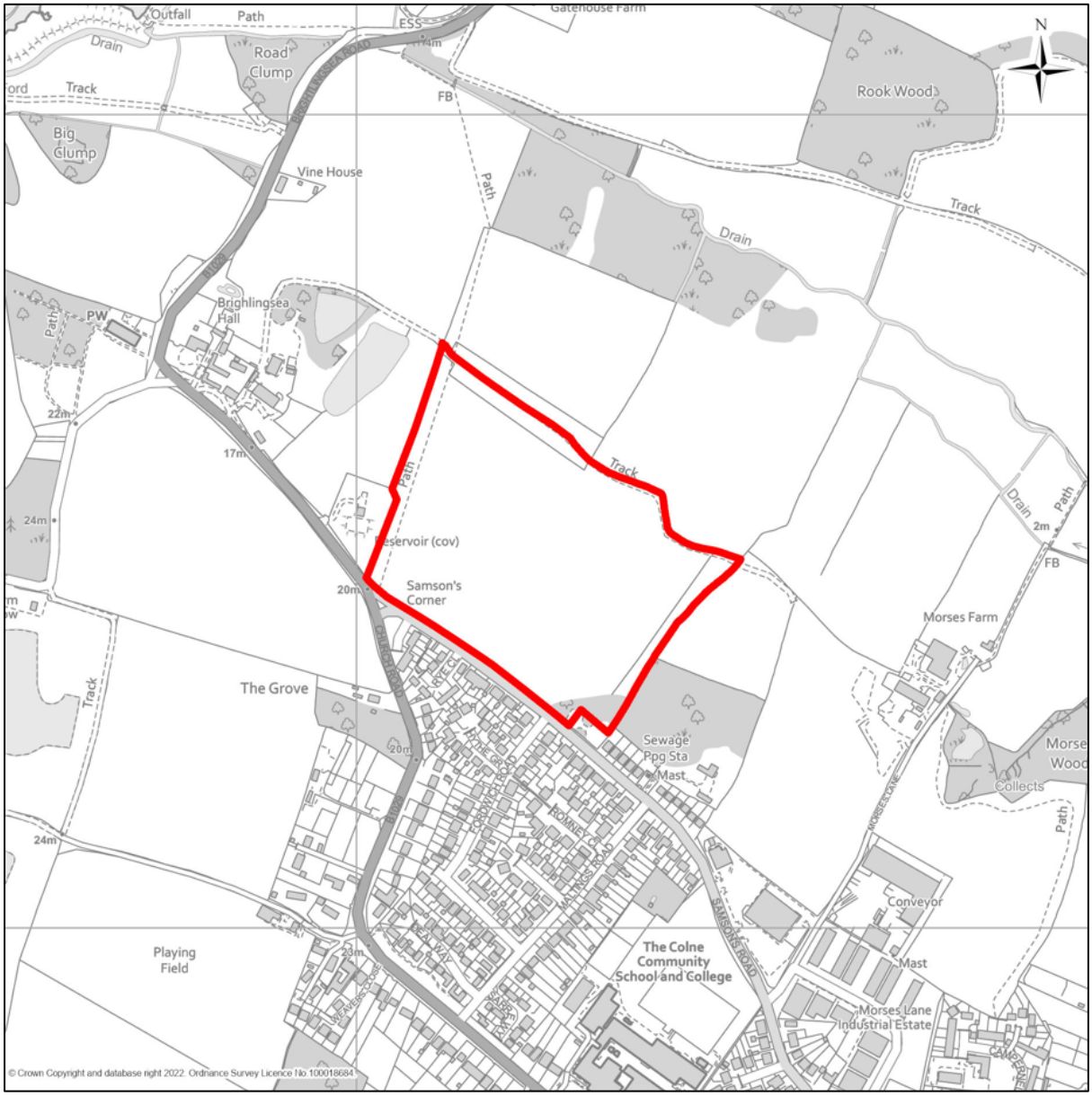
l. Prior to planning approval, wintering bird surveys must be carried out at the appropriate time of year to identify any offsite functional habitat. If significant numbers of SPA birds are found, the development must first seek to avoid impacts. Where avoidance is not possible, the scheme must be phased to deliver habitat creation and management, either on-site or off-site, to mitigate any significant effects. Such

habitat must be fully functional before any development that could affect SPA birds is permitted to proceed.

Infrastructure Contributions

m. *The development must deliver any site-specific infrastructure requirements identified in the Infrastructure Delivery Plan, which may include education provision, highway improvements, water and wastewater infrastructure, and community or open space facilities.*

SAH4 Land East of Church Road, Brightlingsea



9.62 Policy SAH4 sets out the specific requirements for this site. The northern and north-western edges of Brightlingsea are largely free from significant physical or environmental constraints, making this area the most suitable location for strategic housing growth.

9.63 In addition to delivering a mix of new homes, the development will provide new public open spaces designed for both future residents and the wider community. The layout and design will respond sensitively to the surrounding landscape, with particular emphasis on screening and mitigation along the northern boundary, as well as enhancements to the landscape along Church Road and Samsons Road. The increase in households will contribute to economic growth by supporting local spending and investment in Brightlingsea and neighbouring towns and villages.

9.64 Any planning application must be accompanied by a Transport Assessment to identify appropriate access arrangements from Samsons Road. Where necessary, this should include improvements to highway capacity and safety, enhancements to public transport services and infrastructure, and upgrades to cycling, pedestrian, and bridleway networks.

9.65 Planning applications will be expected to comply with these requirements and other relevant Local Plan policies. The Council will work collaboratively with landowners, developers, and partners—alongside consultation with the local community—to ensure the development delivers economic, social, and environmental benefits for both Brightlingsea and the wider district.

New Strategic Policy SAH4

DEVELOPMENT OF LAND EAST OF CHURCH ROAD, BRIGHTLINGSEA

Development Parameters

a. *Up to 300 dwellings, comprising a mix of sizes and types, including affordable housing in accordance with the Council's requirements as set out in policy LP5.*

b. *Provision of public open space in accordance with Policy HP5, designed to serve both new residents and the wider community.*

Development Requirements

Proposals must demonstrate compliance with the following criteria:

Access and Movement

c. *The principal vehicular access shall be taken from Samsons Road;*

d. *Where necessary, capacity and/or safety enhancements to the local highway network must be provided; and*

e. *Where necessary, improvements to sustainable transport infrastructure—including public transport, cycling, pedestrian routes, and bridleways—shall be incorporated to promote active travel and improve connectivity.*

Landscape and Visual Impact

f. *The design and layout must respond sensitively to the surrounding landscape character, with particular attention to:*

- *Screening and mitigation along the northern edge of the site; and*

- *Landscape enhancement measures along Church Road and Samsons Road*

g. *Development must respect and respond to the topography of the site, ensuring that built form integrates harmoniously with natural landforms.*

h. *The layout and design must retain and enhance existing site features of ecological or amenity value. Where such features are present, the applicant must follow a hierarchy of avoidance, mitigation, and compensation for any adverse impacts;*

Heritage

i. *Preservation of the significance of the Brightlingsea Hall and All Saints Church Conservation Area and the Grade I Listed All Saints Church to the west of the site. This includes careful consideration of their setting, views, and any potential impacts on their historic character and architectural integrity.*

Biodiversity, Ecology and Flood Risk Mitigation

j. *A requirement for 20% biodiversity net gain including the improvement of existing hedgerow conditions. Development proposals must be designed to enable and support the priority habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS);*

k. *The applicant must demonstrate adequate wastewater capacity, including any necessary phasing or alternative solutions, to the satisfaction of both the Council and Anglian Water;*

l. *Surface water must be attenuated and discharged to an on-site receiving waterbody, not to the combined sewer network, unless it can be robustly demonstrated that no alternative option exist;*

m. *Development must not result in any increase in flood risk either on-site or to adjacent land. Surface water drainage strategies should be designed to ensure that runoff rates and volumes are controlled to pre-development levels or better, with consideration given to sustainable drainage systems (SuDS) where feasible;*

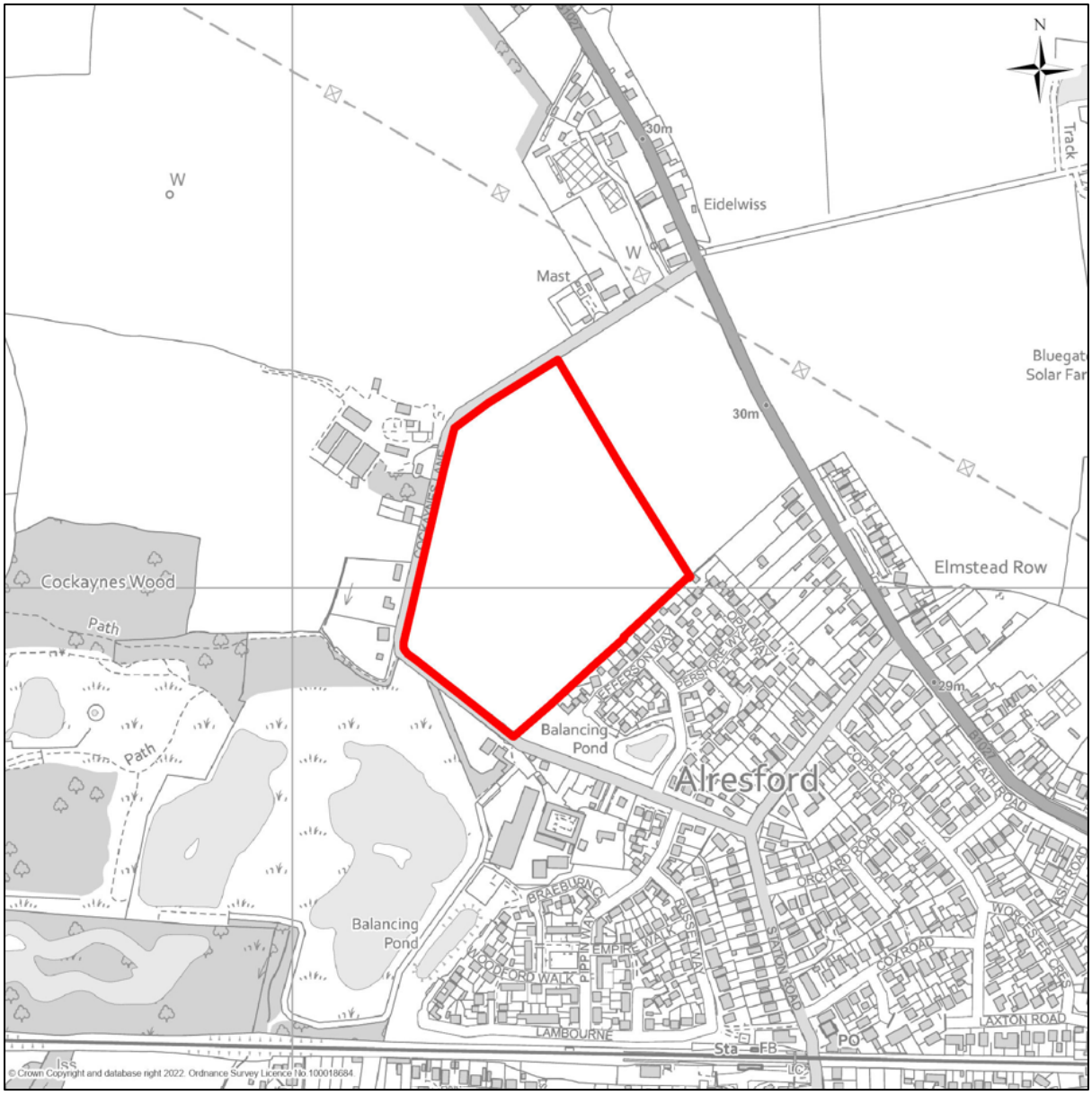
n. *In addition to prioritising SuDS and water efficiency measures, the development must include a range of actions to reduce pressure on the Water Recycling Centre, such as:*

1) Removal of unnecessary network flows;
2) Targeted education initiatives for new residents;
3) Measures to reduce demand for potable water.

Infrastructure Contributions

o. *The development must deliver any site-specific infrastructure requirements identified in the Infrastructure Delivery Plan, which may include education provision, highway improvements, water and wastewater infrastructure, and community or open space facilities.*

SAH6 Land east of Cockaynes Lane, Alresford



9.66 Further expansion of Alresford to the northwest, beyond the most recent development at Cockaynes Lane, represents the most appropriate and sustainable option for accommodating growth within the settlement. Policy SAH6 sets out the detailed requirements for this allocation. Any planning application for this site must demonstrate compliance with these requirements and contribute to their delivery, alongside other relevant policies within the Local Plan.

9.67 The Council will work proactively and collaboratively with the landowner, the adjacent landowner to the north-east, developers, statutory bodies, and the local community to ensure that this development, together with the neighbouring Medium Site Allocation, is delivered in a coordinated, integrated,

and holistic manner. This approach will secure economic, social, and environmental benefits for Alresford and the wider district.

9.68 A comprehensive Transport Assessment will be required to accompany any planning application. This should identify suitable access arrangements and, where necessary, include measures to enhance highway capacity and safety, improve public transport provision and infrastructure, and upgrade walking, cycling, and bridleway networks.

9.69 The Council will also engage with Network Rail, bus and train operators, and developers to explore opportunities for improvements at Alresford Station. Potential enhancements may include upgraded passenger facilities, increased service frequency, improved interchange between bus and rail, and support for complementary development around the station to help facilitate these improvements.

New Strategic Policy SAH6

DEVELOPMENT OF LAND EAST OF COCKAYNES LANE, ALRESFORD

Land east of Cockaynes Lane, as shown on Map SAH6, is allocated for residential development. The site shall deliver:

a. *Up to 100 new dwellings of mixed size and type, with a focus on provision of housing for the ageing population and opportunities for self-build development, and affordable housing in accordance with the Council's requirements as set out in Policy LP5 and having regard to the policies contained within the Alresford Neighbourhood Plan;*

b. *Provision of public open space in accordance with Policy HP5, designed to serve both new residents and the wider community.*

Development Requirements

Proposals must demonstrate compliance with the following criteria:

Access and Movement

c. *The development must demonstrate the provision of safe, suitable, and deliverable access arrangements in accordance with adopted highway design standards. The location and design of vehicular access points must be agreed in consultation with the Highway Authority and supported by clear evidence that the scheme will not result in unacceptable impacts on highway safety, capacity, or efficiency, whilst having regard to the neighbouring Medium Site Allocation to the north-west. Where mitigation is necessary to ensure safe and suitable access for vehicles and pedestrians, such measures must be fully integrated into the design of the development. These measures must be secured through appropriate*

legal mechanisms, such as planning obligations or conditions, to ensure their delivery and long-term effectiveness;

d. *The development must incorporate safe pedestrian access to ensure connectivity within the site, to the neighbouring Medium Site Allocation (see MSA7) and to existing footways in the vicinity of the site, and any nearby Public Rights of Way. Where feasible, the scheme should include green infrastructure links, recreational access to the countryside, and active travel connections to the wider settlement of Alresford.*

Landscape and Visual Impact

e. *The development must adopt a coordinated and holistic design approach, ensuring a comprehensive and well-integrated scheme in close collaboration with the neighbouring Medium Site Allocation for 40 dwellings (see MSA7 below). Particular attention should be given to the site's topography, with the layout and built form responding sensitively to natural land features and creating a seamless relationship between the two sites;*

f. *The layout and design must retain and enhance existing site features of ecological or amenity value. Where such features are present, the applicant must follow a hierarchy of avoidance, mitigation, and compensation for any adverse impacts;*

g. *Screening measures, such as locally appropriate tree belts and/or hedgerows, must be provided along site boundaries and elsewhere on the site (where required) to ensure the development is sensitively integrated into the surrounding landscape;*

Biodiversity, Ecology and Flood Risk Mitigation

h. *A requirement for 20% biodiversity net gain including the improvement of existing hedgerow conditions. Development proposals must be designed to enable and support the priority habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS);*

i. *The applicant must demonstrate adequate wastewater capacity, including any necessary phasing or alternative solutions, to the satisfaction of both the Council and Anglian Water;*

j. *Surface water must be attenuated and discharged to an on-site receiving waterbody, not to the combined sewer network, unless it can be robustly demonstrated that no alternative option exist;*

k. Development must not result in any increase in flood risk either on-site or to adjacent land. Surface water drainage strategies should be designed to ensure that runoff rates and volumes are controlled to pre-development levels or better, with consideration given to sustainable drainage systems (SuDS) where feasible;

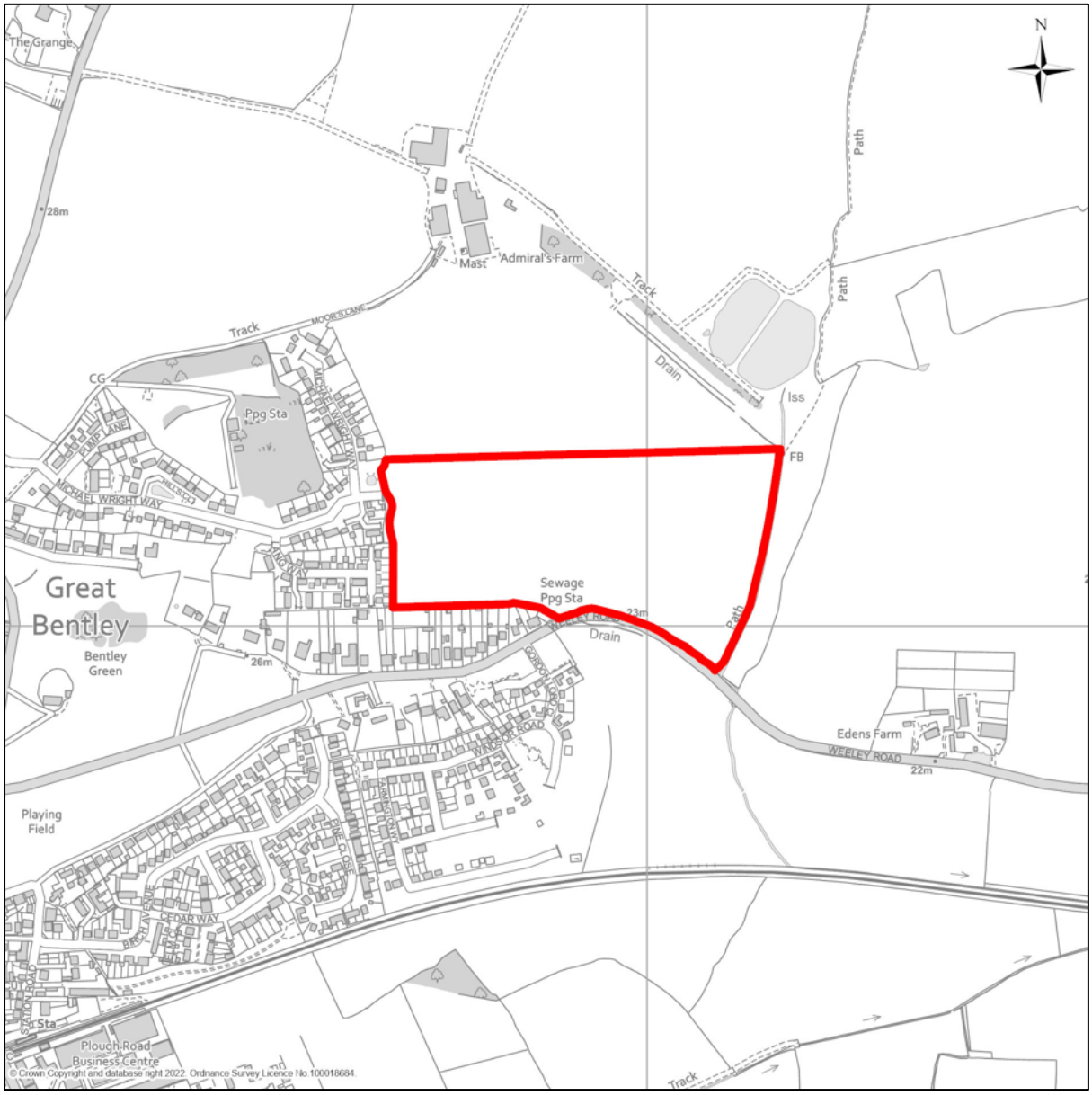
l. In addition to prioritising SuDS and water efficiency measures, the development must include a range of actions to reduce pressure on the Water Recycling Centre, such as:

1) Removal of unnecessary network flows;
2) Targeted education initiatives for new residents;
3) Measures to reduce demand for potable water.

Infrastructure Contributions

m. The development must deliver any site-specific infrastructure requirements identified in the Infrastructure Delivery Plan, which may include education provision, highway improvements, water and wastewater infrastructure, and community or open space facilities.

SAH7 Land east of Admirals Green and north of Weeley Road, Great Bentley



9.70 This peripheral area of Great Bentley is largely unconstrained by significant physical or environmental limitations, making it the most appropriate location for strategic housing growth. Its suitability is further reinforced by recent development on the opposite side of Weeley Road. Policy SAH7 sets out the detailed requirements for this allocation, and any planning application must demonstrate full compliance with these requirements alongside other relevant Local Plan policies.

9.71 In addition to delivering a balanced mix of new homes, the development will provide high-quality public open spaces designed to benefit both new residents and the wider community. The layout and design will respond sensitively to the surrounding landscape character, incorporating robust screening and mitigation measures along all site boundaries, together with

landscape enhancements along Weeley Road and the entire eastern edge of the site. The increase in households resulting from this allocation will help stimulate economic growth, supporting local businesses and services in Great Bentley and contributing to wider investment across nearby towns and villages.

9.72 The Council will work collaboratively with the landowner, developers, and key stakeholders, in consultation with the local community, to ensure the development delivers economic, social, and environmental benefits for both Great Bentley and the wider district.

9.73 A comprehensive Transport Assessment will be required to accompany any planning application. This must identify suitable access arrangements from Weeley Road and, where necessary, include measures to improve highway capacity and safety, enhance public transport services and infrastructure, and upgrade walking, cycling, and bridleway networks.

9.74 The Council will also engage with Network Rail, bus and train operators, and developers to explore opportunities for improvements at Great Bentley Station. Potential enhancements may include upgraded passenger facilities, increased service frequency, improved interchange between bus and rail, and support for complementary development around the station to help deliver these improvements.

New Strategic Policy SAH7

DEVELOPMENT OF LAND EAST OF ADMIRALS GREEN AND NORTH OF WEELEY ROAD. GREAT BENTLEY

Land east of east of Admirals Green and north of Weeley Road, as identified on Map SAH7, is allocated for residential development. The site shall deliver:

a. *Up to 120 new dwellings of varied size and type, including affordable housing in accordance with the Council's adopted requirements as set out in policy LP5;*

b. *Provision of public open space in accordance with Policy HP5 incorporating community sports facilities, designed to serve both new residents and the wider community;*

Development Requirements

Proposals must demonstrate compliance with the following criteria:

Access and Movement

c. *Provision of safe and suitable vehicular access designed to meet highway standards, with the principal access point off Weeley Road. Proposals must demonstrate no adverse impact on highway capacity or safety;*

d. *Delivery of necessary improvements to the local highway network to address capacity, access and/or safety concerns;*

e. *Where appropriate, enhancements to public transport services. Proposals must also provide safe and accessible pedestrian and cycle routes throughout the site, ensuring integrated connectivity to existing footways and Public Rights of Way;*

f. *Integration of green infrastructure to facilitate recreational access to the countryside and promote active travel, with improved links to the wider settlement.*

Landscape and Visual Impact

g. *The development must be compatible with the character and scale of surrounding properties. The design must give specific consideration to the site's topography, ensuring that layout and form respond appropriately to natural land features;*

h. *The layout and design must retain and enhance existing site features of ecological or amenity value. Where such features are present, the applicant must follow a hierarchy of avoidance, mitigation, and compensation for any adverse impacts;*

i. *Screening measures, such as locally appropriate tree belts and/or hedgerows, must be provided along site boundaries and elsewhere within the site (where required) to ensure the development is sensitively integrated into the surrounding landscape;*

Biodiversity, Ecology and Flood Risk Mitigation

j. *A 20% biodiversity net gain including improved hedgerow management and the creation of grassland habitats along road verges. Development proposals must be designed to enable and support the priority habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS);*

k. *The applicant must demonstrate adequate wastewater capacity, including any necessary phasing or alternative solutions, to the satisfaction of both the Council and Anglian Water;*

l. *Surface water drainage must be attenuated and discharged to an appropriate receiving waterbody. Connection to the combined sewer network will only be permitted where no alternative solution exists;*

m. Development must not result in any increase in flood risk either on-site or to adjacent land. Surface water drainage strategies should be designed to ensure that runoff rates and volumes are controlled to pre-development levels or better, with consideration given to sustainable drainage systems (SuDS) where feasible;

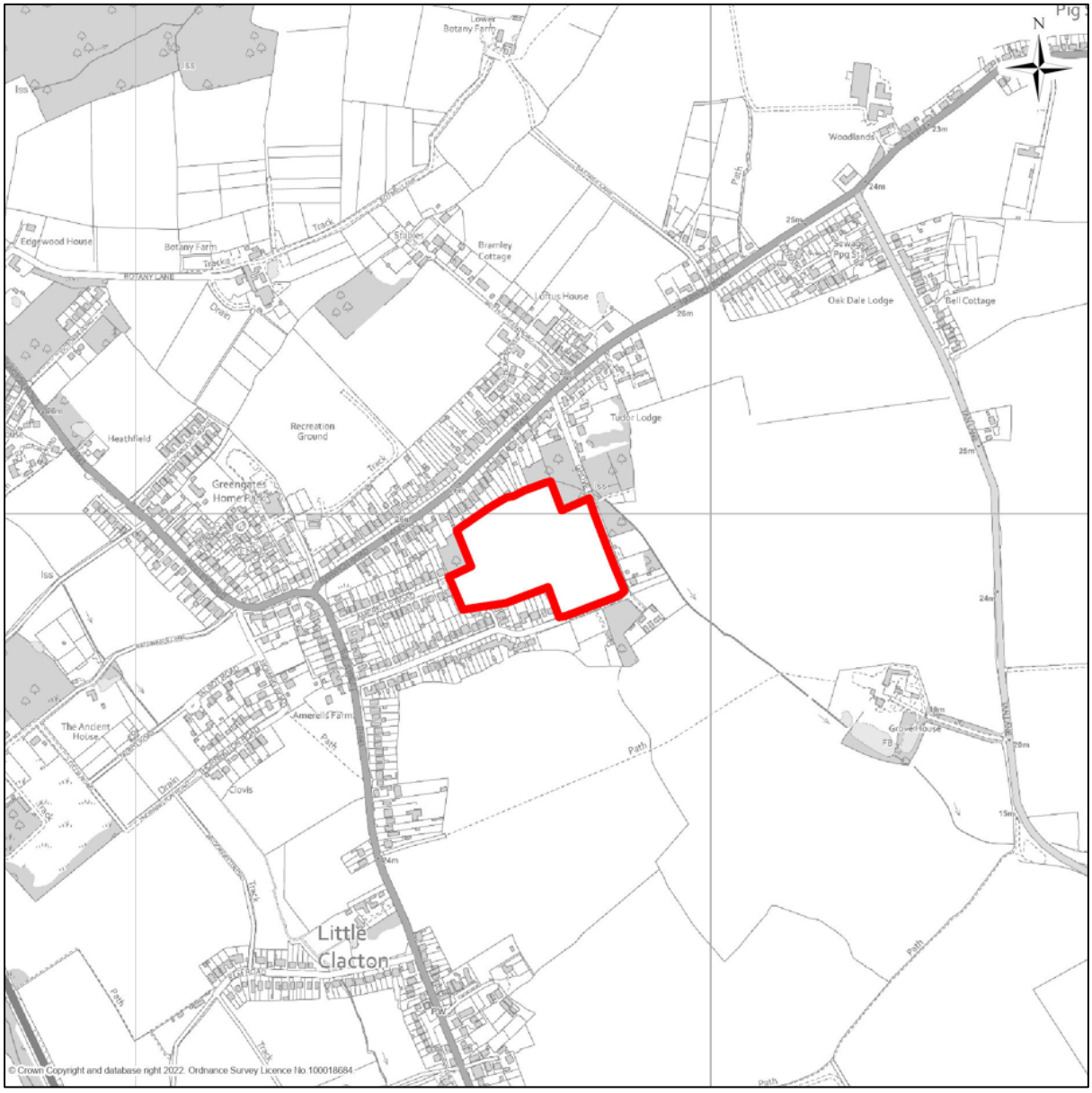
n. In addition to prioritising SuDS and water efficiency measures, the development must include a range of actions to reduce pressure on the Water Recycling Centre, such as:

1) Removal of unnecessary network flows;
2) Targeted education initiatives for new residents;
3) Measures to reduce demand for potable water.

<u>Infrastructure Contributions</u>

o. Delivery of any site-specific infrastructure identified in the Infrastructure Delivery Plan (IDP), which may include education provision, highway mitigation, water and wastewater infrastructure, and community/open space facilities.

SAH8 Land East of Amerells Road, Little Clacton



9.75 Policy SAH8 below sets out the detailed requirements for this allocation, and any planning application must demonstrate full compliance with these requirements alongside other relevant Local Plan policies.

9.76 In addition to delivering a balanced mix of new homes, the development will provide high-quality public open spaces designed to benefit both new residents and the wider community. The layout and design will respond sensitively to the surrounding landscape character, incorporating robust screening and mitigation measures along the northern edge of the site. It will also include landscape enhancements and ensure strong pedestrian and cycle permeability, creating an east–west connection between Amerells Road and Grove Road, as well as a link to Feverills Road to the south.

9.77 The increase in households resulting from this allocation will help stimulate economic growth, supporting local businesses and services in Little Clacton and contributing to wider investment across nearby towns and villages.

9.78 A comprehensive Transport Assessment will be required to accompany any planning application. This must identify suitable access arrangements from Amerells Road and, where necessary, include measures to improve highway capacity and safety, enhance public transport services and infrastructure, and upgrade walking, cycling, and bridleway networks.

9.79 The Council will work collaboratively with the landowner, developers, and key stakeholders, in consultation with the local community, to ensure the development delivers economic, social, and environmental benefits for both Little Clacton and the wider district.

New Strategic Policy SAH8

DEVELOPMENT OF LAND EAST OF AMERELLS ROAD, LITTLE CLACTON

Land to the East of Amerells Road, as shown on Map SAH8, is allocated for residential development. The site shall deliver:

a. *Up to 100 new dwellings of mixed size and type, including affordable housing in accordance with the Council's requirements as set out in policy LP5.*

b. *Provision of public open space in accordance with Policy HP5, designed to serve both new residents and the wider community.*

Development Requirements

Proposals must demonstrate compliance with the following criteria:

Access and Movement

c. *The site must offer safe and appropriate access from Amerells Road, in line with highway design standards, supported by clear evidence that it will not compromise highway capacity or safety;*

d. *The development must incorporate safe pedestrian access to ensure connectivity within the site and to existing footways along Amerells Road. Where feasible, the scheme should include green infrastructure links, recreational access to the countryside, and active travel connections to the wider settlement of Little Clacton.*

Landscape and Visual Impact

e. *The development must be compatible with the character and scale of surrounding properties. The design must give specific*

consideration to the site's topography, ensuring that layout and form respond appropriately to natural land features;

f. *The layout and design must retain and enhance existing site features of ecological or amenity value. Where such features are present, the applicant must follow a hierarchy of avoidance, mitigation, and compensation for any adverse impacts;*

g, *Screening measures, such as locally appropriate tree belts and/or hedgerows, must be provided along site boundaries and elsewhere within the site (where required) to ensure the development is sensitively integrated into the surrounding landscape;*

Biodiversity, Ecology and Flood Risk Mitigation

h. *A 20% biodiversity net gain including improvement of existing hedgerow conditions. Development proposals must be designed to enable and support the priority habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS);*

i. *The applicant must demonstrate adequate wastewater capacity, including any necessary phasing or alternative solutions, to the satisfaction of both the Council and Anglian Water;*

j, *Surface water must be attenuated and discharged to an on-site receiving waterbody, not to the combined sewer network, unless it can be robustly demonstrated that no alternative option exist;*

k. *Development must not result in any increase in flood risk either on-site or to adjacent land. Surface water drainage strategies should be designed to ensure that runoff rates and volumes are controlled to pre-development levels or better, with consideration given to sustainable drainage systems (SuDS) where feasible;*

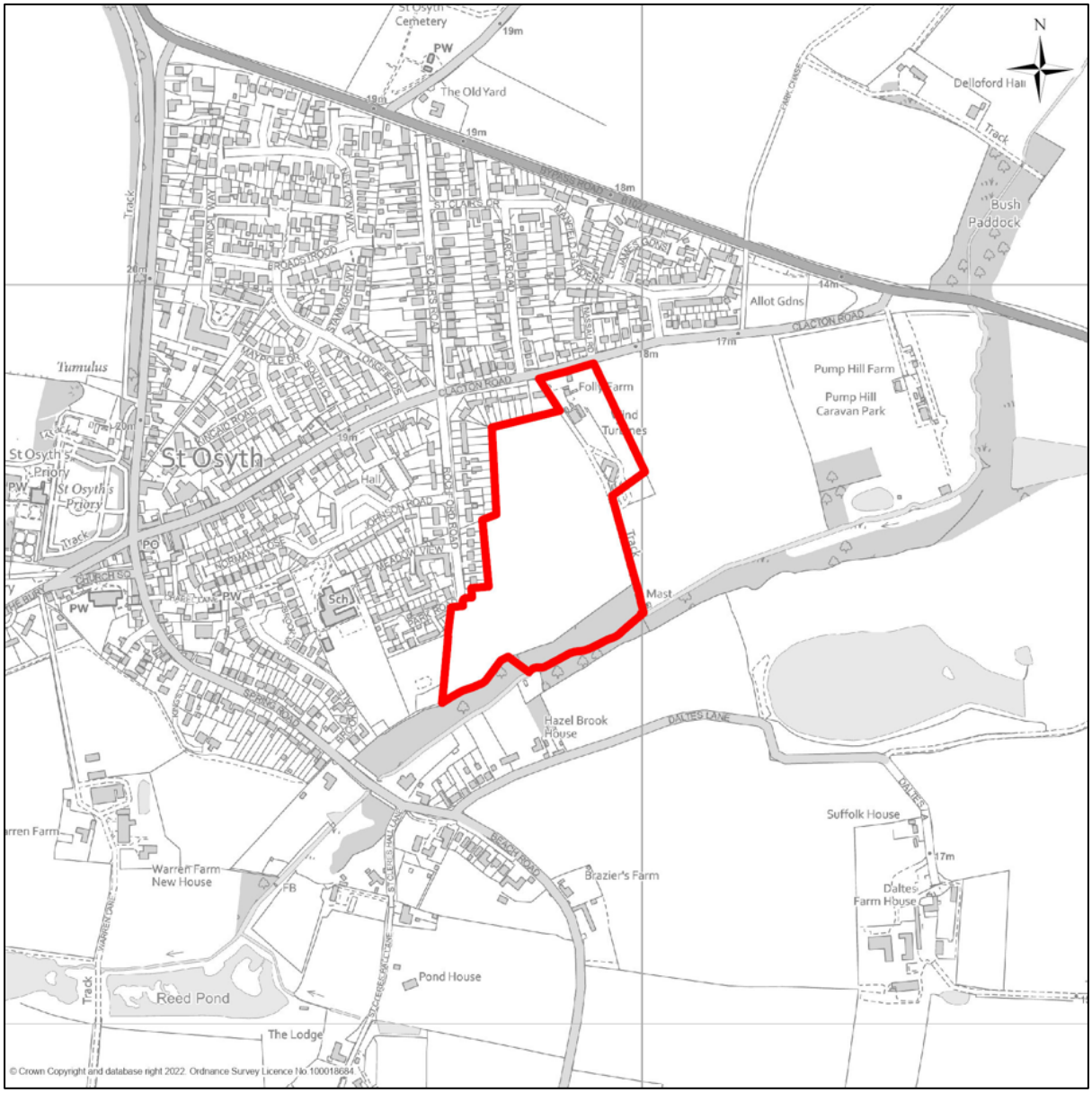
l. *In addition to prioritising SuDS and water efficiency measures, the development must include a range of actions to reduce pressure on the Water Recycling Centre, such as:*

1) Removal of unnecessary network flows;
2) Targeted education initiatives for new residents; and
3) Measures to reduce demand for potable water.

Infrastructure Contributions

n. *The development must deliver any site-specific infrastructure requirements identified in the Infrastructure Delivery Plan, which may include education provision, highway improvements, water and wastewater infrastructure, and community or open space facilities.*

SAH9 Land South of Clacton Road, St Osyth



9.80 This site offers strong potential for a well-integrated development, benefiting from good connectivity to key local amenities, including the nearby primary school and the village centre to the west. The allocation of 100 new dwellings will deliver a proportionate and sustainable level of growth for St Osyth, consistent with the settlement's scale and capacity to accommodate new development.

9.81 Policy SAH9 sets out the detailed requirements for this allocation, and any planning application must demonstrate full compliance with these requirements alongside other relevant Local Plan policies.

9.82 In addition to providing a balanced mix of new homes, the development will incorporate high-quality public open spaces designed to serve both new residents and the wider community. The layout and design will respond

sensitively to the surrounding landscape character, with robust screening and mitigation measures along all site boundaries to ensure a well-defined and visually appropriate edge to the settlement. The increase in households resulting from this allocation will help stimulate economic growth, supporting local businesses and services in St Osyth and contributing to wider investment across nearby towns and villages.

9.83 A comprehensive Transport Assessment must be submitted with any planning application. This must identify suitable access arrangements and, where necessary, include measures to improve highway capacity and safety, enhance public transport services and infrastructure, and upgrade walking, cycling, and bridleway networks.

9.84 The Council will work collaboratively with the landowner, developers, and key stakeholders, in consultation with the local community, to ensure the development delivers economic, social, and environmental benefits for both St Osyth and the wider district.

New Strategic Policy SAH9

DEVELOPMENT OF LAND SOUTH OF CLACTON ROAD, ST OSYTH

Land south of Clacton Road, as shown on Map SAH9, is allocated for residential development. The site shall deliver:

a. *Up to 100 new dwellings of mixed size and type, including affordable housing in accordance with the Council's requirements as set out in policy LP5.*

b. *Provision of public open space in accordance with Policy HP5, designed to serve both new residents and the wider community.*

Development Requirements

Proposals must demonstrate compliance with the following criteria:

Access and Movement

c. *The site must provide safe and suitable access that meets required highway design standards. The location of vehicle access must be agreed with the Highway Authority, with clear evidence that the proposal will not adversely affect highway capacity or safety;*

d. *The development must incorporate safe pedestrian access to ensure connectivity within the site and to existing footways and where possible, any nearby Public Rights of Way. Where feasible, the scheme should include green infrastructure links, recreational access*

to the countryside, and active travel connections to the wider settlement of St Osyth.

Landscape and Visual Impact

e. *The development must be compatible with the character and scale of surrounding properties. The design must give specific consideration to the site's topography, ensuring that layout and form respond appropriately to natural land features;*

f. *The layout and design must retain and enhance existing site features of ecological or amenity value. Where such features are present, the applicant must follow a hierarchy of avoidance, mitigation, and compensation for any adverse impacts;*

g. *Screening measures, such as locally appropriate tree belts and/or hedgerows, must be provided along site boundaries and elsewhere within the site (where required) to ensure the development is sensitively integrated into the surrounding landscape;*

Biodiversity, Ecology and Flood Risk Mitigation

h. *A 20% biodiversity net gain including the improvement of existing hedgerow conditions. Development proposals must be designed to enable and support the priority habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS);*

i. *The applicant must demonstrate adequate wastewater capacity, including any necessary phasing or alternative solutions, to the satisfaction of both the Council and Anglian Water;*

j. *Surface water must be attenuated and discharged to an on-site receiving waterbody, not to the combined sewer network, unless it can be robustly demonstrated that no alternative option exist;*

k. *Development must not result in any increase in flood risk either on-site or to adjacent land. Surface water drainage strategies should be designed to ensure that runoff rates and volumes are controlled to pre-development levels or better, with consideration given to sustainable drainage systems (SuDS) where feasible;*

l. *In addition to prioritising SuDS and water efficiency measures, the development must include a range of actions to reduce pressure on the Water Recycling Centre, such as:*

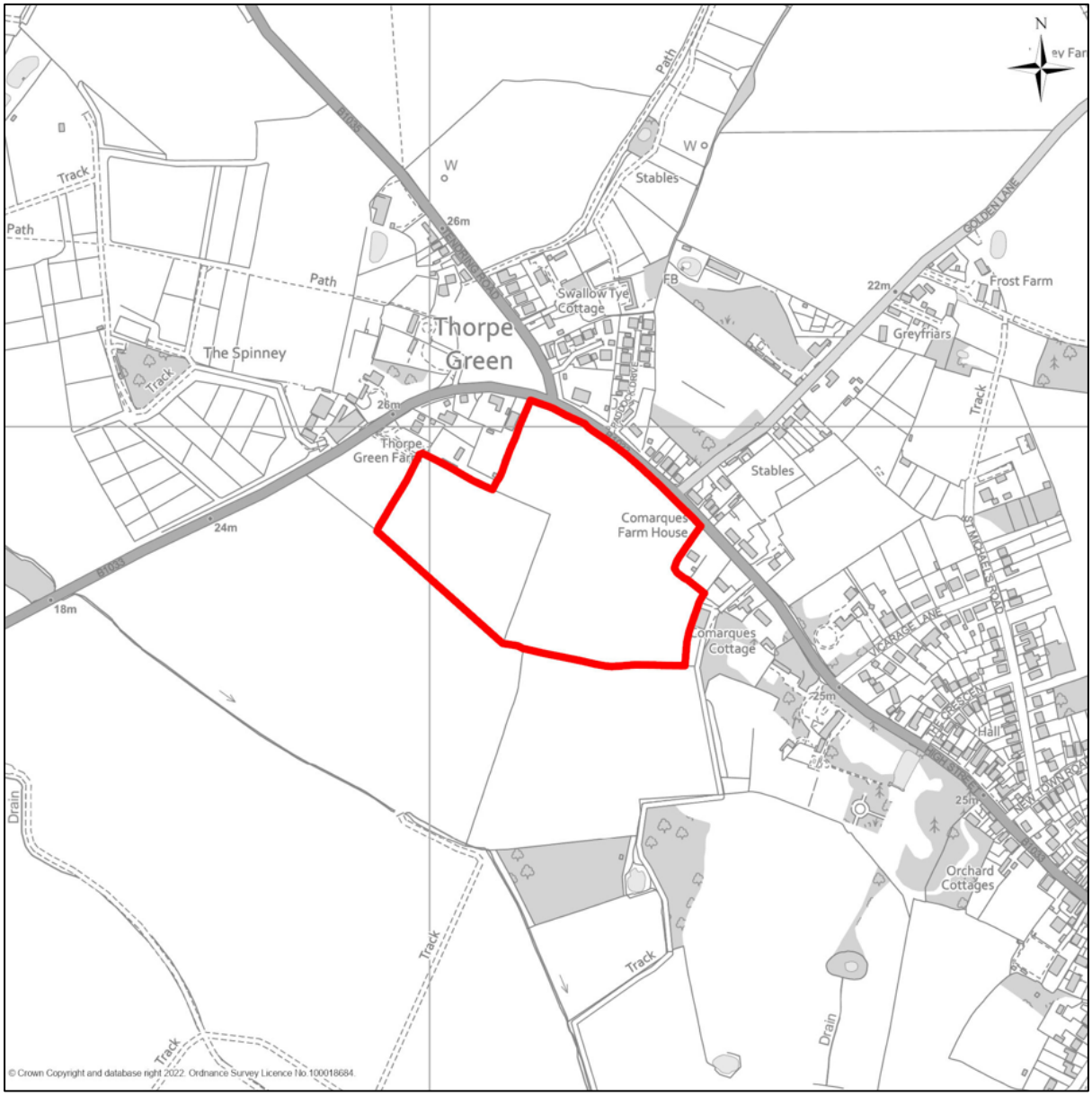
1) Removal of unnecessary network flows;
2) Targeted education initiatives for new residents; and
3) Measures to reduce demand for potable water.

m. *Prior to planning approval, wintering bird surveys must be carried out at the appropriate time of year to identify any offsite functional habitat. If significant numbers of SPA birds are found, the development must first seek to avoid impacts. Where avoidance is not possible, the scheme must be phased to deliver habitat creation and management, either on-site or off-site, to mitigate any significant effects. Such habitat must be fully functional before any development that could affect SPA birds is permitted to proceed.*

Infrastructure Contributions

n. *The development must deliver any site-specific infrastructure requirements identified in the Infrastructure Delivery Plan, which may include education provision, highway improvements, water and wastewater infrastructure, and community or open space facilities.*

SAH10 Land south of Colchester Road, Thorpe-le-Soken



9.85 This site, located on the western edge of Thorpe-le-Soken, is largely free from significant physical or environmental constraints, making it a suitable and sustainable location for strategic housing growth. The allocation will deliver a proportionate level of development that aligns with the settlement's scale and capacity. Policy SAH10 below sets out the detailed requirements for this site, and any planning application must demonstrate full compliance with these requirements alongside other relevant Local Plan policies.

9.86 In addition to providing a balanced mix of new homes, the development will incorporate high-quality public open spaces designed to serve both new residents and the wider community. The layout and design will respond sensitively to the surrounding landscape character, including robust screening and mitigation measures along all site boundaries, together with landscape

enhancements along Colchester Road and other areas where appropriate. The increase in households resulting from this allocation will help stimulate economic growth, supporting local businesses and services in Thorpe-le-Soken and contributing to wider investment across nearby towns and villages.

9.87 A comprehensive Transport Assessment will be required to accompany any planning application. This must identify suitable access arrangements from Colchester Road and, where necessary, include measures to improve highway capacity and safety, enhance public transport services and infrastructure, and upgrade walking, cycling, and bridleway networks.

9.88 The Council will work collaboratively with the landowner, developers, and key stakeholders, in consultation with the local community, to ensure the development delivers economic, social, and environmental benefits for both Thorpe-le-Soken and the wider district.

9.89 The Council will also engage with Network Rail, bus and train operators, and developers to explore opportunities for improvements at Thorpe-le-Soken Station. Potential enhancements may include upgraded passenger facilities, increased service frequency, improved interchange between bus and rail, and support for complementary development around the station to help deliver these improvements.

New Strategic Policy SAH10

DEVELOPMENT OF LAND SOUTH OF COLCHESTER ROAD, THORPE-LE-SOKEN

Land south of Colchester Road, Thorpe-le-Soken, as identified on Map SAH10, is allocated for residential development. The site shall deliver:

a. *Up to 150 new dwellings, comprising a mix of sizes and types, including affordable housing in accordance with the Council's requirements as set out in policy LP5;*

b. *Provision of public open space in accordance with Policy HP5, designed to serve both new residents and the wider community.*

Development Requirements

Proposals must demonstrate compliance with the following criteria:

Access and Movement

c. *Provision of safe and suitable vehicular access designed to meet highway standards, with the principal access point in an appropriate*

location off Colchester Road. Proposals must demonstrate no adverse impact on highway capacity or safety;

d. *Delivery of necessary improvements to the local highway network to address capacity, access and/or safety concerns;*

e. *Proposals must incorporate measures to enhance public transport provision and strengthen pedestrian and cycle connectivity. These improvements should deliver safe, direct, and convenient links between the site and key destinations, including the settlement of Thorpe-le-Soken to the southeast. Where deemed necessary, pedestrian and cycle connectivity between the site and Thorpe-le-Soken railway station to the south should also be improved.*

f. *Development to include a connection point in the south-eastern part of the site to enable a future spine road link to Station Road and Thorpe-le-Soken railway station to the south-east, ensuring alignment with the wider movement and access strategy;*

g. *Integration of green infrastructure to facilitate recreational access to the countryside and promote active travel;*

Landscape and Visual Impact

h. *The development must be compatible with the character and scale of surrounding properties. The design must give specific consideration to the site's topography, ensuring that layout and form respond appropriately to natural land features;*

i. *The layout and design must retain and enhance existing site features of ecological or amenity value. Where such features are present, the applicant must follow a hierarchy of avoidance, mitigation, and compensation for any adverse impacts;*

j. *Screening measures, such as locally appropriate tree belts and/or hedgerows, must be provided along site boundaries and elsewhere within the site (where required) to ensure the development is sensitively integrated into the surrounding landscape;*

Heritage

k. *Preservation of the significance of the Thorpe-le-Soken Conservation area to the east of the site, including consideration of its setting;*

Biodiversity, Ecology and Flood Risk Mitigation

l. *A requirement for 20% biodiversity net gain including the improvement of existing hedgerow conditions. Development proposals must be designed to enable and support the priority habitat*

measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS);

m. *The applicant must demonstrate adequate wastewater capacity, including any necessary phasing or alternative solutions, to the satisfaction of both the Council and Anglian Water;*

n. *Surface water must be attenuated and discharged to an on-site receiving waterbody, not to the combined sewer network, unless it can be robustly demonstrated that no alternative option exist;*

o. *Development must not result in any increase in flood risk either on-site or to adjacent land. Surface water drainage strategies should be designed to ensure that runoff rates and volumes are controlled to pre-development levels or better, with consideration given to sustainable drainage systems (SuDS) where feasible;*

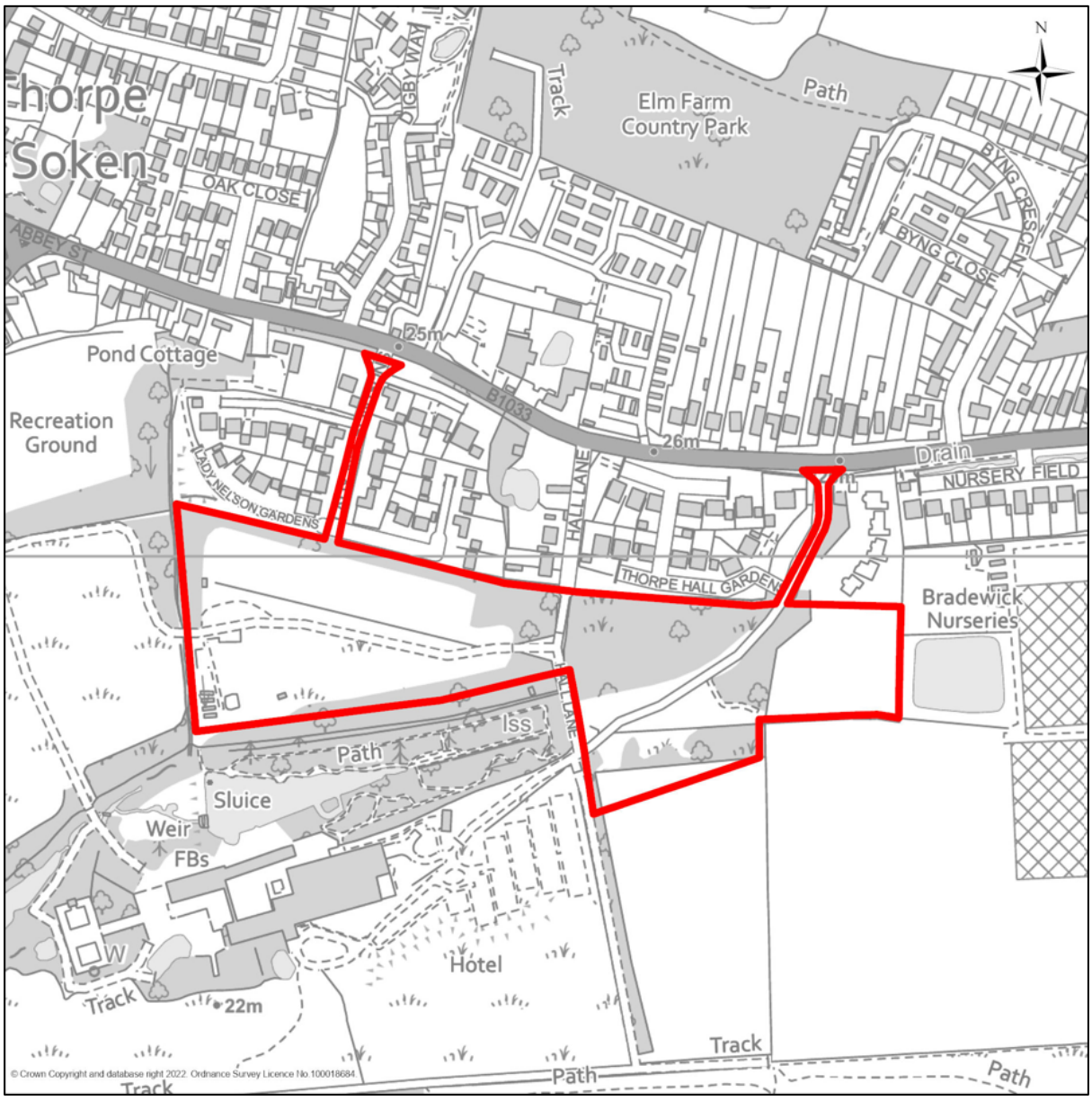
p. *In addition to prioritising SuDS and water efficiency measures, the development must include a range of actions to reduce pressure on the Water Recycling Centre, such as:*

1) Removal of unnecessary network flows;
2) Targeted education initiatives for new residents;
3) Measures to reduce demand for potable water.

<u>Infrastructure Contributions</u>

q. *Delivery of any site-specific infrastructure identified in the Infrastructure Delivery Plan, which may include education provision, highway mitigation, water and wastewater infrastructure, and community/open space facilities.*

SAH11 Land North of Lifehouse Spa & Hotel, Thorpe-le-Soken



9.90 This site benefits from strong connectivity to the established settlement of Thorpe-le-Soken. The allocation offers opportunities to improve safe pedestrian and cycle connections between the site and Thorpe-le-Soken railway station to the south, enhancing sustainable travel choices. The proposed level of development will be proportionate to the settlement's scale and capacity.

9.91 Policy SAH11 below sets out the detailed requirements for this allocation, and any planning application must demonstrate full compliance with these requirements alongside other relevant Local Plan policies.

9.92 In addition to delivering a balanced mix of new homes, the development will provide high-quality public open spaces and ensure strong pedestrian and cycle permeability throughout the site. These spaces will be designed to serve

both new residents and the wider community. The layout and design will respond sensitively to the surrounding landscape character, incorporating robust screening and mitigation measures along site boundaries, together with appropriate landscape enhancements. The increase in households resulting from this allocation will help stimulate economic growth, supporting local businesses and services in Thorpe-le-Soken and contributing to wider investment across nearby towns and villages.

9.93 A comprehensive Transport Assessment will be required to accompany any planning application. This must identify suitable access arrangements from Frinton Road via Lady Nelson Gardens and Lifehouse Drive and, where necessary, include measures to improve highway capacity and safety, enhance public transport services and infrastructure, and upgrade walking, cycling, and bridleway networks.

9.94 The Council will work collaboratively with the landowner, developers, and key stakeholders, in consultation with the local community, to ensure the development delivers economic, social, and environmental benefits for both Thorpe-le-Soken and the wider district.

9.95 The Council will also engage with Network Rail, bus and train operators, and developers to explore opportunities for improvements at Thorpe-le-Soken Station. Potential enhancements may include upgraded passenger facilities, increased service frequency, improved interchange between bus and rail, and support for complementary development around the station to help deliver these improvements.

New Strategic Policy SAH11

DEVELOPMENT OF LAND NORTH OF LIFEHOUSE SPA & HOTEL, THORPE-LE-SOKEN

Land east of Station Road, Thorpe-le-Soken, as identified on Map SAH9/10, is allocated for residential development. The site shall deliver:

a. *Up to 110 new dwellings of varied size and type, including affordable housing in accordance with the Council's adopted requirements as set out in policy LP5;*

b. *Provision of public open space in accordance with Policy HP5, designed to serve both new residents and the wider community. This shall include the transfer of land to extend the Lady Nelson Playing Field through the provision of high-quality public open space, designed to support active recreation, enhance biodiversity, and promote community health and wellbeing;*

Development Requirements

Proposals must demonstrate compliance with the following criteria:

Access and Movement

c. *Provision of safe and suitable vehicular access designed to meet highway standards, with principal access points off Lifehouse Drive and Lady Nelson Gardens. Proposals must demonstrate no adverse impact on highway capacity or safety;*

d. *Delivery of necessary improvements to the local highway network to address capacity, access and/or safety concerns;*

e. *Proposals should include measures to enhance public transport services and improve pedestrian and cycle connectivity. This should ensure safe and convenient links between the site and key destinations, including Thorpe-le-Soken station to the south and the settlement nucleus of Thorpe-le-Soken to the north-west, and existing bridleways;*

f. *Integration of green infrastructure to facilitate recreational access to the countryside and promote active travel.*

Landscape and Visual Impact

g. *The development must be compatible with the character and scale of surrounding properties. The design must give specific consideration to the site's topography, ensuring that layout and form respond appropriately to natural land features;*

h. *The layout and design must retain and enhance existing site features of ecological or amenity value. Where such features are present, the applicant must follow a hierarchy of avoidance, mitigation, and compensation for any adverse impacts;*

i. *Screening measures, such as locally appropriate tree belts and/or hedgerows, must be provided along site boundaries and elsewhere within the site (where required) to ensure the development is sensitively integrated into the surrounding landscape;*

Heritage

j. *Preservation and enhancement of the significance of the Thorpe-le-Soken Conservation area and the Grade II Listed Thorpe Hall Park and Garden, including consideration of their respective settings*.

Biodiversity, Ecology and Flood Risk Mitigation

k. *A requirement for 20% biodiversity net gain including the improvement of existing hedgerow conditions. Development*

proposals must be designed to enable and support the priority habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS);

l. *The applicant must demonstrate adequate wastewater capacity, including any necessary phasing or alternative solutions, to the satisfaction of both the Council and Anglian Water;*

m. *Surface water must be attenuated and discharged to an on-site receiving waterbody, not to the combined sewer network, unless it can be robustly demonstrated that no alternative option exist;*

n. *Development must not result in any increase in flood risk either on-site or to adjacent land. Surface water drainage strategies should be designed to ensure that runoff rates and volumes are controlled to pre-development levels or better, with consideration given to sustainable drainage systems (SuDS) where feasible;*

o. *In addition to prioritising SuDS and water efficiency measures, the development must include a range of actions to reduce pressure on the Water Recycling Centre, such as:*

1) Removal of unnecessary network flows;
2) Targeted education initiatives for new residents;
3) Measures to reduce demand for potable water.

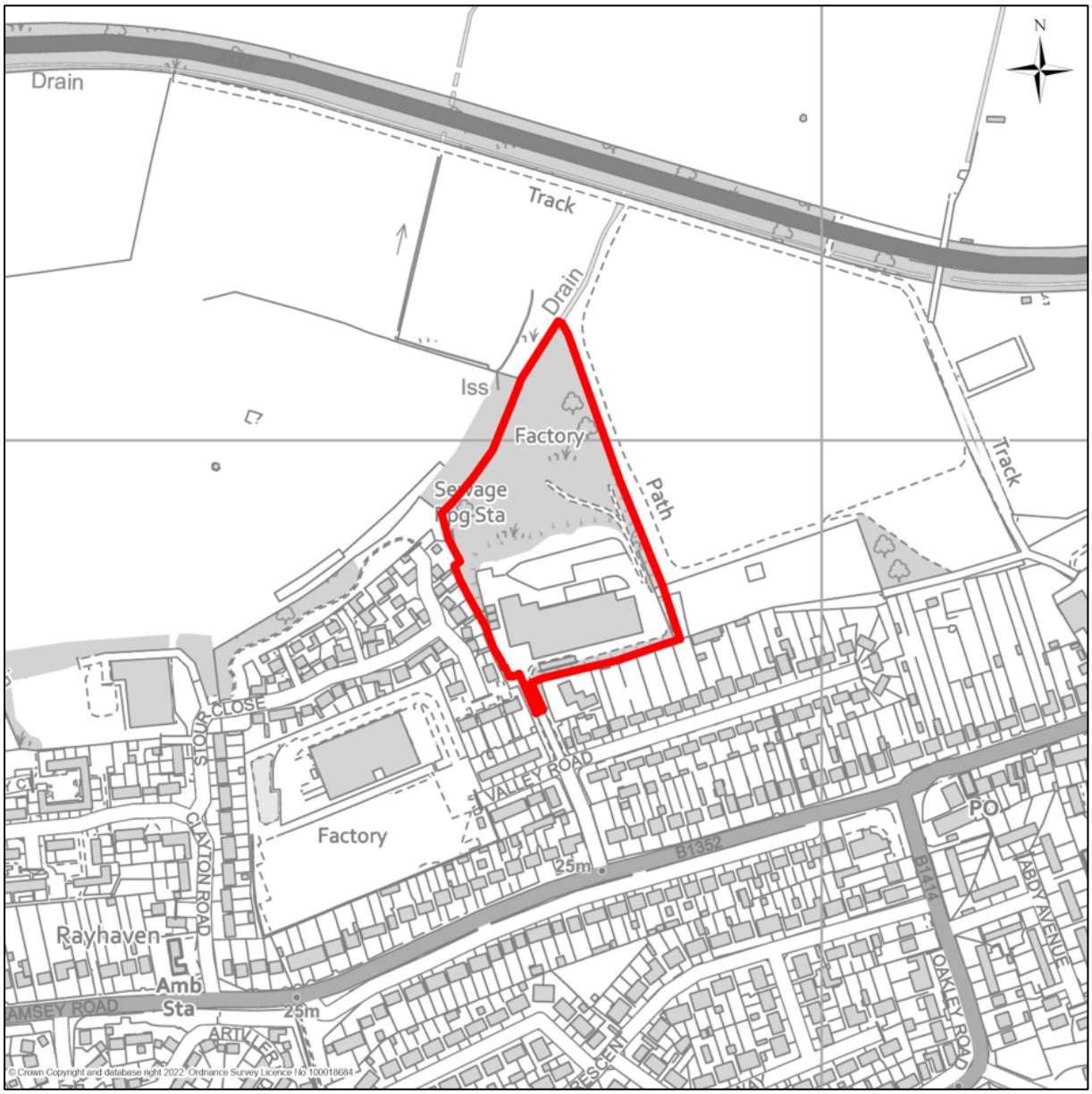
<u>Infrastructure Contributions</u>

p. *Delivery of any site-specific infrastructure identified in the Infrastructure Delivery Plan (IDP), which may include education provision, highway mitigation, water and wastewater infrastructure, and community/open space facilities.*

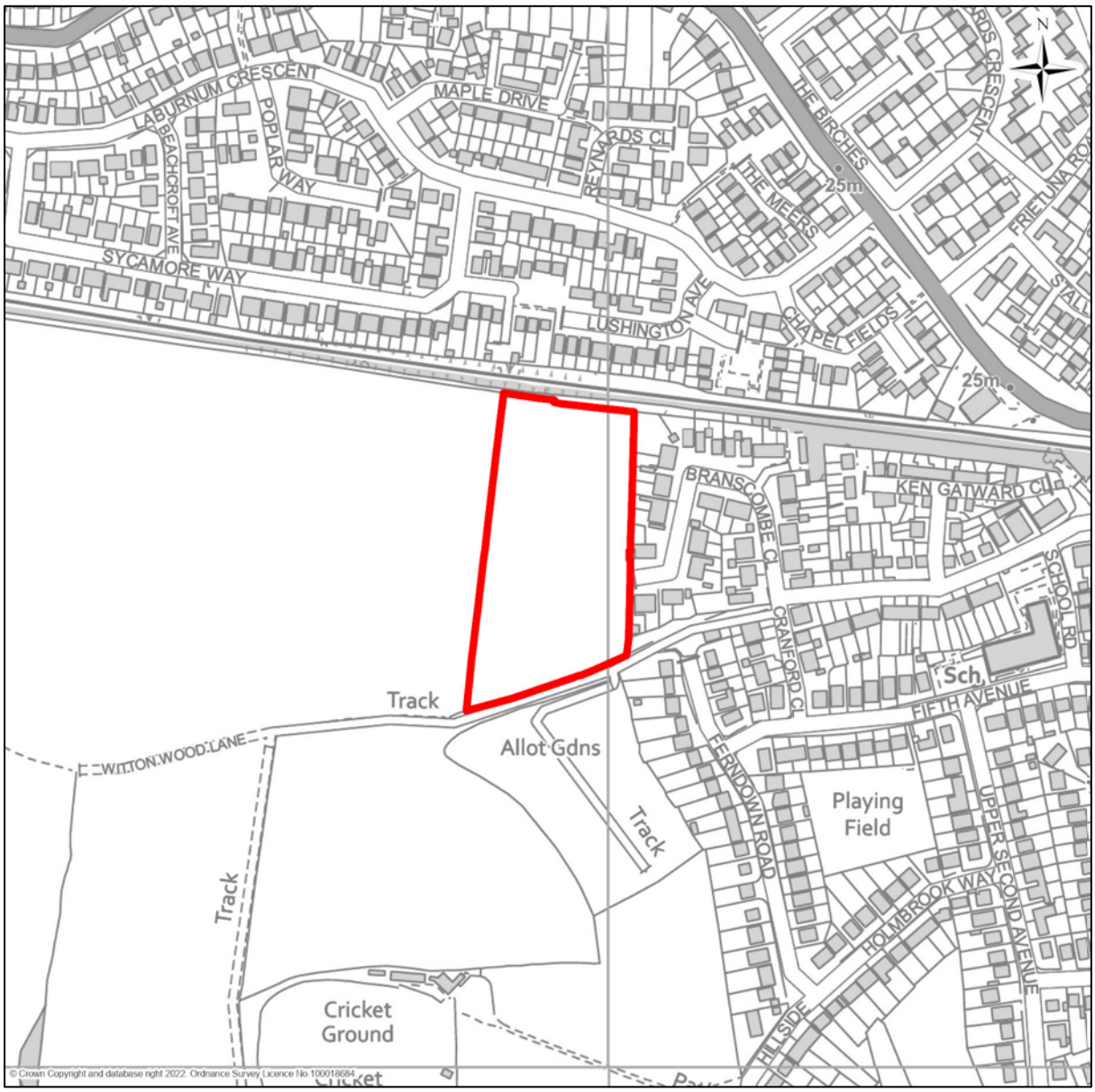
Medium Site Allocations

The following maps identify the boundaries of the Medium Site Allocations (MSA).

MSA1 Durite Works, Valley Road, Harwich



MSA2 Land adjacent to Branscombe Close, Frinton

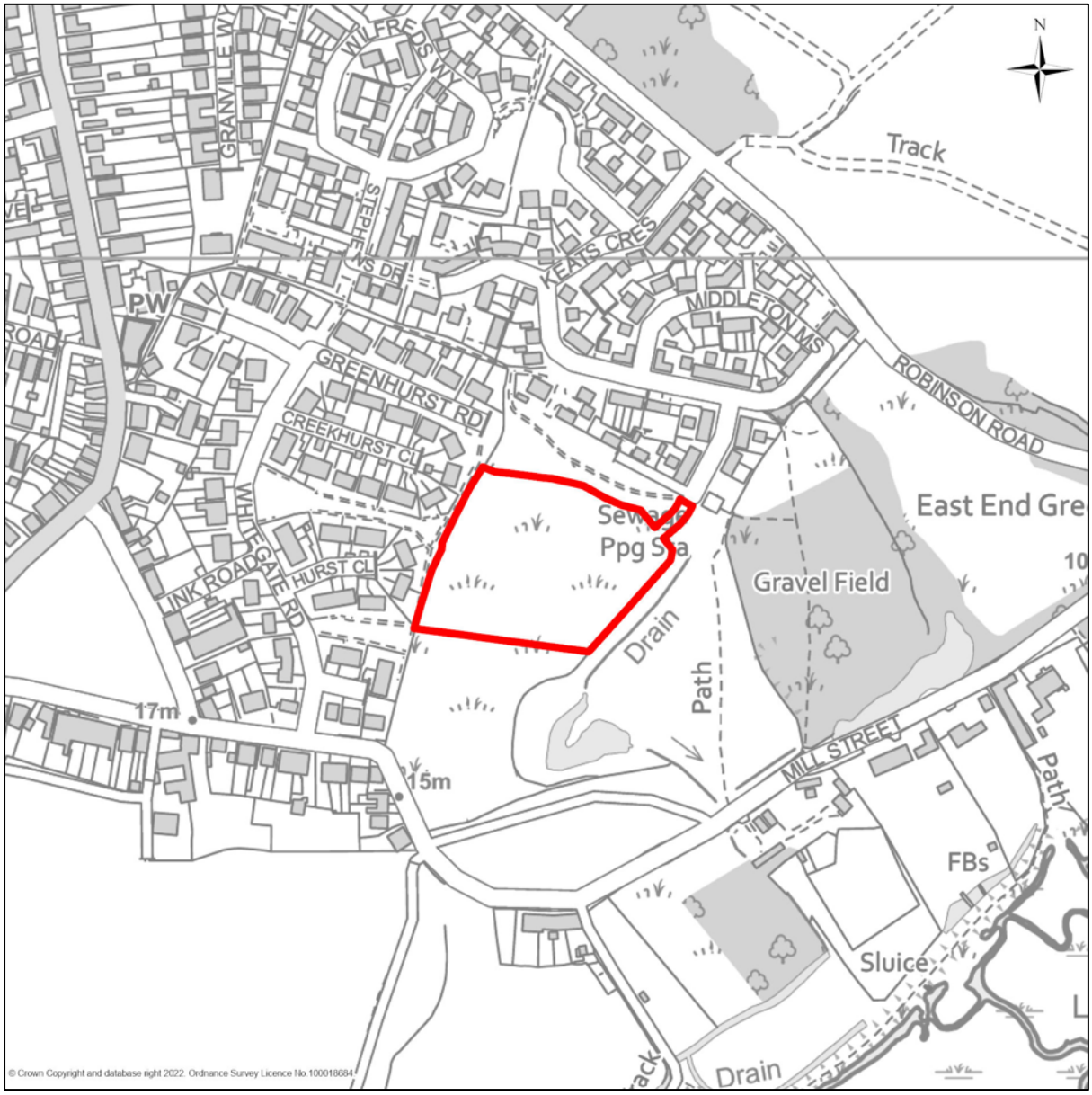


MSA3 Affinity Water, Mill Hill, Manningtree

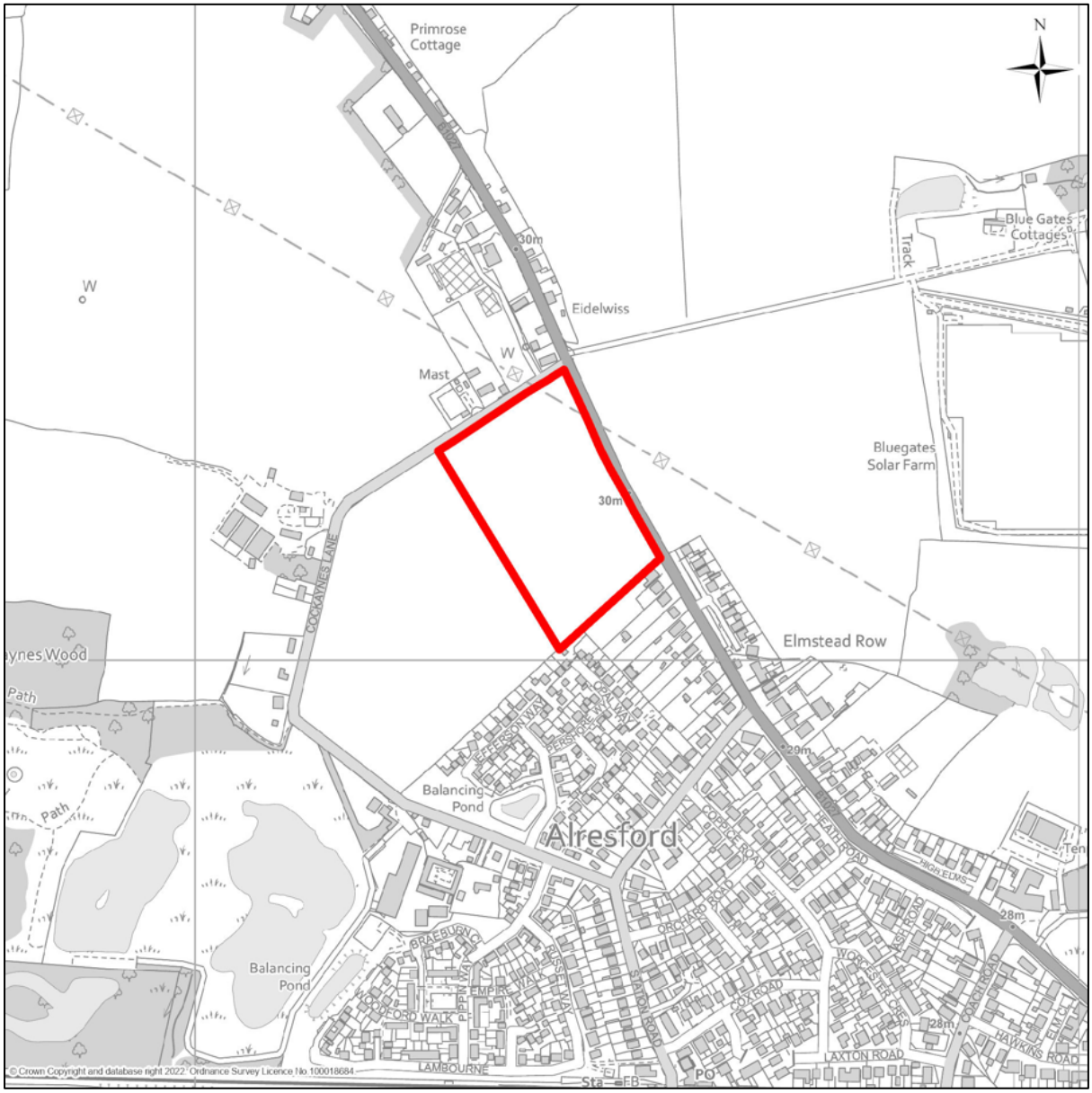
MSA4 Crisp Malting, School Lane, Mistley

MSA5 Brightlingsea Telephone Exchange, 16 New Street, Brightlingsea

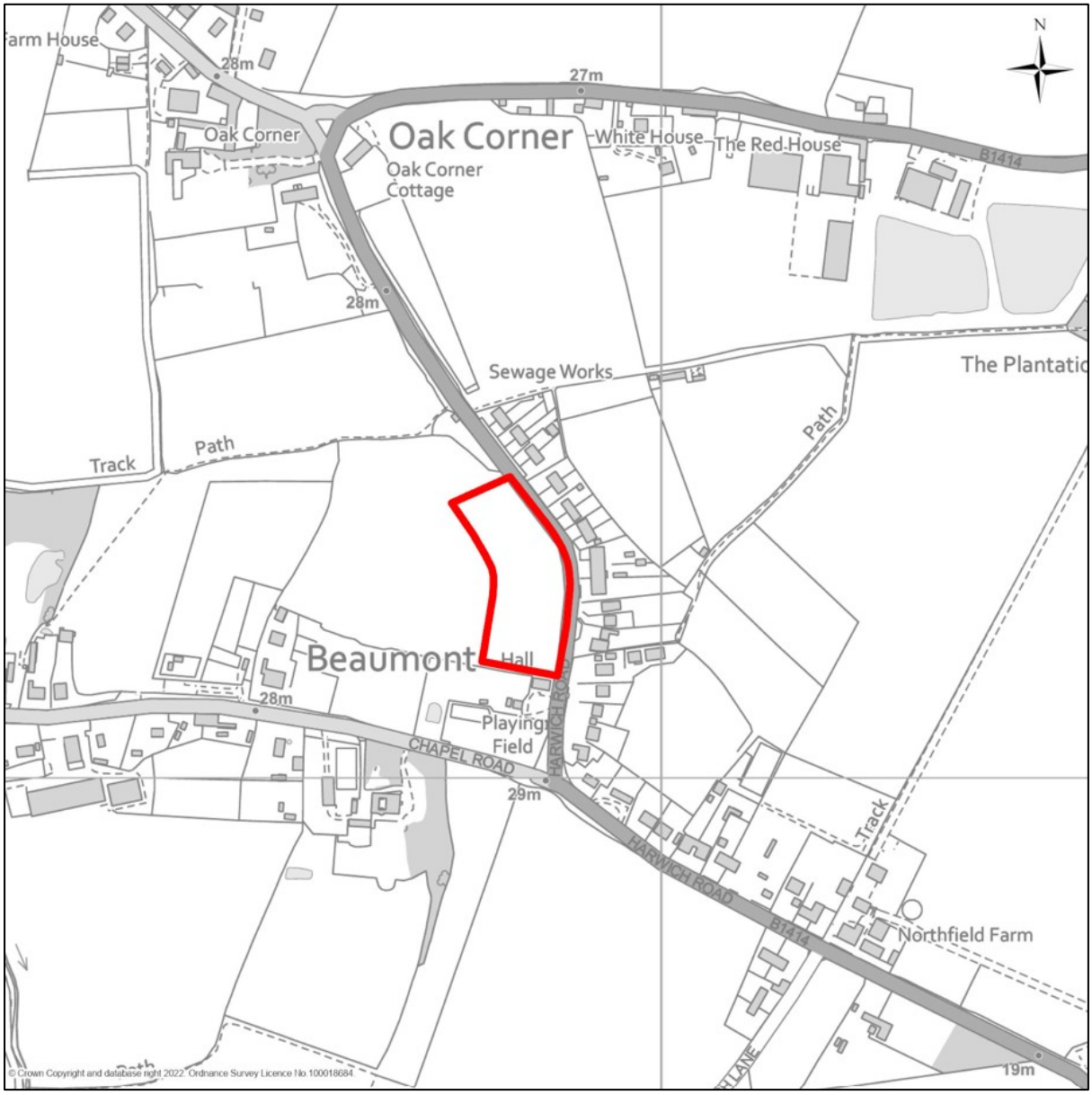
MSA6 Land at Pannell Place, Brightlingsea



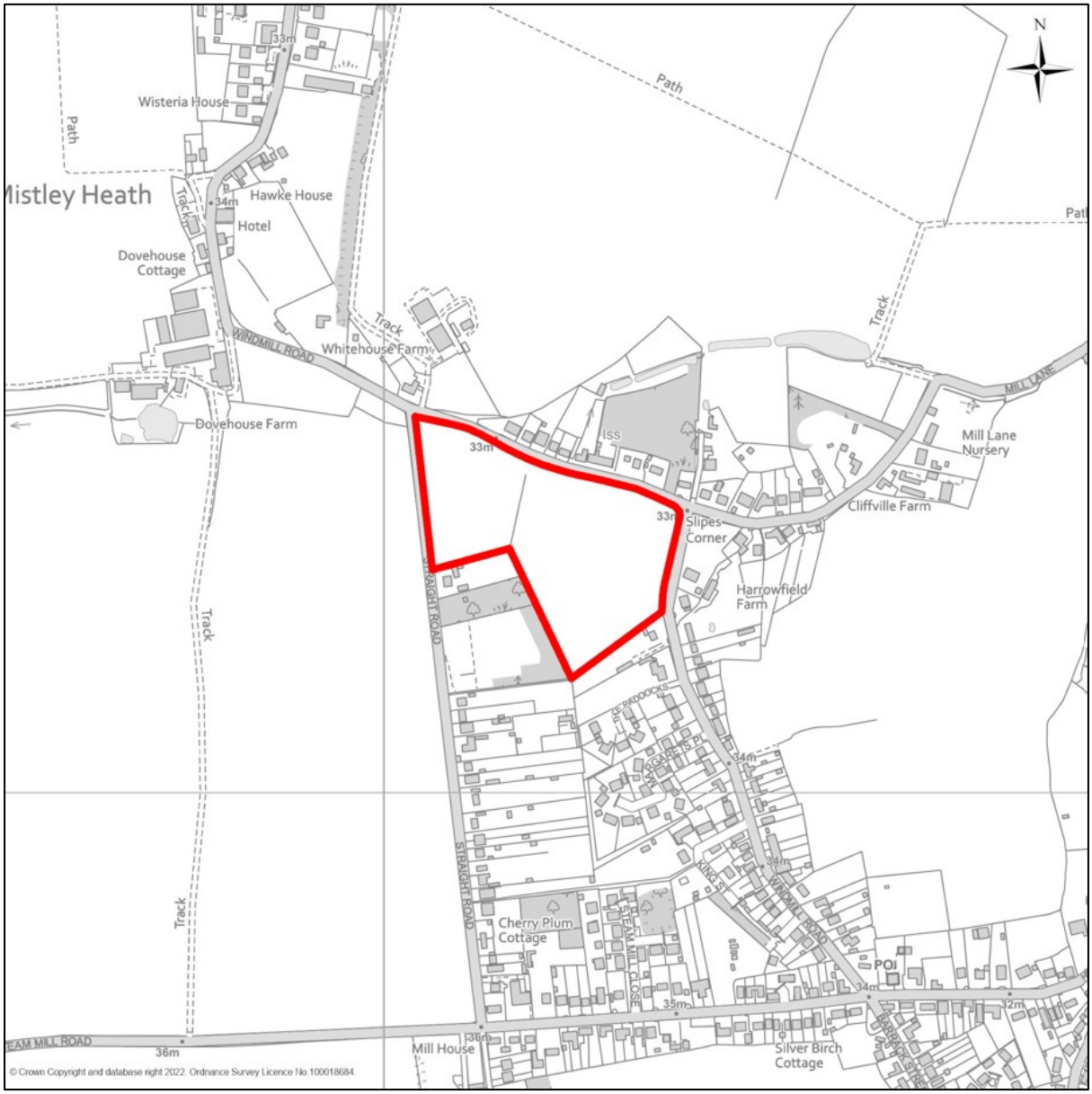
MSA7 Land south-west of Colchester Main Road, Alresford



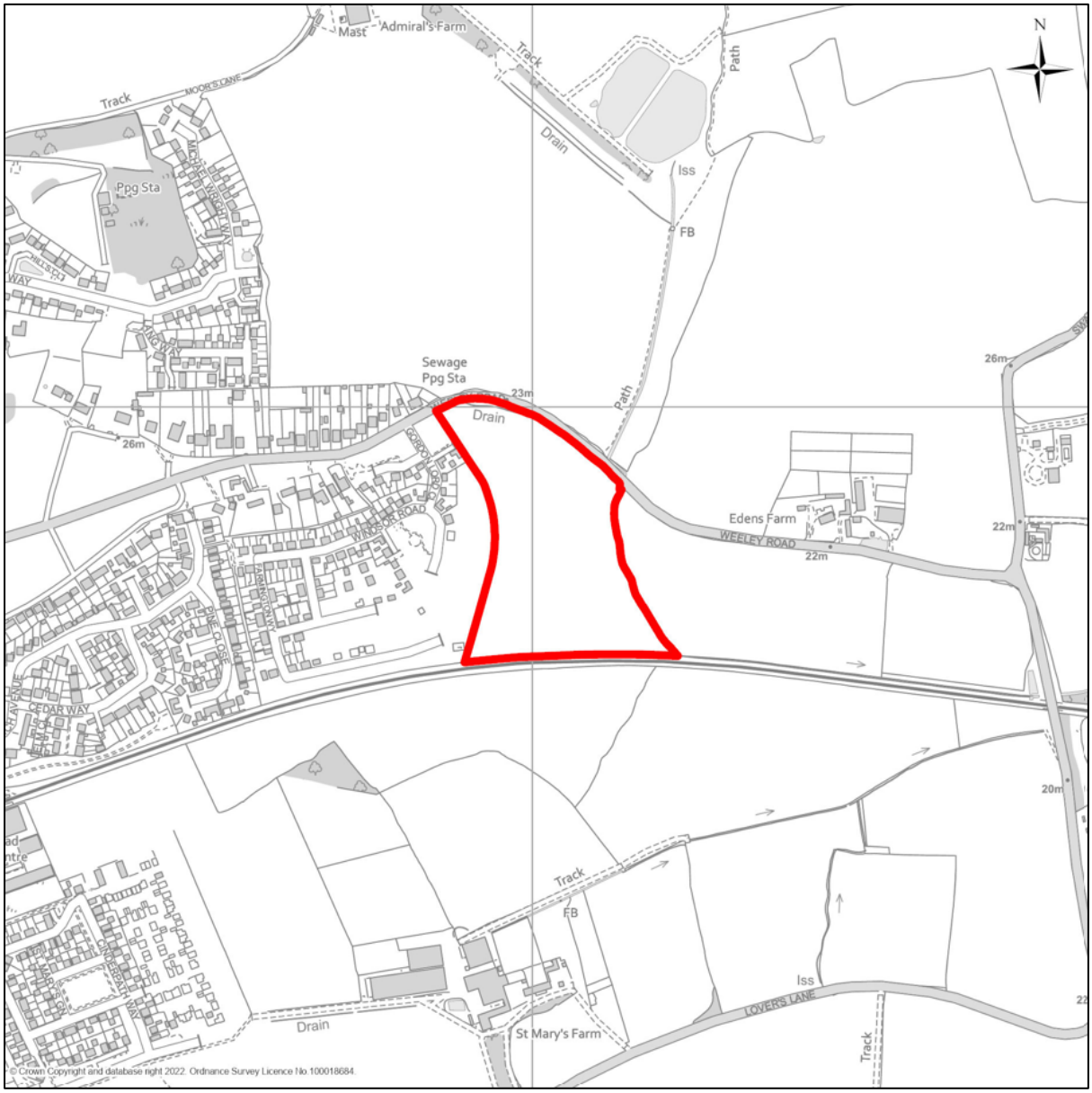
MSA8 Land adjacent Village Hall, Harwich Road, Beaumont



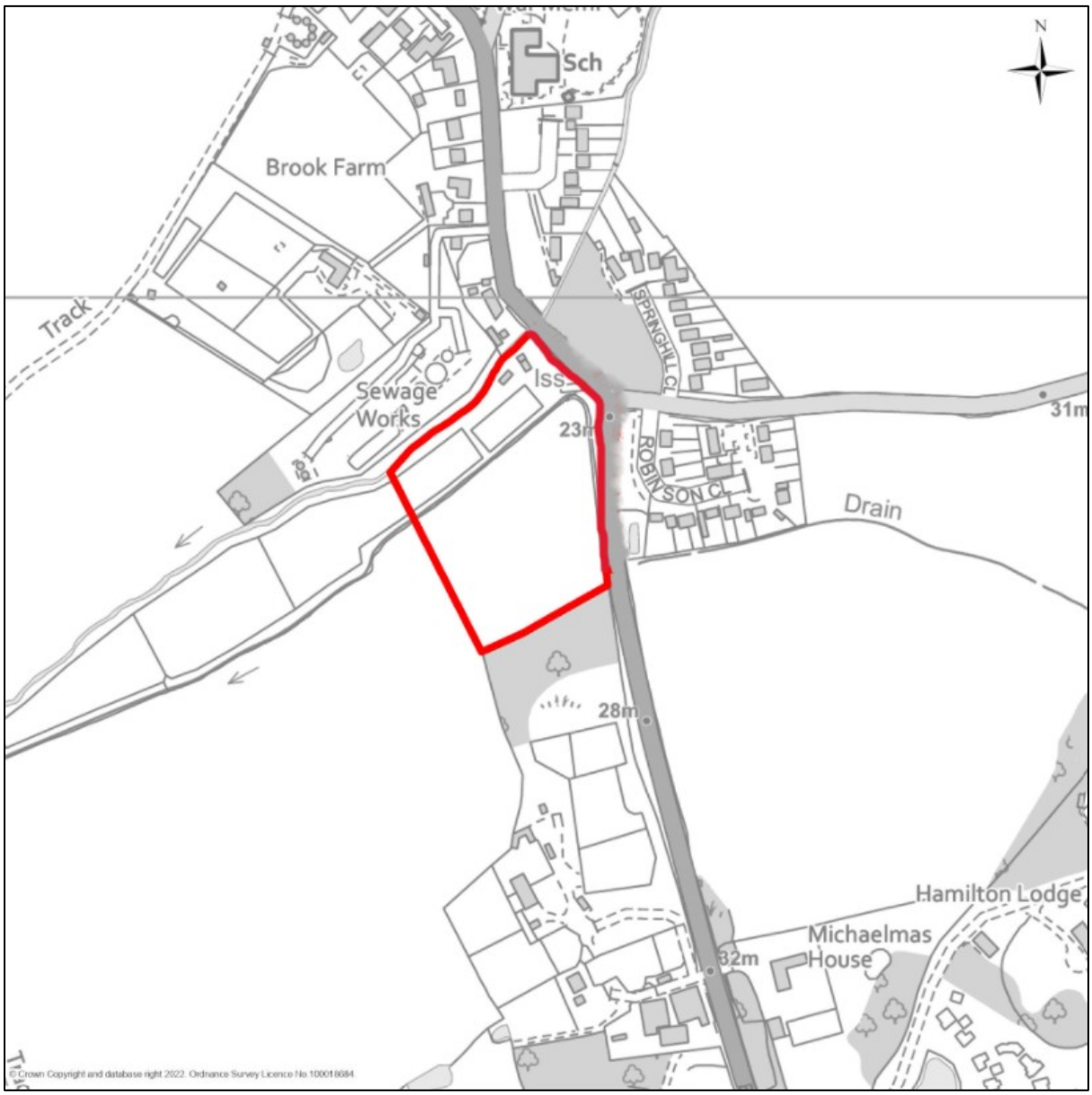
MSA9 Land south of Windmill Road and east of Straight Road, Bradfield



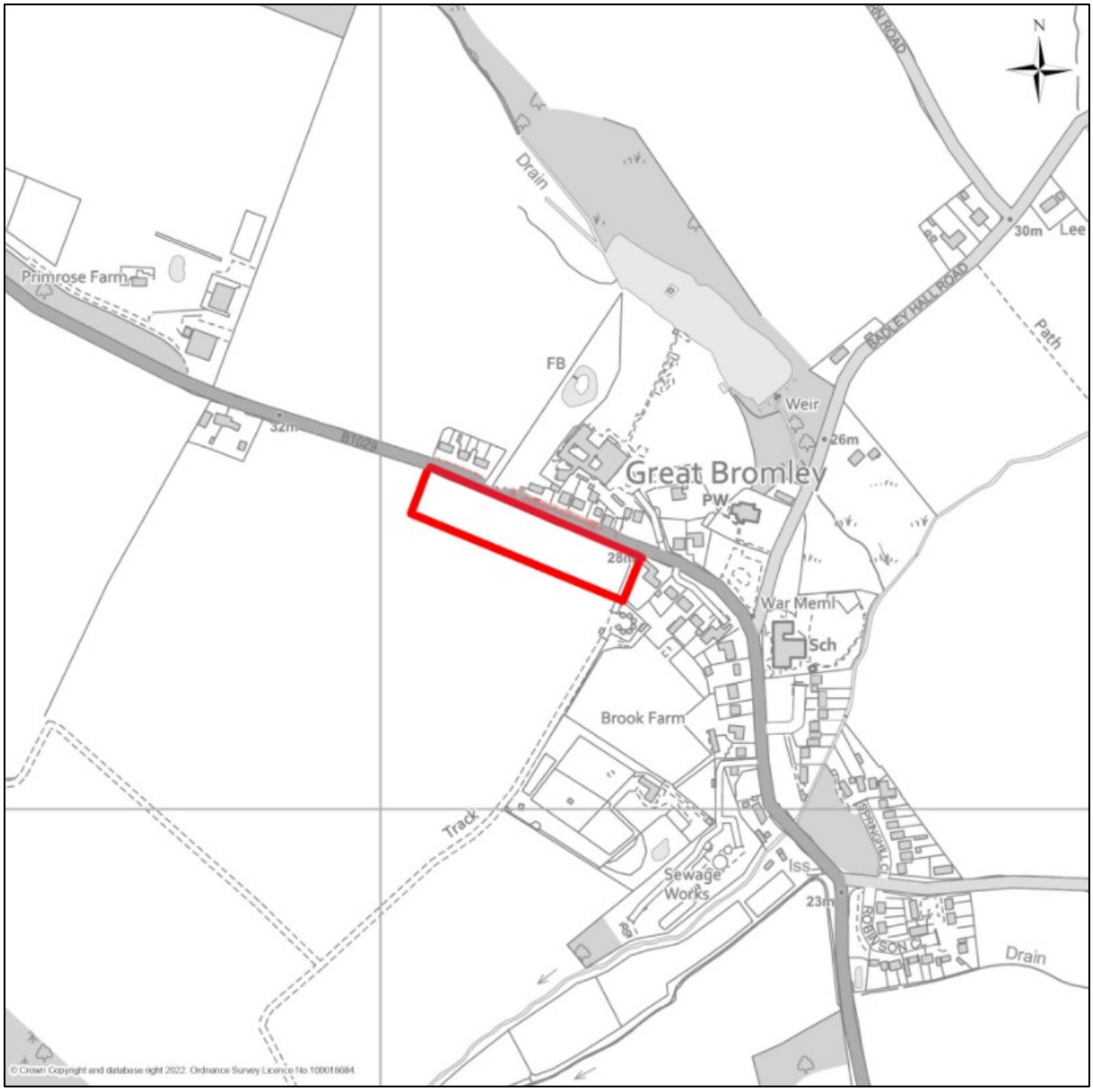
MSA10 Land south of Weeley Road, Great Bentley



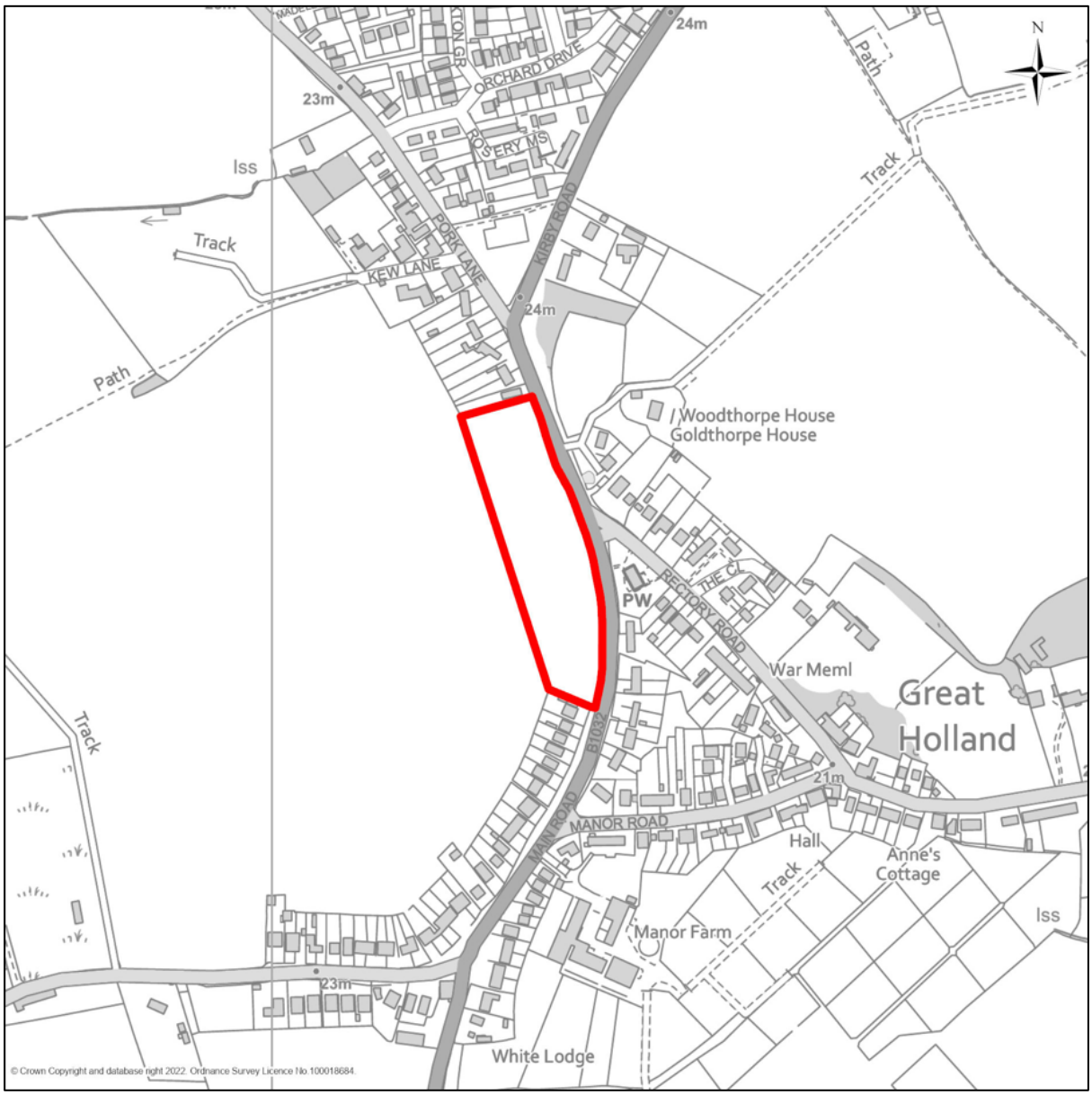
MSA11 Land west of Parsons Hill, Great Bromley



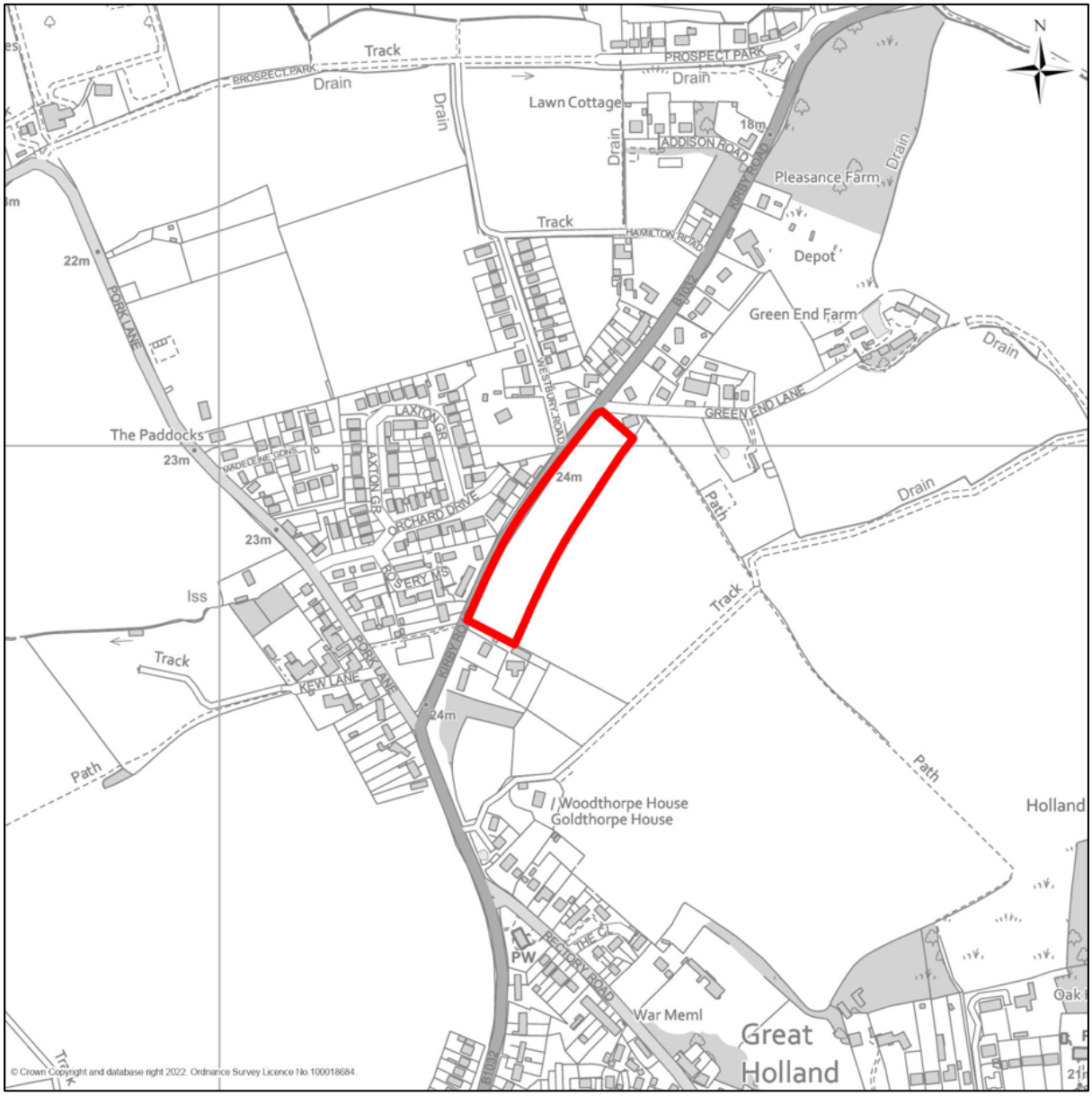
MSA12 Land south of Hall Road, Great Bromley



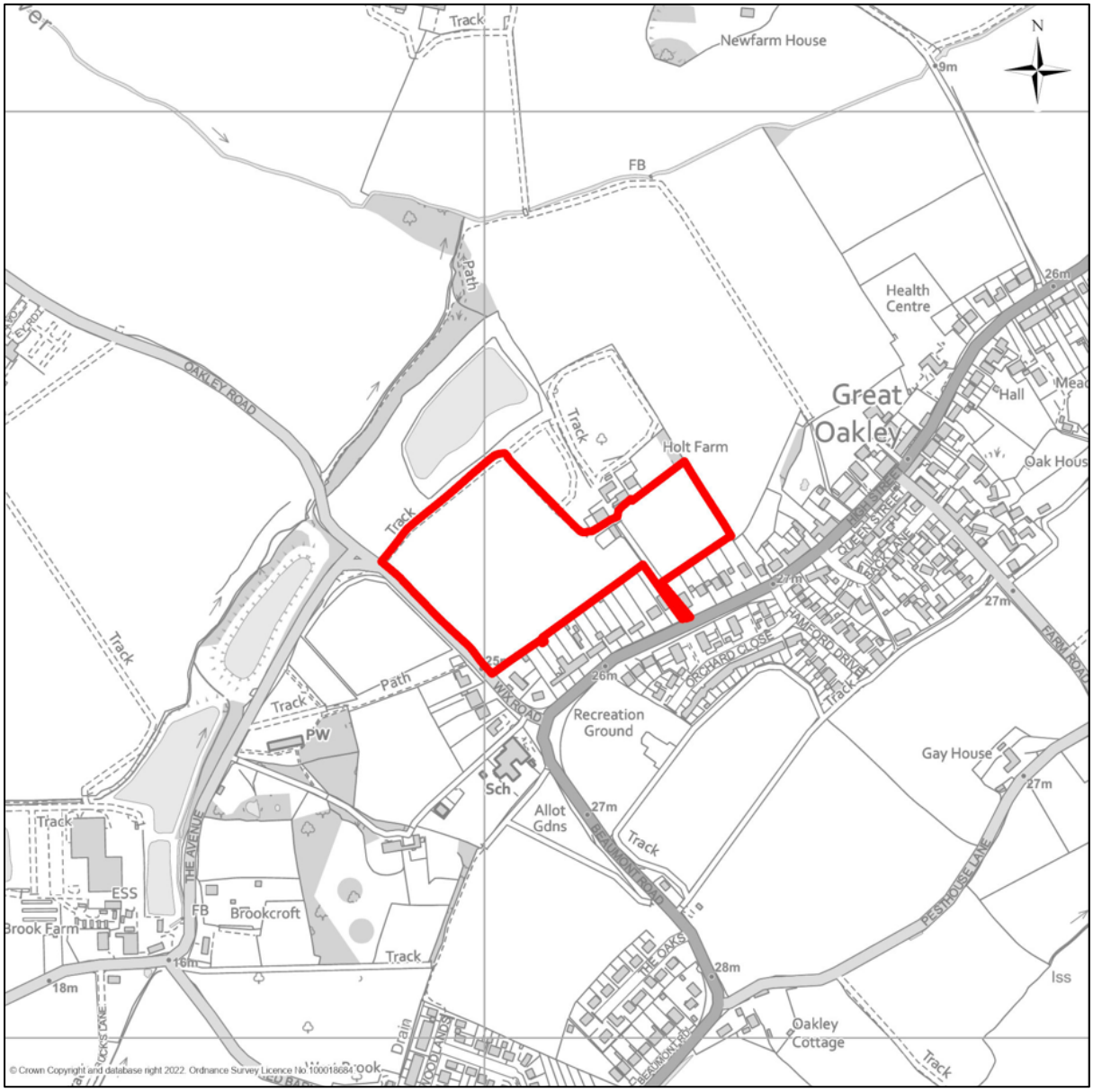
MSA13 Land west of Main Road, Great Holland



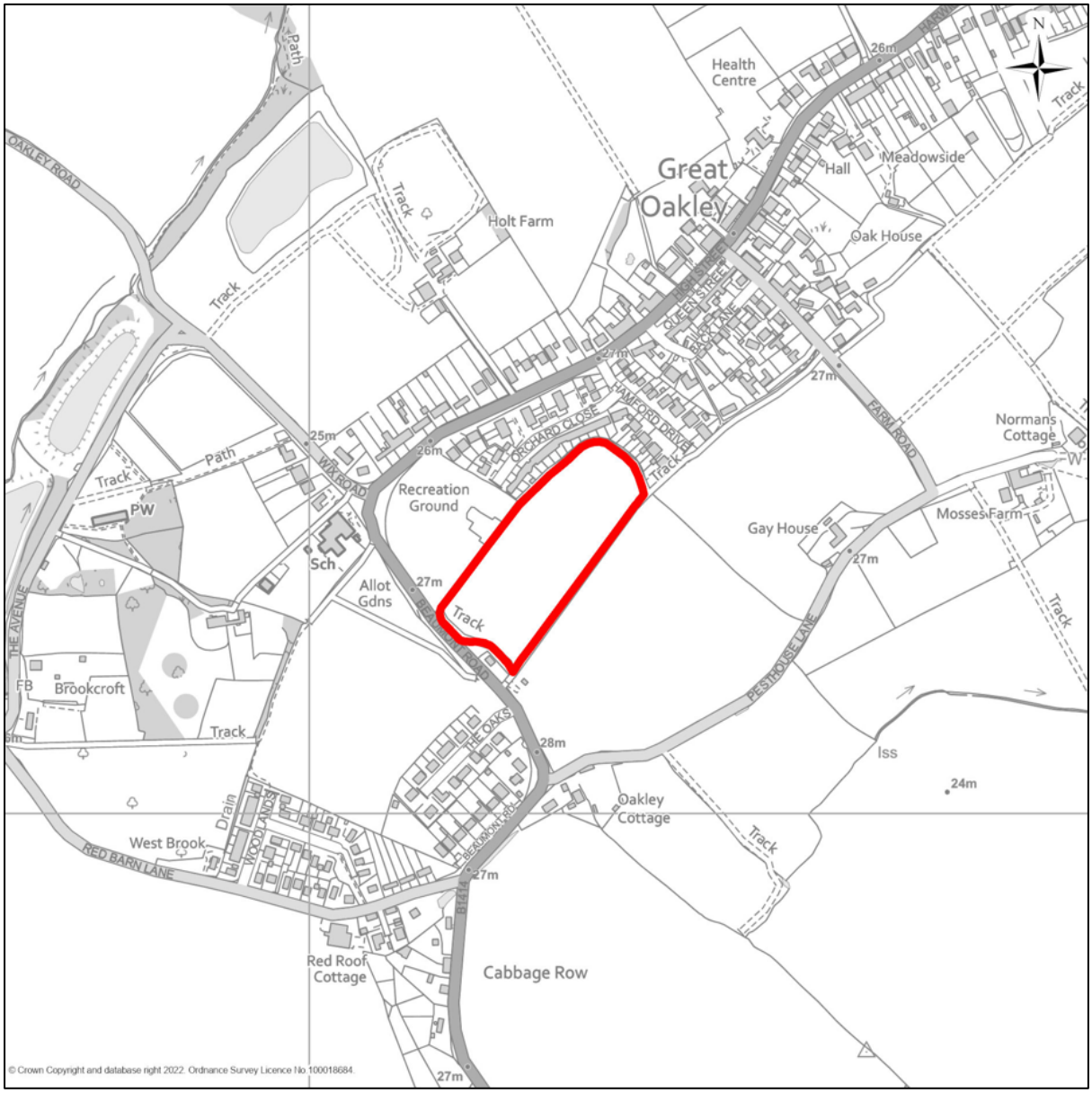
MSA14 Land east of Kirby Road, Great Holland



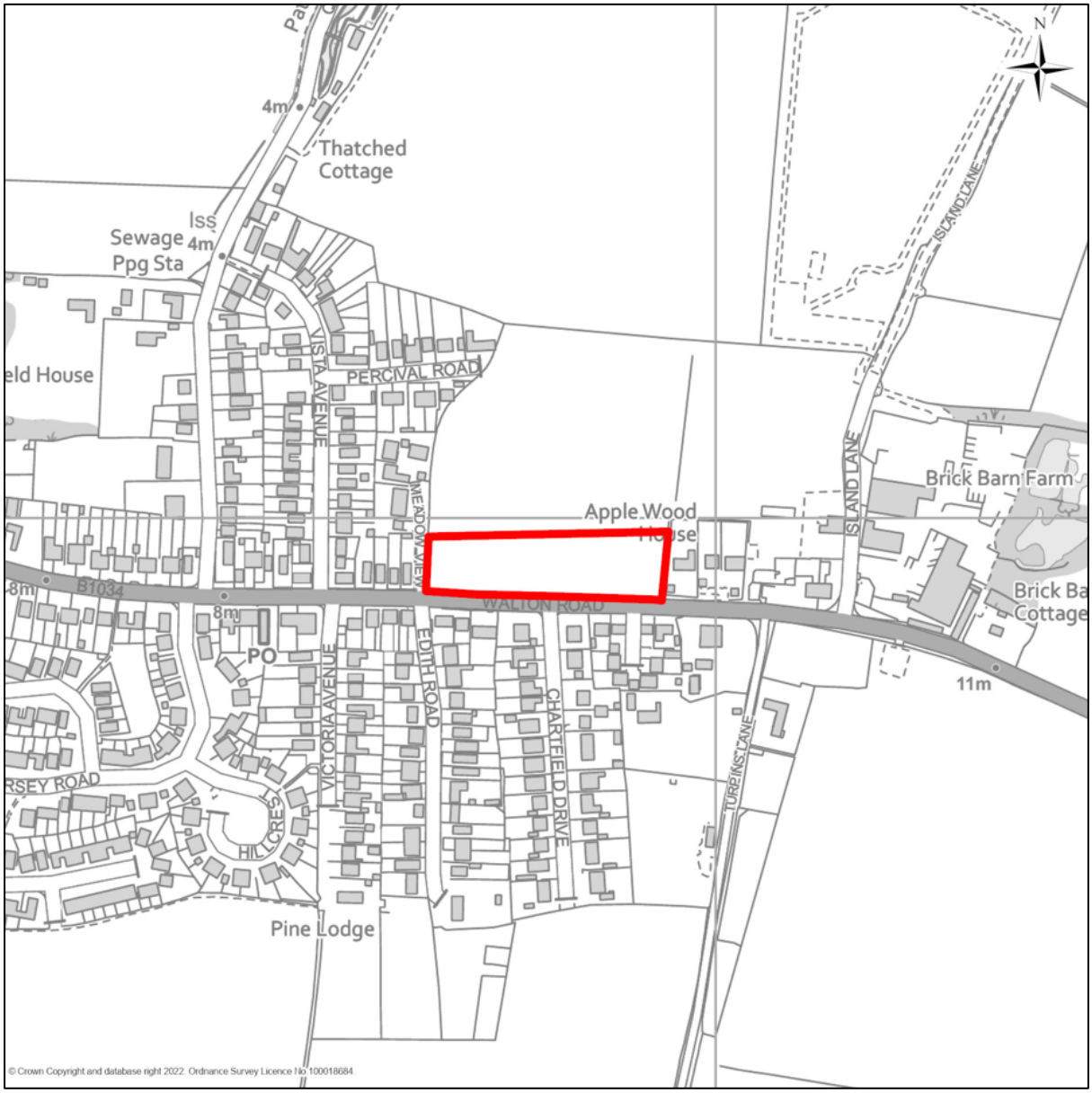
MSA15 Land north-east of Wix Road, Great Oakley



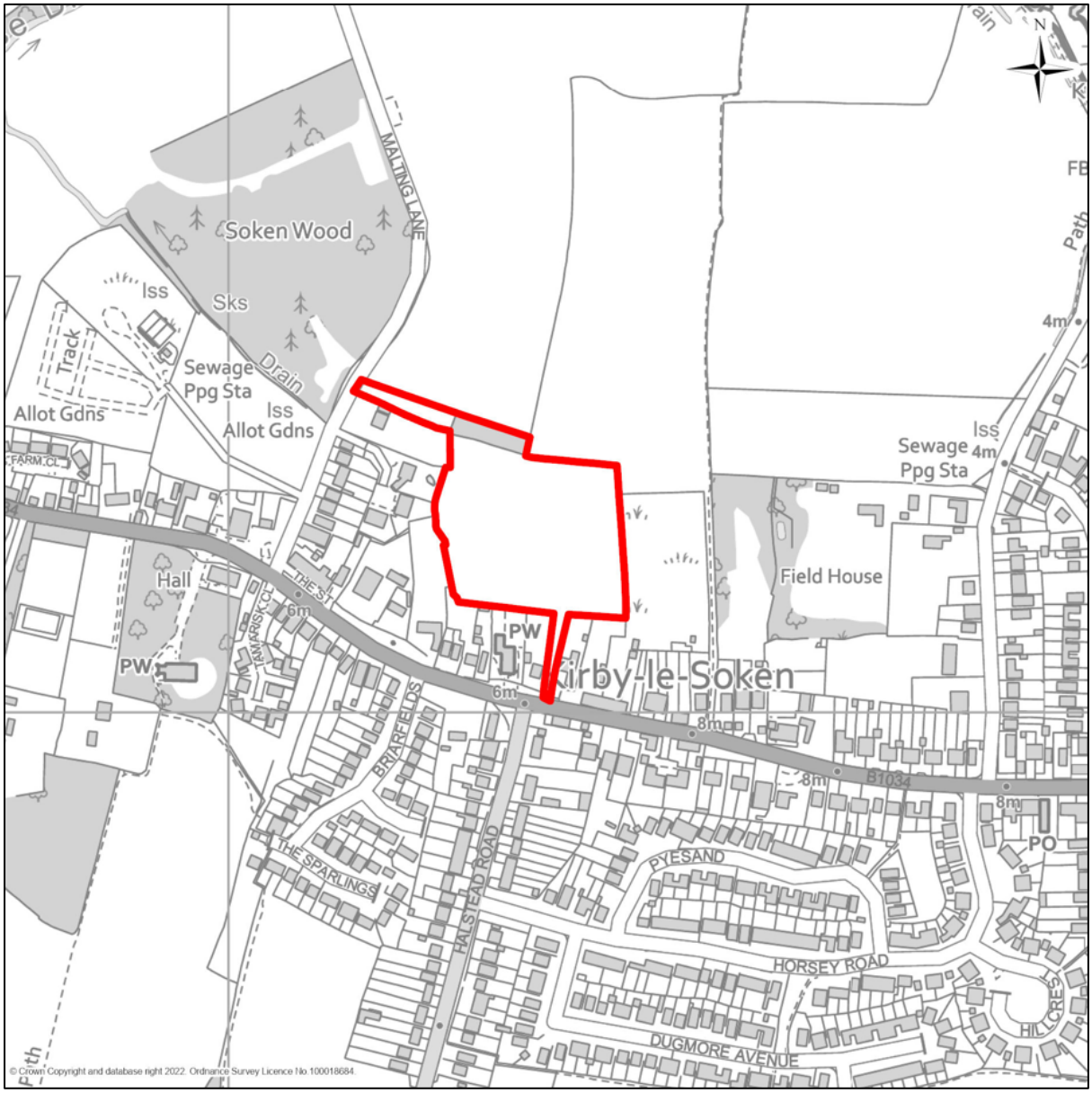
MSA16 Land south of Orchard Close, Great Oakley



MSA17 Land north of Walton Road, Kirby-le-Soken

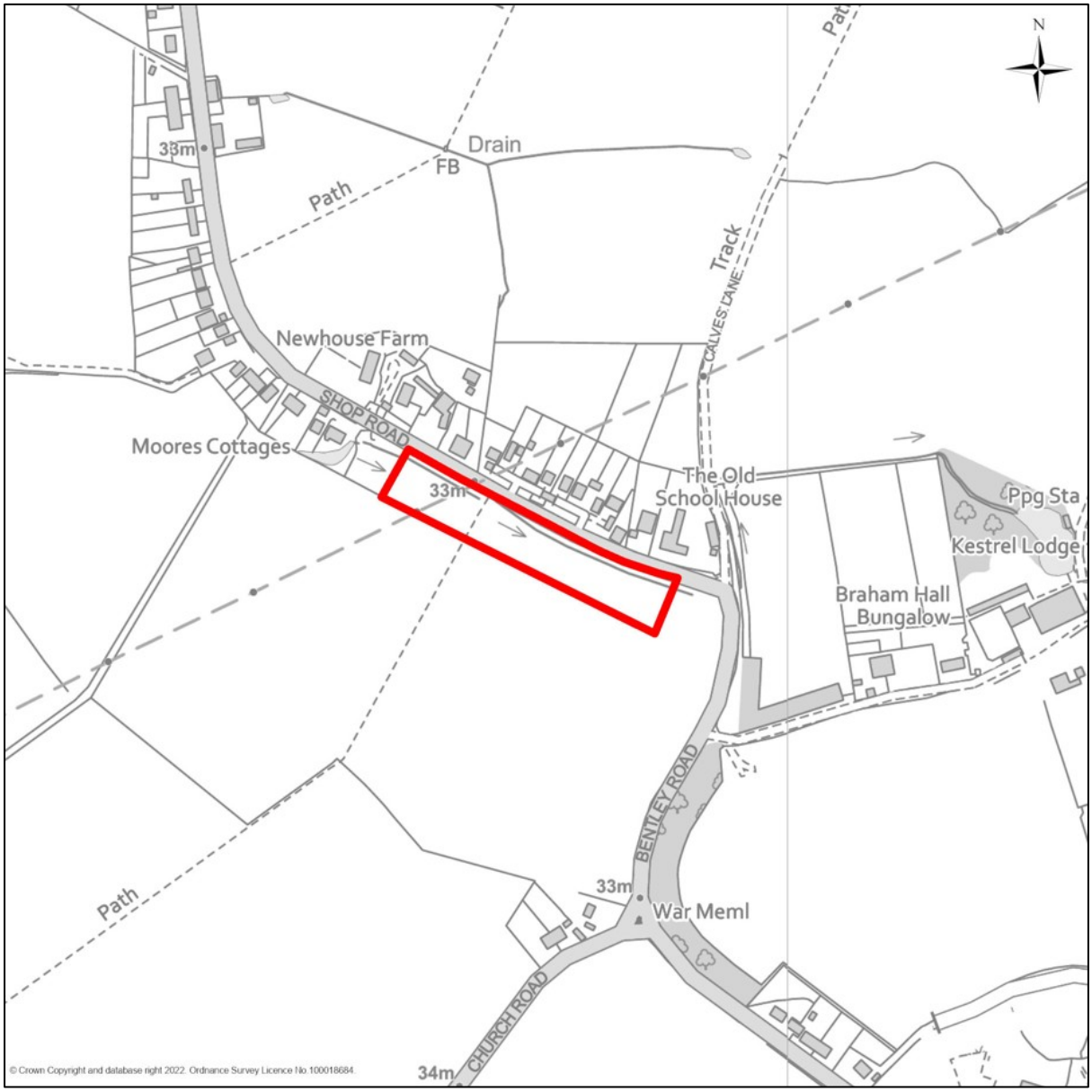


MSA18 Land north of Kirby-le-Soken Evangelical Church, Kirby-le-Soken

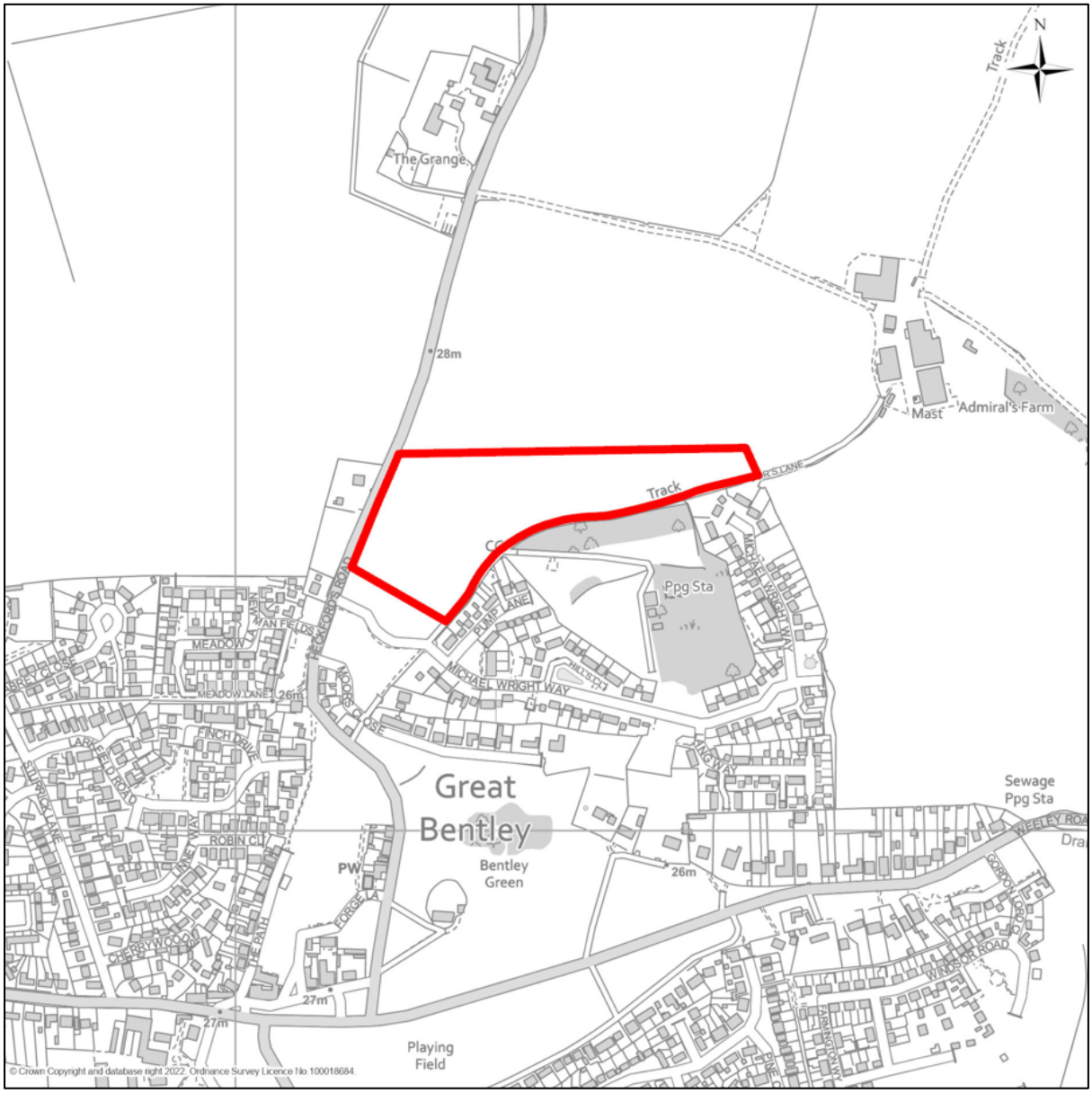


MSA19 Land west of Manningtree Road, Little Bentley

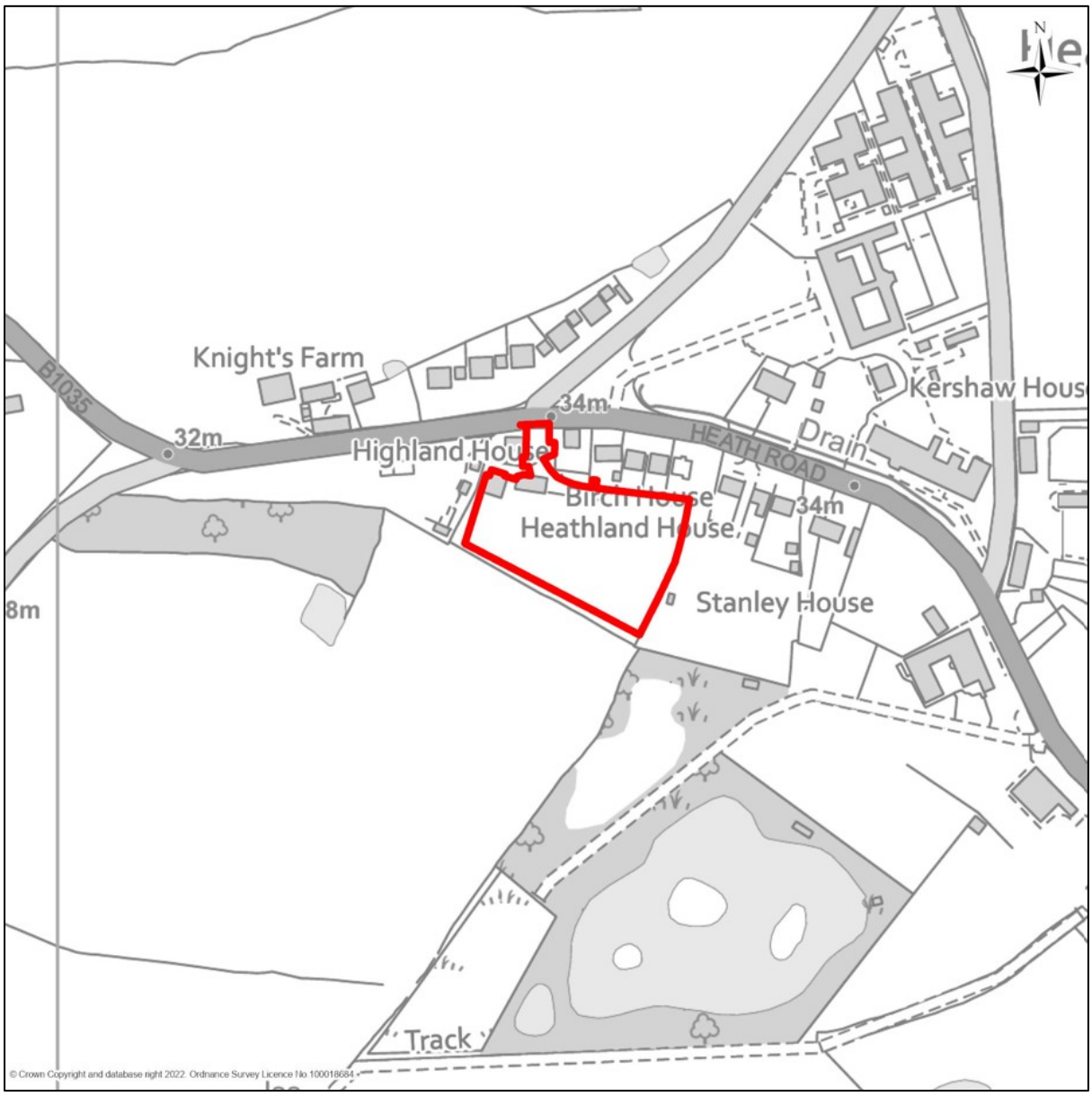
MSA20 Land south of Shop Road, Little Bromley



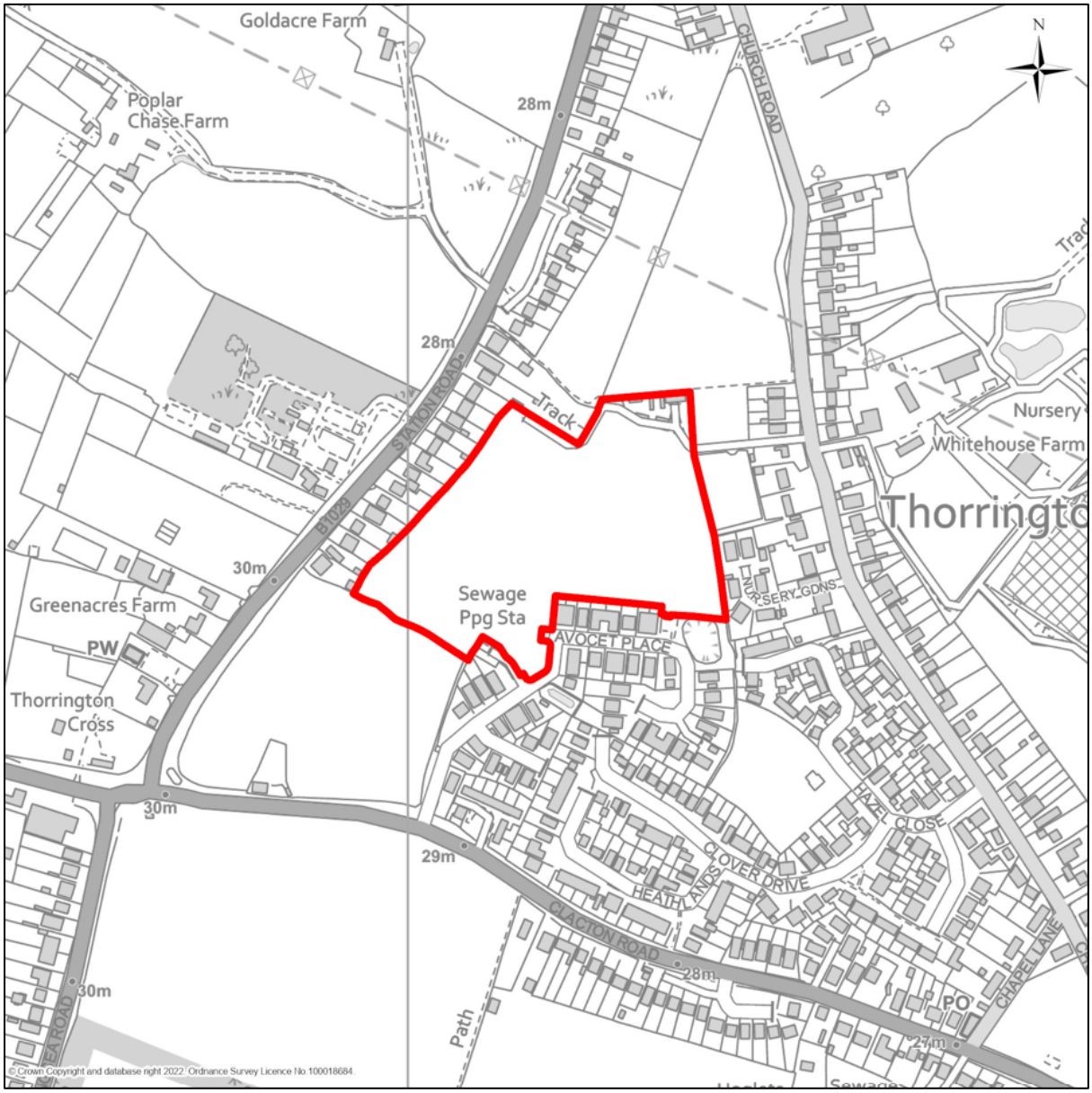
MSA21 Land east of Heckfords Road, Great Bentley



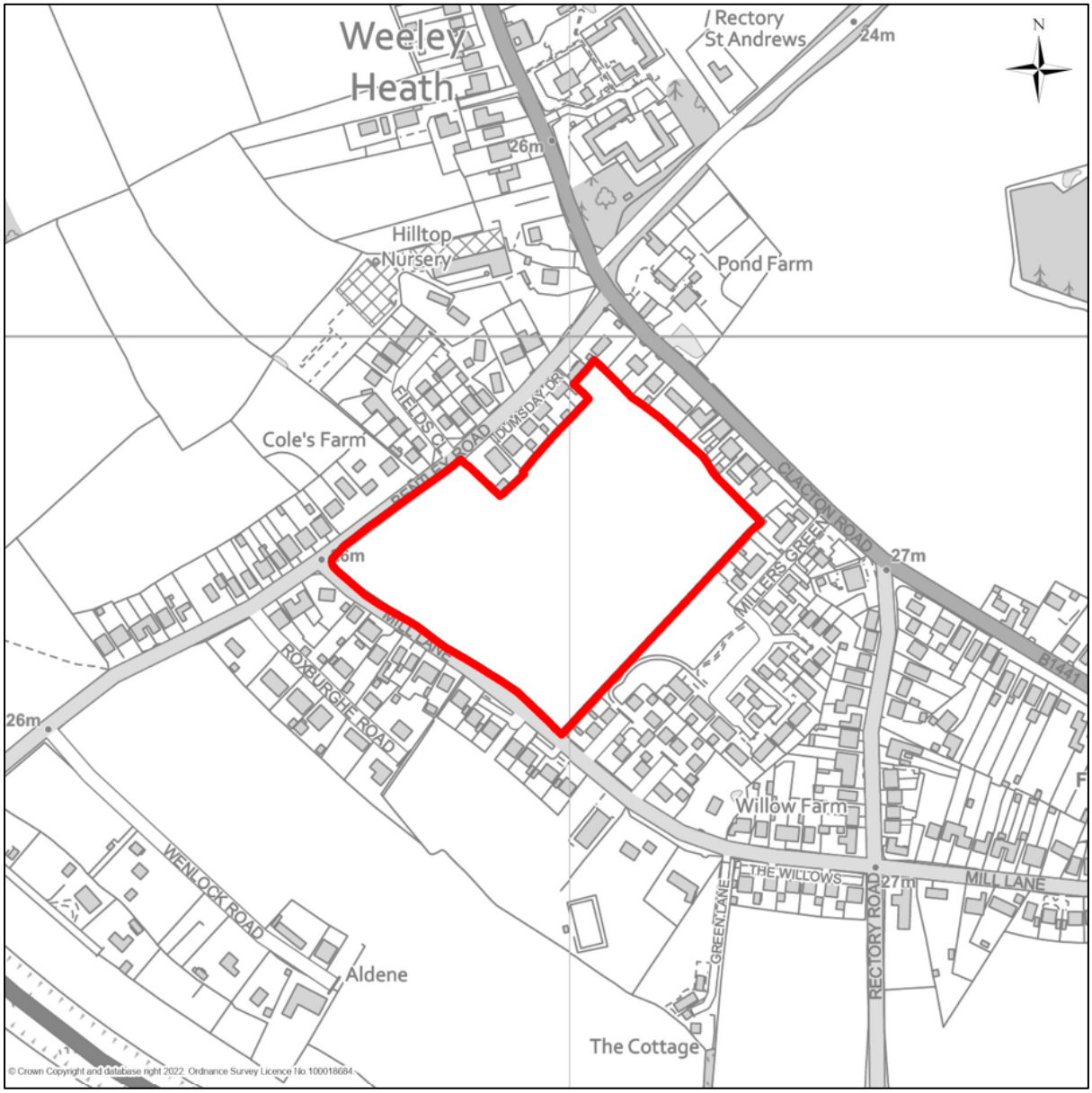
MSA22 Haulage Depot, Heath Road, Tendring Green



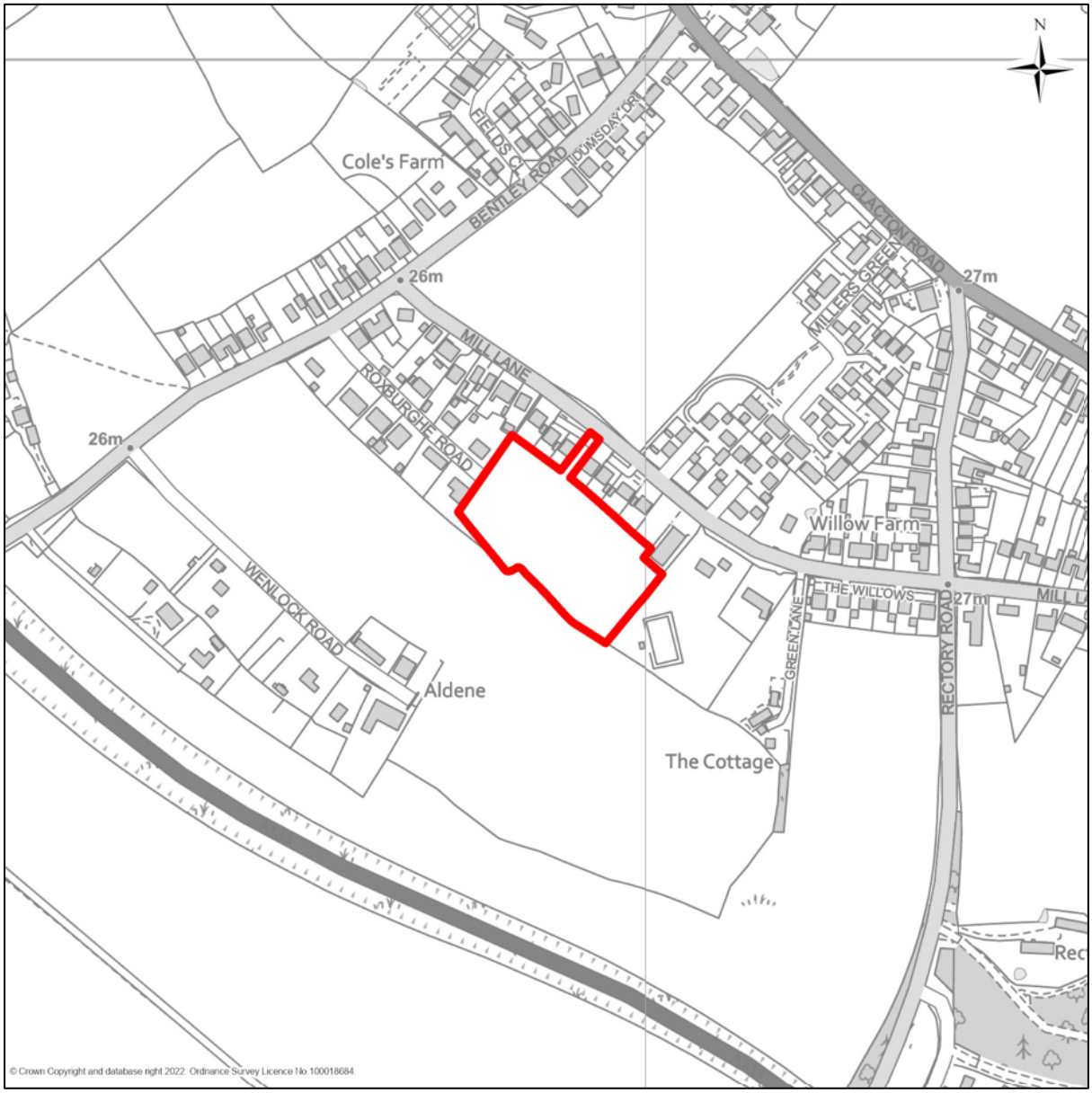
MSA23 Land at Avocet Place, Thorrington



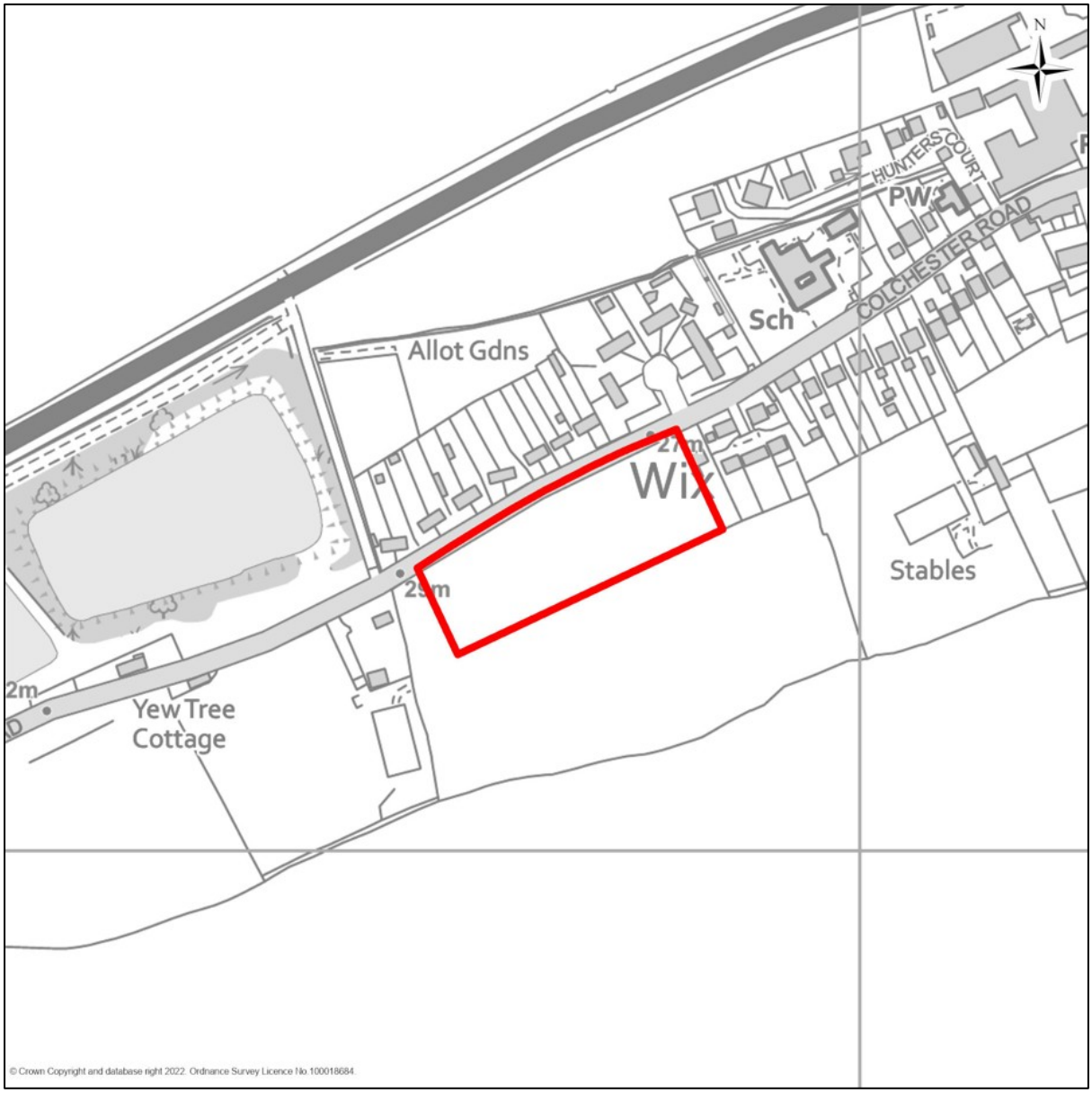
MSA24 Land east of Bentley Road, Weeley Heath



MSA25 Land south of Mill Lane, Weeley Heath



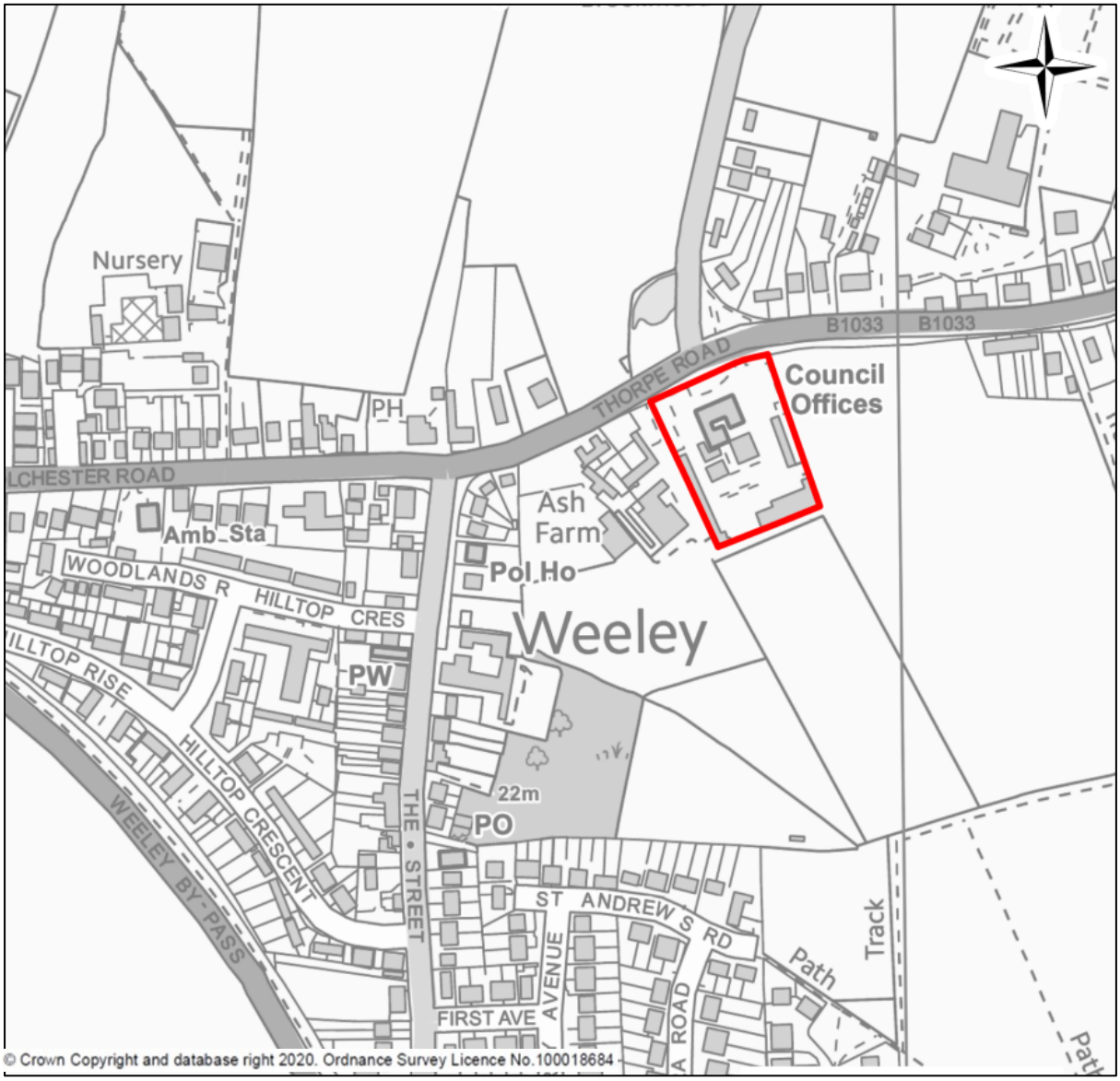
MSA26 Land south of Colchester Road, Wix



MSA27 Land at Abbey Bottom Farm, Harwich Road, Wix

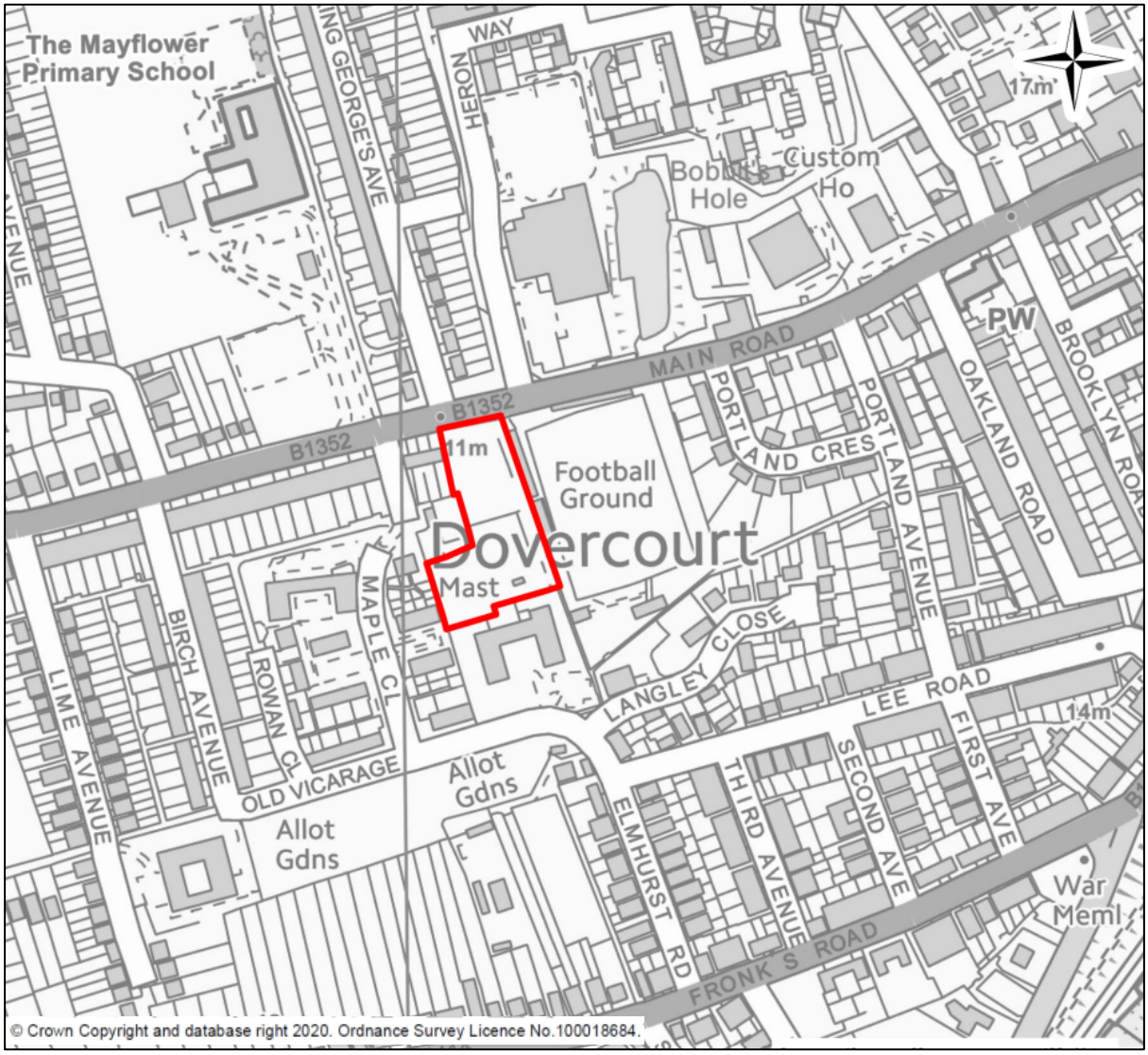
MSA28 Land north of Rectory Road, Wrabness

MSA29 Land at Weeley Council Offices

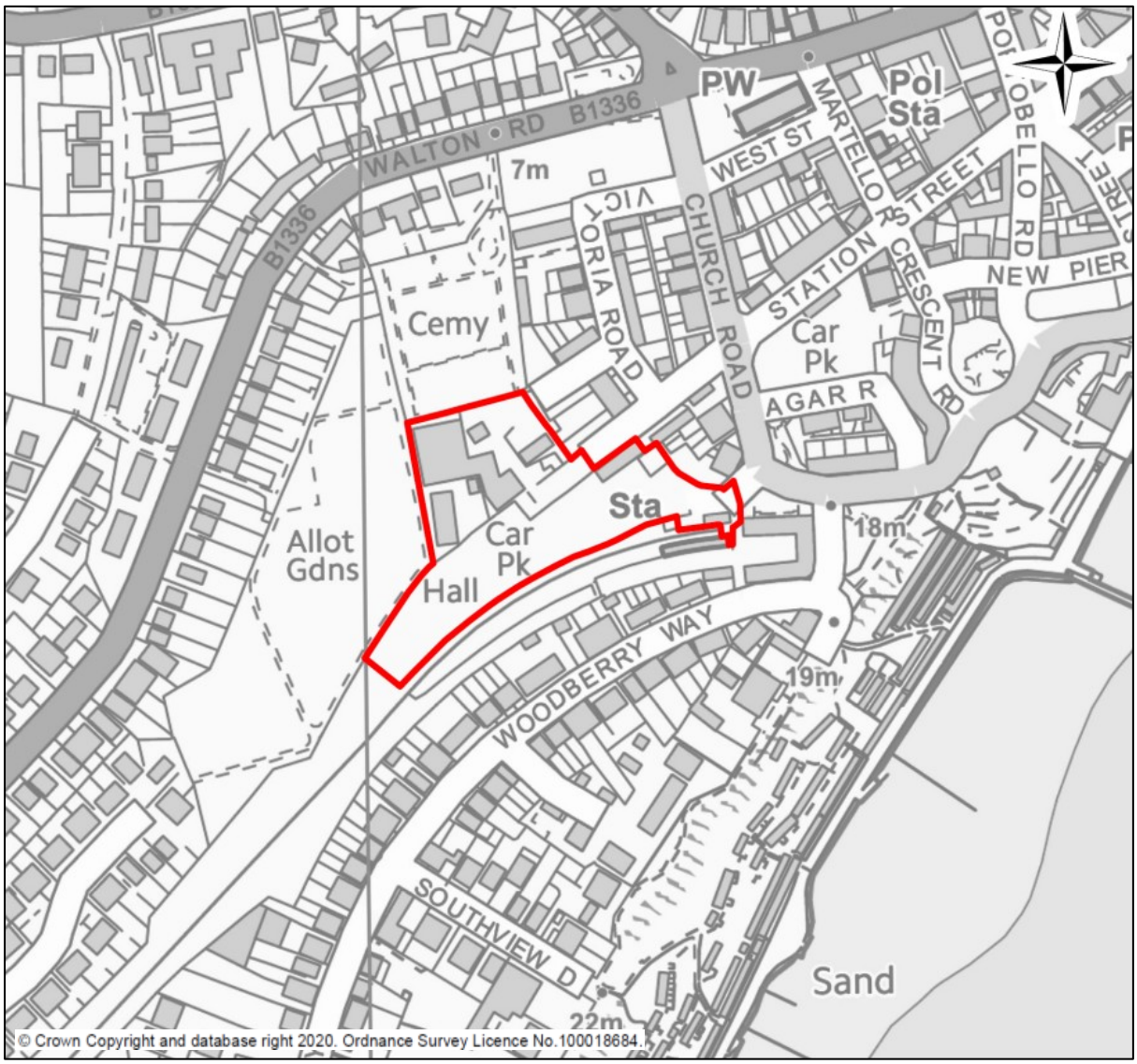


MSA30 Former Tendring Hundred Waterworks Site, Clacton

MSA31 Land adjoining Harwich & Parkeston Football Club, Dovercourt

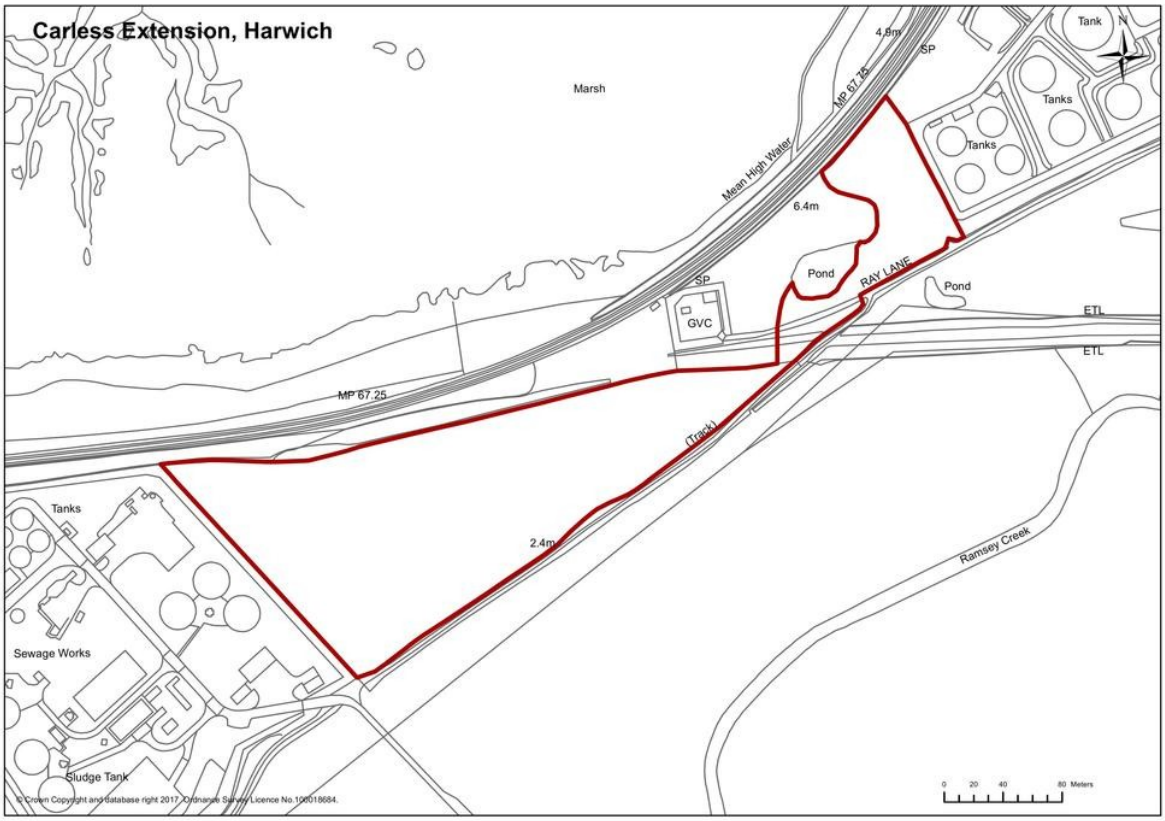


MSA32 Station Yard / Avon Works, Walton



Strategic Allocations for Employment

SAE1 – Carless Extension, Harwich



9.96 The Carless Refinery to the west of the village of Parkeston contains a range of large storage tanks to enable the mixing of solvents and other materials. The land incorporating the existing refinery is safeguarded for this continued use. In view of health and safety requirements relating to the operation of the refinery and the need for safeguarded areas around it, only a limited expansion will be possible between the northern boundary of the site and the railway line.

9.97 Owing to the varied nature of land ownership in the proposed area between Carless Refinery and National Rail, it will be necessary to engage with all parties in order to deliver the most suitable proposal.

Strategic Policy SAE1

CARLESS EXTENSION, HARWICH

Land west of Carless Refinery, shown on the Map SAE1, is proposed for an extension of the existing refinery.

Proposals must accord with the following:

a. *assessment of any impact on nature conservation, including on the Stour and Orwell Estuaries SPA and Ramsar site, and the recently extended Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) should be undertaken. Development will only be permitted where a project level assessment has demonstrated in accordance with the Habitat Regulations, that any proposal will not adversely affect the integrity of the Stour and Orwell Estuaries SPA and Ramsar site, either alone or in combination. If significant effects are considered likely, an appropriate mitigation strategy should be submitted;*

b. *assessment of any impact on the landscape character should be undertaken and where impacts are identified, mitigation measures should be submitted including structural landscaping at the southern boundary;*

c. *the proposed development must not compromise the safeguarded mineral transhipment site located in the vicinity. Early engagement with the Minerals Planning Authority is therefore encouraged; and*

d. *that there would be no material adverse impacts on the adjacent wildlife sites.*

SAE2 – Freeport East, Bathside Bay and the A120 corridor

Map SAE2 Bathside Bay

9.98 In 2021, the government designated 12 areas across the United Kingdom as ‘Freeports’ with significant tax and customs incentives aimed at boosting new investment, tackling deprivation and supporting innovation and development in green energy. Tendring is part of the ‘Freeport East’ area straddling North Essex and South Suffolk where there is a particular focus on growth at and around the ports of Harwich and Felixstowe and strategic sites along the A120 and A14 corridors. Through partnership working between central government, local Councils, the business community and others, a range of interventions and incentives are being developed with an aim to create the conditions for creating around 13,500 new jobs over 10 years. The potential for residents and businesses in Tendring to benefit from the designation of Freeport East and associated opportunities for investment and job creation is significant, particularly for the Harwich area and parts of the District along the wider A120 corridor.

9.99 These opportunities been recognised in recent years through the substantial investment from the owners of Harwich International Port in securing planning permission for the long-term expansion of the port to handle containers and commencing the first phase of that development, whilst also seeking the necessary consents from the Council and the Marine Management Organisation (MMO) for the major habitat compensation schemes at Hamford Water that will be necessary to enable the next phases of the development to proceed. Planning permission has also been secured for a temporary 15-year period for a 'Green Energy Hub' at the port that will serve the construction, servicing and maintenance of offshore windfarm installations and create new jobs in the short to medium term while the longer-term expansion for the container terminal is progressing.

9.100 Significant private investment has also gone into the construction of 'Centurian Park', the first phase of a new business area at Horsley Cross and additional land is identified in this Local Plan for further phases of development that will benefit from the incentives offered by Freeport designation and deliver additional job opportunities over the period of this Local Plan.

9.101 The strategy for growth in this Tendring Local Plan has been amended to both reflect the opportunities offered by Freeport East and the developments at Bathside Bay, Horsley Cross and elsewhere along the A120 corridor; and to support the ambition for growth. This includes strategic housing allocations to meet an anticipated increase in demand generated by existing and future residents from the local area looking to obtain training, skills and work and wanting to raise their families locally, as well as demand from people likely to move into the area for work. The strategy for growth in the Local Plan also sees the improvement to and upgrading of the A120 as critical to future economic success and the planned housing and employment growth in the north of the District.

9.102 As a condition of the planning permission for the Bathside Bay Container Terminal, a number of improvements to the A120 are required to ensure it has the capacity to accommodate additional lorry and car traffic and continues to operate in an efficient and safe manner. These include alterations and improvements to the A12/A120 Crown Interchange at Ardleigh and the A120 Parkeston Road/Station Road/Europa Way roundabout; dualling of the A120 between the Hare Green interchange and Horsley Cross; and widening of the A120 between Horsley Cross and Ramsey Bridge roundabout, with potential re-routing in some locations.

9.103 As well as these upgrades, the Tendring Colchester Borders Garden Community is to be accompanied by a link road from the A120 north of Crockleford Heath to the A133 west of Elmstead Market; and through the Hare Green Garden Village development, it is proposed that an omni-directional junction is constructed to enable deliver better north-south connectivity across

the direct and faster and more direct movement for lorries and cars between the Harwich and Clacton areas.

New Strategic Policy SAE2

FREEPORT EAST, BATHSIDE BAY AND THE A120 CORRIDOR

To maximise the opportunities for economic growth and job creation following the designation of Freeport East, the spatial strategy and policies in this Local Plan support the development at Bathside Bay, new and expanded business and industrial parks in strategic locations along the A120 corridor supported by housing and mixed-use development in Harwich and Dovercourt, at the Tendring Colchester Borders Garden Community and at the proposed Hare Green Garden Village at Frating and Hare Green. These developments will need to be supported by, and will be required to assist in facilitating, improvements to (and the upgrading of) the A120 and associated junctions in Tendring.

Bathside Bay, as shown on Map SAE2 is allocated in this Local Plan for the construction of an operational container terminal alongside a new small boat harbour – for which planning permission has been granted and development has commenced. Planning permission has also been granted for use of part of the proposed container terminal, on a temporary basis, for a 'Green Energy Hub' to support the offshore wind industry. The Council will work with Freeport East, central government, the owners of Harwich International Port and other relevant agencies and partners to accelerate, where possible, the delivery of the consented developments and related infrastructure improvements in order to support the local economy and creation of local jobs. Development proposals that would prejudice or frustrate the development of Bathside Bay will not be supported.

In support of a long-term strategy for growth along the A120 corridor, land is also allocated through Policy PP7 of this Local Plan for new and expanded business and industrial parks north of the A120 at Parkeston; with employment sites also proposed as an integral part of the proposed Hare Green Garden Village, Horsley Cross Garden Village, and the Collierswood Farm Business Park, north of the future Tendring Colchester Borders Garden Community.

The Council will also work with partners to explore all other means by which the improvement and upgrading of the A120 can be delivered and accelerated in support of the strategy for growth in this Local Plan, which could include the use of Community Infrastructure Levy (CIL) or other contributions secured from new development along the A120 corridor. These improvements could include:

a. alterations and improvements to the A12/A120 Crown Interchange at Ardleigh;

b. the A120/A133 link road and associated junctions associated with the Tendring Colchester Borders Garden Community;

c. an omni-directional junction at the A120/A133 interchange at Frating and Hare Green;

d. the dualling of the A120 between Hare Green and Horsley Cross;

e. the widening of the A120 between Horsley Cross and the Ramsey Bridge roundabout; and

f. alternations and improvements to the A120 Parkeston Road/Station Road/Europa roundabout at Parkeston.

SAE3 – Collierswood Farm Business Park

Insert Map

9.104 Land north of the A120 is allocated for a future Strategic Business Park to be accessed via the grade-separated junction proposed to be built at the northern end of the new A120/A133 link road (A1331) which is being built alongside the Tendring Colchester Borders Garden Community. At 78 hectares in size, this Business Park will be of sub-regional significance; strategically located to attract inward investment and deliver jobs for existing Tendring residents and future residents of the Tendring Colchester Borders Garden Community, as well as serving economic growth ambitions of neighbouring Colchester and the wider Freeport East area.

9.105 The delivery of this Strategic Business Park is wholly dependent on the completion of the A120/A133 link road (A1331) for access from the grade-separated junction and access will not be permitted from any other rural road

(other than by active travel). This development will therefore be expected to assist in facilitating the early completion of the link road, associated junctions and infrastructure. The development will also be connected to the Rapid Transit System serving the wider Garden Community to maximise the opportunity for people to get to work by public transport.

9.106 Landscaping will be an important feature of this development, both internally and throughout the development itself to create a high-quality urban environment; and around the northern periphery of the site to minimise its visual impact on the wider rural area.

New Strategic Policy SAE3

COLLIERSWOOD FARM A120 STRATEGIC BUSINESS PARK

Land north of the A120 in Elmstead Market is allocated for a Strategic Business Park of sub-regional significance that will be accessed only via the grade-separated junction to be built as part of the A120/A133 (A1331) link road serving the Tendring Colchester Borders Garden Community. To ensure early delivery, the development will be expected to facilitate and contribute towards the completion of the link road, associated junctions and infrastructure through land provision and/or financial contributions secured through s106 legal agreements, Community Infrastructure Levy (CIL) or other appropriate means.

Masterplan Requirement

A comprehensive masterplan must be prepared and approved prior to or alongside the first planning application, in consultation with Tendring District Council and Colchester City Council (or relevant local planning authorities). The masterplan must:

- *Define the spatial layout, movement network, and land use distribution.*
- *Set design parameters for building heights, massing, and typologies.*
- *Establish landscaping, biodiversity, and green and blue infrastructure strategies including sustainable drainage systems.*
- *Include a phasing and delivery plan, viability testing, and monitoring framework.*
- *Define a strategy for sustainable development that minimises impacts on climate change that includes design, layout and the use of renewable technologies.*
- *Ensure alignment of all design standards with the Essex Design Guide.*

Design and Development Principles

The masterplan and subsequent applications must deliver a high-quality, sustainable employment environment based on the following principles:

1. Placemaking and Social Value

Adopt a landscape-led approach retaining existing trees and hedgerows where possible and creating multifunctional green infrastructure. The LNRS suggests a need for woodland specific habitat enhancement on this site.

- *Provide shared social spaces, cafés, and informal meeting areas to foster collaboration.*
- *Provide public realm features such as landscaped plazas and outdoor seating with Wi-Fi to encourage flexible working.*
- *Provide a mix of unit sizes and typologies (large industrial, logistics, research and development, and office spaces) to ensure flexibility and adaptability over time.*

2. Connectivity and Access

- *Facilitate and contribute to the early delivery of the A120/A1331 link road, associated junctions and infrastructure through agreed mechanisms.*
- Integrate with the Rapid Transit System. Additional local public transport services should also be provided to the site.
- *Design integrated measures to mitigate the transport impacts of the proposed development on the strategic and local road network.*
- *Emergency access points should be planned, and an active travel crossing of the A120 from the Garden Community should be explored.*
- *Foot and cycle ways should be provided throughout the development and connecting with the surrounding settlements and countryside. The Public Rights Of Way network across the site must be protected and enhanced.*
- *Ensure safe, convenient pedestrian and cycle connections to the Garden Community.*
- Incorporate active travel priority routes, bus priority measures, and a goods vehicle routing strategy.
- *Provision for a trunk road service area including lorry parking must be indicated.*
- *Provision of electric vehicle charging, secure cycle storage, and last-mile logistics hubs.*
- *To facilitate the RTS terminus, the masterplan should consider provision for a public transport maintenance depot.*

3. Environmental Sustainability

- *Achieve a minimum 20% Biodiversity Net Gain through robust landscape buffers, tree planting, and habitat creation.*
- *Implement Sustainable Drainage Systems (SuDS), rainwater harvesting, and green roofs.*
- *The applicant must demonstrate adequate wastewater capacity, including any necessary phasing or alternative solutions, to the satisfaction of both the Council and Anglian Water.*

- *Provision of appropriate design and infrastructure that incorporates the highest standards of innovation in energy efficiency and technology to reduce impact of climate change, water efficiency (with the aim of being water neutral in areas of serious water stress), and sustainable waste / recycling management facilities.*
- *Undertake embedded carbon assessments and apply circular economy principles, supported by defined life-cycle carbon reduction targets.*

4. Heritage and Amenity

- *Preserve and enhance the setting of nearby heritage assets.*
- *Incorporate noise attenuation, air quality mitigation, and lighting control measures to protect residential amenity.*

5. Highways and Junction Modification

- *Any changes to the already approved junction needed to achieve suitable access and capacity for the additional business park development must be funded entirely by the developer, secured through appropriate legal agreements (such as Section 106) or other agreed mechanisms.*
- *The developer must fund and deliver all necessary modifications to the junction and approaches to accommodate active and sustainable travel measures*

If Collierswood Farm is delivered ahead of the Tendring Colchester Borders Garden Community (TCBGC), it must fund and deliver Phase 2 junction and approaches as currently designed, plus any changes required to provide safe access for all modes, including connection to Phase 1 at Allen's Farm Roundabout.

- *Walking, cycling, and public transport links and services to the Garden Community must be funded and delivered by the developer.*

Contributions will be secured towards mitigation measures in accordance with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy.

<u>Policy Compliance and Monitoring</u>

- *A monitoring framework must track delivery of infrastructure, biodiversity net gain, carbon reduction, and sustainable transport measures.*

Collierswood Farm represents a prime strategic employment location, capable of delivering a high-quality, sustainable business park of sub-regional significance. Its success will depend on infrastructure delivery and adherence to best practice

design principles, ensuring the creation of an attractive, connected, and environmentally responsible employment hub.

10 Delivering Infrastructure

10.1 This chapter explains how the policies and proposals within this Local Plan will be implemented, how the Council will monitor their effectiveness in bringing positive changes to the District, how the Council may use its enforcement powers to deal with unauthorised development and how the Council may choose to review the Local Plan to respond to changes in the economy and deal with longer-term development requirements.

Implementation

10.2 This Local Plan will form the 'Development Plan' for the District against which all applications for new development will be judged. The Council will use the Local Plan in determining planning applications alongside the National Planning Policy Framework and will take into account any other material considerations.

10.3 The implementation of the policies and proposals detailed within this Local Plan will be achieved in a variety of ways. As the Local Planning Authority, Tendring District Council will play a key role. However, the Council will also work with a number of bodies to ensure the implementation of this plan in an integrated and efficient way.

10.4 The National Planning Policy Framework emphasises that plans must be deliverable. Local Planning Authorities need to demonstrate, within reason, that infrastructure is provided to support the delivery of the development planned. The infrastructure planning process seeks to:

- identify infrastructure needs and costs (including where possible phasing of development, funding sources and responsibilities for delivery);
- improve lines of communication between key delivery agencies and the Local Planning Authority, including identifying opportunities for integrated and more efficient service delivery and better use of assets;
- provide evidence for the setting of a Community Infrastructure Levy (CIL);
- be a 'live' document that will be used as a tool for helping to deliver infrastructure; and
- set out a process for policy monitoring and review.

10.5 In order to ensure that new development delivers sustainable communities, the facilities and service needs must be planned for and monitored. A document called the 'Tendring - Infrastructure Delivery Plan' sits alongside this Local Plan. It reviews Tendring's infrastructure needs for the plan period to 2042. Monitoring of the Local Plan is carried out (at least) annually, through the 'Tendring District – Authority Monitoring Report'.

10.6 The following organisations will be involved in the implementation of this Local Plan:

Table 10.1 Implementation

Organisation	Involvement in the Implementation of this Local Plan
Tendring District Council Braintree, Chelmsford, Colchester, Essex and Tendring Councils	• Determining planning applications in accordance with the Local Plan and any other material considerations. • Preparing and implementing Supplementary Planning Documents and design briefs. • Publishing of registers, schedules, leaflets etc. as appropriate and as resources permit. • Responding to suspected breaches in planning control, investigating alleged cases of unauthorised development and taking action where appropriate. • Liaising and co-operating with statutory undertakers, including Essex County Council as the Highways and Transport Authority and other appropriate agencies (including those listed below) to aid the integration of services and facilities and to ensure sustainable development. • Ensuring evidence across the Housing Market Area is up to date. • Facilitating growth through Local Delivery Vehicles as appropriate. • Preparing joint Development Plan Documents, Masterplans, Supplementary Planning documents as appropriate.
Essex County Council (ECC)	• Road and transport matters as the Highways and Transport Authority, including the provision of new facilities, on-street parking, road closures, highway safety and other traffic management. • Education and Social Services. • Minerals and waste management as the Minerals and Waste Planning Authority and the Waste Disposal Authority. • Liaising with TDC to aid the integration of services between the two authorities. • Lead Local Flood Authority. • Lead advisors on Public Health.
Public utilities including: British Gas, electricity providers, British Telecommunications plc and Anglian Water	• Taking account of the proposals within this Plan in the provision of their services and facilities, which are essential to sustainable, well planned developments. • Liaising with TDC regarding their proposals.

Health authorities including the North East Essex Clinical Commissioning Group and any future health bodies	• The provision of health facilities in the District. • Liaising with TDC regarding the various proposals for new facilities in the District.
Environment Agency	• The protection and improvement of the environment. • Controlling pollution. • Implementing environmental legislation. • Regulating the environmental effects of industry. • Advice and guidance as statutory consultee to the local planning authority. • Advice and guidance in relation to drainage and flood protection implications of new development.
National Highways	• Improvements / new connections to the A120.
Network Rail	• Implementation of rail infrastructure. • Liaising with TDC regarding their proposals.
Conservation Organisations including Historic England, Natural England and others	• The protection and improvement of the historic / natural environment. • Implementing historic / natural environment legislation. • Advice and guidance in relation to listed buildings, conservation areas and other heritage assets / environmental designations and other important habitats.
Town and Parish Councils	• Providing and managing recreation and community facilities. • Providing an important link between the local community and TDC.
The Private Sector	• Majority of development carried out during the Local Plan period, including development of new residential properties, new employment and commercial development, and tourist and leisure facilities.

10.7 The Council appreciates that the delivery of new homes and jobs needs to be supported by necessary infrastructure, including a wide range of transport options, utilities, and community facilities. Throughout the consultation of the review of this Local Plan, this issue continues to be of particular concern to our residents and businesses. The Council has commissioned an Infrastructure Delivery Plan (IDP), to inform the Local Plan, based on other evidence work; studies prepared for the Garden Communities; relevant, topic

based national and local studies; and discussions with infrastructure providers. The IDP will sit alongside this Plan and provide specifics on the main items of infrastructure required for larger sites, when they are likely to be provided and who will pay for them. Additionally, the policies within Chapter 9 of this Plan highlight essential pieces of site-specific infrastructure as relevant for certain sites.

10.8 The broad categories of necessary infrastructure covered in the IDP will include:

- Water and drainage - water supply, wastewater, flood risk management and resilience, and water quality.
- Energy - electricity, gas and renewable energy.
- Communications - broadband coverage and provision.
- Leisure and green infrastructure - sport, open space and community facilities.
- Education - early years and childcare, primary, secondary, further education, and higher education.
- Health - hospitals, health centres, GP surgeries, dentists, public health and preventative health care.
- Transport - highways, cycle and pedestrian facilities, rail, bus, park and ride, travel management and car parking.

10.9 Infrastructure and community facilities are mainly provided by partner agencies and service providers, such as water and energy provision by the utility companies; highways and social services by Essex County Council; education by a range of public and private sector providers; healthcare services and facilities by the North East Essex Clinical Commissioning Group and National Health Service England Midlands and East (NHSE) England. The IDP identifies the different investment and development time scales for these providers allowing us to work with them to help deliver a co-ordinated approach to new infrastructure delivery.

10.10 Telecommunications and digital infrastructure technologies are evolving rapidly, and proposals will need to enable sites to access high quality digital infrastructure including fibre and wireless services (5G and Long Term Evolution i.e. successor technologies) which are accessible from a range of providers.

10.11 Developers will be expected to contribute towards meeting appropriate infrastructure costs, having regard to overall consideration of viability. This will include contributions to both on-site costs and strategic off-site infrastructure costs. Contributions will be secured under S106 of the Town and Country Planning Act 1990 (as amended) and/or secured through a Community Infrastructure Levy (CIL) as appropriate. CIL will complement and not duplicate planning obligations. A CIL charging schedule linked to this Plan would stipulate a charge, per square metre of gross internal floorspace, for

relevant classes of development. A proportion of CIL funds would be passed to Parish/Town councils.

10.12 In the event that essential infrastructure cannot be appropriately delivered to support new development despite best efforts to secure it, this policy will be used to restrict development from being commenced or, in certain cases, from being permitted, in the absence of proven infrastructure capacity. When infrastructure cannot be provided within, or is not appropriate to be located on, the development site itself, developers will be expected to make a contribution to the cost to provide what is necessary to support new development.

10.13 Policy DI1 below sets out generic infrastructure requirements for new development within the District.

Strategic Policy DI1

INFRASTRUCTURE DELIVERY AND IMPACT MITIGATION

All new development should be supported by, and have good access to, all necessary infrastructure. Permission will only be granted if it can be demonstrated that there is sufficient appropriate infrastructure capacity to support the development or that such capacity will be delivered by the proposal. It must further be demonstrated that such capacity, as is required, will prove sustainable over time both in physical and financial terms. Where a development proposal requires additional infrastructure capacity to be deemed acceptable, mitigation measures must be agreed with the Local Planning Authority and the appropriate infrastructure provider. Such measures may include (not exclusively):

o. financial contributions towards new or expanded facilities and the maintenance thereof;
p. on-site construction of new provision;
q. off-site capacity improvement works; and/or
r. the provision of land.

Developers will be expected to contribute towards the delivery of relevant infrastructure. They will either make direct provision or will contribute towards the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments. Developers and landowners must work positively with the Local Planning Authority, neighbouring authorities and other infrastructure providers throughout the planning process to ensure that the cumulative impact of development is considered and then mitigated, at the appropriate time, in line with published policies and guidance. Exceptions to this policy will only be considered whereby:

s. it is proven that the benefit of the development proceeding, without full mitigation, outweighs the collective harm;

t. a fully transparent, open book viability assessment has proven that full mitigation cannot be afforded, allowing only for the minimum appropriate level of developer return and landowner receipt necessary for the development to go ahead, having regard to Planning Practice Guidance and noting that this will be lower for any affordable portion of the development,

u. full and thorough investigation has been undertaken to find innovative solutions to issues and all possible steps have been taken to minimise the residual level of unmitigated impacts; and

v. obligations are entered into by the developer that provide for appropriate additional mitigation in the event that viability improves prior to completion of the development.

The Council may consider introducing a Community Infrastructure Levy (CIL) and may implement such for areas and/or development types where a viable charging schedule would best mitigate the impacts of growth. Section 106 will remain the appropriate mechanism for securing land and works along with financial contributions where a sum for the necessary infrastructure is not secured via CIL. For the purposes of this policy the widest reasonable definition of infrastructure and infrastructure providers will be applied. Exemplar types of infrastructure are provided in the glossary appended to this plan.

This Policy contributes towards achieving Objective 4 and 5 of this Local Plan.

Design Briefs

10.14 Throughout this Local Plan there have been several references to the District Council's intentions to prepare design and development briefs or masterplans for particular sites allocated in this plan, often in partnership with the landowner/developer. These design and development briefs provide guidance to ensure developments meet the requirements of policies in the Local Plan and more detailed design and development requirements. These documents are very important components of the implementation process to ensure the correct kind of development occurs at key strategic allocations.

10.15 During the life of this Local Plan additional design and development briefs may be required to aid the implementation of the policies and proposals within this plan, along with the preparation of Supplementary Planning Documents (SPD) as and when required. These will all be prepared in accordance with the National Planning Policy Framework (along with any subsequent replacements or amendments) and will be subject to the necessary procedures prior for their adoption to be used alongside this Local Plan.

11 Monitoring and Review

11.1 Monitoring and review are essential components of the planning system, ensuring the delivery of sustainable development and self-reliant local communities. Regular monitoring of Local Plan policies is necessary to assess whether they are achieving their intended outcomes. This process helps determine if parts of the Local Plan require review in the future. Effective monitoring is therefore critical to delivering the spatial vision, objectives and policies set out in the Tendring Local Plan.

11.2 The Local Plan operates within the framework of the Local Development Scheme (LDS). In accordance with the Planning and Compulsory Purchase Act 2004 (as amended), the Council publishes an Authority Monitoring Report (AMR). The AMR evaluates progress against the milestones in the LDS and assesses the extent to which Local Plan policies are being implemented and targets achieved.

11.3 The AMR is the primary tool for measuring the performance and impact of the Local Plan. Where monitoring identifies policies that are not working effectively or key targets are not being met, this may trigger a review of the Local Plan.

11.4 The Local Plan has undergone sustainability appraisals to identify potential significant effects of policies and allocations. No significant negative effects were identified. The overarching monitoring framework will provide the basis for ongoing assessment of Local Plan policies.

11.5 The objectives of the local plan will be monitored as follows:

Table 11.1

Policy Area	Local Plan Objectives/ Targets	Monitoring Indicators
Housing Delivery *(Living Places)*	• To provide new dwellings within Tendring District up to 2042 of sufficient variety in terms of sites, size, types, tenure and affordability to meet the needs of a growing and ageing population. • To deliver high quality sustainable new communities.	**Updated assessments of the following:** • Housing Requirement • Housing Completions and Future Trajectory • Five Year Housing Supply and Decision Making • Self-build and Custom Housebuilding
Employment, Commercial and	• To provide for the development of employment land on a variety of	**Updated assessments of the following:**

Retail Development *(Prosperous Places/ Sustainable Places)*	sites to support a diversity of employment opportunities and to achieve a better balance between the location of jobs and housing, which will reduce the need to travel and promote sustainable growth up to the period of 2042. • To promote the vitality and viability of the town centres through the promotion of retail and other appropriate and adaptable uses, exploiting the benefit of enhanced growth of the towns whilst retaining the best and valued aspects of their existing character, as well as responding appropriately to changes in the way people enjoy shopping and other leisure activities, and competition for trade arising from other centres, both within and outside of the District.	• Allocated Employment Sites, including: o Allocated Employment Sites with remaining available land. o Strategic Allocated Mixed-Use Sites with employment land available. • Additional Available Employment Land, including: o Existing employment sites with employment land remaining available. • Retail Development Report, including: o Retail Development report of retail and service outlets.
Provision of Infrastructure and Community Facilities *(Connected Places/ Sustainable Places/ Healthy Places/ Prosperous Places)*	• To make efficient use of existing transport infrastructure and ensure sustainable and active transport opportunities are promoted in all new development to ensure neighbourhoods and services are walkable and cyclable for the majority of people's daily needs. Where additional capacity is required in the form of new or upgraded transport infrastructure, to ensure this is provided in a phased and timely way in connection with new development. • To enable provision of upgraded broadband infrastructure and services. • To ensure that new growth brings opportunities to enhance existing services, facilities and infrastructure for the benefit of existing and new communities. • To ensure that flood risk management infrastructure is	**Updated assessments of the following:** • Infrastructure projects – funding and delivery • Health, including: o Healthcare funding secured o Healthcare funding received • Education, including: o Planning applications which contributed financially to education.

	considered so that future developments take into consideration the impacts of climate change and can accommodate adaptation where necessary. • To ensure there is adequate capacity in the foul water sewerage infrastructure to meet existing and future needs, and to safeguard water quality and the special environment of the District. • To improve and provide good quality educational opportunities and prospects for Tendring's residents as part of the Sustainable Community Strategy. This includes practical vocational training and apprenticeships. • To work with partners in the National Health Service, local health organisations, Essex County Council and local community groups to ensure adequate provision of healthcare and multi-use facilities to support growing communities. • To work with Public Health to promote and encourage healthy lifestyles through developments and planning to ensure that the people of Tendring have opportunities to be as healthy as possible.	
Sustainable Travel (Healthy Places/ Sustainable Places)	• To locate development within Tendring District where it will provide the opportunity for people to satisfy their needs for employment, shopping, education, and other services locally or in locations which minimise the need to travel and where there are modes of transport available which maximise opportunities for active and sustainable travel and minimise the need for car travel.	**Updated assessments of the following:** • Strategic Highways Works • Planning Applications, including: o Applications with conditions requiring sustainable travel mitigations.

The Historic Environment (Protected Places/ Sustainable Places)	• To conserve and enhance Tendring District's historic environment, including heritage; respecting historic buildings and their settings; heritage assets; landscapes; links; and views.	**Updated assessments of the following:** • The delivery of projects and proposals set out within the Councils adopted Heritage Strategy 2020 (as amended), including: o High, Medium and Low Priority Actions. o Ongoing actions at the time the Heritage Strategy was adopted. • Local Projects
The Natural Environment (Protected Places/ Sustainable Places)	• To provide a network of interconnected multi-functional natural green and blue infrastructure and spaces which secures a net gain in biodiversity and geodiversity; contributes to local nature recovery; promotes healthy lifestyles; and enhances the quality of the natural and built environment. • To reduce the risk of all types of flooding by securing the appropriate location and design of new development (including SuDs where appropriate), having regard to the likely impact of climate change, including coastal change.	**Updated assessments of the following:** • The delivery of projects contained within the Essex RAMS SPD. • Water Management and Flood Risk, including: o Number of major developments incorporating water management schemes. o Number of developments approved contrary to advice from Environment Agency. o Applications in a flood zone with initial Environment Agency objections.
Tourism Promotion (Prosperous Places/ Protected Places)	• To work with partners to provide an enhanced environment for tourism and the maritime sector and its associated services.	**Updated assessments of the following:** • Tourism trips and revenue generated, including: o Summary of the tourism trips and spend within Tendring. o Tourism - Visitor Numbers o Tourism - Economic Benefit

12 Policies Maps

12.1 Please see the following links to the Policies Maps.

12.2 A list of Local Maps relating to specific settlements is available in Appendix B.

- Policies Map – Key
- Policies Map - West Tendring District
- Policies Map - South East Tendring District
- Policies Map - North East Tendring District
- Policies Map - Tendring District

Appendix A – Glossary of Terms

This glossary of terms is only intended to provide a guide. It is not a statement of the law, nor does it make any claim to be an official definition.

Adoption: The process following consultation and examination by which the Council will finally make the Local Plan the statutory 'development plan' for the District.

Affordable Housing: Homes provided in perpetuity to meet the housing needs of people who cannot afford to buy or rent property on the open market. Affordable housing can include Council Housing, social rented accommodation, intermediate housing and shared-ownership.

Amenity: A positive component that contributes to the overall character of an area, e.g. open land, trees, historic buildings and the inter-relationship between all elements of the local environment.

Ancient Woodland: Areas of woodland identified by Natural England as having had continuous woodland cover since 1600 AD resulting in the survival of certain rare plants and animals and therefore afforded special protection.

Ancillary Use: A subsidiary use connected to the main use of a building or piece of land, e.g. storage space within a factory.

Article 4 Direction: A power available under the 1995 Town and Country Planning (General Permitted Development) Order allowing the Council to limit or remove permitted development rights of properties and land. Such a direction therefore requires planning permission to be obtained for certain works that would otherwise not require permission.

Avoidance: Action taken to avoid a possible impact by either relocating the works to an area that will not have an impact or timing them to avoid the impact i.e. outside of the bird breeding season, amphibian mating season, etc**.**

Backland Development: Development of land which lies generally behind the line of existing frontage development, has little or no frontage to a public highway and would constitute piecemeal development in that it does not form part of a large area allocated for development.

Best and Most Versatile Agricultural Land: The most flexible, productive and efficient agricultural land as graded by the Department of Environment, Farming and Rural Affairs (DEFRA) as being between 1 and 3a, with 1 being excellent and 3a being good.

Biodiversity: "Biodiversity is the variability among living organisms from all sources including, among other things, terrestrial, marine and other aquatic ecosystems, and the ecological complexes of which they are part; this includes the diversity within species, between species and of ecosystems" (EU Convention on Biological Diversity Definition).

Biodiversity Offsetting: A standardised system – using conservation credits – to measure residual impacts of development and compensate by providing new wildlife habitat off-site.

Bridleway: A highway over which the public have a right of way on foot, bicycle and on horseback or leading a horse.

Coastal Protection Belt: An area originally defined within the Essex Coast Protection Subject Plan (1984) comprising the undeveloped rural areas of a coastline where there are greater controls over development to ensure the character of the open landscape is protected or enhanced.

Community Infrastructure Levy (CIL): A mechanism which enables local authorities to obtain financial contributions from landowners and developers undertaking new building projects toward be the provision of infrastructure.

Compensation: Measures provided to offset residual adverse impacts that remain after the application of mitigation. This can be the provision of an area of like-for-like habitat directly or providing financial contributions to achieve it.

Conditions: Clauses attached to a planning permission considered necessary, relevant, enforceable, precise and reasonable to enable development to proceed where it might otherwise be necessary to refuse permission.

Conservation Area: An area designated by the Council under the Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historical interest. The Council is required to preserve or enhance the character and appearance of these areas.

Dwelling: A self-contained residential unit, occupied by either a person or group of people living together as a family, or by not more than six residents living together as a single household (including a household where care is provided for residents).

Enabling Development: Development promoted primarily as a way of saving an important Listed Building, registered garden or scheduled monument that is neglected, dilapidated, or otherwise perceived to be “at risk”. The term enabling development can also apply to development specifically designed to raise money to achieve other community benefits.

Environmental Impact Assessment: Process by which information about the likely environmental effects of certain projects is collected, assessed and taken into account by both the applicant, as part of a project design, and by the decision making body in deciding whether permission should be granted.

Evidence Base: The name given to the range of technical information including surveys, studies and consultation results that have been gathered to inform the preparation of the Local Plan.

Flood Risk Areas: Land that is at risk of tidal or fluvial flooding. Flood risk maps are produced by the Environment Agency which grade the level of risk in each area.

Flood Risk Assessment: Assessment required to accompany planning applications for development in areas of identified flood risk that both determines the level of risk and whether mitigation measures can address any flood risk problems that may be brought about by development.

Geodiversity: A range of rocks, minerals, fossils, soils and landforms.

Green and Blue Infrastructure: A network of multi-functional green space and waterbodies, both urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. The following can be considered as Green and Blue Infrastructure:

- Parks and Gardens;
- Natural and semi-natural green spaces;
- Designated sites (SPAs, SACs, Ramsar sites, SSSIs, National Landscapes);
- Reservoirs, lakes, and ponds;
- Waterways (watercourses);
- Greenways (Public Rights of Way, footpaths, cycleways and tracks, bridleways, towpath);
- Outdoor Sports Facilities (Sports pitches);
- Amenity green space (provision for play facilities etc.);
- Green spaces around premises (Educational premises open space and playgrounds);
- Cemeteries and churchyards;
- Allotments, community gardens and city farms;
- Public Realm/Civic spaces (urban greening – urban and street trees, road verges, green walls, green roofs, Sustainable Drainage Systems and Natural Flood Management);
- Productive Spaces (agricultural land and meadows); and
- Green Corridors (verges, green wedges, and green fingers).

Greenfield Site: Land that is not considered to be previously developed (see definition of ‘previously developed land’).

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage At Risk: This is the term for heritage assets which are at risk of being lost through long term neglect or decay.

Infilling: Development of sites that have adjacent buildings – usually the redevelopment of a plot in an otherwise continuously built-up road frontage of buildings.

Important Hedgerow: A hedgerow meeting the criteria set out in the Hedgerow Regulations 1997.

Infrastructure: Any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or well-being including (but not exclusively): footways, cycleways and highways; public transport; drainage and flood protection; waste recycling facilities; education and childcare; healthcare; sports, leisure and recreation facilities; community and social facilities; cultural facilities, including public art; emergency services; green infrastructure; open space; affordable housing; live/work units and lifetime homes; broadband; facilities for specific sections of the community such as youth or the elderly.

Institutional Uses: Uses that can include care homes, nursing homes and other non-custodial institutions.

Irreplaceable Habitats: Habitats which is it not possible to re-create, due to their age and/or condition and/or composition. Includes Ancient Woodland and Veteran Trees in Essex.

Landscaping: The treatment of land for the purposes of enhancing and protecting amenities, and including fencing, walls or other means of enclosure, the planting of trees, hedges, shrubs or grass, and the formation of gardens and courtyards.

Legally Protected Species: Those species protected under: The Protection of Badgers Act 1992 (as amended); the Wildlife and Countryside Act 1981 (as amended); or the Conservation of Habitats and Species Regulations 2010 (as amended).

Listed Building: A building designated by the Department of Culture, Media and Sport as being of special architectural or historic interest often on the advice of Historic England. There are three grades of listed building: I, II* and II.

Living Landscape: Living Landscapes are large landscape-scale areas of the countryside, such as river valleys, estuaries, forested ridges, and grass and heath mosaics, which form ecological networks. The networks allow wildlife to move through them and increase their resilience to threats such as climate change, floods, drought, sea-level rise and development pressure. There are 80 Living Landscapes within Essex.

Local Area for Play (LAP): This is small landscaped areas of open space designated for young children (under 6 years old) and their parents or carers for play activities and socialisation close to where they live. A LAP should be a safe, attractive and stimulating environment which will give young children the opportunity to play and interact with their peers away from their own back garden, thus encouraging the development of a range of social and educational skills.

Local Enterprise Partnership: A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Equipped Area for Play (LEAP): is an unsupervised play area mainly for children of early school age (4-12 years) but with consideration for other ages. Unlike LAP**,** a LEAP is equipped with formal play equipment, and it should provide a focal point for children when they are responsible enough to move away from the immediate control of parents.

Local Nature Reserve (LNR): A reserve declared and managed by a local authority under the National Parks and Access to the Countryside Act (1949). LNRs are usually declared on land which has some actual or potential wildlife interest in a local context, and which is well suited to public access and interpretation.

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the District council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan: The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community.

Local Wildlife Site (LoWS): Non-statutory designation for a site of county-wide significance for wildlife or geology that is afforded special protection through the Local Plan.

Major proposal: A major development proposal as defined by Article 8(7) of The Town and Country Planning (General Development Procedure) Order 1995.

Material Consideration: A matter that should be taken into account in deciding on a planning application or on an appeal against a planning decision.

Mineral Safeguarding Area: An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

Mitigation: Action taken to reduce the severity of adverse impacts. Mitigation can include minimising impacts by limiting the degree or magnitude of an action, or rectifying impacts by restoring, rehabilitating, or repairing the affected environment or reducing or eliminating impacts over time.

National Landscape (previously Area of Outstanding Natural Beauty): A National Landscape contains landscape of national importance as designated by the Government on advice from Natural England.

National Nature Reserve (NNR): Sites managed by English Nature or an approved body, established as reserves under the National Parks and Access to the Countryside Act (1949).

Neighbourhood Equipped Area for Play (NEAP): This will serve a substantial residential development and as such should cater for a wide range of children including those with special needs. Play equipment should be aimed primarily at those aged between 4 and 14 and should aim to stimulate physical, creative, intellectual, social and solitary play. Teenage provision should be in the form of

kickabout/basketball areas, opportunities for wheeled play (skateboarding, roller-skating, etc.) and meeting areas.

Neighbourhood Plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area.

Objectively Assessed Needs: Objectively assessing and evidencing development needs for housing (both market and affordable); and economic development (which includes main town centre uses).

Occupancy Conditions: Conditions attached to a planning consent that restrict the occupation of a dwelling, or permanent holiday accommodation to either certain times of the year or to certain parties.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Original building: A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Out of Town: A location out of centre that is outside the existing built-up area.

Permitted Development: Limited forms of development allowed without the need to make an application for planning permission, as granted under the terms of the Town and Country Planning (General Permitted Development) Order 2010.

Planning Obligations: Legal agreements between a planning authority and a developer, or offered unilaterally by a developer, ensuring that certain extra works related to a development are undertaken, usually through Section 106 of the Town and Country Planning Act (1990).

Pollution: Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Priority Species and Habitat: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Policies Map: An obligatory component of a Local Plan showing the location of proposals and policy boundaries on an Ordnance Survey map.

Protected Lane: Lanes designated by the County Council as having particular historic value or making a significant contribution to the character of the countryside.

Protected Species: Plant and animal species protected under the Conservation (Natural Habitats and Conservation) Regulations 1994, the Wildlife and Countryside Act 1981 and subsequent amendments, or other species protected under legislation specific to them.

Private Amenity Space: Private outdoor sitting area attached to a residential dwelling that is not overlooked by adjacent or opposite living rooms or outdoor sitting areas.

Public Right of Way: A way where the public has a right to walk, and in some cases ride horses, bicycles, motorcycles, or drive motor vehicles.

Ramsar Site: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Regeneration: The re-use or redevelopment of decaying or run-down buildings or urban area to bring them new life and economic vitality.

Registered Parks and Gardens: These are designed landscapes of national importance and are kept on a national register.

Renewable and Low Carbon Energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Residential Amenity: The normal and reasonable satisfaction people expect from their local living environment.

Ribbon Development: A narrow band of development extending along one or both sides of a road.

Rural Diversification: Activities undertaken on surplus land and the utilisation of redundant and unused rural buildings to support farming incomes, including, for example, forestry, leisure and tourism.

Safely accessible on foot: A location may be considered safely accessible on foot when there is a realistic and secure walking route from the development site to the nearest settlement boundary to connect to existing and established pedestrian infrastructure. This means pedestrians (including children and families) can reach the settlement without undue risk or exposure to traffic hazards. Acceptable walking conditions must include at least one of the following:

- Dedicated pedestrian infrastructure, such as separate footpaths or pavements alongside roads or alternative paths that would be likely to be used.
- Informal walking routes where traffic is slow-moving, visibility is good, and walking along the roadside does not pose a danger and can be demonstrated to not pose a danger.
- The emphasis is on ensuring that walking is a viable, safe, and comfortable mode of access to the nearest settlement and for all users, particularly those who may be more vulnerable and at all times of the year. Such pathways/routes must not be subject to flood zones 2/3.

Scheduled Monument: A historic or archaeological structure placed on a schedule compiled by the Department of Culture, Media and Sport for protection under the Ancient Monuments and Archaeological Areas Act 1979.

Sequential Approach: A process used to direct development toward the most appropriate locations before other areas are considered.

Settlement Development Boundary: Boundary shown on the Local Plan Policies Maps that shows the extent of defined towns and villages within which there is a presumption, in principle, in favour of development. Land outside of the Settlement Development Boundary is considered to be countryside.

Setting of a Heritage Asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Shoreline Management Plans: A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.

Significance (for Heritage Policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site of Special Scientific Interest (SSSI): Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Small Scale Self-build Development: Small scale self-build development refers to new self-build and custom-built housing proposals that are proportionate in size and impact to the nearest settlement they relate to. The concept 'small scale development' in this context will typically be assessed in relation to the settlement's role, character, and capacity to accommodate additional growth.

Special Area of Conservation (SAC): Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Area (SPA): Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Stakeholder: A person or group with a direct interest, involvement or investment in something (i.e. the future of the local area). It could be a member of the public, a business, a government body or any other organisation.

Stepping Stones: Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Strategic Environmental Assessment (SEA): A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic Green Gaps: Areas of locally important strategic open land that protect the countryside between urban areas, and safeguard the separate identity, character and openness of settlements.

Supplementary Planning Document (SPD): Planning guidance that will supplement and support the implementation of policies contained in the Local Plan.

Sustainable Development: A widely used definition for sustainable development was drawn up by the World Commission on Environment and Development in 1987: 'Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.'

Sustainability Appraisal (SA): An appraisal of the policies and proposals of development plans to measure their ability to deliver sustainable development.

Town Centre: Area defined on the Local Plan Policies Maps, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport Assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Travel Plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Tree Preservation Order (TPO): Order made by a local planning authority that makes it an offence to cut, top, lop, uproot or wilfully damage or destroy a tree without that authority's permission.

Use Classes Order (UCO): The Town and Country Planning (Use Classes) Order update places different uses of land and buildings into various categories, planning permission not being required for changes of use within the same use class. Some uses do not have their own use class and therefore known as Sui Generis.

Veteran Tree: A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Appendix B – Local Maps

Please see the following links to the Local Maps.

- B.1 Alresford
- B.2 Ardleigh
- B.3 Beaumont
- B.4 Bradfield
- B.5 Brightlingsea
- B.6 Clacton-on-Sea and Jaywick Sands
- B.7 Tendring Colchester Borders Garden Community
- B.8 Elmstead Market
- B.8a Fox Street
- B.9 Frating
- B.10 Frinton, Walton, Kirby Cross and Gt Holland
- B.11 Great Bentley
- B.12 Great Bromley
- B.13 Great Holland
- B.14 Great Oakley
- B.14a Hare Green Garden Village
- B.15 Harwich and Dovercourt
- B.15a Horsley Cross Garden Village
- B.16 Kirby-le-Soken
- B.16a Lanswood
- B.17 Little Bentley
- B.18 Little Bromley
- B.19 Little Clacton
- B.20 Little Oakley
- B.21 Manningtree, Mistley and Lawford
- B.21a Point Clear
- B.22 Ramsey
- B.23 St Osyth
- B.24 Tendring
- B.24a Tendring Heath
- B.25 Thorpe-le-Soken
- B.26 Thorpe Station and Thorpe Maltings
- B.27 Thorrington
- B.28 Weeley
- B.29 Weeley Heath
- B.30 Wix
- B.31 Wrabness

Appendix C – Local Wildlife Sites and Ancient Woodland

Table C.1 Local Wildlife Sites

Code	Site Name	Area (ha)	Grid Ref.
Te1	Ardleigh Reservoir Wood, Ardleigh	2.1	TM 026287
Te2	Birch Wood, Ardleigh	0.7	TM 028303
Te3	Ardleigh Reservoir Grassland, Ardleigh	3.1	TM 032284
Te4	Churn Wood Meadow, Ardleigh	1.3	TM 033256
Te5	Churn Wood, Ardleigh	26.3	TM 036259
Te6	Wall's Wood, Ardleigh	14.3	TM 037271
Te7*	Chapel Lane Verge, Ardleigh	0.03	TM 039263
Te8*	Pyecats Corner Verges, Elmstead	0.3	TM 043254
Te9	Manor House Meadow, Ardleigh	1.6	TM 052288
Te10	Springhead Corner Meadow, Ardleigh	2	TM 053286
Te11	Alresford Grange, Alresford	5.2	TM 055207
Te12	Villa Farm Quarry, Alresford	25.8	TM 056217
Te13	Noah's Ark Pit, Brightlingsea	11.9	TM 060186
Te14	Alresford Lodge Pits, Alresford	43.4	TM 061204
Te15	Palegate Wood, Elmstead	5.8	TM 061235
Te16	St. Peter’s Church, Alresford	0.4	TM 064206
Te17	Park Wood, Elmstead	1.4	TM 064230
Te18	Crestland Wood Meadow, Alresford	2.5	TM 067210
Te19	Oldhall Wood, Alresford	6.9	TM 068203
Te20	Money Wood, Elmstead	1.7	TM 068253
Te21	Crestland Wood, Alresford	14.1	TM 069208
Te22	Thicks Wood, Thorrington	12.3	TM 070189
Te23	Tenpenny Farm Wood, Alresford	1.4	TM 073215
Te24	Frating Hall/Captains Woods, Frating	14.5	TM 074228
Te25	Shir Burn Wood and Meadow, Lawford	8.6	TM 074312
Te26	Alresford Hall Woods, Alresford	34.8	TM 075200
Te27	Mill Wood, Great Bromley	4.5	TM 075248
Te28	Hockley Farm Wood, Frating	8.5	TM 077223
Te29	Wick's /Lodge Wood, Brightlingsea	8.4	TM 078177
Te30	Tenpenny Brook, Alresford	4.7	TM 079203
Te31	Thorrington Plantation, Thorrington	12.2	TM 080203
Te32	Church Road Wood, Frating	1.1	TM 081222
Te33	Manning Grove, Little Bromley	2.1	TM 081275
Te34	Judas Gap Marsh, Lawford	12.1	TM 081324

Code	Site Name	Area (ha)	Grid Ref.
Te35	Mill Dam Meadow, Thorrington	1.6	TM 083196
Te36	Poplar Chase, Thorrington	19.8	TM 083210
Te37	Great Bromley Churchyard, Great Bromley	0.3	TM 083262
Te38	Thors Park Meadow, Thorrington	2.6	TM 085200
Te39	Rook Wood, Thorrington	3.6	TM 086190
Te40	Wignall Street Grassland, Lawford	2.5	TM 086310
Te41	Hockley Wood, Thorrington	14.8	TM 088213
Te42	Lawford Churchyard, Lawford	0.6	TM 089315
Te43	Thorrington Marshes, Thorrington	20.8	TM 091185
Te44	Little Bromley Churchyard, Little Bromley	0.3	TM 091278
Te45	Wignall Brook Grasslands, Lawford	14	TM 091314
Te46	East End Green, Brightlingsea	2	TM 097168
Te47	Robinson Road Ponds, Brightlingsea	2.7	TM 097173
Te48	Thorrington Hall Wood, Thorrington	48.5	TM 101192
Te49*	Frating Abbey Farm Road Verge, Thorrington	0.2	TM 103199
Te50	Bentley Brook, Great Bentley / Thorrington	39	TM 105208
Te51	Lower Farm Marshes, Brightlingsea	61.2	TM 106175
Te52	Hopping Bridge Marsh, Mistley	1.2	TM 111319
Te53	Little Bentley Hall Wood, Little Bentley	43.4	TM 113244
Te54	Flag Creek Marsh, St Osyth	5.6	TM 114170
Te55	Great Bentley Pumping Station, Great Bentley	3.5	TM 114222
Te56*	Dead Lane Verge, St Osyth	0.1	TM 116183
Te57	St. Osyth Parkland, St Osyth	91.3	TM 118163
Te58	Furze Hills Complex, Mistley	20.2	TM 118311
Te59	High Barn Wood, Great Bentley	3.3	TM 123229
Te60	Reed Pond, St Osyth	1.5	TM 124150
Te61	Martin's Grove, St Osyth	5.2	TM 124186
Te62*	Aingers Green Verges, Great Bentley	0.6	TM 125200
Te63	St. Osyth Cemetery, St Osyth	0.7	TM 127163
Te64	Shair Wood, Great Bentley	1.1	TM 129230
Te65	Milton Wood, St Osyth	6	TM 131190
Te66	Stockets Grove, St Osyth	2.4	TM 131198
Te67*	Pump Hill Verges, St Osyth	0.6	TM 132160
Te68	Violet Grove, St Osyth	0.3	TM 136190
Te69	Simplebirch and Bowshots Wood, St Osyth	9.5	TM 138197
Te70	Pilcox Wood, Tendring	3.1	TM 138252
Te71	Jaywick Beach, Clacton	12.8	TM 139126
Te72	Oakhurst Wood, Weeley	7.5	TM 140205
Te73	High Grove, St Osyth	2.1	TM 141174

Code	Site Name	Area (ha)	Grid Ref.
Te74*	Goose Green Verge, Tendring	0.03	TM 141254
Te75	Gutteridge Wood, Weeley	5.2	TM 142210
Te76	Maldon Wood, St Osyth	13.8	TM 143196
Te77	Hillands Wood, Tendring	4.6	TM 143234
Te78	Jaywick Marshes, Clacton	59	TM 144134
Te79	Home Wood, Tendring	6.6	TM 149234
Te80	Hartley Wood, St Osyth	29.7	TM 151176
Te81	Tendring Grove, Tendring	4.9	TM 153243
Te82	Coppin's Hall Wood, Clacton	2.4	TM 155161
Te83*	Weeley Bypass, Weeley/St Osyth/Lt Clacton	18.2	TM 156194
Te84	Island and Roger's Groves, Weeley	8.3	TM 158220
Te85	Stonehall Wood, Tendring	2.8	TM 158256
Te86	Simon's Wood, Tendring	3.6	TM 160239
Te87	Far Thorpe Green, Thorpe-le-Soken	2.8	TM 162226
Te88	Gravel Wood, Tendring	8.1	TM 162253
Te89	Killgrove Wood, Great Oakley	3.3	TM 163265
Te90	Wrabness Depot and Marsh, Wrabness	29.8	TM 163315
Te91	Dengewell Wood, Wix	4.2	TM 166276
Te92	Burcarts Meadow, Clacton	4.3	TM 167180
Te93	Lower Botany Farm, Weeley	4.4	TM 167208
Te94	Broadmeadow Wood, Great Oakley	3.7	TM 169263
Te95	Thorpe Green, Thorpe-le-Soken	1	TM 170231
Te96	Brakey Grove, Wrabness	6	TM 172313
Te97	Glebe Wood, Beaumont	3.4	TM 175258
Te98	Upper Holland Brook, Lt Clacton/Gt Holland	42.8	TM 177212
Te99	St. Michael's Churchyard, Thorpe-le-Soken	1.6	TM 179222
Te100	Burrsville Park, Clacton	10.6	TM 180170
Te101	Wrabness Siding, Wrabness	0.2	TM 180315
Te102	West Grove, Wrabness	2.1	TM 180319
Te103	The Grove, Great Clacton	0.7	TM 183175
Te104	East Grove, Wrabness	1.5	TM 183318
Te105	Clacton Cemetery, Clacton	5	TM 184168
Te106*	Beaumont Bridge Verge, Beaumont	0.01	TM 185237
Te107	Clacton North Cliff, Clacton	0.8	TM 187153
Te108	Beaumont Marsh, Beaumont	4.6	TM 188250
Te109	Great Holland Pits, Great Holland	13.4	TM 202192
Te110	Soils Wood, Great Oakley	3.2	TM 203286
Te111	Copperas Wood East, Ramsey and Parkeston	3	TM 206317
Te112	Whinny Grove, Ramsey and Parkeston	1.2	TM 215302

Code	Site Name	Area (ha)	Grid Ref.
Te113	Michaelstowe Hall, Ramsey & Parkeston	7.8	TM 218306
Te114	Holland Hall Wood, Great Holland	5.3	TM 220195
Te115	Ramsey Ray, Ramsey and Parkeston	50	TM 232317
Te116	Dockfield Avenue Allotments, Harwich	2.2	TM 236312
Te117	Frinton Cliffs, Frinton	17.2	TM 242199
Te118	Pedlars Wood, Frinton	2.7	TM 244209
Te119	The Hangings, Harwich	6.7	TM 247317
Te120	Station Lane Grassland, Harwich	4.3	TM 250317
Te122	Barnes Spinney, Walton	1.3	TM 257226
Te123	Harwich Beach, Harwich	0.9	TM 262325
Te124	The Naze, Walton	16.4	TM 265237
Te125	Bentley Green (West), Great Bentley	1.3	TM 111220

*Protected Verges

Table C.2 Ancient Woodland Inventory

Name	Grid Reference
Thick's Wood, Brightlingsea (LoWS)	**071190**
Wicks Wood, Brightlingsea (LoWS)	**076175**
Mill Wood, Alresford (LoWS)An	**077199**
Rook Wood, Thorrington (LoWS)	**087191**
Bullock Wood, Ardleigh (SSSI)	**019279**
Churn Wood, Ardleigh (LoWS)	**036258**
Walls Wood, Ardleigh (LoWS)	**038274**
Cockaynes Wood, Alresford (LoWS)	**058218**
Palegate Wood, Elmstead (LoWS)	**062235**
Park Wood, Elmstead (LoWS)	**065231**
Oldhall Wood, Alresford (LoWS)	**068203**
Money Wood, Elmstead (LoWS)	**068252**
Crestland Wood, Alresford (LoWS)	**070209**
Captains Wood, Frating (LoWS)	**075228**
Mill Wood, Great Bromley (LoWS)	**075248**
Boudge Hill Wood, Great Bromley	**076258**
Tenpenny Heath, Thorrington (LoWS)	**081203**
Hockley Wood, Frating (LoWS)	**088213**
Manning Grove, Great Bromley (LoWS)	**088275**
Thorrington Hall Wood, Thorrington (LoWS)	**101194**
Martins Grove, St Osyth (LoWS)	**124187**
Riddles Wood, St Osyth (SSSI)	**129180**
Milton Wood, St Osyth (LoWS)	**132191**
Stockets Grove, St Osyth (LoWS)	**132198**
Maldon Wood, St Osyth (LoWS)	**142197**
Hartley Wood, St Osyth (LoWS)	**152176**
Coppins Hall Wood, Clacton (LoWS)	**156162**

Name	Grid Reference
Alder Car, Great Bentley	102224
Chequers Wood, Little Bromley	104291
Thirty Acre Wood, Great Bentley	109233
Little Bentley Hall Wood, Little Bentley (LoWS)	114245
High Barn Wood, Tendring (LoWS)	124230
Shair Wood, Tendring (LoWS)	130230
Gutteridge Hall Wood, Weeley (LoWS)	142209
Hillands Wood, Tendring (LoWS)	143234
Home Wood, Tendring (LoWS)	149235
Tendring Grove, Tendring (LoWS)	153244
Island Grove, Weeley (LoWS)	155218
Rogers Grove, Weeley (LoWS)	158222
Stonehall Wood, Great Oakley (LoWS)	158256
Weeley Hall Wood, Weeley (SSSI, EWT)	160210
Simons Wood, Tendring (LoWS)	162253
Killgrove Wood, Great Oakley (LoWS)	162267
Dengewell Wood, Great Oakley (LoWS)	167277
Broadmeadow Wood, Great Oakley (LoWS)	169263
Glebe Wood, Beaumont (LoWS)	175258
Mill Grove, Bradfield	140308
Brakey Grove, Wrabness (LoWS)	172313
West and East Grove, Wrabness (LoWS)	183319
Stour Wood, Wrabness (SSSI, WT, RSPB)	190314
Holland Hall Wood, Great Holland (LoWS)	221195
Copperas Wood, Ramsey (SSSI, EWT (pt))	203316

(Source: Natural England, February 1992, reviewed June 2012)

Appendix D – Heritage Assets

Table D.1 Conservation Areas

Location	Date of Designation	Additional Information
Ardleigh	23.03.1981	Character Appraisal and Management Plan adopted July 2025.
Bradfield	21.09.1981	Character Appraisal and Management Plan adopted July 2025.
Brightlingsea	30.06.1975	Character Appraisal and Management Plan adopted July 2024.
Brightlingsea Hall and All Saints Church	22.03.1993	Character Appraisal and Management Plan adopted January 2025.
Clacton Seafront	04.12.2001	Character Appraisal and Management Plan adopted January 2025.
Frinton and Walton	19.06.1982	Character Appraisal and Management Plan adopted July 2024.
Great Bentley	02.10.1969	Character Appraisal and Management Plan adopted July 2024.
Great Clacton	19.09.1983	Character Appraisal and Management Plan adopted January 2025.
Great Holland	08.06.1981	Character Appraisal and Management Plan adopted July 2025.
Great Oakley	02.11.1973	Character Appraisal and Management Plan adopted January 2025.
Harwich Old Town	19.06.1969	Character Appraisal and Management Plan adopted July 2024.
Kirby-le-Soken	08.06.1981	Character Appraisal and Management Plan adopted January 2025.
Lawford	23.03.1981	Character Appraisal and Management Plan adopted January 2025.
Lower Dovercourt	17.07.1986	Character Appraisal and Management Plan adopted July 2024.
Manningtree and Mistley	02.10.1969	Last updated 2010. Review underway.

Ramsey	21.09.1981	Character Appraisal and Management Plan adopted July 2025.
St Osyth	02.10.1969	Last updated 2009. Review underway.
Tendring Village	21.09.1981	Character Appraisal and Management Plan adopted July 2025.
Thorpe-le-Soken	02.10.1969	Character Appraisal and Management Plan adopted July 2024.
Thorpe-le-Soken Station and Maltings	26.03.1990	Character Appraisal and Management Plan adopted July 2024.

Note: Maps of the Conservation Area boundaries as they exist at the time of printing are shown on the Policies Maps and Local Maps. These boundaries are subject to change at any time during the lifetime of this Local Plan. Please contact the Council or check the Council's website (www.tendringdc.gov.uk) for latest information about Conservation Areas.

Table D.2 Protected Lanes

Parish	Name
Ardleigh	Lodge Lane/Crown Lane North Spring Valley Lane
Bradfield/Wix	Cansey Lane
Elmstead	Turnip Lodge Lane
Great Oakley	Pesthouse Lane Hill Road/Rectory Road, The Soils
Lawford	Church Hill
Little Bromley	Little Bromley Road

Note: Protected Lanes were designated by Essex County Council in 2015. They were adopted by Tendring District Council in 2015.

Table D.3 Registered Parks and Gardens

Monument Title
Clacton Sea Front (Grade II)

St. Osyth Priory (Grade II)

Thorpe Hall (Grade II)

Beth Chatto Gardens (Grade II)

(Source: Historic England)

Note: Further details of these, including maps of each area, can be found on the 'National Heritage List for England' on Historic England's website (www.historicengland.org.uk).

Table D.4 Scheduled Monuments

Parish	Monument Title	Grid Reference
Alresford	Remains of St. Peter's Church	TM064206
Ardleigh	Crop mark site south of Ardleigh	TM057284
		TM058289
Beaumont	Beaumont Quay, Hamford Water	TM189240
Frinton & Walton	Martello Tower (K) and associated Battery south west of Walton Mere	TM250220
		TM251220
Clacton	Lion Point Decoy 810m south-east of Cockett Wick Farm	TM139133
Clacton	Remains of the Medieval Parish Church and Cemetery 70m north-east of the junction of Hall Close and Frinton road, Holland-on-sea	TM209167
Clacton	Martello Tower (F) on Marine Parade West	TM174143
Clacton	Martello Tower (E) 300m south-west of Junction of Marine parade West and Wash Lane	TM167137
Clacton	Martello Tower (D) on golf links west of town	TM162133

Parish	Monument Title	Grid Reference
Clacton	Martello Tower (C) west of Lion Point	TM137128
Harwich	The Harwich Treadwheel Crane	TM262325
Harwich	The Harwich Redoubt	TM261321
Harwich	Napoleonic Coastal Battery at Bathside	TM258324
Harwich	Beacon Hill Fort	TM262317
Harwich	Dovercourt Lighthouses and Causeway	TM252308
Harwich	Harwich High Lighthouse	TM261324
Harwich	Harwich Low Lighthouse	TM262323
Lawford	Settlement site north north-east of Lawford House	TM086308
Lawford	Ring ditches south-west of Reed Island	TM086327
Lawford	Round Barrow west of Lawford Hall	TM081318
Little Oakley	Heavy Anti-Aircraft Gunsite 350m north of Little Oakley Hall	TM216288
Mistley	Mistley Towers	TM116319
Mistley	Site of Old St Mary's Church	TM128310
St Osyth	St Osyth Priory	TM120157
	(uninhabited portions and gatehouse)	TM120156
St Osyth	Martello Tower (A) and associated battery at Stone Point, Point Clear	TM083157
Thorpe-le-Soken	WWII Bombing Decoy HA2, Kirby-le-Soken	TM218239

Parish	Monument Title	Grid Reference
Wix	WWII Bombing Decoy WRI Spinnels Farm	TM159302

(Source: Historic England)

Note: Scheduled Monuments are designated by Historic England, and this list may not be definitive. Further details of Scheduled Monuments, including maps of each area, can be found on the 'National Heritage List for England' on Historic England's website (www.historicengland.org.uk).

Appendix E – Loss of Community Facilities

Guidance regarding the loss of Community Facilities

The Council will only allow the loss of a community facility should an applicant be able to demonstrate, in writing compliance with Local Plan Policy HP2. Applicants will also need to submit information with any planning application which will:

1. Demonstrate that the community facility has been marketed for sale or lease over a reasonable period (for at least twelve months) and at reasonable terms.

2. Submit surveys, financial records, or local feedback showing the community facility is no longer needed or viable. If viability is a concern, show how a facility could not be made to be viable under an alternative model of operation, for example community ownership.

3. Submit profit and loss statements, cost breakdowns or evidence of operational difficulties.

4. Show how local residents and/or Town/Parish Councils were consulted which demonstrates evidence of community opposition or support.

5. Prove availability of other similar facilities nearby that meet the community's needs.

Appendix F – Affordable Housing

In support of Policy LP5, this appendix provides guidance on how the Council would consider planning applications for housing or mixed-use development where the applicant considers the 30% affordable housing requirement to be economically unviable, or where there are exceptional circumstances that might justify alternative approaches to affordable housing provision.

Where the 30% affordable housing requirement is considered by an applicant to be economically unviable

Because the policies in this Local Plan have been tested for economic viability, the circumstances in which it is considered that 30% on-site affordable housing will make a housing or mixed-use development economically unviable should be wholly exceptional and will be related to the specifics of the site or development in question such as abnormally high development costs.

Where an applicant considers viability to be an issue, they will be expected to submit, with their application, an economic viability appraisal on an open-book basis that will be made publicly available for inspection. To scrutinise the evidence set out in that economic viability appraisal, the Council will normally employ an independent specialist consultant – the cost of which will be recouped from the applicant.

Where the Council or the independent consultant is able to accept that evidence demonstrates the 30% affordable housing requirement to be economically unviable, the Council will consider reducing the percentage requirement to a level that is judged to be viable – based on the evidence that has been independently scrutinised.

Because the viability of development can change over time, the Council may require a ‘review mechanism’ to be written into a s106 legal agreement requiring the viability of the development to be tested again at one or more times before, during or after the development has taken place. If viability is proven to have improved, the review mechanism may require developers to either provide more affordable housing on site or otherwise make a financial contribution to the Council for the purposes of providing affordable housing off-site. The level of contribution, either on site or off site, will correspond with the level of any surplus profit identified through the viability review.

Where on-site affordable provision is not considered to be practical or deliverable

There may be exceptional circumstances where provision of 30% affordable housing on site as part of development might not be practical or deliverable and where an alternative approach such as a financial contribution towards off-site provision may be preferable. Such circumstances will be site or development specific and would have to be considered on their merits. An example where on-site provision is sometimes deemed to be impractical is on flatted developments where the Council, or a nominated partner such as a housing association might have difficulties in

managing a proportion of flats or apartments within a block of otherwise private development.

Where the Council or other nominated body is not able to accept on-site affordable housing

There may be circumstances where either the Council or another registered provider is not in a position to acquire 30% of dwellings on site affordable housing, possibly for financial reasons; or where the amount of money offered to acquire those properties is lower than would be expected for the overall development to be economically viable. These circumstances are more likely to come about in the run up to a development taking place, which might be after planning permission has already been granted and a 106 legal agreement has already been put in place.

Where the Council or other nominated body's offer for the properties is considered by the applicant to make the development unviable, then viability testing (as set out above) would be required alongside any application to vary the s106 legal agreement.

In the event that neither the Council or another body is willing or able to acquire the property, alternative approaches to affordable housing delivery such as a financial contribution towards off-site provision could be considered through a deed of variation to the s106 legal agreement. However, the lack of interest would have to be evidenced through correspondence with the Council or other registered providers.

Financial contributions towards the provision of affordable housing off-site

In cases where the Council agrees that there is an exceptional argument for a financial contribution for the delivery of affordable housing off-site, in lieu of on-site provision, the contribution will be calculated in line with the following principles and methodology.

As an overarching principle, the financial contribution the Council would seek will equate to the value of the discount on normal market value that the Council or another registered provider would seek on the acquisition of the homes that

would normally be delivered on the site. The starting point would be a 35% discount on market value but having regard to the mix of type of affordable housing that would have normally been sought on site. That contribution can then be used by the Council or another registered provider, alongside other funding to either construct or acquire housing in an alternative location.

An adjustment would be required to reflect the fact that, in accepting off-site affordable housing provision, the total number of homes to be constructed as a result of the development will increase and the number of affordable homes required off the back of that increase will, in turn, need to increase proportionally in achieving a 30% requirement. To give a simple demonstration, a development of 100 homes would normally be required to provide 30 homes (30%) in the form of affordable housing on site. If it is agreed that there are exceptional circumstances that justify an off-site affordable housing in lieu of on-site provision, those 30 homes would be being delivered off-site thus increasing to total number of homes to 130 – for which the

adjusted 30% affordable housing requirement would actually be 39. Thus, the financial contribution would need to equate to the discount on market value required on 39 properties and not 30.

The 35% discount would apply to the average anticipated market value for housing across the site which would be advised by the applicant and tested by the Council using independent advisors if necessary, before being agreed. It would then be multiplied by the total number of affordable units that would have been required on site, with the adjustment to account for increased off-site provision set out above.

So, for a simple worked example of a scheme of 100 dwellings where it might be determined that the average market value of property across the site would be £300,000, a 35% discount would equate to £105,000 discount per affordable property. If then multiplied by 39 (for the reasons set out above), the financial contribution the Council would seek through a s106 legal agreement would be £4,095,000, index linked to account for inflation. If, on calculation, the proposed financial contribution raises concerns about economic viability, then this would need to be tested through a viability appraisal and independently scrutinised at the applicant's cost.

Alternative arrangements for the 'gifting' of affordable housing at nominal cost

In exceptional circumstances where it is demonstrated that neither the Council nor another registered provider is unable to take on 30% affordable housing on site, for practical, financial or other reasons, another alternative approach could be the 'gifting' of a smaller number of units at a nominal cost (normally £1) for which the total value of the asset transferred to the Council or other body would equate to the 35% discount that would normally be sought if 30% of property were being acquired for use as affordable housing. In essence, this approach would be equivalent of an off-site financial contribution being utilised to purchase property from the site at market value – albeit at no net cost to the Council or registered provider. This approach can work particularly well where property is to be transferred to a local housing trust looking to manage its own stock and to prioritise local needs of the community.

Taking the simple example above of a development of 100 homes where the average market value would be £300,000 per unit and where 30 homes would normally be secured through a s106 legal agreement and acquired with a 35% discount on market value. Applying the 'gifted' approach would first calculate the value of the 35% discount on 30 units at £3,150,000 (i.e. £300,000 x 30 x 0.35) and then equate that figure back to a whole number of dwellings with an asset of £300,000 each which, in this case would be 10 units to be transferred to the Council or nominated body for £1 each along with a financial contribution of £150,000.

This approach, for this example, would result in only 10% rather than 30% of homes on site being provided as affordable housing but would potentially enable a level of affordable housing to be delivered that would otherwise not be possible if the Council or other registered providers are not in a position to secure 30% at a discounted value.

Cascade arrangements within a s106 agreement

Affordable housing, whether provided on site, through financial contributions or through an alternative approach would be secured through a s106 legal agreement on the grant of planning permission. Where appropriate, to enable flexibility to respond to changing circumstances, the Council may consider including 'cascade arrangements' within the clauses of a s106 agreement.

These arrangements would normally, as a priority, require the provision of 30% (or a lower percentage if justified through viability evidence) of homes on site to be acquired by the Council or a nominated partner(s) at a discount on market value to be provided in the form of affordable housing. The arrangements could however allow the Council to agree to an alternative approach, where circumstances justify, with the second priority being a smaller number of gifted units on site transferred to the Council or a nominated partner(s) at a nominal cost of £1. If the gifted approach is not preferred, for whatever reason, the Council could then agree the third priority of a financial contribution for off-site provision.

Appendix G – Saved Policies from Section 1 Local Plan 2013-2033

The following policies and supporting text are saved from chapter 8 (Cross Boundary Garden Community) of the North Essex Authorities' Shared Strategic Section 1 Plan January 2021.

A key element of the spatial growth strategy for North Essex is the development of a new sustainable garden community.

Garden communities were amongst a range of options which were considered by the local authorities to deliver their housing and employment needs. A number of sites of sufficient scale to accommodate a garden community were identified through the Call for Sites, the Strategic Land Availability Assessment (SLAA) and wider evidence gathering processes by each of the local authorities. All these options were evaluated and the assessments can be seen as part of the Sustainability Appraisal.

An Appropriate Assessment has also been completed to consider the effects of proposals in Section 1 on the integrity of the European sites either alone or in combination with other plans and projects. At the Screening Stage the likely significant effects on European Sites, either alone or in combination with other plan and projects, were loss of offsite habitat, recreational impacts and water quality. These issues were further considered through the Appropriate Assessment.

- Loss of off-site habitat - To mitigate for the loss of off-site habitat, the Appropriate Assessment identified the need for wintering bird surveys for the Tendring Colchester Borders Garden Community as part of any project level development proposals and masterplanning, to determine the sites individual importance for golden plover and lapwing and inform mitigation proposals. Depending on the findings of the wintering bird surveys, development may need to be phased to take into account the cumulative numbers of SPA birds. In the unlikely but possible event that cumulative numbers of SPA birds affected are likely to exceed the threshold of significance (i.e >1% of the associated European Site), appropriate mitigation in the form of habitat creation and management in perpetuity, either on-site or through provision of strategic sites for these species elsewhere, will be required. Where that mitigation requires the creation and management of suitably located habitat, feeding productivity for these SPA species should be maximised, and such mitigatory habitat would need to be provided and fully functional prior to development which would affect significant numbers of SPA birds.
- Recreational Impacts - To mitigate for any increase in recreational pressures at the European sites, the Appropriate Assessment recommended the production

of Recreational disturbance Avoidance and Mitigation Strategies (RAMS) for the Colne & Blackwater, Stour and Orwell SPAs/Ramsar sites and Essex Estuaries SAC.

- Water quality – To ensure that the water quality of the European Sites are not adversely affected by growth proposals in Section 1, the Appropriate Assessment recommended the inclusion of policy safeguards to ensure that adequate water treatment capacity exists prior to developments proceeding and a commitment that the phasing of development would not exceed water and sewage infrastructure capacity and that the necessary infrastructure upgrades would be in place prior to developments coming forward.
- The three authorities are committed to implementing the recommendations in the Section 1 Appropriate Assessment and these will be further progressed through the Strategic Growth DPDs.

Due to the scale of development proposed across North Essex and the infrastructure constraints which exist in many of the existing main settlements, new garden communities were considered the most deliverable and sustainable option, providing a major long-term supply of new homes if they could be delivered to the right standards at the right time.

A new community will address housing and employment growth planned for North Essex within the plan period and beyond in a sustainable way that meets the vision and strategic objectives, and provides a quality of development and community that would not occur in the absence of a holistic approach to planning and delivery. In the absence of commitment and a policy framework that secures the principles of garden communities development in the identified location would not be acceptable. Other options for meeting the growth would have to be considered.

The Tendring/Colchester Borders Garden Community will be a planned new settlement that responds directly to the regional, local and individual site context and opportunities to create development underpinned by a series of interrelated principles which are based on the Town and Country Planning Association (TCPA) Garden City Principles, adapted for the specific North Essex context as set out in the North Essex Garden Communities Charter.

The Garden Community is located within a Minerals Safeguarding Area. In line with the Essex Minerals Local Plan, the Mineral Planning Authority requires a Minerals Resource Assessment to be undertaken to assess if the sites contain a minerals resource that would require extraction prior to development. Should the viability of extraction be proven, the mineral shall be worked in accordance with the phased delivery of the non-mineral development.

Policy SP 8

Development & Delivery of a New Garden Community in North Essex

The following new garden community is proposed at the broad location shown on Map 10.2.

Tendring/Colchester Borders, a new garden community which will deliver between 2,200 and 2,500 homes, 7 hectares of employment land and provision for Gypsies and Travellers within the Plan period (as part of an expected overall total of between 7,000 and 9,000 homes and 25 hectares of employment land to be delivered beyond 2033).

The garden community will be holistically and comprehensively planned with a distinct identity that responds directly to its context and is of sufficient scale to incorporate a range of homes, employment, education & community facilities, green space and other uses to enable residents to meet the majority of their day-to-day needs, reducing the need for outward commuting. It will be comprehensively planned from the outset, with delivery phased to achieve the whole development, and will be underpinned by a comprehensive package of infrastructure.

A Development Plan Document (DPD) will be prepared for the garden community, containing policies setting out how the new community will be designed, developed and delivered in phases, in accordance with the principles in paragraphs i-xiv below. No planning consent for development forming part of the garden community will be granted until the DPD has been adopted. All development forming part of the garden community will comply with these principles.

i. Community and stakeholder participation in the design and delivery of the garden community from the outset and a long-term community engagement and activation strategy.
ii. The public sector working pro-actively and collaboratively with the private sector to design, and bring forward the garden community, deploying new models of delivery where appropriate and ensuring that the cost of achieving the following is borne by landowners and those promoting the developments: (a) securing a high-quality of place-making, (b) ensuring the timely delivery of both on-site and off-site infrastructure required to address the impact of the new community, and (c) providing and funding a mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets. Where appropriate, developers will be expected to contribute towards publicly-funded infrastructure, including a contribution towards the A120-A133 link road. Given the scale of and time period for development of the new garden community, the appropriate model of delivery will need to secure a comprehensive approach to delivery in order to achieve the outcomes outlined in points (a) - (c) in this paragraph, avoid a piecemeal approach to

development, provide the funding and phasing of both development and infrastructure, and be sustainable and accountable in the long term

iii. Promotion and execution of the highest quality of planning, design and management of the built and public realm so that the Garden Community is characterised as a distinctive place that capitalises on local assets, respects its context, and establishes an environment that promotes health, happiness and well-being.

iv. Sequencing of development and infrastructure provision (both on-site and off-site) to ensure that the latter is provided ahead of or in tandem with the development it supports to address the impacts of the new garden community, meet the needs of its residents and establish sustainable travel patterns. To ensure new development does not have an adverse effect on any European Protected or nationally important sites and complies with environmental legislation (notably the Water Framework Directive and the Habitats Directive), the required waste water treatment capacity must be available ahead of the occupation of dwellings.

v. Development that provides for a truly balanced and inclusive community and meets the housing needs of local people including a mix of dwelling sizes, tenures and types, provision for self- and custom-built homes, provision for the aging population; and provision for Gypsies and Travellers; and that meets the requirements of those most in need including the provision of 30% affordable housing in the garden community.

vi. Provide and promote opportunities for employment within the new community and within sustainable commuting distance of it.

vii. Plan the new community around a step change in integrated and sustainable transport systems for the North Essex area that put walking, cycling and rapid public transit networks and connections at the heart of growth in the area, encouraging and incentivising more sustainable active travel patterns.

viii. Structure the new community to create sociable, vibrant and walkable neighbourhoods with equality of access for all to a range of community services and facilities including health, education, retail, culture, community meeting spaces, multi-functional open space, sports and leisure facilities.

ix. Develop specific garden community parking approaches and standards that help promote the use of sustainable transport and make efficient use of land.

x. Create distinctive environments which are based on comprehensive assessments of the surrounding environment and that celebrate natural and historic environments and systems, utilise a multi-functional green-grid to create significant networks of new green infrastructure including a new country park at the garden community, provide a high degree of connectivity to existing corridors and networks and enhance biodiversity.

xi. Secure a smart and sustainable approach that fosters climate resilience and a 21st century environment in the design and construction of the garden community to secure net gains in local biodiversity, highest standards of energy efficiency and innovation in technology to reduce the impact of climate change, the incorporation of innovative water efficiency/re-use measures (with the aim of being water neutral in areas of serious water stress), and sustainable waste and mineral management.

xii. Ensure that the costs and benefits of developing a garden community are shared by all landowners, with appropriate measures being put in place to equalise the costs and land contributions.

xiii. Consideration of potential on-site mineral resources through a Minerals Resource Assessment as required by the Minerals Planning Authority.

xiv. Establishment at an early stage in the development of the garden community, of appropriate and sustainable long-term governance and stewardship arrangements for community assets including green space, public realm areas and community and other relevant facilities; such arrangements to be funded by the development and include community representation to ensure residents have a stake in the long term development, stewardship and management of their community.

Policy SP 9

Tendring/Colchester Borders Garden Community

The Development Plan Document (DPD) required for the Tendring / Colchester Borders Garden Community by Policy SP8 will define the boundary of the new community and the amount of development it will contain. The adoption of the DPD will be contingent on the completion of a Heritage Impact Assessment carried out in accordance with Historic England guidance. The Heritage Impact Assessment will assess the impact of proposed allocations upon the historic environment, inform the appropriate extent and capacity of the development and establish any mitigation measures necessary. The DPD will be produced in consultation with the local community and stakeholders and will include a concept plan showing the disposition and quantity of future land-uses, and give a three dimensional indication of the urban design and landscape parameters which will be incorporated into any future planning applications; together with a phasing and implementation strategy which sets out how the rate of development will be linked to the provision of the necessary social, physical and environmental infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has been secured. The DPD and any application for planning permission for development forming part of the garden community must be consistent with the requirements set out in this policy.

For the Plan period up to 2033, housing delivery from the garden community, irrespective of its actual location, will be distributed equally between Colchester

Borough Council and Tendring District Council. If, after taking into account its share of delivery from the garden community, either of those authorities has a shortfall in delivery against the housing requirement for its area, it will need to make up the shortfall within its own area. It may not use the other authority's share of delivery from the garden community to make up the shortfall.

The DPD and any planning application will address the following principles and requirements in the design, development and delivery of the new garden community:

A. Place-Making and Design Quality

1. The development of a new garden community to high standards of design and layout drawing on its context and the considerable assets within its boundaries such as woodland, streams and changes in topography, as well as the opportunities afforded by the proximity of the University of Essex campus to create a new garden community that is innovative, contemporary and technologically enabled, set within a strong green framework with new neighbourhood centres at its heart. It will be designed and developed to have its own identity and be as self-sustaining as possible recognising its location close to the edge of Colchester. It will secure appropriate integration with Colchester and the nearby University of Essex campus by the provision of suitable walking and cycling links and rapid public transport systems and connections to enable residents of the new community to have convenient access to town centre services and facilities in Colchester as well as Elmstead Market. Clear separation will be maintained between the new garden community and the nearby villages of Elmstead Market and Wivenhoe. Safeguarding the important green edge to Colchester will be essential with a new country park provided along the Salary Brook corridor and incorporating Churn Wood.
2. Detailed masterplans and design guidance, based on a robust assessment of historic and natural environmental constraints and opportunities for enhancement, will be adopted to inform and guide development proposals and planning applications for the garden community.

B. Housing

3. A mix of housing types and tenures including self- and custom-build and starter homes will be provided on the site, including a minimum of 30% affordable housing. The affordable housing will be phased through the development.
4. New residential development will seek to achieve appropriate densities which reflect both context, place-making aspirations and opportunities for increased levels of development around neighbourhood centres and transport hubs.

C. Employment and Jobs

5. The garden community will make provision for a wide range of jobs, skills and training opportunities. The DPD will allocate about 25 hectares of B use employment land within the garden community. This may include provision for office, research & development, light industrial and/or other employment generating uses towards the south of the site in proximity to the existing University of Essex and Knowledge Gateway and provision for office, research & development, industrial, storage and distribution uses towards the north of the site close to the A120.
6. High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home.

D. Transportation

7. A package of measures will be introduced to encourage smarter transport choices to meet the needs of the new community and to maximise the opportunities for sustainable travel. Policy SP6 requires planning consent and full funding approval for the A120-A133 link road and Route 1 of the rapid transit system to have been secured before planning approval is granted for any development at the garden community. Additional transport priorities include the provision of a network of footpaths, cycleways and bridleways to enhance permeability within the site and to access and to access the adjoining areas; park and ride facilities and other effective integrated measures to mitigate the transport impacts of the proposed development on the strategic and local road network. Longer term transport interventions will need to be carefully designed to minimise the impacts on the strategic and local transport network and fully mitigate any environmental or traffic impacts arising from the development.
8. Foot and cycle ways shall be provided throughout the development and connecting with the surrounding urban areas and countryside, including seamlessly linking key development areas to the University of Essex, Hythe station and Colchester Town Centre.
9. Primary vehicular access to the site will be provided off the A120 and A133. Any other road improvements required to meet needs arising from the garden community will be set out in the DPD and further defined as part of the masterplanning process.
10. Other specific transport-related infrastructure requirements identified through the Strategic Growth Development Plan Document and masterplans for this garden community will be delivered in a phased manner.

E. Community Infrastructure

11. District and neighbourhood centres of an appropriate scale will be provided to serve the proposed development. The centres will be located where they will be easily accessible by walking, cycling and public transit to the majority of residents in the garden community.
12. Community meeting places will be provided within the local centres.
13. Increased primary healthcare capacity will be provided to serve the new development as appropriate. This may be by means of new infrastructure or improvement, reconfiguration, extension or relocation of existing medical facilities.
14. A secondary school, primary schools and early-years facilities will be provided to serve the new development.
15. A network of multi-functional green infrastructure will be provided within the garden community incorporating key elements of the existing green assets within the site. It will include community parks, allotments, a new country park, the provision of sports areas with associated facilities; and play facilities.
16. Indoor leisure and sports facilities will be provided within the new community, or contributions made to the improvement of off-site leisure facilities to serve the new development.

F. Other Requirements

17. The delivery of smart, innovative and sustainable water efficiency/re-use solutions that fosters climate resilience and a 21st century approach towards water supply, water and waste water treatment and flood risk management. Taking a strategic approach to flood risk through the use of Strategic Flood Risk Assessments and the updated Climate Projections 2019 and identifying opportunities for Natural Flood Risk Management. Provision of improvements to waste water treatment plant including an upgrade to the Colchester Waste Water Treatment Plan and off-site drainage improvements aligned with the phasing of the development within the plan period and that proposed post 2033. To ensure new development does not have an adverse effect on any European Protected or nationally important site and complies with environmental legislation (notably the Water Framework Directive and the Habitats Directive), the required waste water treatment capacity must be available ahead of the occupation of dwellings.
18. Landscape buffers between the site and existing development in Colchester, Wivenhoe and Elmstead Market.
19. Conserve and where appropriate enhance the significance of heritage assets (including any contribution made by their settings) both within and surrounding the site. Designated heritage assets within the garden community area include Grade II listed Allen's Farmhouse, Ivy Cottage, Lamberts, and three buildings at Hill farmhouse. Designated heritage assets nearby include the grade I listed Church of St Anne and St Lawrence, grade II* listed Wivenhoe House, Elmstead Hall and Spring Valley Mill and numerous grade II listed buildings as well as the grade II

listed Wivenhoe Registered Park and Garden. Harm to the significance of a designated heritage asset should be avoided in the first instance.

20. Avoidance, protection and/or enhancement of biodiversity assets within and surrounding the site; including Bullock Wood SSSI, Ardleigh Gravel Pits SSSI, Wivenhoe Pits SSSI and Upper Colne Marshes SSSI and relevant European protected sites. Contributions will be secured towards mitigation measures in accordance with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy. Wintering bird surveys will be undertaken at the appropriate time of year as part of the DPD preparation to identify any offsite functional habitat. Should any be identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on- or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.
21. Provision of appropriate buffers along strategic road and rail infrastructure to protect new development.
22. Provision of appropriate design and infrastructure that incorporates the highest standards of innovation in energy efficiency and technology to reduce impact of climate change, water efficiency (with the aim of being water neutral in areas of serious water stress), and sustainable waste / recycling management facilities.
23. Measures to support the development of the new community including provision of community development support workers (or other provision) for a minimum of ten years from initial occupation of the first homes and appropriate community governance structures.
24. Establishment at an early stage in the development of the garden community, of appropriate and sustainable long-term governance and stewardship arrangements for community assets including green space, public realm areas and community and other relevant facilities; such arrangements to be funded by the development and include community representation to ensure residents have a stake in the long term development, stewardship and management of their community.
25. Allocation of additional land within the garden community, to accommodate University expansion, which is at least equivalent in size to the allocation in the Colchester Local Development Framework Site Allocations document October 2010.

Tendring District Council Local Plan Review

Integrated Sustainability Appraisal (ISA): Non-Technical Summary

January 2026

Essex County Council

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About us

Place Services is a leading public sector provider of environmental assessment, planning, design, and management services. Our combination of specialist skills and experience means that we are uniquely qualified to help public organisations meet the requirements of the planning process, create practical design solutions, and deliver environmental stewardship.

Place Services has a proven track record of delivering sustainable, creative, and effective solutions for the built environment. Our in-house expertise comprises a multidisciplinary team which includes planners, urban designers, landscape architects, flood specialists and public art consultants. Our approach is client led; we work alongside our clients to deliver services, projects, and planning objectives in a collaborative and cost effective way.

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1. Introduction

1.1 Background

On behalf of Tendring District Council (TDC), Place Services has been commissioned to undertake an independent Integrated Sustainability Appraisal (ISA) for the emerging Tendring District Local Plan Review.

1.2 The Tendring District Council Local Plan

1.2.1 The Adopted Local Plan

The 'Tendring District Local Plan 2013-2033 and Beyond: North Essex Authorities' Shared Strategic Section 1 Plan' was adopted by the Council on the 26th of January 2021. The Local Plan Section One covers a plan area that encompasses the administrative boundaries of Tendring District Council, Colchester Borough Council and Braintree District Council. It sets out numerous requirements of a Local Plan, including:

- A minimum total housing requirement for the plan period;
- The amount of employment land required for office, research & development, industrial, storage and distribution uses;
- Place shaping principles for all new development;
- A 'garden community' at the Tendring/Colchester Borders which will deliver between 2,200 and 2,500 homes, 7 hectares of employment land and provision for Gypsies and Travellers within the Plan period (as part of an expected overall total of between 7,000 and 9,000 homes and 25 hectares of employment land to be delivered beyond 2033);
- That a Development Plan Document (DPD) approach will be forthcoming to address various principles and requirements in the design, development, and delivery of the new garden community;
- The provision of the infrastructure, services and facilities that are identified to serve the needs arising from the development; and
- The adoption of a Recreational disturbance Avoidance Mitigation Strategy (RAMS), in order for the Council to collect contributions towards mitigating effects on wildlife at the coast from an increase in population visiting such areas.

The adopted Local Plan Section Two was developed at the same time as the abovementioned Section One and offers a more locally specific framework for the administrative area of Tendring alone. This includes:

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- Strategic Policies;
- Development management policies; and
- Site allocations for housing and employment needs.

1.2.2 The Local Plan Review

The Town and Country Planning Regulations 2017 sets out that reviews at least every five years are a legal requirement for all local plans. This is supported by the National Planning Policy Framework (NPPF).

The performance of the Plan is subject to regular monitoring and the results are published in the council's Authority Monitoring Reports (AMRs). The council is also required to undertake a more in-depth review of the Plan every five years in order to assess whether the policies in the plan are performing effectively or need updating. It has been determined that elements of the Local Plan as adopted are in need of amendment and these are required to be subject to Sustainability Appraisal.

1.3 The Requirement for Integrated Sustainability Appraisal

1.3.1 Legislative Requirements – Sustainability Appraisal

The legislative requirement for Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) emanates from a high level national and international commitment to sustainable development. The most commonly used definition of sustainable development is that drawn up by the World Trade Commission on Environment and Development in 1987 which states that sustainable development is:

> 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs'

This definition is consistent with the themes of the NPPF, which draws upon The UK Sustainable Development Strategy Securing the Future's five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

SEA originates from the European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment" (the 'SEA Directive') which came into force in 2001. It seeks to increase the level of protection for the environment; integrate environmental considerations into the preparation and adoption of plans and programmes; and promote sustainable development. The Directive was transposed into English legislation in 2004 by the Environmental Assessment of Plans and Programmes Regulations (the 'SEA

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Regulation') which requires SEA to be carried out for plans or programmes,

> 'subject to preparation and/or adoption by an authority at national, regional or local level or which are prepared by an authority for adoption, through a legislative procedure by Parliament or Government, and required by legislative, regulatory or administrative provisions.'

This includes Local Plans. The aim of the SEA is to identify potentially significant environmental effects created as a result of the implementation of the plan or programme on issues such as:

> 'biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors' as specified in Annex 1(f) of the Directive.'

SA examines the effects of proposed plans and programmes in a wider context, taking into account economic, social, and environmental considerations in order to promote sustainable development. It is mandatory for Local Plans to undergo a Sustainability Appraisal in accordance with the Planning and Compulsory Purchase Act 2004 as amended by the Planning Act 2008, and in accordance with paragraph 165 of the NPPF.

Whilst the requirements to produce a SA and SEA are distinct, Government guidance considers that it is possible to satisfy the two requirements through a single approach providing that the requirements of the SEA Directive are met. This integrated appraisal process will hereafter be referred to as SA.

1.3.2 Legislative Requirements – Health Impact Assessment

There is no statutory duty in place to undertake a Health Impact Assessment (HIA) as part of undertaking a Local Plan, however the policies and site allocations identified within a Local Plan may have the potential to impact on health, which could be a cause for concern amongst members of the public. HIA can have a strong role in the plan-making process, as well as for individual projects that emanate from the Plan.

The Department of Health provides a brief overview of what a HIA of a policy document (in the case of this assessment, a Local Plan) should achieve:

- Screen the Plan area to determine if the Plan is likely to result in health impacts, paying specific mind to any local inequality issues;
- Provide recommendations throughout the decision making process, allowing for responses to be made to any issues that are raised;
- Seek to maximise positive impacts, while minimising the negative impacts of the Plan.

Appendix 1 of this ISA Report includes the HIA Screening of the Local Plan.

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1.3.3 Legislative Requirements – Equalities Impact Assessment

An Equality Impact Assessment (EqIA) is an assessment designed to assist authorities to ensure that policies are fair and do not present barriers to participation or disadvantage any protected groups from participation. EqIAs help to ensure that:

- The potential effects of the Plan are understood by assessing the impacts on different groups;
- Any adverse impacts are identified, and actions identified to remove or mitigate them; and
- Policies are based on evidence and clearly justified.

As EqIA is an evidence-led process of assessment, consultation with key groups is crucial to ensuring that equality duties are met. It is considered that this ISA Report be updated post-consultation at every stage, alongside any other necessary assessment details that may emanate from consultation, prior to adoption of the Local Plan. Appendix 2 of this ISA Report offers a provisional assessment.

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2. Sustainability and Environmental Context, Baseline, and Objectives

2.1 Sustainability Issues and ISA Objectives

The assessment of the Local Plan Review will be able to evaluate, in a clear and consistent manner, the nature and degree of impact and whether significant effects are likely to emerge from the Local Plan review's content. The following table outlines the thought process which has led to the formulation of the ISA Objectives for the Local Plan review.

Table 1: Key Sustainability Issues

General Theme	Description and supporting evidence
Population increase	Tendring is forecast to see an increase of over 12,000 people in the next 10 years, the third largest increase of Essex districts, with neighbouring Colchester forecast to see the largest increase in Essex by nearly 15,000 people.
Internal net migration	In regard to internal migration, a significant number of people, in comparison to other Local Authority areas, moved to Tendring in 2019/2020 (1,743).
Ageing population	Tendring has a high population of people aged over 65. This age group is also predicted to increase over the Local Plan period. The highest median age of Local Authority populations in Greater Essex is in Tendring at 50 years. This is above the England and Wales median of 40.
Life expectancy	Tendring has lowest life expectancies in Essex for both males and females at 78.17 and 82.02, respectively. These are also lower than the averages for Essex, the Eastern region, and England.
Deprivation	Tendring is the overall most deprived district in Essex, and also for health related deprivation. Deprivation is higher than the England and Wales averages.
Housing	The proposed changes to the NPPF (2025) set new targets for each

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General Theme	Description and supporting evidence
needs	Local Authority area. The current standard methodology for calculating housing need identifies a significant increase in annual housing requirements.
Employment opportunities	Tendring District is predominantly rural in nature; however the majority of businesses are located in an urban location.
Employment mix	Significant elements of the District's employment are in the care, tourism, and agricultural sectors. The District registers significant proportions of residents travelling outside to other local authority areas to find employment.
Accessible green space	In Essex only 9% of Essex households have all of their Accessible Natural Greenspace requirements met. Tendring has the highest proportion of households without access to natural greenspace in Essex at 59%.
Activity	Sport England's Active Lives Survey indicates Tendring residents as being the least active in Essex.
Heritage / Historic Environment	There are 17 listings on the Heritage at Risk Register in Tendring. Notably, these include the Conservation Areas of Clacton Seafront, Dovercourt, St Osyth, Thorpe-le-Soken, and Thorpe-le-Soken Station and Maltings.
Wildlife designations	Tendring includes Habitats sites at the coast, 15 SSSIs, a National Nature Reserve, and over 100 Local Wildlife Sites.
Essex Coast RAMS	The Essex coast Recreational disturbance Avoidance and Mitigation Strategy (the "Essex coast RAMS") aims to deliver the mitigation necessary to avoid significant adverse effects from 'in-combination' impacts of residential development that is anticipated across Essex; thus protecting the Habitats (European) sites on the Essex coast from adverse effect on site integrity. All new residential developments within the evidenced Zone of Influence where there is a net increase in dwelling numbers are

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General Theme	Description and supporting evidence
	included in the Essex Coast RAMS. The entirety of Tendring is within this zone.
Landscape / AONB	Tendring includes the Suffolk and Essex Coast and Heaths AONB along the Stour River from Manningtree to Harwich.
Climate change	Sea level rise and subsidence will lead to more frequent flooding of coastal areas. Increased temperatures and greater fluctuation in annual precipitation will further increase pressure on water resources. Essex is already one of the driest areas in the UK.
Flood Risk	Climate change is increasing the magnitude and frequency of intense rainfall events that cause flooding and the risk of flooding from the River Colne and Stour which are also heightened by increased winter precipitation. There is a risk of flooding from a number of sources: fluvial, tidal and pluvial.
Emissions	The largest proportion of CO2 emissions are within the transport sector, accounting for about half of total CO2 emissions, followed by the domestic sector.
Air quality	The junction and mini roundabout at North Road, Clacton on Sea, is heavily congested by road traffic throughout the day, and during rush hours. This has been an area of concern within Tendring for the last few years.
Soils / BMV	Tendring has a significant concentration of grade 1 and 2 agricultural land to the north west of the District on the border with Colchester Borough. The majority of the central part of the District is grade 3 land, with small areas of grade 2 running from south west to north east through the centre of Tendring.
Preserving mineral deposits	The area has extensive deposits of sand and gravel. The sand and gravel resources in Essex are significant in national, sub-national and local terms - Essex is one of the largest producers in the UK; most geographically extensive and significantly mixed within the centre and north of Essex – namely the districts of Uttlesford, Braintree,

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General Theme	Description and supporting evidence
	Chelmsford, Colchester and Tendring.
Transport	The Plan Area is largely rural in nature and rural public transport services and interconnectivity is poor.

The above table has allowed the formulation of the ISA Objectives which can be found in the table below.

Table 2: The Integrated Sustainability Appraisal (ISA) Objectives

ISA Objective
1) To deliver a sufficient supply of homes for all including an appropriate mix of housing types
2) To promote economic growth and diversity across the District
3) To maximise the potential for sustainable transport uptake, including walking and cycling
4) To ensure resilient sustainable communities with better health, education, and social outcomes
5) To ensure that development is located sustainably and makes efficient use of land
6) To conserve and where possible enhance biodiversity and geodiversity designations, as well as natural habitats and protected species
7) To ensure that development delivers net gains in biodiversity, as well as green and blue infrastructure
8) To conserve and where possible enhance the historic environment (both above and

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ISA Objective
below ground), built and cultural heritage assets, and their settings
9) To conserve and where possible enhance the quality and character of landscapes and landscape features
10) To maintain and where possible improve water quality and the sustainable use of ground and surface water resources
11) To maintain and where possible improve air quality
12) To protect and improve soil quality, in particular the best and most versatile agricultural land
13) To ensure, where possible, that new development is carbon neutral and increase the production of energy from renewable sources where appropriate
14) To ensure that development does not lead to an increase in flood risk and is prepared for the impacts of climate change

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3. The Appraisal of the Plan Review

3.1 'Whole Plan' Effects and Conclusions

The overall effects identified in this ISA Report are outlined within the following sub-headings, each of which corresponds to an Integrated ISA Objective.

3.1.1 ISA Objective 1: Housing

Short-Medium Term Effects	Long Term Effects
Positive effects	**Significantly positive effects**

The effects of the Plan Review can be expected to have significantly positive effects regarding the delivery of a sufficient supply of homes for all, including an appropriate mix of housing types, due to housing needs being met through existing and new allocations as well as commitments. Policy LP1 maintains a sufficient supply of sites to provide for at least five years' worth of housing plus an appropriate buffer in accordance with national policy.

Due to the expected delivery of the strategic allocations, and in many cases the requirement for them to be subject to Supplementary Planning Documents (SPDs) and masterplans, impacts are expected to be more significant in the latter stages of the Plan period in line with their expected delivery.

Changes proposed for Policy LP5 include affordable housing thresholds to be for developments of 10 dwellings or more (rather than 11 in the adopted Plan) and also for developments of over one hectare. Further amendments are proposed to include affordable housing requirements for when adjoining developments, when taken together exceed the above policy threshold. This can be seen as strengthening of the position of the corresponding adopted Local Plan policy.

3.1.2 ISA Objective 2: Economic Growth

Short-Medium Term Effects	Long Term Effects
Positive effects	**Significantly positive effects**

The Plan Review's allocation of six new sites, three employment allocations and three strategic mixed use allocations that will provide employment uses on-site.

As Policy PP7 sets out, the allocations support sustainable economic growth and are in locations that offer strong connectivity, integration with housing growth, and alignment with

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identified growth sectors. The allocations are proposed for development in the general industrial, storage and distribution, research and development, and industrial processes uses. The three solely employment allocations are earmarked for a total employment land area of 85.36 hectares, and this could be expanded by an additional 100-120 hectares with the delivery of the Garden Villages.

The Plan Review identifies that the solely employment allocations are proposed on a qualitative basis, reflecting their strategic importance rather than solely on quantitative need. As a result, the Plan Review can be expected to have significantly positive economic effects in the long term, associated with the expected delivery of strategic employment allocation SAE3 and the mixed-use Garden Village developments of SAMU8 and SAMU9.

3.1.3 ISA Objective 3: Transport

Short-Medium Term Effects	Long Term Effects
Positive and negative effects	**Positive and negative effects**

The amendments to Policy CP1 have been proposed to expand the requirements for measures to reduce car dependence. This can be seen to enhance the positive effects of the adopted Policy in regard to sustainable transport. There can be expected to be positive implications as a result of the added Policy requirements.

The Preferred Options Local Plan Transport Evidence – Assessment Case (2025) report undertaken by Essex Highways concludes that several locations have been identified as potentially experiencing unacceptable levels of congestion from the Plan's allocations The report further concludes that sustainable transport measures partially contribute to a reduction in level of effects. These are discussed in more detail in the Tendring Local Plan Review Sustainable Travel Assessment (2025) which concludes that:

- The Horsley Cross Garden Village would require significant investment in sustainable transport without any rail or high frequency bus network, and that a rapid bus connection would be required; and
- Site allocations of 300 homes or less are deemed unlikely to have a significant impact on the highway network however there is the opportunity for greater connectivity to existing bus links and walking and cycling connections to amenities. It adds however that it is unlikely that these developments with generate enough revenue to develop these connections in their entirety so additional funding will be required to realise the sustainable intentions of these developments.

With the above considered highway mitigation measures to alleviate congestion to acceptable levels at these locations will be required. The potential for negative effects are highlighted in regard to the transport effects.

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3.1.4 ISA Objective 4: Health and Education

Short-Medium Term Effects	Long Term Effects
Uncertain effects	**Uncertain effects**

The focus of housing needs being met through strategic allocations (including Garden Villages) ensures that proportionate growth can be ensured in existing settlements, consistent with the settlement hierarchy, and infrastructure pressures (such as on healthcare and school capacities) on smaller settlements are not exacerbated.

The Garden Village allocations and those strategic allocations at Harwich and Dovercourt have requirements for new primary schools to be provided, and in the case of Policy SAM9 at Horsley Cross a new secondary school. These new communities can therefore be expected to be self-sustainable in their need for supporting education infrastructure.

The Plan's Infrastructure Delivery Plan (2025) calculates that the Plan's new allocations (minus those required to provide schools on-site) cannot be met by existing forecast Primary School capacity in any of the cluster areas of the District except the south (Clacton) which is not proposed to experience much additional growth in the Plan Review. Particularly negative effects are identified within the west and central areas.

Overall, uncertain effects are highlighted pending further discussion with Essex County Council and healthcare service providers as part of the Regulation 18 Preferred Options consultation.

3.1.5 ISA Objective 5: Sustainable Use of Land

Short-Medium Term Effects	Long Term Effects
Positive effects	**Positive effects**

The strategic and mixed-use allocations of the Plan Review include the need for a range of infrastructure on site to enable suitable levels of self-sustainability commensurate to each allocation's size and dwelling yield. Policy additionally sets out the mechanisms for infrastructure delivery, and the requirements for development regarding layouts, design, garden sizes, public transport connectivity and open space.

It can be expected that the sustainable use of land, as a resource, will be positive through the Plan Review's focus on strategic sites. These will be subject to further masterplanning and / or DPDs that allow the detailed considerations of forthcoming development to be plan-led.

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3.1.6 ISA Objective 6: Biodiversity

Short-Medium Term Effects	Long Term Effects
Uncertain effects	**Potentially significant negative effects**

Detailed impacts of the allocations are identified within the Habitats Regulations Assessment (HRA) accompanying the Plan Review at this stage. That assessment raises that there will likely be significant negative effects resulting from the Plan Review. These include the in-combination effects (Likely Significant Effects) on Habitats sites from all allocations through recreational pressure on the coast. These effects are known, and the adopted Plan includes suitable Policy for mitigation in accordance with the adopted Essex Coast RAMS SPD.

Additionally however, site specific impacts are raised for impacts on Habitats sites more directly. The potential for significant effects are raised for sites SAMU5, SAMU7, SAH3, and MSA4 due to proximity to Habitats sites or the potentially loss of or impacts on land that is 'functionally linked' to Habitats sites.

Additionally, other site allocations are located in areas that may impact on functionally linked land to a lesser degree, and others include or may otherwise impact on Priority Habitat nearby. Uncertain effects are therefore assessed of the Plan Review in the short-medium term, with the potential for significant effects in the long term in line with the delivery of the abovementioned Strategic Allocations for Mixed-Use development.

3.1.7 ISA Objective 7: BNG and Green / Blue Infrastructure

Short-Medium Term Effects	Long Term Effects
Significantly positive effects	**Significantly positive effects**

Despite the potential for negative effects on biodiversity, net gains are required and can be expected of development proposals. Policy PP4a is a new policy introduced at this stage which sets out national requirements for Biodiversity Net Gain (BNG).

For planning applications submitted to the Council on or before 31st March 2027, development proposals that qualify for BNG will be expected to deliver a minimum 10% increase in biodiversity value relative to the predevelopment biodiversity of onsite habitat (the minimum national requirement). From 1st April 2027 onwards, the Policy proposes that this requirement will be a minimum of 20%. The Policy sets out the Council's approach of supporting the setting up of 'Habitat Banks' in the District from which biodiversity units can be bought should certain criteria be adhered to. The establishment of Habitat Banks is encouraged in certain areas / locations within the District subject to applicants entering into legal agreements with Natural England. The approach is considered to have benefits in

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addition to on-site BNG, that is relevant to the District (which includes multiple and large coverage of wildlife designations and Habitats sites on the coast).

As the Policy sets out, it can be expected that the approach would offer potentially significant benefits through the 'creation of bigger, better and more connected habitats that are resilient, manageable and contribute effectively to the aims and objectives of the Essex Local Nature Recovery Strategy.' Significantly positive effects are identified through a more joined up approach to net gains and existing habitats.

3.1.8 ISA Objective 8: Historic Environment

Short-Medium Term Effects	Long Term Effects
Uncertain effects	**Potentially significant negative effects**

Three of the allocated sites have been identified as having the potential for an impact on the significance of a designated asset or its setting that warrants the identification of significant effects in this ISA, sites: SAH1, SAMU9, and SAMU8. In the case of these two proposed Garden Villages, the heightened potential for mitigation should be acknowledged at this stage. This is due both to the size of the sites, and the emergence of Masterplan SPDs post-adoption of the Local Plan Review. This will enable further public consultation on the schemes of both sites as they emerge, which can be expected to include mitigation for environmental effects.

Nevertheless, in all of the above cases, uncertainty surrounding the significance of the impacts is also highlighted at this stage in the absence of detailed proposals for any of the site allocations and it is considered that the Plan Review's Policy Framework will ensure that any impacts are fully understood at the planning application stage.

It is recommended that more detailed Heritage Impact Assessments are undertaken to justify the allocations and more broadly that further evidence is commissioned to influence site selection. At the time of writing it is understood that this evidence has been commissioned, and the findings will be factored into the ISA when available.

3.1.9 ISA Objective 9: Landscapes

Short-Medium Term Effects	Long Term Effects
Uncertain effects	**Potentially significant negative effects**

The majority of the sites within the Plan Review are located on greenfield land, and Tendring contains some landscape character areas that are highly sensitive to development, including a National Landscape Area / Area of Outstanding Natural Beauty associated with the River

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Stour.

Site SAMU9 (the proposed Garden Village in Horsley Cross) has been assessed as having the potential for significant effects on landscape as the proposal could lead to the merging / coalescence of the small settlements of Horsley Cross and Horsleycross Street. Similarly, site SAMU8 (the Garden Village proposal in Hare Green) could also subsume the settlement of Frating (which has a settlement boundary) and may lead to the merging of Frating with the small settlements of Balls Green and Hare Green (which do not have settlement boundaries).

In the case of these two proposed Garden Villages, the heightened potential for mitigation should be acknowledged due to the size of the sites, and the emergence of Masterplan SPDs post-adoption of the Local Plan Review. This will enable further public consultation on the schemes of both sites as they emerge, which can be expected to include mitigation for environmental effects.

At the Plan level, it is recommended that further evidence is gathered regarding the landscape implications of the allocated sites (a site specific Landscape Sensitivity Assessment) in order to further shape allocation policies moving forward to the Regulation 19 stage.

3.1.10 ISA Objective 10: Water Quality

Short-Medium Term Effects	Long Term Effects
Uncertain / positive effects	**Uncertain / positive effects**

The Tendring Water Cycle Study (2025) identifies that, regarding domestic water consumption, the Plan area is classified as water stressed by the Environment Agency and that whilst Anglian Water have measures to maintain a surplus of supply in the long term, this will require the cumulative demand from new housing to be managed. As a result of this, the Study recommends that a 'stricter' Policy than adopted would significantly contribute to managing and maintaining a surplus of supply and be in keeping with Government plans to address water scarcity in response to the Environment Act 2021.

The Study's wastewater assessment shows that proposed allocations should be restricted to a water use of 85 litres per person per day (l/p/d) as this would significantly improve the available capacity at Water Recycling Centres (WRCs) across Tendring. In response to these findings, the Plan includes a restriction, albeit of 100 l/p/d from new development (following recommendations from Plan's Viability Study (2025)), within Policy PPL5.

Additionally, the Study identifies that there is no (or limited) capacity in some WRCs (Manningtree, and Clacton Holland Haven) and there are no current improvement plans proposed. Although limited development is proposed in these areas as a result of the Plan Review's new allocations, the Plan's amended Policy PPL5 includes some of the requirements recommended within the Water Cycle Study across the District; those being for

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'developers to undertake pre-planning engagement with Anglian Water at the earliest opportunity to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development.' Policy PPL5 requires proposals to demonstrate that adequate provision exists, or can be provided in time, for sewage disposal to a public sewer and water recycling centre (sewage treatment works).

Plan level effects can therefore be considered broadly positive, albeit with a degree of uncertainty, where policy is significantly enhanced to improve water supply issues. Nevertheless, the baseline condition of the District in regard to WRC capacity and water quality in general is likely to be further stressed by increased growth.

3.1.11 ISA Objective 11: Air Quality

Short-Medium Term Effects	Long Term Effects
Uncertain effects	**Uncertain effects**

Any increase in growth is likely to lead to increases in road transport movements and flows. Tendring does not contain any areas that are of serious concern regarding air quality such as Air Quality Management Areas (AQMAs), although a single junction (junction and mini roundabout at North Road, Clacton on Sea) is a location where air pollution levels are concerning due to congestion. No development is proposed within the Plan Review in Clacton that would exacerbate this position.

The Plan Review, through an amended Policy CP1 Sustainable Transport and Active Travel, sets out numerous new criteria for new developments to adhere to, not limited to proposals for safe walking and cycling routes and enhanced connectivity to reduce private car use and reduce associated emissions. Additionally strategic and mixed-use allocations of the Plan Review include the need for a range of infrastructure on site to enable suitable levels of self-sustainability commensurate to each allocation's size and dwelling yield including sustainable transport measures. Overall, uncertain impacts on air quality are raised at this stage.

3.1.12 ISA Objective 12: Soils and Agricultural Land

Short-Medium Term Effects	Long Term Effects
Negative effects	**Negative effects**

Development of Grade 1 agricultural land would likely lead to its permanent loss, which cannot be mitigated. Sites MSA12, MSA20, and SAE3 are all assessed as having the potential for the loss of Grade 1 (excellent) agricultural land. The majority, but not all, of site SAMU8 also contains Grade 1 agricultural land. Grade 1 agricultural land is the best and

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most versatile land in the District and also nationwide.

Negative effects are raised within this ISA as a result, although it should be considered that the land in question for all the above sites has been submitted for consideration for alternative (i.e. non-agricultural) uses and that there is no guarantee that Grade 1 agricultural land is used for agricultural purposes. In the case of the proposed Garden Village site SAMU8, it is possible that some of the land that is Grade 1 could be avoided as part of open space or green infrastructure requirements.

3.1.13 ISA Objective 13: Renewable Energy / Energy Efficiency

Short-Medium Term Effects	Long Term Effects
Positive effects	Positive effects

The Plan Review amends the policies of the adopted Local Plan regarding climate change. The Plan's policy framework now includes dedicated policies regarding operational energy and carbon (net zero) in homes and buildings; embodied carbon and circular economy in homes and buildings; and renewable energy installations.

These policies support proposals for renewable and low carbon energy generation and distribution networks; require development proposals to demonstrate the measures taken to minimise embodied carbon; and also require new buildings to be designed and built to be Net Zero Energy and Carbon in operation. They must also be ultra-low energy, fossil fuel free, and generate renewable energy on-site to at least match predicted annual energy use.

It can be expected therefore that positive effects on renewable energy and energy efficiency, relative to individual developments, would be positive as a result of the Plan Review.

3.1.14 ISA Objective 14: Flood Risk

Short-Medium Term Effects	Long Term Effects
Uncertain effects	**Uncertain effects**

The Plan Review can be seen to ensure the delivery of Sustainable Drainage Systems, water quality mitigation, and biodiversity enhancements through a range of relevant policies. Policy PPL1 is proposed for an amendment that includes additional wording surrounding the application of the 'sequential test' for flooding, which includes that 'the area for this test will relate to the catchment area of the development proposed and should always be appropriate in nature and scale. Usually, this area will not extend beyond the town, city or local villages it relates to. Alternative sites could be two or more sites and do not need to be owned by the applicant.'

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In a small number of instances, site allocations are within areas with a chance of fluvial flood risk and more have small parcels of land within them that are of a high chance of surface water flood risk. In all instances, these constraints are recognised on site and mitigation required as set out in their corresponding site allocation policy. Overall, uncertain effects are raised at this stage. It should be noted that at the time of writing additional evidence regarding flood risk is being prepared for the Plan and will be factored into this ISA at the Regulation 19 stage.

3.2 Recommendations and Mitigation

Much of the Local Plan is not proposed for amendment and has been previously subject to Sustainability Appraisal, with recommendations included throughout that process. At this Plan Review stage, iterative working has been undertaken by the authors of this ISA Report and the Council in preparing the Plan Review, enabling effects to be known and some mitigation / recommendations embedded at an early stage.

Despite this, a number of recommendations are made at this stage to enable the uncertain or 'potential' impacts highlighted in this Report to be fully understood. The recommendations are:

- It is recommended that additional evidence regarding flood risk is commissioned in regard to the site allocations and options to apply sequential testing and where necessary identify suitable mitigation on a case by case basis (this is being prepared for the Plan and will be factored into this ISA at the Regulation 19 stage).
- It is recommended that further evidence is gathered regarding the landscape implications of the allocated sites (a site specific Landscape Sensitivity Assessment) in order to further shape allocation policies moving forward to the Regulation 19 stage.
- It is recommended that detailed Heritage Impact Assessments are undertaken to justify the allocations and more broadly that further evidence is commissioned to influence site selection (at the time of writing it is understood that this evidence has been commissioned, and the findings will be factored into the ISA at the Regulation 19 stage).
- Related to the historic environment and heritage assets, it could be considered that the potential for enhancements (rather than just preservation) should be included within Policy SAH10 and Policy SAH11, consistent with other site allocation policies.
- It is recommended that additional work is explored to identify whether intensification of densities could be achieved on the strategic non-Garden Village allocations in more urban areas, in particular the allocation of site SAMU5 in Harwich and Dovercourt.

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4. Next Steps

4.1 Consultation

This Report will be subject to public consultation alongside the Plan Review. There are three statutory consultees that are required to be consulted for all Sustainability Appraisal and Strategic Environmental Assessment documents. These are:

- The Environment Agency;
- Natural England; and
- Historic England.

Comments will be invited from the three consultees, the public and any interested parties and stakeholders.

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Appendix 1: Effects of the Site Allocations

The table below sets out the details and references for allocated sites proposed within the Plan review at this stage. The types of allocations are:

- Strategic Allocation Mixed Use Sites: Sites that are expected to accommodate homes, jobs and community assets;
- Strategic Allocation Housing Sites: Sites that are expected to principally deliver between 100-300 homes;
- Medium Site Allocation Sites: Sites that are expected to principally deliver between 10 -100 homes; and
- Strategic Allocations for Employment: Sites expected to deliver jobs.

Table 3: Allocated Sites

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield
Strategic Allocation Mixed-Use Sites ('SAMU' sites)				
SAMU8	Tendring Central Garden Village (Hare Green)	Mixed	496.91	1,700
SAMU5	Land South of Oakley Road (Harwich and Dovercourt)	Mixed	125.57	1,650
SAMU9	Horsley Garden Village (Horsley Cross)	Mixed	520.4	1,700
SAMU7	Saltings Quarter, Riverside Avenue (Manningtree, Mistley and Lawford)	Mixed	3.72	40
SAMU6	Weeley Garden Village (Weeley)	Mixed	52.87	900
Strategic Allocation Housing Sites ('SAH' sites)				
SAH6	Land east of Cockaynes Lane (Alresford)	Housing	6.7	100

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield
SAH4	Land East of Church Road (Brightlingsea)	Housing	10.97	300
SAH2	Land north of Thorpe Road, Kirby Cross (Frinton, Walton, Kirby Cross)	Housing	32.84	420
SAH3	Land off Arthur Ransome Way, Walton (Frinton, Walton, Kirby Cross)	Housing	8.76	200
SAH7	Land east of Admirals Green and north of Weeley Road (Great Bentley)	Housing	10.29	120
SAH1	Vicarage Farm, Main Road (Harwich and Dovercourt)	Housing	4.41	150
SAH8	Land east of Amerells Road (Little Clacton)	Housing	4.58	100
SAH9	Land south of Clacton Road (St Osyth)	Housing	7.27	100
SAH11	Land North of Lifehouse Spa & Hotel (Thorpe-le-Soken)	Housing	6.09	110
SAH10	Land south of Colchester Road (Thorpe-le-Soken)	Housing	7.92	150
Medium Site Allocations (‘MSA’ sites)				
MSA7	Land south-west of Colchester Main Road (Alresford)	Housing	3.96	40
MSA8	Land adj Village Hall, Harwich Road (Beaumont)	Housing	0.98	20

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield
MSA9	Land south of Windmill Road and east of Straight Road (Bradfield)	Housing	4.98	100
MSA5	Brightlingsea Telephone Exchange, 16 New Street (Brightlingsea)	Housing	0.09	15
MSA6	Land at Pannell Place (Brightlingsea)	Housing	1.24	10
MSA2	Land adjacent Branscombe Close (Frinton)	Housing	2.18	40
MSA10	Land south of Weeley Road (Great Bentley)	Housing	5.41	80
MSA21	Land east of Heckfords Road (Great Bentley)	Housing	4.1	80
MSA11	Land west of Parsons Hill (Great Bromley)	Housing	2.26	15
MSA12	Land south of Hall Road (Great Bromley)	Housing	1.3	10
MSA13	Land west of Main Road (Great Holland)	Housing	1.77	10
MSA14	Land east of Kirby Road (Great Holland)	Housing	1.38	10
MSA15	Land north east of Wix Road (Great Oakley)	Housing	4.33	50
MSA16	Land south of Orchard Close (Great Oakley)	Housing	2.46	50

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield
MSA1	Durite Works, Valley Road (Harwich and Dovercourt)	Housing	2.8	82
MSA17	Land north of Walton Road (Kirby-le-Soken)	Housing	0.86	10
MSA18	Land north of Kirby-le-Soken Evangelical Church (Kirby-le-Soken)	Housing	2.07	20
MSA19	Land west of Manningtree Road (Little Bentley)	Housing	0.66	12
MSA20	Land south of Shop Road (Little Bromley)	Housing	0.9	17
MSA3	Affinity Water, Mill Hill (Manningtree, Mistley and Lawford)	Housing	2.13	80
MSA4	Crisp Malting, School Lane, Mistley (Manningtree, Mistley and Lawford)	Housing	1.89	80
MSA22	Haulage Depot, Heath Road (Tendring Village)	Housing	0.77	10
MSA23	Land at Avocet Place (Thorrington)	Housing	4.18	60
MSA24	Land east of Bentley Road (Weeley Heath)	Housing	4.75	60
MSA25	Land south of Mill Lane (Weeley Heath)	Housing	1.37	17
MSA26	Land south of Colchester Road (Wix)	Housing	1.16	20
MSA27	Abbey Bottom Farm (Wix)	Housing	1.78	20

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield
MSA28	Land North of Rectory Road (Wrabness)	Housing	2.15	30
Strategic Allocations for Employment (SAE sites) and other employment allocations				
SAE3	Collierswood Farm, Land North of the A120	Employment	77.99	N/A
Site 146	Land North of A120 (Harwich)	Employment	5.33	N/A
Site 62	Weeley Car Boot site, Land to the North of Colchester Rd (Weeley)	Employment	2.03	N/A

Summary of the Plan Review Allocations' Potential Significant Effects

This section analyses the significant effects identified within the detailed site assessments of the allocated sites. The section focuses on those negative effects that are assessed at this stage.

Potential negative effects regarding: Distances / Access to Services

In a number of cases, various site allocations are distanced from Town, Village, or Neighbourhood Centres, and also GP services, and Primary Schools. This is considered an inevitable effect of allocating sites that are peripheral to existing settlements. It should be acknowledged however that in nearly all instances, aside from the allocated Garden Villages in Hare Green and Horsley Cross, the allocated sites are adjoining existing settlement boundaries. This is in conformity to the Council's site selection criteria, which includes that those candidate sites that are clearly remote and disconnected from existing settlements, services, and infrastructure did not progress for consideration as reasonable alternatives.

It can be considered in regard to mitigation that the Local Plan, and planning more widely, cannot influence market factors, such as the provision of shops, or the delivery of services such as GP services. The large scale allocations within the Plan, including the Garden Village allocations, can ensure the provision of new Primary Schools where dwelling thresholds are met, and the premises for GP services and those within local centres.

In regard to transport impacts more widely, these are discussed in the assessment of cumulative effects within this ISA Report.

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Potential negative effects regarding: Flood Risk

In a small number of instances, site allocations are within areas with a chance of fluvial flood risk. In regard to site MSA27 in Wix, the site is predominantly within FRZ1, however access to the site via Harwich Road would be within an area of FRZ3 associated with a watercourse. Site SAH4 in Brightlingsea is also predominantly within FRZ1, however the northern part includes significant areas of land within FRZ3.

Employment Site 146 (Land North of the A120 Harwich Road) is entirely within FRZ3. Pending the findings of any flood risk assessment and the application of sequential testing, it may be that the employment development type is limited to a water compatible or a 'less vulnerable' use.

Potential negative effects regarding: Heritage Assets and Landscape

Three of the allocated sites have been identified as having the potential for an impact on the significance of a designated asset or its setting that warrants the identification of significant effects in this ISA.

Site SAH1 is assessed as having the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building within the red line boundary of the site, presumably where access would be required via Ramsey Road.

Site SAMU9 (the proposed Garden Village in Horsley Cross) has been assessed as having the potential for significant effects on designated assets and landscape. This is due to the presence of four Listed Buildings within the red line boundary of the site, the presence of a Protected Lane in the site's eastern part, and the proposal leading to the merging / coalescence of the small settlements of Horsley Cross and Horsleycross Street.

Site SAMU8 (the Garden Village proposal in Hare Green) is similarly considered to have the potential for an impact on the significance of a designated asset or its setting, due to the presence of seven Listed Buildings within the red line boundary of the site. Development could also subsume the settlement of Frating (which has a settlement boundary) and may lead to the merging of Frating with the small settlements of Balls Green and Hare Green (which do not have settlement boundaries).

In the case of these two proposed Garden Villages, the heightened potential for mitigation should be acknowledged at this stage. This is due both to the size of the sites, and the emergence of Masterplan SPDs post-adoption of the Local Plan Review. This will enable further public consultation on the schemes of both sites as they emerge, which can be expected to include mitigation for environmental effects. Nevertheless, in all of the above cases, uncertainty surrounding the significance of the impacts is also highlighted at this stage.

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Potential negative effects regarding: Soil Quality

Sites MSA12, MSA20, and SAE3 are all assessed as having the potential for the loss of Grade 1 (excellent) agricultural land. The majority, but not all, of site SAMU8 also contains Grade 1 agricultural land. Grade 1 agricultural land is the best and most versatile land in the District and also nationwide.

It should be considered that the land in question for all the above sites has been submitted for consideration for alternative (i.e. non-agricultural) uses and that there is no guarantee that Grade 1 agricultural land is used for agricultural purposes. In the case of the proposed Garden Village site SAMU8, it is possible that some of the land that is Grade 1 could be avoided as part of open space or green infrastructure requirements.

Potential negative effects regarding: Habitats sites

The assessment of sites in this ISA has been undertaken on the basis that both preferred allocations and reasonable alternatives need to be appraised on a level playing field. Therefore, the effects of Habitats sites for all options have been assessed with 'uncertainty' due to the evidence base document that is best placed to make appropriate judgements, the Habitats Regulations Assessment (HRA), only assessing the Preferred Options.

Detailed impacts of the allocations are identified within the HRA. That assessment raises that there will likely be significant negative effects resulting from the Plan Review. These include the in-combination effects (Likely Significant Effects) on Habitats sites from all allocations through recreational pressure on the coast. These effects are known, and the adopted Plan includes suitable Policy for mitigation in accordance with the adopted Essex Coast RAMS SPD.

Additionally however, site specific impacts are raised for impacts on Habitats sites more directly. The potential for significant effects are raised for:

- SAMU5 – The site is located immediately adjacent to Hamford Water SPA, Ramsar site and SAC. Therefore, the proposals could result in adverse impacts from impacts upon functionally linked land, disturbance during the construction and operation phase, recreational disturbance, water quality and air quality impacts.
- SAMU7 - The allocation is located within an employment area of Manningtree, which is located immediately adjacent to the Stour and Orwell Estuaries SPA and Ramsar site. Therefore, there is considered potential impacts upon the Habitats sites from water quality, air quality and disturbance during the construction and operation phases.
- SAH3 - The site allocation is located within 200m of Hamford Water SPA, Ramsar site and SAC. Therefore, the proposals could result in adverse impacts from impacts upon functionally linked land, disturbance during the construction and operation phase, recreational disturbance, water quality and air quality impacts.

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- MSA4 - The development is located within 100m of the Stour and Orwell Estuaries SPA and Ramsar. Therefore, there is considered potential impacts upon the Habitats sites from water quality, air quality and disturbance during the construction and operation phases.

Additionally, negative effects are highlighted for:

- SAMU6 – There is the potential for impacts upon functionally linked land within the on-site arable land.
- SAMU8 – There is the potential for impacts upon functionally linked land, as well as water quality impacts with the site adjacent to Tenpenny Brook and Bentley Brook.
- SAMU9 - There are potential impacts upon functionally linked land, as well as water quality impacts.
- SAH4 - There is the potential for impacts upon functionally linked land, as well as water quality as the site is adjacent to a Statutory Main River which feeds into the Colne Estuary.
- SAH6 – There is the potential for impacts upon functionally linked land.
- SAH9 – The site could result in impacts from adverse water quality, due its proximity to a Statutory Main River, which feeds into the Colne Estuary.
- SAH10 – There is the potential for impacts upon functionally linked land, in nearby waterbodies.
- SAH11 – There is the potential for impacts upon functionally linked land within the on-site arable land.
- MSA7 - There is the potential for impacts upon functionally linked land.
- MSA27 - The site is immediately adjacent to a Statutory Main River, which feeds into the Stour Estuary. Therefore, there is potential for impacts from adverse water quality upon the relevant Habitats sites.
- Site 161 - The proposed employment allocation includes a large area of arable land, which could provide functionally linked land for qualifying features of the Colne Estuary SPA and Ramsar and The Stour and Orwell Estuaries SPA and Ramsar site.
- Site 146 - The proposed employment allocation is adjacent to Ramsey Brook. Therefore, there are impact pathways which could result in water quality impact upon the Stour and Orwell Estuary SPA and Ramsar.

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Essex County Council

Tendring District Council Local Plan Review

Integrated Sustainability Appraisal (ISA): Interim Report

January 2026

Essex County Council

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1. Introduction

1.1 Background

On behalf of Tendring District Council (TDC), Place Services has been commissioned to undertake an independent Integrated Sustainability Appraisal (ISA) for the emerging Tendring District Local Plan Review.

1.2 The Tendring District Council Local Plan

1.2.1 The Adopted Local Plan

The 'Tendring District Local Plan 2013-2033 and Beyond: North Essex Authorities' Shared Strategic Section 1 Plan' was adopted by the Council on the 26th of January 2021. The Local Plan Section One covers a plan area that encompasses the administrative boundaries of Tendring District Council, Colchester Borough Council and Braintree District Council. It sets out numerous requirements of a Local Plan, including:

- A minimum total housing requirement for the plan period;
- The amount of employment land required for office, research & development, industrial, storage and distribution uses;
- Place shaping principles for all new development;
- A 'garden community' at the Tendring/Colchester Borders which will deliver between 2,200 and 2,500 homes, 7 hectares of employment land and provision for Gypsies and Travellers within the Plan period (as part of an expected overall total of between 7,000 and 9,000 homes and 25 hectares of employment land to be delivered beyond 2033);
- That a Development Plan Document (DPD) approach will be forthcoming to address various principles and requirements in the design, development, and delivery of the new garden community;
- The provision of the infrastructure, services and facilities that are identified to serve the needs arising from the development; and
- The adoption of a Recreational disturbance Avoidance Mitigation Strategy (RAMS), in order for the Council to collect contributions towards mitigating effects on wildlife at the coast from an increase in population visiting such areas.

The adopted Local Plan Section Two was developed at the same time as the abovementioned Section One and offers a more locally specific framework for the administrative area of Tendring alone. This includes:

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- Strategic Policies;
- Development management policies; and
- Site allocations for housing and employment needs.

1.2.2 The Local Plan Review

The Town and Country Planning Regulations 2017 sets out that reviews at least every five years are a legal requirement for all local plans. This is supported by the National Planning Policy Framework (NPPF).

The performance of the Plan is subject to regular monitoring and the results are published in the council's Authority Monitoring Reports (AMRs). The council is also required to undertake a more in-depth review of the Plan every five years in order to assess whether the policies in the plan are performing effectively or need updating. It has been determined that elements of the Local Plan as adopted are in need of amendment and these are required to be subject to Sustainability Appraisal.

1.3 The Requirement for Integrated Sustainability Appraisal

1.3.1 Legislative Requirements – Sustainability Appraisal

The legislative requirement for Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) emanates from a high level national and international commitment to sustainable development. The most commonly used definition of sustainable development is that drawn up by the World Trade Commission on Environment and Development in 1987 which states that sustainable development is:

> 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs'

This definition is consistent with the themes of the NPPF, which draws upon The UK Sustainable Development Strategy Securing the Future's five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

SEA originates from the European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment" (the 'SEA Directive') which came into force in 2001. It seeks to increase the level of protection for the environment; integrate environmental considerations into the preparation and adoption of plans and programmes; and promote sustainable development. The Directive was transposed into English legislation in 2004 by the Environmental Assessment of Plans and Programmes Regulations (the 'SEA

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Regulation') which requires SEA to be carried out for plans or programmes,

> 'subject to preparation and/or adoption by an authority at national, regional or local level or which are prepared by an authority for adoption, through a legislative procedure by Parliament or Government, and required by legislative, regulatory or administrative provisions.'

This includes Local Plans. The aim of the SEA is to identify potentially significant environmental effects created as a result of the implementation of the plan or programme on issues such as:

> 'biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors' as specified in Annex 1(f) of the Directive.'

SA examines the effects of proposed plans and programmes in a wider context, taking into account economic, social, and environmental considerations in order to promote sustainable development. It is mandatory for Local Plans to undergo a Sustainability Appraisal in accordance with the Planning and Compulsory Purchase Act 2004 as amended by the Planning Act 2008, and in accordance with paragraph 165 of the NPPF.

Whilst the requirements to produce a SA and SEA are distinct, Government guidance considers that it is possible to satisfy the two requirements through a single approach providing that the requirements of the SEA Directive are met. This integrated appraisal process will hereafter be referred to as SA.

1.3.2 Legislative Requirements – Health Impact Assessment

There is no statutory duty in place to undertake a Health Impact Assessment (HIA) as part of undertaking a Local Plan, however the policies and site allocations identified within a Local Plan may have the potential to impact on health, which could be a cause for concern amongst members of the public. HIA can have a strong role in the plan-making process, as well as for individual projects that emanate from the Plan.

The Department of Health provides a brief overview of what a HIA of a policy document (in the case of this assessment, a Local Plan) should achieve:

- Screen the Plan area to determine if the Plan is likely to result in health impacts, paying specific mind to any local inequality issues;
- Provide recommendations throughout the decision making process, allowing for responses to be made to any issues that are raised;
- Seek to maximise positive impacts, while minimising the negative impacts of the Plan.

Appendix 1 of this ISA Report includes the HIA Screening of the Local Plan.

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1.3.3 Legislative Requirements – Equalities Impact Assessment

An Equality Impact Assessment (EqIA) is an assessment designed to assist authorities to ensure that policies are fair and do not present barriers to participation or disadvantage any protected groups from participation. EqIAs help to ensure that:

- The potential effects of the Plan are understood by assessing the impacts on different groups;
- Any adverse impacts are identified, and actions identified to remove or mitigate them; and
- Policies are based on evidence and clearly justified.

As EqIA is an evidence-led process of assessment, consultation with key groups is crucial to ensuring that equality duties are met. It is considered that this ISA Report be updated post-consultation at every stage, alongside any other necessary assessment details that may emanate from consultation, prior to adoption of the Local Plan. Appendix 2 of this ISA Report offers a provisional assessment.

1.3.4 The Requirement Concerning the Tendring District Local Plan

The adopted Local Plan has been subject to SA as required by the above legislation throughout that plan-making process. This has, to date, consisted of the following documents that have been produced and consulted upon:

- Sustainability Appraisal Scoping Report, 2015
- Interim Sustainability Appraisal Report, 2016
- Section 2 Sustainability Appraisal & Strategic Environmental Assessment – Non-Technical Summary, 2017
- Section 2 Sustainability Appraisal & Strategic Environmental Assessment – Environmental Report, 2017
- (Section Two) Sustainability Appraisal Addendum: Appraisal of New Policy HP4, 2017
- Tendring District Council (TDC) Local Plan – Section Two: Main Modifications Sustainability Appraisal (SA) Addendum (2021)

Carrying out SA work throughout the plan preparation was part of an integrated approach. The Plan review process, which will culminate in a revised Local Plan, will need SA work to inform and justify revisions alongside reasonable alternative approaches if required. In summary, the progression of the adopted Local Plan was influenced by an assessment of its sustainability implications and effects, and any changes to that document will also need such an assessment.

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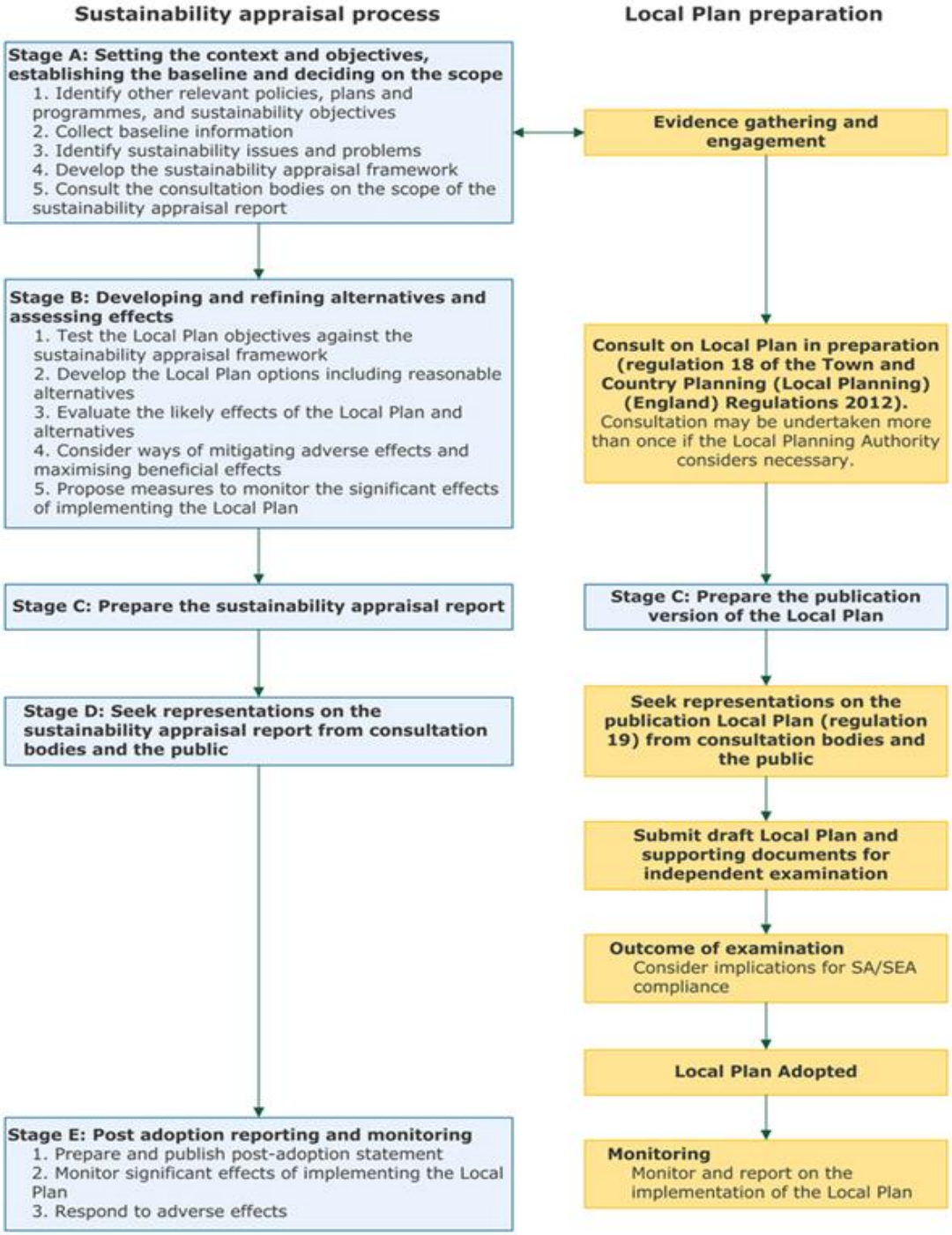
1.4 The Sustainability Appraisal Process

The methodology adopted for the SA of the Local Plan Review at this stage follows that of the Sustainability Appraisal process. The following 5 sequential stages are:

Figure 1: Stages in the SA Process and Local Plan Preparation



Source: Planning Practice Guidance – Sustainability appraisal requirements for local plans (Paragraph: 013 Reference ID: 11-013-20140306 Revision date: 06 03 2014)

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1.5 The Aim and Structure of this Report

The aim of this Report responds to the requirements identified in the above figure under Stages B and Stage C. These stages represent the full interim assessment of all elements of the Plan Review at this stage and at the previous Issues and Options stage where necessary and relevant.

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2. Sustainability and Environmental Context, Baseline, and Objectives

2.1 Introduction

The ISA of the Plan review is required to set the scope for the assessment of options and Plan content relevant to that Plan area. Stage A of the ISA process sets out how the context and the objectives of the SEA should be set, whilst establishing the baseline relevant to the Plan area. This involves:

- Identifying other relevant policies, plans and programmes, and sustainability objectives;
- Collecting baseline information;
- Identifying sustainability issues and problems; and
- Developing the ISA frameworks (formulating relevant criteria against which the Plan's policy content and site allocations will be assessed).

The following section outlines the relevant plans and programmes and the baseline information profile for the Plan review area and where relevant beyond.

2.2 Policies, Plans, and Programmes (Stage A1)

Any amendment to the Local Plan must have regard to existing policies, plans and programmes at national and regional levels and strengthen and support other plans and strategies. It is therefore important to identify and review those policies, plans and programmes which are likely to influence the Plan review at an early stage. The content of these plans and programmes can also assist in the identification of any conflicting content of plans and programmes in accumulation with the Plan review. Local supporting documents have also been included within this list as they will significantly shape policies and decisions in the area.

It is recognised that no list of plans or programmes can be definitive and as a result this report describes only the key documents which influence the Plan review. The table below outlines the key documents, whilst a comprehensive description of these documents together with their relevance to the Plan review is provided within Annex B.

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Table 1: Other relevant policies, plans and programmes

Relevant Plans and Programmes
International Plans and Programmes
European Landscape Convention (Florence, 2002)
European Union Water Framework Directive 2000 (Directive 2000/60/EC)
European Union Nitrates Directive 1991 (91/676/EEC)
European Union Environmental Noise Directive 2002 (2002/49/EC)
European Union Floods Directive 2007 (2007/60/EC)
European Union Air Quality Directive 2008 (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC and 2002/3/EC)
European Union Directive on the Conservation of Wild Birds 2009 (2009/147/EC)
European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992 (92/43/EEC)
European Union Biodiversity Strategy for 2030
United Nations Kyoto Protocol
World Commission on Environment and Development ‘Our Common Future’ 1987
The World Summit on Sustainable Development Johannesburg Summit 2002
Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations)

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Relevant Plans and Programmes
The Conservation of Habitats and Species Regulations, 2019
The Industrial Emissions Directive 2010 (2010/75/EU)
European Convention on the Protection of the Archaeological Heritage (Valletta, 1992)
European Union Groundwater Directive (2006/118/EC)
European Union Waste Framework Directive (2008/98/EC)
European Union Soil Strategy for 2030, 2021
Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat, UNESCO, 1971
National Plans and Programmes
The Conservation of Habitats and Species Regulations, 2019
Nature Recovery Network (2022)
Local Nature Recovery Strategies (forthcoming)
Safeguarding our Soils: A Strategy for England (Defra, 2009)
The Countryside and Rights of Way (CRoW) Act, 2000
Future Water: The Governments water strategy for England (2008)
Flood and Water Management Act, 2010

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Relevant Plans and Programmes
The Environment Agency's approach to groundwater protection (2018)
Planning (Listed Buildings and Conservation Areas) Act, 1990
Ancient Monuments and Archaeological Areas Act 1979
The Governments Statement on the Historic Environment for England (2010)
National Heritage Protection Plan Framework (2012)
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, 2007
(National) Planning Practice Guidance (updated 2021)
National Planning Policy Framework (including proposed amendments 2025)
Natural Environment and Rural Communities Act (2006)
Wildlife and Countryside Act (1981)
National Flood and Coastal Erosion Risk Management Strategy, 2020
Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)
UK Geodiversity Action Plan: A framework for enhancing the importance and role of geodiversity
National Flood and Coastal Erosion Risk Management Strategy for England (2020)
Air Pollution: Action in a Changing Climate (2010)

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Relevant Plans and Programmes
Climate Change Act (2050 Target amendment) (2008) Order 2019
Environment Act, 2021
Flood Risk Regulations, 2009
A Green Future: Our 25 Year Plan to Improve the Environment, Defra, 2018
Net Zero Strategy: Build Back Greener, 2021
Clean Air Strategy, 2019
Land Use: Reducing emissions and preparing for climate change, Climate Change Committee, 2018
UK Climate Change Risk Assessment, Committee on Climate Change, 2022
Water Abstraction Plan, Defra, 2011
Meeting our Future Water Needs: A National Framework for Water Resources, 2020
County and Regional Plans and Programmes
Essex Minerals Local Plan (2014) and emerging Review
Essex and Southend-on-Sea Waste Local Plan (2017)
Essex Green Infrastructure Strategy
The Essex County Council Local and Neighbourhood Planners' Guide to School Organisation

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Relevant Plans and Programmes
10 Year Plan -Meeting the demand for mainstream school places in Essex 2025-2033 (January 2025)
Essex Coast Recreational disturbance Avoidance & Mitigation Strategy (RAMS) Habitats Regulations Assessment Strategy document 2018-2038
Essex Coast Recreational disturbance Avoidance and Mitigation Strategy Draft Supplementary Planning Document (SPD) May 2020
The Essex County Council Developers' Guide to Infrastructure Contributions Revised 2020
National Gypsy and Traveller Guidance
National Minerals and Waste Guidance
Essex Walking and Cycling Strategy 2021
District level Plans and Programmes
Tendring 2025 Air Quality Annual Status Report (ASR)
Alresford Neighbourhood Plan 2018-2033
Ardleigh Neighbourhood Plan 2020 - 2033
Elmstead Market Neighbourhood Plan (2013- 2033)
Tendring District Council Indoor & Built Sport Facilities Assessment Report – Leisure Facilities Framework (2023)
Tendring District Council Indoor & Built Sport Facilities – Leisure Facilities Needs

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Relevant Plans and Programmes
Assessment Report (2022)
Tendring District Council Open Space Report (2023)
Tendring District Council Playing Pitch and Outdoor Sport Strategy Assessment Report (2023)
Tendring District Council Playing Pitch and Outdoor Sport Strategy Framework (2023)
Tendring District Council Housing Strategy 2020-2025
Tendring District Council Flood Risk Assessment 2017
Tendring District Council Sports Strategy 2025 – 2028
Tendring District Council Strategic Housing Market Assessment 2021
Garden Community DPD 2025
Colchester's Local Plan and Neighbourhood Plans
Tendring Gypsy and Traveller Accommodation Assessment Need Summary Report May 2017
Essex, Southend-on-Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Summary 2016-2033 (January 2018)
Strategic Housing Land Availability Assessment (SHLAA) (ongoing)
Tendring Economic Strategy 2020-24 (2019)

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Relevant Plans and Programmes
Tendring Retail & Town Centre Uses Study (2020)
Tendring Employment Land Review (ELR) (2019)
Tourism Strategy for Tendring 2021—2026
Tendring District Council Water Cycle Study Final Report - September 2017
Tendring District Council Strategic Green Gaps Review 2020
Tendring Heritage Strategy (2020)
Tendring District Protected Lanes Assessment 2015

2.3 Collecting Baseline Information (Stage A2)

This sub-section details the Baseline Information profile for the Local Plan area and those neighbouring areas that are considered relevant to the content of the Local Plan review. The following section outlines a summary of the key baseline information and therefore the current state of the environment for the Plan review area. The SA Directive requires the production of the following information:

> 'The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;" Annex 1(b);
>
> The environmental characteristics of areas likely to be significantly affected;" Annex 1(c); and
>
> Any existing problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance such as areas designated pursuant to Directives 79/409/EEC and 92/43/ECC" Annex 1(d).'

The baseline information identifies current sustainability issues and problems in the Local Plan area which should be addressed and provides a basis for predicting and monitoring the effects of implementing the document. To ensure the data collected was relevant and captured the full range of sustainability issues, it was categorised under various thematic

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topics. They cover all the topics referred to in Annex 1(f) of the SEA Directive and follow the order of:

- Population
- Housing
- Economy and employment
- Health and wellbeing
- Transport and connectivity
- Cultural heritage
- Biodiversity and nature conservation
- Landscapes
- Water
- Climate and energy
- Air
- Soils
- Minerals
- Waste

Annex A to this Report outlines the full baseline information profile for the Local Plan area, and where relevant further afield. The key sustainability issues for the Local Plan area are outlined in the following sub-section.

2.4 Sustainability Issues (Stage A3) and the formulation of ISA Objectives (Stage A4)

The outcome of the above processes related to the identification of relevant plans and programmes and the baseline information profile of the Plan review area is the identification of key sustainability and environmental issues. These represent those sustainability and environmental problems facing the Plan review area which assist in the finalisation of a set of relevant SA Objectives that can be subsequently expanded upon in an ISA Framework.

The assessment of the Local Plan review will be able to evaluate, in a clear and consistent manner, the nature and degree of impact and whether significant effects are likely to emerge from the Local Plan review's content. The following table outlines the thought process which has led to the formulation of the ISA Objectives for the Local Plan review, bearing in mind that they build upon those of the SA of the adopted Local Plan.

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Table 2: Key Sustainability Issues

General Theme	Description and supporting evidence	State of environment in the absence of the Local Plan
Population increase	Tendring is forecast to see an increase of over 12,000 people in the next 10 years, the third largest increase of Essex districts, with neighbouring Colchester forecast to see the largest increase in Essex by nearly 15,000 people.	It can be expected that without a Plan-led system, new housing and employment development to meet the demands of an increased population would not be delivered in a manner that would ensure necessary benefits in terms of location, scale, and supporting infrastructure.
Internal net migration	In regard to internal migration, a significant number of people, in comparison to other Local Authority areas, moved to Tendring in 2019/2020 (1,743).	It can be expected that without a Plan-led system, new housing and employment development to meet the demands of an increased population would not be delivered in a manner that would ensure necessary benefits in terms of location, scale, and supporting infrastructure.
Ageing population	Tendring has a high population of people aged over 65. This age group is also predicted to increase over the Local Plan period. The highest median age of Local Authority populations in Greater Essex is in Tendring at 50 years. This is above the England and Wales median of 40.	As indicated by need, market forces alone cannot be expected to deliver all types of housing need in the District. The exploration of relevant policy and suitable housing requirements that explore type and tenure across the District enables growth that reflects need and ensures the delivery of such housing.
Life expectancy	Tendring has lowest life expectancies in Essex for both males and females at 78.17 and 82.02, respectively. These are also lower than the averages for Essex, the Eastern region,	As indicated by need, market forces alone cannot be expected to deliver all types of housing need in the District. The exploration of relevant policy and suitable housing requirements that explore type and tenure across the District enables growth that reflects

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General Theme	Description and supporting evidence	State of environment in the absence of the Local Plan
	and England.	need and ensures the delivery of such housing.
Deprivation	Tendring is the overall most deprived district in Essex, and also for health related deprivation. Deprivation is higher than the England and Wales averages.	Social integration is an important issue and can be aided through policy requirements that seek social infrastructure and through sensitive and appropriate housing allocations within the District. A plan-led system is able to ensure proportionate growth is allocated to the most sustainable areas, or with a focus on regeneration, rather than being led by market forces alone as could perhaps be expected in the absence of a Local Plan.
Housing needs	The proposed changes to the NPPF (2025) set new targets for each Local Authority area. The current standard methodology for calculating housing need identifies a significant increase in annual housing requirements.	The Plan can ensure that housing needs are met in the most sustainable areas through allocations that benefit from a plan-led system and all the evidence base requirements that they entail. In the absence of the Plan, new development sites can be expected to be more ad hoc and without the exploration of cumulative effects.
Employment opportunities	Tendring District is predominantly rural in nature; however the majority of businesses are located in an urban location.	The link between homes and jobs is a key tenet of sustainability. This is best addressed at the plan level and cannot be ensured through a reliance on suitable proposals coming forward. Without a plan-led approach it could be expected that the location of new housing and employment opportunities could be disparate.
Employment mix	Significant elements of the District's employment are in the care, tourism, and	The link between homes and jobs is a key tenet of sustainability, as is ensuring progressive growth in

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General Theme	Description and supporting evidence	State of environment in the absence of the Local Plan
	agricultural sectors. The District registers significant proportions of residents travelling outside to other local authority areas to find employment.	employment opportunities across a range of sectors and in sustainable locations. This is best addressed at the plan level and cannot be ensured through a reliance on suitable proposals coming forward. Without a plan-led approach it could be expected that out commuting will continue.
Accessible green space	In Essex only 9% of Essex households have all of their Accessible Natural Greenspace requirements met. Tendring has the highest proportion of households without access to natural greenspace in Essex at 59%.	Ensuring that open space standards are met is a requirement of the adopted Local Plan, as are strategic solutions where necessary and thresholds are met. This is unlikely to change through the Plan review, however, remains a key sustainability issue in the District
Activity	Sport England's Active Lives Survey indicates Tendring residents as being the least active in Essex.	Ensuring that open space standards are met is a requirement of the adopted Local Plan, as are strategic solutions where necessary and thresholds are met. This is unlikely to change through the Plan review, however, remains a key sustainability issue in the District
Heritage / Historic Environment	There are 17 listings on the Heritage at Risk Register in Tendring. Notably, these include the Conservation Areas of Clacton Seafront, Dovercourt, St Osyth, Thorpe-le-Soken, and Thorpe-le-Soken Station and Maltings.	A plan-led system can ensure that sites are allocated away from heritage designations in the first instance. Policy can also ensure that impacts are known and understood at the application stage through the submission of suitable evidence.
Wildlife designations	Tendring includes Habitats sites at the coast, 15 SSSIs,	A plan-led system can ensure that sites are allocated away from wildlife

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General Theme	Description and supporting evidence	State of environment in the absence of the Local Plan
	a National Nature Reserve, and over 100 Local Wildlife Sites.	designations in the first instance. Policy can also ensure that impacts are known and understood at the application stage through the submission of suitable evidence.
Essex Coast RAMS	The Essex coast Recreational disturbance Avoidance and Mitigation Strategy (the "Essex coast RAMS") aims to deliver the mitigation necessary to avoid significant adverse effects from 'in-combination' impacts of residential development that is anticipated across Essex; thus protecting the Habitats (European) sites on the Essex coast from adverse effect on site integrity. All new residential developments within the evidenced Zone of Influence where there is a net increase in dwelling numbers are included in the Essex Coast RAMS. The entirety of Tendring is within this zone.	The Essex Coast RAMS, and the recreational impacts of visitor trips to the coast from new communities in Tendring, emanates from the in-combination effects identified at the Plan level. Nevertheless, the appropriate mechanism for collecting contributions is in place and will not be affected by the Plan review.
Landscape / AONB	Tendring includes the Suffolk and Essex Coast and Heaths AONB along the Stour River from Manningtree to Harwich.	A plan-led system can ensure that sites are allocated away from landscape designations in the first instance. Policy can also ensure that impacts are known and understood at the application stage through the submission of suitable evidence.
Climate change	Sea level rise and subsidence will lead to more	A plan-led system can ensure that sites can be allocated in mind of flood

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General Theme	Description and supporting evidence	State of environment in the absence of the Local Plan
	frequent flooding of coastal areas. Increased temperatures and greater fluctuation in annual precipitation will further increase pressure on water resources. Essex is already one of the driest areas in the UK.	risk and with the benefits of the sequential testing of site options.
Flood Risk	Climate change is increasing the magnitude and frequency of intense rainfall events that cause flooding and the risk of flooding from the River Colne and Stour which are also heightened by increased winter precipitation. There is a risk of flooding from a number of sources: fluvial, tidal and pluvial.	A plan-led system can ensure that sites can be allocated in mind of flood risk and with the benefits of the sequential testing of site options.
Emissions	The largest proportion of CO2 emissions are within the transport sector, accounting for about half of total CO2 emissions, followed by the domestic sector.	The Plan can ensure that policy is robust in prioritising public transport. Development sites can be allocated with regard to reducing the need to use private vehicle trips and maximising public transport, walking and cycling. The Plan will also ensure requirements for reducing building emissions while increasing energy efficiency.
Air quality	The junction and mini roundabout at North Road, Clacton on Sea, is heavily congested by road traffic throughout the day, and during rush hours. This has been an area of concern	The Plan can ensure that planning applications are submitted with suitable air quality considerations. Equally, the Plan can allocate sites with the air quality of key junctions or areas in mind.

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General Theme	Description and supporting evidence	State of environment in the absence of the Local Plan
	within Tendring for the last few years.	
Soils / BMV	Tendring has a significant concentration of grade 1 and 2 agricultural land to the north west of the District on the border with Colchester Borough. The majority of the central part of the District is grade 3 land, with small areas of grade 2 running from south west to north east through the centre of Tendring.	Although decisions will be made on the balance of benefits and constraints, the Plan has the ability to consider BMV and grade 1 agricultural land in regard to the location of new site allocations.
Preserving mineral deposits	The area has extensive deposits of sand and gravel. The sand and gravel resources in Essex are significant in national, sub-national and local terms - Essex is one of the largest producers in the UK; most geographically extensive and significantly mixed within the centre and north of Essex – namely the districts of Uttlesford, Braintree, Chelmsford, Colchester and Tendring.	The consideration of land within Minerals Safeguarding Areas (MSAs) is best done at the plan level. Without a plan-led approach regarding the allocation of land to meet development needs, development proposals are likely to come forward without such regard.
Transport	The Plan Area is largely rural in nature and rural public transport services and interconnectivity is poor.	A plan-led approach to allocating sites for development enables rural transport issues to be taken fully into account and improved where possible through enhancements to such infrastructure. In the absence of the plan, it is possible that isolated and individual proposals would come

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General Theme	Description and supporting evidence	State of environment in the absence of the Local Plan
		forward in rural areas with no scope for such improvements and policy considerations.

The following table explores whether the identified ISA Objectives above fall into the three broad categories of sustainability, namely social, environmental and economic themes.

Table 3: The Integrated Sustainability Appraisal (ISA) Objectives

ISA Objective	Society	Environment	Economy
1) To deliver a sufficient supply of homes for all including an appropriate mix of housing types	Yes	N/A	Yes
2) To promote economic growth and diversity across the District	Yes	N/A	Yes
3) To maximise the potential for sustainable transport uptake, including walking and cycling	Yes	Yes	N/A
4) To ensure resilient sustainable communities with better health, education, and social outcomes	Yes	N/A	N/A
5) To ensure that development is located sustainably and makes efficient use of land	Yes	Yes	Yes
6) To conserve and where possible enhance biodiversity and geodiversity designations, as well as natural habitats and protected species	N/A	Yes	N/A

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ISA Objective	Society	Environment	Economy
7) To ensure that development delivers net gains in biodiversity, as well as green and blue infrastructure	Yes	Yes	N/A
8) To conserve and where possible enhance the historic environment (both above and below ground), built and cultural heritage assets, and their settings	Yes	Yes	N/A
9) To conserve and where possible enhance the quality and character of landscapes and landscape features	Yes	Yes	N/A
10) To maintain and where possible improve water quality and the sustainable use of ground and surface water resources	N/A	Yes	N/A
11) To maintain and where possible improve air quality	N/A	Yes	N/A
12) To protect and improve soil quality, in particular the best and most versatile agricultural land	N/A	Yes	Yes
13) To ensure, where possible, that new development is carbon neutral and increase the production of energy from renewable sources where appropriate	N/A	Yes	Yes
14) To ensure that development does not lead to an increase in flood risk and is prepared for the impacts of climate change	Yes	Yes	N/A

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2.4.1 The Compatibility of the ISA Objectives

A total of 14 ISA Objectives have been derived for the appraisal of the Plan review. They are based on the scope of the document, the themes required of SA, policy advice and guidance, and to the assessment of the current state of the environment.

It is useful to test the compatibility of ISA Objectives against one another in order to highlight any areas where potential conflict or tensions may arise. It is to be expected that some objectives are not compatible with other objectives; objectives which are based around environmental issues sometimes conflict with economic and social objectives, and vice versa.

It is considered that the majority of the ISA Objectives relevant to the content of the Plan review are broadly compatible or otherwise unrelated. There are however a number of potential incompatibilities identified, and these are discussed below:

- Protecting and enhancing biodiversity and development: The possibility of effects arising from any change in land use on biodiversity creates an incompatibility between Plan aims and the need to protect wildlife and habitats, either on-site or where pathways exist.

- Maintaining and enhancing water quality and development: There is a possibility that development can lead to adverse impacts on groundwater conditions. Those ISA Objectives that seek the protection of water quality for environmental purposes and ensuring housing and employment related development may therefore be incompatible in some areas of the District.

- The protection of the best and most versatile agricultural land and development: There is a possibility that development can lead to adverse impacts on the capacity of soils for future use. Those ISA Objectives that seek the protection of soils and ensure housing and employment development respectively may therefore be incompatible in some areas of the District.

- Economic growth and environmental effects: There is a potential incompatibility through a desire to maximise the potential for employment opportunities, through for instance a higher number of employment development sites, and the potential negative environmental effects in certain areas that could arise from that number.

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3. Detailed Integrated Sustainability Appraisal (ISA) Frameworks

3.1 How Local Plan Policies are Appraised

The following ISA Framework forms the basis of the methods used to evaluate the effects of the Local Plan review's policy amendments and any 'reasonable alternative' options where relevant. Quantitative analysis is used where available; however, a number of assumptions are required in order to make qualitative and comparable judgements to assess options to the same level of detail. It is important that a level playing field is ensured for the assessment of options, with the same level of information being used in the assessment. Assumptions will be set out in the relevant sections of the ISA Environmental Report (the next stage in the process) in which specific elements of the Plan review are assessed.

The table below sets out the ISA Framework devised for the assessment of the Local Plan's policy content.

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Table 4: ISA Framework (Policies)

Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Indicator
1) To deliver a sufficient supply of homes for all including an appropriate mix of housing types	1.To provide decent and affordable homes for all	• Seek to provide the homes needed to support the existing and growing population? • Seek to provide more affordable homes across the District? • Seek to provide supported and specialist housing? • Seek to deliver a mix of housing types and tenures to meet the diverse needs of the District? • Seek to provide homes to meet any needs for Gypsy and Traveller communities?	• The number of net additional dwellings • Affordable housing completions • Percentage of residential completions that are of different types and tenures
2) To promote economic growth and diversity across the District	3.Harness the District's economic strengths	• Encourage rural diversification? • Encourage inward investment? • Encourage tourism opportunities? • Support the development and growth of the local economy and generate employment	• Number and percentage of businesses by industry type in key sectors. • Number or percentage employed • Investment in innovation

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Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Indicator
		opportunities? • Encourage innovation and competitiveness within various industries located within the District? • Impact on long-term investment in infrastructure? • Ensure no conflict with other investment opportunities? • Contribute to the Cultural, Visitor and Tourism sector? • Seek to enhance the vitality and viability of town centres?	technologies • Employment land availability • Employment applications permitted
3) To maximise the potential for sustainable transport uptake, including walking and cycling	4.Minimise transport growth whilst capturing the economic benefits of international gateways	• Reduce the need to travel? • Increase sustainable modes of transport? • Promote the use of sustainable modes of transport? • Seek to provide appropriate infrastructure to	• Percentage of new dwellings within 30 minutes public transport time of local services • Percentage of journeys to work by private car

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Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Indicator
		maximise the uptake of sustainable modes of transport, walking and cycling? • Acknowledge that a range of transport options are required to meet the needs of different demographics? • Ensure new developments enhance and provide a safe and accessible public realm?	• Percentage of journeys to work by public transport, walking and cycling • Provision of new public transport infrastructure including walking and cycling (through direct provision / conditions associated with contributions)?
4) To ensure resilient sustainable communities with better health, education, and social outcomes	5.To build stronger more resilient sustainable communities with better education and social outcomes	• Seek to provide access to health, education, recreation and community facilities? • Ensure healthier lifestyles and access to healthcare facilities? • Protect existing open spaces and create suitable new open space? • Seek to ensure that levels of educational attainment improve? • Seek to reduce actual crime and the fear of crime through effective urban design	• Provision of social infrastructure and services on allocated sites • Contributions received towards community facilities • GP waiting times and capacities • Walking / cycling modes

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Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Indicator
		solutions?	of transport uptake • New healthcare facility provision through growth • Health related statistics • Open space provision ha/1000 population • Contributions received towards open space provision • Percentage of total working age population educated to Level4 and above • Percentage of total working age population with no qualifications • Number of offences per 100,000 population

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Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Indicator
5) To ensure that development is located sustainably and makes efficient use of land	2.To ensure that development is located sustainably and makes efficient use of land	• Reduce the amount of derelict, degraded and underused land? • Seek to ensure appropriate residential densities in urban areas, including higher densities in appropriate locations? • Seek the prioritisation of brownfield development? • Seek contaminated land to be remediated?	• Residential development densities • Development on brownfield land as opposed to greenfield • Remediation and development of contaminated land
6) To conserve and where possible enhance biodiversity and geodiversity designations, as well as natural habitats and protected species	6.Protect and enhance natural, historic and environmental assets	• Ensure a determination of 'no likely significant' (alone or in-combination) on Habitats Sites (as identified within the Habitats Regulations Assessment (HRA) of the Local Plan as it emerges)? • Seek appropriate mitigation or offsetting where necessary? • Have an identified effect on any designation of national, regional or local importance? • Avoid damage to sites, protected species	• Change in number and area of designated ecological sites. • Development proposals affecting protected species outside protected areas. • Achievement of Habitat Action Plan targets. • Achievement of Species

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Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Indicator
		and habitats? • Maintain and improve biodiversity and geodiversity, avoiding irreversible losses? • Conserve or enhance species diversity and avoid harm to internationally and nationally protected, scarce and rare species? • Provide for positive management of existing habitats? • Conserve or enhance geological SSSIs? • Create, extend or enhance Local Geological Sites? • Ensure current ecological networks are not compromised and future improvements in habitat connectivity are not prejudiced?	Action Plan targets. • Development proposals affecting habitats outside protected areas. • Bird survey results. Reported condition of ecological SSSIs. • Number of planning permissions that generated any adverse impacts on sites of acknowledged biodiversity importance.
7) To ensure that development delivers net gains in biodiversity, as well as green and	6.Protect and enhance natural, historic and environmental	• Lead to biodiversity net gains? • Expand the spatial extent of priority habitat within District?	• Percentage of major developments generating overall biodiversity enhancement.

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Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Indicator
blue infrastructure	assets	• Assist species to adapt to the anticipated effects of climate change? (i.e. through connecting habitats and, or providing greenspace)?	• Hectares of biodiversity habitat delivered through site allocations or through policy approaches.
8) To conserve and where possible enhance the historic environment (both above and below ground), built and cultural heritage assets, and their settings	6.Protect and enhance natural, historic and environmental assets	• Have an adverse effect on any designated or non-designated or potential heritage assets or their settings? • Seek to ensure no loss, or erosion, of the historic character of the landscape? • Have an adverse effect on known archaeological deposits? • Change the condition of known or potential archaeological monuments and, or the ability to record unknown buried archaeology? • Protect designated areas- nationally, regionally and locally? • Protect areas of high archaeological potential? • Suggest measures to conserve and enhance	• Number of listed structures at risk • Area of historic parks and gardens • Size, condition and number of Conservation Areas • Areas of significant archaeological and paleo-environmental potential • Number of Conservation Area Appraisals completed, and enhancement schemes implemented • Buried archaeology as

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Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Indicator
		the local character and distinctiveness of historic townscapes and landscapes? • Identify and protect the relationship between historic settlements and the wider landscape?	listed in the HER or considered to be likely within a particular site by County Archaeologists and, or Historic England. • Applications submitted and refused due to adverse impact to the Historic Environment • Applications submitted and allowed with conditions relating to the Historic Environment • Site allocations supported or opposed by Historic England
9) To conserve and where possible enhance the quality and character of landscapes and	6.Protect and enhance natural, historic and environmental	• Improve landscape and townscape character of the District and help to minimise adverse impacts to local amenity and overall landscape character? • Conserve and enhance landscape character,	• Changes in landscape of designated landscape (landscape conditions attached to new permissions)

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Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Indicator
landscape features	assets	quality and distinctiveness, paying particular regard to the AONB and other designated areas of high landscape and, or historic sensitivity or value? • Contribute to an adverse cumulative impact of development on protected landscapes? • Provide for the restoration of land to an appropriate after-use and landscape character? • Provide opportunities for the creation of accessible greenspace where restoration is planned? • Seek opportunities to protect and enhance green and blue infrastructure?	• Number of Tree Preservation Orders (TPOs) affected • Number or extent of field boundaries affected • Amount of new development in AONB (and other designations) • Percentage of population having access to a natural greenspace within 400 metres of their home. • Length of greenways constructed • Hectares of accessible open space per 1,000 population
10) To maintain and where possible improve	6.Protect and enhance natural, historic	• Seek to sustain the highest water quality? • Take into account the Water Framework	• Water quality in rivers

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Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Indicator
water quality and the sustainable use of ground and surface water resources	and environmental assets	Directive and proposed development impacts? • Seek to prevent pollution from field run off or other sources? • Likely to change the general quality assessment grades of surface and ground water quality? • Avoid adverse effects on existing patterns of groundwater flow and, or surface water flow? • Protect or enhance the quantity and quality of ground and surface waters? • Seek to address potential issues with disrupting groundwater flows? • Change potable and, or non-potable abstraction resources or disrupt aquifer continuity? • Maintain water availability for water dependant habitats?	• Groundwater quality • Potential effect on groundwater source protection zones • Condition of water bodies (Water Framework Directive) • Water use figures from water supplier(s) • Resource availability status for units of groundwater in Catchment abstraction

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Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Indicator
		• Affect rates of abstraction and water use? • Affect grey water recycling? • Seek the introduction of natural systems which can improve surface water runoff into water courses? • Seek to ensure proposals enhance biodiversity in water courses?	
11) To maintain and where possible improve air quality	6.Protect and enhance natural, historic and environmental assets	• Take into account proposed development impacts within any AQMAs and their relevant Action Plans • Account for locations where air pollution levels are approaching the National Objectives thresholds • Seek to improve air quality? • Seek to mitigate effect levels of the 7 National Objective pollutants for local air quality (SO2, NO2, PM10, benzene, 1,3-butadene, CO, Pb)?	• Achievement of emission limit values • Number of AQMAs and dwelling affected • Number of days of air pollution

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Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Indicator
12) To protect and improve soil quality, in particular the best and most versatile agricultural land	6.Protect and enhance natural, historic and environmental assets	• Minimise risk of soil contamination? • Safeguard soil and protect quality and quantity? • Reduce the capacity of the soil to hold carbon? • Minimise the loss of greenfield land to development? • Minimise loss of the best and most versatile agricultural?	• Number and percentage of new development completed on greenfield land. • Number of permitted proposals on greenfield land. • Number of permitted proposals on best and most versatile agricultural land.
13) To ensure, where possible, that new development is carbon neutral and increase the production of energy from renewable sources where	7.Reduce contributions to climate change	• Ensure carbon neutrality? • Ensure energy efficiency? • Help to reduce greenhouse gas emissions and enhance energy efficiency? • Seek to reduce carbon emissions from transport / freight movements? • Seek to ensure the approval of renewable	• Consumption of electricity - Domestic use per consumer and total commercial and industrial use. • Consumption of energy. • Use of low carbon technologies. • Opportunities for utilizing

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Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Indicator
appropriate		energy proposals, where appropriate?	renewable or low-carbon energy supply systems
14) To ensure that development does not lead to an increase in flood risk and is prepared for the impacts of climate change	8.To conserve and enhance natural resources and reduce climate change impacts	• Ensure no increased risk of flooding? • Mitigate the potential effects of fluvial flooding and reduce overall flood risk? • Mitigate the potential of surface water flooding and reduce overall flood risk? • Mitigate the potential for coastal flooding and reduce overall risk? • Mitigate the potential for groundwater flooding and reduce overall risk? • Minimise the risks and impacts of flooding having taken into account climate change including the consideration of 'nature-based' solutions? • Ensure that development requiring water to be discharged does not lead to flood risk regarding the receiving water courses?	• Flood Risk – Planning applications approved against Environment Agency or Lead Local Flood Authority advice. • Properties at risk of flooding from rivers. • Incidence of fluvial flooding (properties affected). • Incidences of surface water flooding • Incidences of coastal flooding • Incidences of groundwater flooding • Strategic Flood Risk

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Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Indicator
			Assessment (SFRA) results.

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3.2 How Local Plan Site Options are Appraised

In addition to the appraisal of the Plan review's policy content within the ISA, any new site allocations or options (alternatives) are required to be assessed to identify any significant effects on the ISA Objectives.

The following table outlines the ISA framework proposed for the appraisal of potential allocation sites.

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Table 5: ISA Framework (Sites)

Proposed ISA Objective (2025)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
1) To deliver a sufficient supply of homes for all including an appropriate mix of housing types	Housing supply	The site could be considered strategic for the purposes of meeting the District's housing targets over the plan period	The site has been promoted for housing and is in conformity with the Spatial Strategy and Settlement Hierarchy	Where applicable	Site is submitted for a non-residential use	N/A	N/A
	Type and tenure	Site is submitted for purely affordable housing	Site is submitted for housing of an identified need (type / tenure) in the Housing Needs Assessment (HNA)	Where applicable	Site is submitted for a non-residential use	N/A	N/A
2) To promote	Employ-	Proposal is for	Proposal is for	Where	Non-	Proposal sees	N/A

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Proposed ISA Objective (2025)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
economic growth and diversity across the District	ment land	employment use	mixed-use incorporating employment opportunities	applicable	employment development	a loss of previously employment land	
	Regen-eration	Site is for strategic employment land in an industry and area of identified need	Site is for employment land in an industry and area of identified need	Where applicable	Non-employment development	Proposal would see a minor or net loss of employment land in key business and regeneration area	Proposal would see the loss of strategic employment land
3) To maximise the potential for sustainable transport uptake, including walking and	Distances to town / village / neighbour-hood centres	< or = to 400m	> 400-800m	401m-800m from boundary OR Where applicable	Where applicable	> 800m – 1.4km	>1.4km

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Proposed ISA Objective (2025)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
cycling	Distance to a bus stop / train station	< or = to 400m	> 400-800m	Where applicable	Where applicable	> 800m – 1.4km	>1.4km
4) To ensure resilient sustainable communities with better health, education, and social outcomes	Distance to GP services	< or = to 400m	> 400-800m	Where applicable	Non-residential proposals	> 800m – 1.4km	>1.4km
	Distance to primary school	< or = to 400m	> 400-800m	Where applicable	Non-residential proposals	> 800m – 1.4km	>1.4km
5) To ensure that development is located sustainably and makes efficient use of land	Brownfield land	N/A	Site is entirely or partly but predominantly on brownfield land	Where applicable	N/A	Site is entirely or partly but predominantly greenfield land	N/A
	Contamin-ated land	N/A	Development of site would see the	Where applicable	Site is not on contaminated	N/A	N/A

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Proposed ISA Objective (2025)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
			remediation of contaminated land		land		
6) To conserve and where possible enhance biodiversity and geodiversity designations, as well as natural habitats and protected species	Wildlife desig-nations	N/A	N/A	Where applicable	The site would have no impact on a wildlife designation	The proposal would see the loss of functionally linked land (to a Habitats site) OR The site is within or adjacent to a wildlife designation of local importance	The proposal would have a likely significant effect on the integrity of a Habitats site OR The site is within a wildlife designation of international or national importance
	Biodiversity features	N/A	N/A	Where applicable	The site would have no impact on	The site is on or adjacent to	The site is known to include

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Proposed ISA Objective (2025)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
					biodiversity features	priority habitat	protected species
7) To ensure that development delivers net gains in biodiversity, as well as green and blue infrastructure	BNG	The proposal will include over the minimum net gain requirement	The proposal will include the minimum net gain requirement	Where applicable	Where applicable	N/A (all proposals must provide BNG)	N/A (all proposals must provide BNG)
8) To conserve and where possible enhance the historic environment (both above and below ground), built and cultural heritage assets, and their	Designated heritage assets (above and below ground)	The proposal can be considered to enhance a designated asset on the at risk register	The proposal can be considered to enhance a designated asset	Where applicable	The proposal will have no effect on any designated assets	There is considered to be the potential for an impact on the significance of a designated asset or its setting, although mitigation is	There is considered to be an impact that could affect the significance of a designated asset or its setting with no mitigation

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Proposed ISA Objective (2025)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
settings						possible.	suitable.
	Non-designated heritage assets (above and below ground)	N/A	N/A	Where applicable	The proposal will have no effect on any non-designated assets	There is considered to be the potential for an impact on the significance of a non-designated asset or its setting, although mitigation is possible.	There is considered to be an impact that could affect the significance of a non-designated asset or its setting with no mitigation suitable.
9) To conserve and where possible enhance the quality and character of landscapes and	Desig-nations and landscape character	N/A	N/A	Where applicable	The proposal would have no landscape implications	The proposal is within an area identified as highly sensitive in the Landscape Character	The proposal is within the Suffolk Coast & Heaths AONB

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Proposed ISA Objective (2025)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
landscape features						Assessment	
	Landscape principles / features	N/A	The proposal would lead to landscape enhancements	Where applicable	The proposal is within the development boundary	The proposal would contribute to the coalescence of settlements AND/OR The site contains landscape features synonymous with the relevant Landscape Character Area	The proposal would significantly contribute to the coalescence of settlements AND/OR The site contains multiple landscape features synonymous with the relevant Landscape Character Area

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Proposed ISA Objective (2025)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
10) To maintain and where possible improve water quality and the sustainable use of ground and surface water resources	Ground-water	N/A - It is not considered possible for significant positive impacts to be ensured	N/A - It is not considered possible for positive impacts to be ensured	The site is partly within ground water Source Protection Zone III (Total Catchment).	There are no known constraints.	The site is located within ground water Source Protection Zone II (Outer Zone)	The site is located within ground water Source Protection Zone I (Inner Zone).
	Surface water	N/A - It is not considered possible for significant positive impacts to be ensured	N/A - It is not considered possible for positive impacts to be ensured	Where applicable	The site is not within an area identified as having any surface water nitrate or pesticide issues	The site is within an area identified as having medium priority surface water nitrate or pesticide issues	The site is within an area identified as having high priority surface water nitrate or pesticide issues
11) To maintain and where possible improve air	Air quality	N/A	N/A	Where applicable	All other sites	The proposal could lead to frequent car journeys through North	N/A (no AQMAs in Plan area)

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Proposed ISA Objective (2025)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
quality						Road junction, Great Clacton (where there are potential exceedances in Air Quality Objectives)	
12) To protect and improve soil quality, in particular the best and most versatile agricultural land	Agricultural Land Class-ification / BMV	N/A	The site is on brownfield land.	The site is within land identified as Grade 3 (Good to Moderate) ALC	The site is within land identified as Grade 4-5 (Poor / Very Poor) ALC OR The site is not located on current agricultural land	The site is within land identified as Grade 2 (Very Good) ALC	The site is within land identified as Grade 1 (Excellent) ALC

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Proposed ISA Objective (2025)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
13) To ensure, where possible, that new development is carbon neutral and increases the production of energy from renewable sources where appropriate	Renewable energy generation	N/A	The proposal includes on-site renewable energy solutions	Where applicable	All other proposals	N/A	N/A
14) To ensure that development does not lead to an increase in flood risk and is prepared for the impacts of climate change	Fluvial flood risk	N/A	N/A	Where applicable	The site is within Flood Risk Zone 1	The site is within Flood Risk Zone 2	The Site is within Flood Risk Zone 3
	Surface water flood risk	N/A	N/A	The site is in an area identified as having a 'low' risk for surface water flood risk	The site is in an area identified as having a 'very low' risk for surface water	The site is in an area identified as having a 'high' risk for surface water flood risk	The site is in an area identified as having a 'very high' risk for surface water

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Proposed ISA Objective (2025)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
				OR Where applicable	flood risk		flood risk

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4.1 The Types of Effects Considered

The ISA of the Plan Review assesses the proposed Plan content against the ISA Objectives and key questions (criteria) outlined in the above frameworks. The aim is to assess the sustainability effects of the document following implementation. The assessment looks at the secondary, cumulative, synergistic, short, medium and long-term permanent and temporary effects in accordance with Annex 1 of the SA Directive, as well as assessing alternatives and suggesting mitigation measures where appropriate. The findings are be accompanied by an appraisal matrix which document the effects over time.

The content to be included within the table responds to those 'significant effects' of the policy or element of the Local Plan review subject to assessment. Assessments also look at the following:

- Temporal effects;
- Secondary, Cumulative and Synergistic effects;
- The assessment of Alternatives; and
- Proposed mitigation measures / recommendations.

These, and 'significant effects' are further described in the following sub-sections.

4.1.1 Description of 'Significant Effects'

The strength of impacts can vary dependant on the relevance of the policy content to certain ISA Objectives or themes. Where the policies have been appraised against the ISA Objectives the basis for making judgements within the assessment is identified within the following key:

Possible impact	Basis for judgement
++	Strong prospect of there being significant positive impacts.
+	Strong prospect of there being minor positive impacts.
?	General uncertainty where there is a lack on current information (to be elaborated in commentary in each instance).
0	No impact.
-	Strong prospect of there being minor negative impacts and mitigation would be possible / issues can be rectified.

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Possible impact	Basis for judgement
- -	Strong prospect of there being significant negative impacts with mitigation unlikely to be possible (pending further investigation) / further work is needed to explore whether issues can be rectified.
N/A	Not applicable to the scope or context of the assessed content.

Commentary is also included to describe the significant effects of the policy on the sustainability objectives.

A NOTE ON 'UNCERTAIN IMPACTS / EFFECTS' IN THE ISA:

Within the following ISA Framework, a degree of impact is highlighted as 'uncertain.' It should be acknowledged that within the assessment of options 'uncertain' impacts can 'lean' towards either positive or negative impacts, and these additional degrees of impact will be highlighted within option assessments where relevant.

Additionally, it should also be acknowledged that 'uncertain' impacts will only be highlighted where 'positive' or 'negative' impacts cannot be predicted with any assurance or where there is a lack of reliable quantitative information that can be used to predict impacts (or when the only available information is considered qualitative / anecdotal).

4.1.2 Description of 'Temporal Effects'

The assessment of the Plan Review's content should recognise that impacts may vary over time. The ISA Report highlights where effects may change over time in those instances where evidence exists to support such judgements. Should no evidence exist, then temporal effects have been based on reasonable assumptions, which have been highlighted and signposted within this Report. Effects for each policy appraisal are highlighted as:

- S/T: Short Term (responding to the early to mid-term period of Plan period)
- M/T: Medium Term (responding to the latter stages of the Plan period)
- L/T: Long Term (responding to restoration / after-care and beyond the Plan period)

4.1.3 Description of 'Secondary, Cumulative and Synergistic Effects'

In addition to those effects that may arise indirectly (secondary effects), relationships between different elements of the Plan Review are assessed in order to highlight any possible strengthening or weakening of impacts from their implementation together.

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Cumulative effects respond to impacts occurring directly from two different elements together, and synergistic effects are those that offer a strengthening or worsening of more than one element of the Plan that is greater than any individual impact. Additionally, any cumulative impacts with other plans or projects are highlighted within the assessment.

4.1.4 Description of 'Reasonable Alternatives Considered'

Planning Practice Guidance states that reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable.

4.1.5 Description of 'Proposed Mitigation Measures / Recommendations'

Negative or uncertain impacts may be highlighted within assessments. As such, mitigation measures may be needed, and these are highlighted in this section for each policy where relevant. In addition to this, this section also includes any recommendations that may maximise sustainability benefits.

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4. The Appraisal of the Plan Review's Policy Framework

4.1 Introduction to this Section

The appraisal of the Plan Review at this stage focuses on those amendments that are proposed to be made to the adopted Local Plan's policy framework. The adopted Local Plan has been subject to SA in its entirety and found sound at examination, so there is considered no reason to replicate previously assessed material where no change is proposed at this stage. This keeps the assessment focused on the amendments and any reasonable alternatives to them.

The appraisal of the Plan Review's amendments are set out on a chapter basis, and each amendment to those policies within each chapter includes discussion as to whether alternative approaches are required for consideration and subsequent appraisal.

4.2 The Sustainable Places Policies

4.2.1 What changes are proposed to the adopted Local Plan policies?

The Sustainable Places policies have been updated to respond to various other policy changes proposed and also new allocations, notably the Garden Villages and strategic allocations which are required to meet the District's new housing and employment needs. The key policies proposed for amendment that can be considered to change the approach of the corresponding adopted Policy, as part of the Local Plan Review, are:

- Policy SPL1 Managing Growth;
- Policy SPL1a Presumption in Favour of Sustainable Development
- Policy SPL2 Settlement Development Boundaries; and
- Policy SPL3 Sustainable Design.

4.2.2 New alternatives to consider at this stage

Alternatives exist regarding the proposed changes to Policy SLP1 Managing Growth in so far as alternative sites for allocation have been submitted for consideration through the Council's call-for-sites process or otherwise identified by the Council. These alternatives are considered elsewhere in this ISA Report, specifically in Section 5 which assesses those site options considered for allocation.

It is considered that no other alternatives exist in regard to the Sustainable Places policies that are proposed for amendment. It is considered that any additional alternative approaches

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would not be distinctly different to the approaches proposed or considered to date in the assessment of the adopted Local Plan and could not be expected to yield any different effects.

4.2.3 Assessment of the Sustainable Places Policies

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
S/T	+	+	+	+	+	?	?	?	?	?	?	?	?	?
M/T	+	+	+	+	+	?	?	?	?	?	?	?	?	?
L/T	++	++	+	+	+	?	?	?	?	?	?	?	?	?

Policy SPL1 is proposed to be changed to reflect an updated settlement hierarchy that includes the proposed new Garden Village allocations included within the Plan. Policy SPL2 is proposed for amendment to strengthen the position that new 'off-plan' development proposals will be restricted to locations within defined settlement boundaries, aside from in the new Garden Village allocations (these will be the subject of separate DPDs which will contain their own policies designed to guide the location of development in the broad location and define settlement boundaries at that stage). Policy SPL1a regards the 'presumption in favour of sustainable development' and is newly introduced at this stage, replicating the policy stance previously included within Policy SP1 of the adopted Section 1 Local Plan. The amendments proposed for Policy SPL3 reflect the addition of detail regarding tree-lined streets and consistency with other relevant policies and guidance.

The effects of the policy amendments can be expected to have significantly positive effects on ISA Objective 1 regarding the delivery of a sufficient supply of homes for all including an appropriate mix of housing types, due to housing needs being met through existing and new allocations, as well as commitments or resolutions to commit to developments that are advanced within the development management process. The focus of residual housing needs being met through strategic allocations (including Garden Villages) ensures that proportionate growth is consistent with the settlement hierarchy and pressures on smaller settlements are not exacerbated. Economic related objectives will also be met positively where many new allocations are identified as mixed-use. Due to the expected delivery of the strategic allocations however, and in many cases the requirement for them to be subject to Supplementary Planning Documents (SPDs) and masterplans, impacts are expected to be more significant in the latter stages of the Plan period. Nevertheless, when combined with the adopted Local Plan allocations and existing commitments, at the time of writing a steady supply of housing per annum can be expected throughout the revised Plan period.

The focus of development being distributed consistently with the settlement hierarchy, and a focus on those settlements that are the most sustainable in terms of meeting day to day needs, jobs, and services, can be expected to ensure positive implications on ISA Objective 3 (sustainable transport), 4 (sustainable communities), and 5 (ensuring that development is

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sustainably located). Nevertheless, the allocation of new Garden Villages can be seen to direct growth to more peripheral locations, albeit those with good existing transport links, and such effects can be expected to be minimised in the long term. It should be acknowledged here however that the policy requirements and critical mass of the Garden Villages and strategic housing allocations enable new communities to be self-sustainable in regard to public transport and access to jobs and services 'on-site.'

Impacts related to the ISA Framework's environmental objectives are explored elsewhere in this Report in the appraisal of thematic policies on such themes, and the new site allocation policies themselves on a case-by-case and cumulative basis. Uncertain effects are therefore highlighted for ISA Objectives 6-14.

4.2.4 Mitigation measures proposed

No mitigation measures or recommendations are made in the assessment of the Sustainable Places policies at this stage.

4.3 The Healthy Places Policies

4.3.1 What changes are proposed to the adopted Local Plan policies?

Proposals to amend a number of the Plan's Healthy Places policies are included within the Local Plan Review at this stage. The key policies proposed for amendment that can be considered to change the approach of the corresponding adopted Policy, as part of the Local Plan Review, are:

- Policy HP1 Improving Health And Wellbeing;
- Policy HP1a Managing the Location of Hot Food Takeaways;
- Policy HP2 Community Facilities;
- Policy HP4 Cemeteries, Crematoriums and Burial Sites
- Policy HP5 Open Space, Sports And Recreation Facilities.

4.3.2 New alternatives to consider at this stage

It is considered that no other alternatives exist in regard to the Healthy Places policies that are proposed for amendment. It is considered that any additional alternative approaches would not be distinctly different to the approaches proposed or considered to date in the assessment of the adopted Local Plan and could not be expected to yield any different effects.

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4.3.3 Assessment of the Healthy Places Policies

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
S/T	?	?	?	++	?	?	?	?	?	?	?	?	?	?
M/T	?	?	?	++	?	?	?	?	?	?	?	?	?	?
L/T	?	?	?	++	?	?	?	?	?	?	?	?	?	?

The amendments proposed to Policy HP1 reflect a number of additional requirements. These cover: a new requirement that the Council will expect to see evidence of the principles that are set out in the Essex Healthy Places Guidance checklist in development proposals; and that the co-location of health care facilities with other community facilities will be supported, providing a stronger focus on public services for local communities, enabling greater integration with voluntary organisations, and promoting linked trips. Policy HP1a seeks the management of the location of hot food takeaways to be located in appropriate areas and generally not within walking distance of Children Nurseries, Primary and secondary schools, Colleges, Designated playgrounds and sport grounds aimed at young people, and/or youth centres. Outside of areas that are considered suitable within the Policy, a Health Impact Assessment (HIA) will be required of planning applications. The effects on ISA Objective 4 regarding health and social outcomes are assessed as significantly positive.

A new Policy HP4 is introduced that regards proposals for cemeteries, crematoriums and burial sites future expansion of Weeley Crematorium, Burrs Road Cemetery, Dovercourt Cemetery and Kirby Cross Cemetery as well setting out expectations in respect of the creation of new burial places such as woodland burial. These expectations relate to groundwater risk assessment, biodiversity enhancement, access, the preservation and enhancement of heritage and long-term management and maintenance and seek to ensure neutral impacts in regard to suitable mitigation. Additionally, other thematic environmental Plan policies include further criteria for developments.

The adopted Plan's previous Policy HP4 regarded the safeguarding of open space, and the provisions of that policy are now proposed for incorporation into the revised Policy HP5. The amendments proposed to Policies HP2, HP5 at this stage are considered minimal or minor in that they do not alter the position or requirements in regard to community facilities in the District.

Impacts related to the ISA Framework's other objectives are explored elsewhere in this Report in the appraisal of thematic policies on such themes. Uncertain effects are therefore highlighted for ISA Objectives 1-3 and 5-14.

4.3.4 Mitigation measures proposed

No mitigation measures or recommendations are made in the assessment of the Healthy

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Places policies at this stage.

4.4 The Living Places Policies

4.4.1 What changes are proposed to the adopted Local Plan policies?

Proposals to amend a number of the Plan's Living Places policies are included within the Local Plan Review at this stage. The key policies proposed for amendment that can be considered to change the approach of the corresponding adopted Policy, as part of the Local Plan Review, are:

- Policy LP1 Housing Supply;
- Policy LP2 Housing Choice;
- Policy LP4 Development Layout & Design;
- Policy LP5 Affordable Housing;
- Policy LP6 Rural Exception Sites
- Policy LP7 Self-Build And Custom-Built Homes;
- Policy LP9 Gypsy And Traveller Sites; and
- Policy LP11 HMO And Bedsits.

4.4.2 New alternatives to consider at this stage

It is considered that no other alternatives exist in regard to the Living Places policies that are proposed for amendment. It is considered that any additional alternative approaches would either not be in conformity to the housing supply requirements of the Standard Methodology (in accordance with national policy) or not be distinctly different to the approaches proposed or considered to date in the assessment of the adopted Local Plan (i.e. could not be expected to yield any different effects).

4.4.3 Assessment of the Living Places Policies

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
S/T	++	?	?	?	?	?	+	?	?	?	?	?	?	?
M/T	++	?	?	?	?	?	+	?	?	?	?	?	?	?

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Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
L/T	++	?	?	?	?	?	+	?	?	?	?	?	?	?

The amendments proposed to Policy LP1 reflect the changes to housing supply set by national policy and the effects of this in real terms for the District is explored throughout the ISA Report in the assessment of new site allocations and the Spatial Strategy. Changes to Policy LP2 reflect the fact that housing mix policy should be amended to reflect the most recent Strategic Housing Market Assessment (SHMA). Similarly, Policy LP9 amendments are also required to address the most recent evidence which sets out an increased demand for pitches. Significant positive effects are assessed in regard to ISA Objective 1 and the delivery of a sufficient supply of homes for all including an appropriate mix of housing types. This is in consideration of Policy LP1 maintaining a sufficient supply of deliverable sites to provide for at least five years' worth of housing plus an appropriate buffer in accordance with national policy.

Policy LP4 (previously titled 'Housing Layout') is proposed for amendment to include Biodiversity Net Gain (BNG) requirements within housing layouts, as well as setting out additional and updated guidance that will be used to consider planning applications including those related to building for healthy lives and places, and Livewell Accreditation. Positive implications are assessed in regard to ISA Objective 7 (regarding biodiversity net gain) although separate policy on these requirements is included elsewhere in the Plan and assessed in more detail elsewhere in this ISA Report.

Changes proposed for Policy LP5 include affordable housing thresholds to be for developments of 10 dwellings or more (rather than 11 in the adopted Plan) and also for developments of over one hectare. Further amendments are proposed to include affordable housing requirements for when adjoining developments, when taken together exceed the above policy threshold. Lastly, the Policy is proposed to now include that 'in exceptional circumstances justified with case-specific evidence on viability, deliverability or lack of interest from registered providers, or where other material considerations provide, the Council may consider negotiating and agreeing a lower level of affordable housing or alternative approaches to the provision of affordable housing such as financial contributions towards off-site provision, the transfer of homes to the Council or a local housing trust at nominal cost or a combination of those approaches.' This can be seen as strengthening of the position of the corresponding adopted Local Plan policy albeit with added pragmatism that is intended to ensure that development is not stifled by viability concerns.

Amendments proposed to Policy LP6 carry forward the allowance for one in three homes on a rural exception scheme to be provided for sale or rent on the open market; but now also includes an alternative option by which a maximum of two in three dwellings could be provided as market housing where at least half of the market homes are going to be self-build or custom built homes. This is in alignment with the amendments proposed for Policy LP7 which includes measures to further promote self and custom build homes. These amendments include the suitability of smaller rural settlements should sites be located directly adjacent to the development boundary, or that they form at least half of the market homes being proposed as part of a rural exception scheme. Additionally, the Policy is

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proposed to include that ‘ to ensure delivery of genuine self-build and custom-build housing, the Council will seek to use appropriate mechanisms, such as planning conditions or legal agreements, to secure that any planning permissions granted for self-build or custom-built housing are occupied initially by the individuals or associations who have commissioned the build.’ Small positive impacts on ISA Objective 1 can be expected as a result.

The amendments proposed for Policy LP11 include a newly introduced criterion to the existing Policy, requiring that: cycle parking provision in accordance with EPOA cycle parking guidance and standards for HMOs or bedsits is included in new HMO and bedsit developments. Although necessary, the impacts on this will be marginal in regard to ISA Objective 3 regarding sustainable transport uptake.

Impacts related to the ISA Framework’s other objectives are explored elsewhere in this Report in the appraisal of thematic policies on such themes. Uncertain effects are therefore highlighted for ISA Objectives 2-6 and 8-14.

4.4.4 Mitigation measures proposed

No mitigation measures or recommendations are made in the assessment of the Living Places policies at this stage.

4.5 The Prosperous Places Policies

4.5.1 What changes are proposed to the adopted Local Plan policies?

The majority of the adopted Local Plan’s Prosperous Places policies are not proposed to be amended as part of the Local Plan Review. The key policies proposed for amendment that can be considered to change the approach of the corresponding adopted Policy, as part of the Local Plan Review, are:

- Policy PP3 Village and Neighbourhood Centres;
- Policy PP6a Extensions to Existing Employment Sites in the Countryside;
- Policy PP7 Employment Allocations;
- Policy PP8 Tourism;
- Policy PP13 The Rural Economy;
- Policy PP15 Walton Mere; and
- Policy PP16 St Osyth Village Centre.

4.5.2 New alternatives to consider at this stage

It is considered that no other alternatives exist in regard to the Prosperous Places policies

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that are proposed for amendment. It is considered that any additional alternative approaches would not be distinctly different to the approaches proposed or considered to date in the assessment of the adopted Local Plan and could not be expected to yield any different effects.

4.5.3 Assessment of the Prosperous Places Policies

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
S/T	?	++	0	0	?	?	?	?	?	?	?	?	?	?
M/T	?	++	0	0	?	?	?	?	?	?	?	?	?	?
L/T	?	++	+	+	?	?	?	?	?	?	?	?	?	?

Proposed amendments to Policy PP3 regard the inclusion of a requirement for new neighbourhood centres for the newly allocated strategic development sites of Hare Green, Horsley Cross, and Weeley Garden Villages. The effects on ISA Objective 3 and 4, regarding sustainable transport and social outcomes respectively, will be positive in the long term associated with their expected delivery in the latter stages of the Plan period. These effects may also be expected to be realised for the benefit of the any neighbouring settlements.

A new Policy PP6a is proposed that addresses extensions to existing employment sites in the countryside. The Policy sets out that proposals for the extension of existing employment sites (the area of use and any works) located outside defined settlement boundaries will be supported where a series of criteria are met. These include criteria related to: the demonstration of need and economic benefit; relationship to the existing site; design and environmental quality; access and infrastructure; and the protection of countryside and sensitive areas. The sub-criteria included within the Policy can be considered to directly address all relevant sustainability objectives, with neutral outcomes sought. Nevertheless, uncertainty is raised at this stage as effects would only be recognised on a site-by-site basis. It should further be acknowledged however that adherence to all other relevant thematic Local Plan policies will also be required of any forthcoming proposals that fall within the category of Policy PP6a.

Policy PP7 is proposed to now include three new employment allocations in addition to those carried forward from the adopted Local Plan. These are:

- Collierswood Farm, Land North of the A120 (78 hectares);
- Land North of the A120, Harwich Road (5.33 hectares); and
- Weeley Car boot site Land to the North of Colchester Rd, Weeley (2.03 hectares).

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The detailed assessment of these new allocations is included within this ISA, alongside reasonable alternatives submitted for consideration. An additional proposed change to the Policy at this stage includes that 'employment land will also be allocated within the Strategic Allocated Mixed-Use (SAMU) sites to help create balanced and sustainable communities. This is alongside long-term employment land identified as part of the mix of uses proposed at the new Garden Villages which will be developed through a masterplanning process.' Policy PP8 Tourism is proposed to be updated to include that the Council will support appropriate proposals for leisure and tourism facilities as part of farm diversification schemes as well as now sustainable accommodation as part of any such proposals. Amendments proposed for Policy PP13 include the Council's inclusion of their support for a new development type to support growth in the rural economy, namely: 'the extension and enhancement of rural services and community facilities, including shops, pubs, post offices, and village halls.' Significant positive effects on ISA Objective 2 can be expected throughout the Plan period, especially in the long term associated with the delivery of the Plan's strategic allocations.

Policy PP15 Walton Mere is a new Policy proposed at this stage that supports the restoration of Walton Mere off Mill Street, Walton on the Naze for mixed-use development comprising a new boating lake and or fish nursery with tidal sluice, a new and improved saltmarsh wildlife habitat, a new sea wall, new pedestrian links with appropriate marine-related commercial and community uses, and an appropriate level of residential accommodation in the form of high-quality floating homes and houseboats that will help fund and enable the wider scheme.

Policy PP16 is also a newly proposed policy at this stage. The policy sets out support for the delivery of a new public car park close to St Osyth village centre to improve access to local shops, services, and community facilities. To assist in funding the provision of the car park, the Council will accept a moderate amount of new housing on land adjacent to the settlement development boundary and, in exceptional circumstances, within the Coastal Protection Belt provided a series of criteria are met. These criteria are largely reiterated through other Local Plan policies however notably includes requirements that the development is directly linked to the delivery of the car park through a legally binding mechanism, and that where development is proposed within the Coast Protection Belt, the Council is satisfied that the public benefits of delivering the car park and associated improvements clearly outweigh any harm to the landscape, character or function of the Coastal Protection Belt.

With this in mind, it is possible that there may be landscape and biodiversity implications in the delivery of any housing in this location beyond those identified for St Osyth in the assessment of new allocations within the settlement. Nevertheless, the site is not specified as an allocation as such and is not required to meet housing needs within the Plan area. Similarly it is not known whether any development for housing would meet the threshold for allocation in the Local Plan (i.e. of 10 dwellings of over). It can be expected that any housing delivery associated with the provision of a car park within St Osyth would be an 'off-Plan' consideration and a development management matter that would require landscape and biodiversity considerations to be considered thoroughly at that stage, including through project-level HRA. As such no effects are directly identified at this stage for Policy PP16. The same principle is considered applicable for Policy PP15.

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Impacts related to the ISA Framework's other objectives are explored elsewhere in this Report in the appraisal of thematic policies on such themes. Uncertain effects are therefore highlighted for ISA Objectives 1 and 5-14.

4.5.4 Mitigation measures proposed

No mitigation measures or recommendations are made in the assessment of the Prosperous Places policies at this stage.

4.6 The Protected Places Policies

4.6.1 What changes are proposed to the adopted Local Plan policies?

A number of amendments are proposed to the Protected Places policies through the Local Plan Review. The key policies proposed for amendment that can be considered to change the approach of the corresponding adopted Policy, as part of the Local Plan Review, are:

- Policy PPL1 Development and Flood Risk
- Policy PPL4a Biodiversity in Tendring;
- Policy PPL5 Water Conservation, Drainage And Sewerage;
- Policy PPL9a Non-Designated Heritage Assets;
- Policy PPL10a Operational Energy and Carbon (Net Zero) in Homes and Buildings;
- Policy PPL10b Embodied Carbon and Circular Economy in Homes and Buildings;
- Policy PPL10c Renewable Energy Installations;
- Policy PPL12a Thorpe Station and Maltings
- Policy PPL12b St Osyth Priory
- Policy PPL12c Protection of The Naze

4.6.2 New alternatives to consider at this stage

4.6.2.1 Alternatives regarding Policy PP4a Biodiversity Net Gain in Tendring

It can be considered realistic to discuss whether the approach of Policy PP4a (in requiring 20% BNG from applications from April 2027) may give rise to an alternative, at least in principle; specifically the application of minimum national requirements throughout the Plan period. The Council's approach to BNG and the uplift in requirements from April 2027 is

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justified by a Viability Assessment of Biodiversity Net Gain in Essex (2024) commissioned by Essex County Council (ECC), in collaboration with the Essex Local Nature Partnership (LNP). The Viability Assessment is supported by the document 'Essex Biodiversity Net Gain Evidence for Need' (2024) produced by Place Services.

This Evidence for Need study concludes that the Government's mandated level of 10% net gain is only considered to be the minimum needed to avoid net loss, with most of the resulting effort simply compensating for habitat losses and that at 10% net gain, it is anticipated that 90% of delivery will be within the red line boundary, which will result in lower quality habitats and a lack of contribution to strategic priorities.

The Evidence for Needs study summarises that for BNG to be an effective mechanism for achieving the recovery of nature at a landscape level, a level of 10% is considered to be inadequate, and it is recommended that a minimum level of 20% be established across Essex as a responsible measure to increase confidence of meeting national and local targets for nature recovery. For the purposes of this ISA Report, it is considered that the effects of this uplift would only be resounding for environmental and social objectives and that the potential for positive significant effects exists regarding biodiversity in Essex and in each District.

With need established, the Viability Assessment explores the extra cost of 20% BNG in Essex and the impact on financial viability of development projects if 20% BNG were to be required. This can be considered the predominant reason for not implementing such a position. The Viability Assessment summarises however that the largest cost is implementing the obligatory 10% BNG and that the extra cost of 20% BNG is marginal, and not significant in terms of financial viability (at worst 15-35% higher per dwelling than the cost of delivering the mandatory 10% BNG).

The recently examined Uttlesford Local Plan has been found sound (subject to modifications) with this 20% BNG requirement included within its Policy framework unless it can be demonstrated at the application stage that the proposal would be unviable. For Tendring, this requirement is similarly set out within the Plan's Policy DI1 which includes viability as an exception criterion for infrastructure and impact mitigation measures and requires a full viability assessment to be submitted where this is the case.

For the purposes of this ISA at this stage, it is considered that any alternative regarding the application of the minimum national BNG requirements applying throughout the Plan period is not a reasonable alternative in the context of the District and more widely Essex. This consideration, as discussed above, is based on the merits and absence of significant demerits in applying the Policy's approach of 20% after April 2027, as evidenced by the Viability Assessment of Biodiversity Net Gain in Essex (2024) and the 'Essex Biodiversity Net Gain Evidence for Need' (2024).

4.6.2.2 Alternatives regarding other Protected Places Policies

Regarding other Protected Place polices, it is considered that no other alternatives exist in that are proposed for amendment. It is considered that any additional alternative approaches would not be distinctly different to the approaches proposed or considered to date in the assessment of the adopted Local Plan and could not be expected to yield any different

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effects.

4.6.3 Assessment of the Protected Places Policies

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
S/T	?	?	?	?	?	++	++	+	?	+	?	?	+	+
M/T	?	?	?	?	?	++	++	+	?	+	?	?	+	+
L/T	?	?	?	?	?	++	++	+	?	+	?	?	+	+

Policy PPL1 is proposed for an amendment that includes additional wording surrounding the application of the 'sequential test' for flooding, which includes that 'the area for this test will relate to the catchment area of the development proposed and should always be appropriate in nature and scale. Usually, this area will not extend beyond the town, city or local villages it relates to. Alternative sites could be two or more sites and do not need to be owned by the applicant.' No additional positive implications are assessed above those identified in the SA of the adopted Local Plan, as the purpose of the amendment is considered to offer clarity to developers rather than seek additional requirements from them.

Policy PP4a is a new policy introduced at this stage which sets out national requirements for Biodiversity Net Gain (BNG). For planning applications submitted to the Council on or before 31st March 2027, development proposals that qualify for BNG will be expected to deliver a minimum 10% increase in biodiversity value relative to the predevelopment biodiversity of onsite habitat (the minimum national requirement). From 1st April 2027 onwards, the Policy proposes that this requirement will be a minimum of 20%. The Policy sets out the Council's approach of supporting the setting up of 'Habitat Banks' in the District from which biodiversity units can be bought should certain criteria be adhered to. The establishment of Habitat Banks is encouraged in certain areas / locations within the District subject to applicants entering into legal agreements with Natural England. The approach is considered to have benefits in addition to on-site BNG, that is relevant to the District (which includes multiple and large coverage of wildlife designations and Habitats sites on the coast). As the Policy sets out, it can be expected that the approach would offer potentially significant benefits through the 'creation of bigger, better and more connected habitats that are resilient, manageable and contribute effectively to the aims and objectives of the Essex Local Nature Recovery Strategy.' Furthermore, Policy PPL4a is now proposed to incorporate those requirements of the adopted Plan's (previous) Policy HP3 to include green and blue infrastructure requirements. Additionally, the position regarding green and blue infrastructure is proposed for amendment to now include blue infrastructure, set out more complete definitions of green infrastructure and its benefits, and most notably include new criteria for development proposals.

As a result, positive implications are highlighted in regard to biodiversity (ISA Objective 6 and 7), specifically in relation to quality and net gains, where proposals would require illustration

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as to how Local Nature Recovery Strategy mapping has informed design, ensuring improved connectivity both on site and across the district as a whole, and also how biodiversity enhancement and net gain measures will be incorporated, including the use of habitat restoration and natural regeneration. The amended policy now also includes that Green Infrastructure will be protected, managed and where necessary enhanced by aligning Green Infrastructure design with the Local Nature Recovery Strategy on development proposals. Significantly positive effects are identified in regard to ISA Objective 7 (biodiversity net gain) and also ISA Objective 6 (biodiversity enhancements) through a more joined up approach to net gains and existing habitats.

Amendments proposed to Policy PPL5 at this stage have been made in response to the Plan Review's updated Water Cycle Study (2025) and subsequent improvements to the Policy in regard to water efficiency. The amended Policy approach requires development proposals to demonstrate water efficient design through numerous criteria as well as the submission of a Water Efficient Design Statement. Furthermore, new residential development will be required to be designed to utilise no more than 100 litres per person per day of mains supplied water / potable water per person per day. There will be positive implications from this amendment on ISA Objective 10 regarding water supply.

Policy PPL9a is a newly introduced policy at this stage setting out that the Council will seek to ensure the retention, enhancement, and viable use of heritage assets of local importance, including those present on the Council's emerging Local Heritage List. Permission for a proposal that would result in harm to, or the loss of, a non-designated heritage asset will only be granted provided that a balanced judgement has been made that takes into account the scale of harm to, or loss of significance of the non-designated asset. The Policy sets out that this approach will also apply to Protected Lanes. This can be seen to ensure that at the local level, the potential for positive effects to be significant (i.e. through enhancement) can be maximised for ISA Objective 8 (the historic environment).

Policies PPL10a, PPL10b and PPL10c are proposed to effectively replace the adopted Policy PPL10 (Renewable Energy Generation and Energy Efficiency Measures). Policy PP10c seeks to expand the District's policy framework to include the requirements for suitable (both individually and cumulatively) renewable and low carbon energy generation proposals, PV development, and new or expanded heat networks. Proposals should also be accompanied by an Energy Statement that includes details for their maintenance, use of electricity generated, and how they would contribute to renewable energy in new development e.g. as a percentage of total consumption.

Policies PPL10a and PPL10b correspond to the Essex model suite of policies that have been collaboratively prepared by the Local Authorities in Greater Essex (led by the Climate and Planning Unit at Essex County Council, under the steer and guidance of the Essex Planning Officers Association) to support the development of common planning policies relating to energy use and generation, and carbon emissions from the construction and use of homes and buildings. Both policies are subject to Planning Policy Statements (2025), which set out the technical and legal evidence base for the approaches, with the intention for a single approach to be embedded into all Local Plans within Greater Essex.

PPL10a aims to ensure that all new homes and buildings achieve a consistent energy

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efficiency and generation standard (net zero carbon in operation) that aligns with local and national climate targets and delivers high quality, healthy, efficient, climate resilient homes and buildings. PPL10b aims to ensure that all new homes and buildings are designed and constructed using materials and resources efficiently, minimising waste, and use high quality, natural and locally sourced, low carbon materials where possible.

Both approaches can be expected to ensure heightened positive effects above those identified within the adopted Local Plan's policy framework, with the potential for more significant transboundary and cumulative effects across Greater Essex in the future. Effects are not highlighted as significantly positive in the Plan period however, due to the nature of the policies essentially seeking to mitigate or minimise the effects of development.

Policies PPL12a, PPL12b and PPL12c seek the improvement, restoration, and / or protection of various assets of cultural and historic importance within the District. In the case of those at Thorpe and Sy Osyth Priory, the policies acknowledge the possibility of residential enabling development being required to secure the future of the assets. Regarding the Naze the policy supports appropriate development proposals for eco-tourism that could assist in promoting awareness and generating funding for the future protection of the asset. In all cases however, the Policies are likely to have positive standalone effects related to heritage, public transport (walking and cycling), health, biodiversity and geodiversity, flood defence, and also economic objectives.

Impacts related to the ISA Framework's other objectives are explored elsewhere in this Report in the appraisal of thematic policies on such themes. Uncertain effects are therefore highlighted for ISA Objectives 1-5, 9, and 11-12

4.6.4 Mitigation measures proposed

No mitigation measures or recommendations are made in the assessment of the Protected Places policies at this stage.

4.7 The Connected Places Policies

4.7.1 What changes are proposed to the adopted Local Plan policies?

The key policies proposed for amendment that can be considered to change the approach of the corresponding adopted Policy, as part of the Local Plan Review, are:

- Policy CP1 Sustainable Transport and Active Travel
- Policy CP2 Improving and Maintaining The Transport Network; and
- Policy CP3 Improving The Telecommunications Network.

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4.7.2 New alternatives to consider at this stage

It is considered that no other alternatives exist in regard to the Connected Places policies that are proposed for amendment. It is considered that any additional alternative approaches would not be distinctly different to the approaches proposed or considered to date in the assessment of the adopted Local Plan and could not be expected to yield any different effects. Similarly, the amendments proposed within the Policy are considered necessarily consistent with the approach of Essex County Council (as the highway authority) who have been consulted on and provided input into the wording of the Policy as proposed.

4.7.3 Assessment of the Connected Places Policies

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
S/T	?	+	++	+	?	?	?	?	?	?	?	?	?	?
M/T	?	+	++	+	?	?	?	?	?	?	?	?	?	?
L/T	?	+	++	+	?	?	?	?	?	?	?	?	?	?

The amendments to Policy CP1 have been proposed to expand the requirements for measures to reduce car dependence. The adopted Policy includes that all applications should include proposals for walking and cycling routes and new or improved bus-stops/services, whereas the amended Policy at this stage includes that: such improvements should be attractive; that proposals enhance connectivity to Public Rights of Way (PRoWs) and bridleways; are connected to public transport nodes; incorporate the measures of the Tendring District Cycling Action Plan, the Essex Walking Strategy 2021, and the Sunshine Coast Greenway objectives; and also recognise the health benefits of active travel. This can be seen to enhance the positive effects of the adopted Policy in regard to sustainable transport and also health objectives. There can be expected to be significant positive implications as a result of the added Policy requirements in regard to ISA Objective 3 (sustainable transport) and also to a lesser extent ISA Objective 4 (regarding health).

The proposed changes to Policy CP2 reflect the updated position in regard to those transport improvements required for the strategic development allocations proposed within the Plan, notably those at Hare Green, Horsely Cross, and Weeley. The Policy, as adopted, included a similar approach of setting out the improvements to the strategic road network in response to the Tendring Colchester Borders Garden Community alone.

The adopted policy sets out that the improvements required to accommodate the Garden Community were to be secured through the Housing Infrastructure Fund. The Policy is proposed to be amended to reflect that the improvements to the transport network required for the new strategic development allocations within the Plan are to be secured, as necessary, through planning conditions, legal agreements and/or through Community

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Infrastructure Levy (CIL) as required. Although the Policy could be seen to increase the attractiveness of private car use, such a position is essential for inclusive accessibility and connectivity and the requirements of Policy CP1 seek to ensure modal shift to active travel modes.

Further amendments to the Policy regard the Council's use of planning conditions surrounding the repair of any damage to the public highway and public realm during construction periods, and also the use of planning conditions and legal agreements to ensure any changes to highway speed limits that may be required to necessitate or otherwise benefit new development proposals. Additionally, in response to Highways England comments, the amended Policy at this stage recognises the importance of providing appropriate lorry parking facilities and related driver amenities to support the strategic road network and the freight industry.

Policy CP3 amendments revolve around the latest technology regarding 5G and broadband speeds, notably that new development should be served by gigabit capable broadband, as opposed to being served by a 'superfast' broadband* (fibre optic) connection as specified in the adopted Policy. The impacts of this are likely to be the same as specified within the SA of the Section Two Local Plan and are positive in so far as they respond to the latest iteration of the NPPF and the latest building regulations. Minor positive effects are assessed for ISA Objective 2, in regard to economic objectives, to reflect flexible working patterns and the need for the Plan to be updated to reflect modern standards.

Impacts related to the ISA Framework's other objectives are explored elsewhere in this Report in the appraisal of thematic policies on such themes. Uncertain effects are therefore highlighted for ISA Objectives 1 and 5-14.

4.7.4 Mitigation measures proposed

No mitigation measures or recommendations are made in the assessment of the Connected Places policies at this stage.

4.8 The Delivering Places Policies

4.8.1 What changes are proposed to the adopted Local Plan policies?

The Delivering Places policies respond to the Plan's strategic allocations (mixed use, housing, and employment) as well as medium site allocations. The supporting text for the policies within this chapter set out the thresholds for what is strategic or of a medium scale for each of the above development types / uses and includes a site specific policy for each of the qualifying allocations.

The site allocations within the adopted Local Plan remain, and none are proposed to be removed from the Plan as part of the Plan Review. As such, the amendments to the Delivering Places policies proposed at this stage respond directly to those additional strategic allocations introduced within the Local Plan Review. The new strategic allocation policies proposed for inclusion within this chapter are:

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- Policy SAMU5 - Development Off Deane's Lane and Oakley Road, Dovercourt
- Policy SAMU6 - Weeley Green Garden Village
- Policy SAMU7 - Redevelopment of Saltings Quarter, Riverside Avenue, Manningtree
- Policy SAMU8 - Hare Green / Tendring Central Garden Village
- Policy SAMU9 - Horsley Cross Garden Village
- Policy SAH1 - Vicarage Farm Off Main Road and South or A120, Harwich / Dovercourt
- Policy SAH2 - Development North of Thorpe Road, Kirby Cross
- Policy SAH3 - Development of Land Off Arthur Ransome Way, Walton
- Policy SAH4 - Development at Land East of Church Road, Brightlingsea
- Policy SAH6 - Development of Land East of Cockaynes Lane, Alresford
- Policy SAH7 - Land East of Admirals Green and North of Weeley Road
- Policy SAH8 - Development of Land East or Amerells Road
- Policy SAH9 - Development of Land South or Clacton Road, St Osyth
- Policy SAH10 - Land South of Colchester Road, Thorpe-le-Soken
- Policy SAH11 - Land North of Lifehouse Spa & Hotel, Thorpe-le-Soken
- Policy SAE2 - Freeport East, Bathside Bay and the A120 Corridor[1]
- Policy SAE3 - Collierswood Farm A120 Strategic Business Park

4.8.2 New alternatives to consider at this stage

Alternatives exist regarding the new Delivering Places policies in so far as alternative sites for allocation have been submitted for consideration through the Council's call-for-sites process. These alternatives are considered elsewhere in Section 5 of this Report allocation.

4.8.3 Assessment of the Delivering Places Policies

The approach to assessing the new Delivering Places Policies is to identify whether the 'policy-off' effects identified in the assessment of each of the sites to which they relate are suitably addressed. Similarly, the assessment will explore whether some effects will also be

[1] Not assessed within this ISA as planning permission has been granted and development has commenced.

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addressed through compliance with other thematic Plan policies and requirements. This approach seeks to ensure that no gaps exist within the plan's policy framework that would result in a negative effect going unmitigated and importantly also no missed opportunity for the maximisation of any sustainability benefits.

The table below sets out the negative or potentially negative impacts identified in the assessment of each site as well as the positives, and whether each effect is addressed by the Delivering Places policies (and subsequently what the effect would then be).

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Table 6: 'Policy-on' Assessment of the Strategic Allocation Policies

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
SAMU5	Distance to a Town, Village, or Neighbourhood Centre	Not significant	The Policy includes that approximately two hectares of land is allocated within the wider site for a Neighbourhood Centre to include local shops, services and community facilities.	The requirement for a Neighbourhood Centre to be integrated into development is considered suitable mitigation. Positive effects can be expected as a result.
	Distance to GP Services	Not significant	The Policy includes that there will be a requirement for financial contributions towards community facilities such as health provision as required by the NHS/CCG either through the Community Infrastructure Levy or Section 106 Planning Obligations. It is possible that on-site provision could be forthcoming within the newly provided Neighbourhood Centre.	Although the Policy acknowledges that there is a need for the development to be supported by healthcare related infrastructure, it has to be acknowledged that the direct provision of services is not within the remit of the Local Plan or planning more widely. Impacts will therefore be uncertain until decisions on provision are decided by the service provider.
	Potential impact on a Habitats site	Not significant	Although requirements are provided within the Policy for related measures such as open space provision (which could alleviate some recreational impacts) and 20% BNG, the Policy does not make any direct reference to	Despite the absence of any direct requirements to address impacts on Habitats sites, sufficient policy exists within the adopted Plan (Policy PPL4)

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
			the need for suitable assessments, such as project-level HRA, to be submitted alongside any forthcoming planning application.	that requires project-level HRA to be provided. Furthermore, the requirements for a masterplan approach for the site allows for the further consideration of the site within a 'plan-led' system should any forthcoming masterplan be formally adopted as an SPD or DPD. If so, this will also be subject to mandatory HRA.
	Neighbouring Priority Habitats (biodiversity)	Not significant	Although BNG, open space, and landscape related criteria exist within the Policy, no such mention of the Priority Habitats, or direct mitigation of any potential impacts on them, are included.	The site borders coastal saltmarsh Priority Habitats to the east / south east. Although the potential for impacts are raised at this point, it can be considered that such areas can be avoided, and disruption minimised, through other Plan policies and the use of planning conditions. Nevertheless, the negative effects raised in the detailed assessment of the site are not directly mitigated.
	Presence of Listed Buildings	Not significant	The Policy includes a requirement for the delivery of opportunities for the protection and enhancement of the	It is considered that the impacts on the neighbouring Listed Buildings would be fully understood as any proposal

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
	neighbouring the site		historic environment features and settings including the built and archaeological environment.	progresses, both through the Policy requirement and wider thematic policy requirements specific to the historic environment. Impacts can be expected to be neutral in principle, however, retain a degree of uncertainty at this stage pending specific findings.
	On-site features of landscape value	Not significant	The Policy states that the design and layout of the development must have regard to the surrounding landscape and deliver links with the existing landscape and access features.	As can be expected from a large greenfield site, many positive features of landscape value are included in the current undeveloped boundary. The loss of these is not inevitable and they can make a positive contribution to any future development. The Policy, without being specific about any such features, acknowledges this. The requirement for a future masterplan gives some further reassurance regarding local landscape characteristics being appropriately considered as any proposal progresses.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
	Landscape highly sensitive to development	Not significant	The Policy states that the design and layout of the development must have regard to the surrounding landscape, seeking to minimise visual impacts through the inclusion of mitigation measures to deliver links with the existing landscape and access features. As part of this, appropriate landscaping treatment along the southern and western edge the site is required to minimise visual impacts.	The Policy is specific about the potential for landscape impacts along the southern and western edges of the site, particularly visual impacts. This can be seen to appropriately acknowledge the high sensitivity of the site to development. The requirement for a future masterplan gives some further reassurance regarding local landscape characteristics being appropriately considered as any proposal progresses.
	Loss of Grade 2 Agricultural Land / BMV	Not significant	The Policy does not include any measures to mitigate the loss of Grade 2 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.
	Areas with a 'high' chance of surface water flood risk on site	Not significant	The Policy does not directly acknowledge any specific areas of surface water flood risk, however, does include a criterion that requires the formulation of a water and	The impacts regarding surface water flood risk can be considered broadly neutral through the application of the Policy, the requirement for a future masterplan, and also adherence to

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
			drainage strategy to serve the new development.	wider thematic policy / policies in the Plan.
SAMU6	Distance to a Town, Village, or Neighbourhood Centre	Significant	Proposed amendments to Policy PP3 regard the inclusion of a requirement for a new Neighbourhood Centre for the Garden Village.	The requirement for a Neighbourhood Centre to be integrated into development is considered suitable mitigation. Positive effects can be expected as a result.
	Distance to GP Services	Significant	The Policy includes that there will be a requirement for financial contributions towards community facilities such as health provision as required by the NHS/CCG either through the Community Infrastructure Levy or Section 106 Planning Obligations. Similarly, the Policy sets out a requirement for financial contributions towards the expansion and/or upgrade of Weeley village hall to serve an expanded community and to provide flexible accommodation for a range community activities that could include health services.	Although the Policy acknowledges that there is a need for the development to be supported by healthcare related infrastructure, it has to be acknowledged that the direct provision of services is not within the remit of the Local Plan or planning more widely. Impacts will therefore be uncertain until decisions on provision are decided by the service provider.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
SAMU7	Borders a Habitats site	Not significant	Although requirements are provided within the Policy for related measures such as biodiversity and habitat creation, the Policy does not make any direct reference to the need for suitable assessments, such as project-level HRA, to be submitted alongside any forthcoming planning application.	Despite the absence of any direct requirements to address impacts on Habitats sites, sufficient policy exists within the adopted Plan (Policy PPL4) that requires project-level HRA to be provided. Furthermore, the requirements for a masterplan approach for the site allows for the further consideration of the site within a 'plan-led' system should any forthcoming masterplan be formally adopted as an SPD or DPD. If so, this will also be subject to mandatory HRA.
	Borders Priority Habitat	Not significant	Although habitat creation, open space, and landscape related criteria exist within the Policy, no such mention of the Priority Habitats, or direct mitigation of any potential impacts on them, are included.	The site borders Priority Habitat to the north associated with the Habitats site. Although the potential for impacts are raised at this point, it can be considered that such areas can be avoided, and disruption minimised, through other Plan policies and the use of planning conditions. Nevertheless, the negative effects raised in the detailed assessment of the site are not directly mitigated.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
	Site is within Flood Risk Zone 2	Not significant	The Policy acknowledges the constraints of the site, requiring development that follows a comprehensive, phased masterplan approach that addresses site constraints such as flood risk. Furthermore, the Policy sets out that contributions should be made towards flood risk mitigation, in accordance with relevant policies in this plan, the NPPF, national legislation, and the Surface Water Management Plan for Critical Drainage Areas.	The impacts regarding flood risk can be considered broadly neutral through the application of the Policy, the requirement for a future masterplan that addresses flood risk mitigation as a priority, and also adherence to wider thematic policy / policies in the Plan.
	Areas with a 'high' chance of surface water flood risk on site	Not significant	In addition to those measures identified above, the Policy requires proposals to explore opportunities to provide flood storage areas in addition to prioritising SuDS and water efficiency.	The impacts regarding flood risk can be considered broadly neutral through the application of the Policy, the requirement for a future masterplan that addresses flood risk mitigation as a priority, and also adherence to wider thematic policy / policies in the Plan.
SAMU8	Distance to a Town, Village, or	Significant	The Policy sets out that a new Neighbourhood Centre will be	The requirement for a Neighbourhood Centre to be integrated into

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
	Neighbourhood Centre		required of development within the core of the Garden Village. Additionally, proposed amendments to Policy PP3 regard the inclusion of a requirement for a new Neighbourhood Centre for the Garden Village.	development is considered suitable mitigation. Positive effects can be expected as a result.
	Distance to GP Services	Significant	The Policy sets out that Increased primary healthcare capacity will be provided to serve the new development as appropriate. This may be by means of new infrastructure or improvement, reconfiguration, extension or relocation of existing medical facilities; or through financial contributions to the delivery of health facilities at the Tendring Colchester Borders Garden Community.	Although the Policy acknowledges that there is a need for the development to be supported by healthcare related infrastructure, it has to be acknowledged that the direct provision of services is not within the remit of the Local Plan or planning more widely. Impacts will therefore be uncertain until decisions on provision are decided by the service provider.
	Distance to Primary School	Not significant	The Policy sets out a requirement for new primary schools and early-years facilities to be provided to serve the new development, with a connection, via the Rapid Transit System, to the	The Policy acknowledges the need for multiple Primary Schools to be delivered as part of the development. The Essex County Council Developer's Guide to Infrastructure Contributions

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
			new Secondary School built at the Tendring Colchester Borders Garden Community.	(2024) sets the threshold for a Primary School (two form entry being the preference from the authority) at 2,000 homes in a mixed-use development. For secondary schools to be provided (six form entry being preferred) a threshold of 4,500 is the general threshold. With these thresholds established, it can be considered that the Policy sets out an appropriate level of provision for schools. Nevertheless, the absence of a secondary school within walking and cycling distance of the new Garden Village community may have some inevitable negative consequences on traffic flows at peak times.
	Potential loss of Priority Habitat	Not significant	The Policy sets out a requirement that new development avoid, protect and/or enhance biodiversity assets within and surrounding the site with a Biodiversity Net Gain requirement of 20%.	It can be considered that in specifying avoidance and enhancement, the Policy adequately and suitably seeks the mitigation of any effects on Priority Habitat on site. Nevertheless, a degree of uncertainty remains until that time that such features are specifically

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
				identified and appropriately integrated or enhanced through an effective Masterplan DPD.
	Multiple Listed Buildings on site	Significant	The Policy sets out that new development will be required to 'conserve and where appropriate enhance the significance of heritage assets (including any contribution made by their settings) both within and surrounding the site.'	It can be considered that in specifying enhancement, the Policy adequately and suitably seeks the mitigation of any effects on heritage assets on site. Nevertheless, a degree of uncertainty remains until that time that such assets are specifically identified and appropriately integrated or enhanced through an effective Masterplan DPD.
	Potential coalescence of Frating with Balls Green and Hare Green	Significant	The Policy sets out that a DPD will be prepared for the Garden Village, containing policies setting out how the new community will be designed, developed and delivered in phases. The DPD will define the boundary of the new Garden Village and the amount of development it will contain. It will be produced in consultation with the local community and stakeholders and will include a concept plan	Although the potential coalescence, or merging, of Frating with Balls Green and Hare Green is not specifically mentioned, the Policy acknowledges that much of the work on landscape, layout, and design is more appropriately identified within the masterplan DPD and through further and extensive public consultation. Nevertheless the potential for significant negative effects cannot be

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
			showing the disposition and quantity of future land-uses and give a three dimensional indication of the urban design and landscape parameters which will be incorporated into any future planning applications.	ruled out at this stage, albeit with a large degree of uncertainty.
	Features of landscape value on site	Significant	The Policy does not specifically identify any features of landscape value that should be protected or enhanced.	It can be considered that other thematic policies within the Plan adequately ensure that landscape features are appropriately considered. Further, it can also be considered that many features of landscape value are suitably addressed through the requirements for enhancements to biodiversity and heritage assets within the Policy. Nevertheless, a degree of uncertainty remains until that time that such features are specifically identified and appropriately integrated or enhanced through an effective Masterplan DPD.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
	Potential loss of Grade 1 Agricultural Land / BMV	Significant	The Policy does not include any measures to mitigate the loss of Grade 1 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.
	Land within Flood Risk Zone 3 on site	Not significant	The Policy sets out that the delivery of smart, innovative and sustainable water efficiency/re-use solutions that foster climate resilience and a 21st century approach towards water supply, water and waste water treatment and flood risk management be integrated into development.	It can be considered that regarding flood risk generally, thematic policy will apply to some degree within any forthcoming development, with the addition of the enhanced elements and approaches of set out within the Policy. Nevertheless, any approach of avoiding flood risk areas is considered more appropriately identified within the masterplan DPD and through specialist evidence base regarding flood risk.
	Areas with a 'high' chance of surface water flood risk on site	Not significant	The Policy sets out that the delivery of smart, innovative and sustainable water efficiency/re-use solutions that foster climate resilience and a 21st century approach towards water supply, water and waste water treatment and flood risk management be integrated into development.	It can be considered that regarding flood risk generally, thematic policy will apply to some degree within any forthcoming development, with the addition of the enhanced elements and approaches of set out within the Policy. Nevertheless, any approach of avoiding flood risk areas is considered

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
				more appropriately identified within the masterplan DPD and through specialist evidence base regarding flood risk.
SAMU9	Distance to a Town, Village, or Neighbourhood Centre	Significant	The Policy sets out the requirement for a new neighbourhood centre at the core of the Garden Village of an appropriate scale to serve the proposed development. It adds that the centre will be located where they will be easily accessible by walking, cycling and public transit to the majority of residents in the Garden Village. Further, proposed amendments to Policy PP3 regard the inclusion of a requirement for a new Neighbourhood Centres for the Garden Village.	The requirement for a Neighbourhood Centre to be integrated into development is considered suitable mitigation. Positive effects can be expected as a result.
	Distance to GP Services	Significant	The Policy includes that 'increased primary healthcare capacity will be provided to serve the new development as appropriate. This may be by means of new	Although the Policy acknowledges that there is a need for the development to be supported by healthcare related infrastructure, it has to be acknowledged that the direct provision

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
			infrastructure or improvement, reconfiguration, extension or relocation of existing medical facilities; or through financial contributions to the delivery of health facilities at the Tendring Colchester Borders Garden Community or in Manningtree.'	of services is not within the remit of the Local Plan or planning more widely. Impacts will therefore be uncertain until decisions on provision are decided by the service provider.
	Distance to Primary School	Not significant	The Policy sets out that 'a new Secondary School along with Primary schools and early-years facilities will be provided to serve the new development, with a connection, via the Rapid Transit System and/or other public transport links, to surrounding communities including the Colchester Borders Garden Community and Manningtree. The Secondary School at the Tendring Colchester Borders Garden Community and Primary School at the Hare Green Garden Community will have been constructed and in will be in operation, along with public transport links to those facilities,	The Policy acknowledges the need for multiple Primary Schools to be delivered as part of the development. The Essex County Council Developer's Guide to Infrastructure Contributions (2024) sets the threshold for a Primary School (two form entry being the preference from the authority) at 2,000 homes in a mixed-use development. For secondary schools to be provided (six form entry being preferred) a threshold of 4,500 is the general threshold. With these thresholds established, it can be considered that the Policy sets

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
			before any dwellings at the new Tendring Central Garden Community can be occupied – allowing for development to be phased in a way that ensures all children have access to education ahead of the completion of new schools at Horsley Cross'	out an appropriate level of provision for both Primary and Secondary schools
	Potential loss of Priority Habitat	Not significant	The Policy sets out a requirement that new development avoid, protect and/or enhance biodiversity assets within and surrounding the site with a Biodiversity Net Gain requirement of 20%.	It can be considered that in specifying avoidance and enhancement, the Policy adequately and suitably seeks the mitigation of any effects on Priority Habitat on site. Nevertheless, a degree of uncertainty remains until that time that such features are specifically identified and appropriately integrated or enhanced through an effective Masterplan DPD.
	Multiple Listed Buildings on site	Significant	The Policy sets out that new development will be required to 'conserve and where appropriate enhance the significance of heritage assets (including any contribution	It can be considered that in specifying enhancement, the Policy adequately and suitably seeks the mitigation of any effects on heritage assets on site. Nevertheless, a degree of uncertainty remains until that time that such assets are specifically identified and

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
			made by their settings) both within and surrounding the site.'	appropriately integrated or enhanced through an effective Masterplan DPD.
	Potential coalescence of Horsley Cross and Horsleycross Street	Significant	The Policy sets out that a DPD will be prepared for the Garden Village, containing policies setting out how the new community will be designed, developed and delivered in phases. The DPD will define the boundary of the new Garden Village and the amount of development it will contain. It will be produced in consultation with the local community and stakeholders and will include a concept plan showing the disposition and quantity of future land-uses and give a three dimensional indication of the urban design and landscape parameters which will be incorporated into any future planning applications.	Although the potential coalescence, or merging, of Horsley Cross and Horsleycross Street is not specifically mentioned, the Policy acknowledges that much of the work on landscape, layout, and design is more appropriately identified within the masterplan DPD and through further and extensive public consultation. Nevertheless the potential for significant negative effects cannot be ruled out at this stage, albeit with a large degree of uncertainty.
	Features of landscape value on site	Significant	The Policy does not specifically identify any features of landscape value that should be protected or enhanced.	It can be considered that other thematic policies within the Plan adequately ensure that landscape features are appropriately considered.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
				Further, it can also be considered that many features of landscape value are suitably addressed through the requirements for enhancements to biodiversity and heritage assets within the Policy. Nevertheless, a degree of uncertainty remains until that time that such features are specifically identified and appropriately integrated or enhanced through an effective Masterplan DPD.
	Potential loss of Grade Agricultural Land / BMV	Not significant	The Policy does not include any measures to mitigate the loss of Grade 2 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.
	Land within Flood Risk Zone 3 on site	Not significant	The Policy sets out that the delivery of smart, innovative and sustainable water efficiency/re-use solutions that foster climate resilience and a 21st century approach towards water supply, water and waste water treatment and flood risk management be integrated into development.	It can be considered that regarding flood risk generally, thematic policy will apply to some degree within any forthcoming development, with the addition of the enhanced elements and approaches of set out within the Policy. Nevertheless, any approach of avoiding flood risk areas is considered

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
				more appropriately identified within the masterplan DPD and through specialist evidence base regarding flood risk.
	Areas with a 'high' chance of surface water flood risk on site	Not significant	The Policy sets out that the delivery of smart, innovative and sustainable water efficiency/re-use solutions that foster climate resilience and a 21st century approach towards water supply, water and waste water treatment and flood risk management be integrated into development.	It can be considered that regarding flood risk generally, thematic policy will apply to some degree within any forthcoming development, with the addition of the enhanced elements and approaches of set out within the Policy. Nevertheless, any approach of avoiding flood risk areas is considered more appropriately identified within the masterplan DPD and through specialist evidence base regarding flood risk.
SAH1	Distance to GP Services	Not significant	The Policy does not include any requirements to enhance healthcare provision in the broad area, however, does seek to maximise vehicular, pedestrian and cycle access.	Irrespective of the Policy's approach, it has to be acknowledged that the direct provision of services is not within the remit of the Local Plan or planning more widely. Impacts will therefore be uncertain until decisions on provision are decided by the service provider.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
	Single Listed Building on site	Significant	The Policy does not recognise the presence of a Listed Building on the site.	The potential for significant effects on the heritage asset remains possible, subject to further assessment. It should be acknowledged however that thematic policy regarding heritage assets and the historic environment will apply to all development where necessary.
SAH2	Multiple nearby Listed Buildings	Not significant	The Policy sets out the requirement that the development must conserve, and where appropriate, enhance the significance and setting of the nearby Grade II Listed Blue House Farmhouse.	The policy can be considered to adequately raise the issue of the nearby Listed Building and its wider setting. It should be acknowledged however that thematic policy regarding heritage assets and the historic environment will apply to all development where necessary.
	Loss of Grade 2 Agricultural Land / BMV	Not significant	The Policy does not include any measures to mitigate the loss of Grade 2 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
	Areas with a 'high' chance of surface water flood risk on site	Not significant	The Policy does not directly acknowledge or seek policy criteria to address the areas with a high chance of surface water flood risk on site.	Impacts can be considered negative in regard to the Policy directly, albeit with general uncertainty. Nevertheless, it can be considered that regarding flood risk generally, thematic policy will apply and a bespoke or enhanced approach to flood risk need not necessarily apply for all site allocation policies.
SAH3	Adjoining Priority Habitat	Not significant	The Policy sets out the requirement that the layout and design of development must retain and enhance existing site features of ecological or amenity value. Where such features are present, the applicant must follow a hierarchy of avoidance, mitigation, and compensation for any adverse impacts.	The Policy can be considered to adequately and suitably address the presence of Priority Habitat.
	Site is within a Landscape Character Area that	Not significant	The Policy sets out that screening measures, such as locally appropriate tree belts and/or hedgerows, must be provided along site boundaries to	The Policy can be considered to adequately and suitably address the constraints regarding the sensitivity of the local landscape.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
	is highly sensitive to development		ensure the development is sensitively integrated into the surrounding landscape. Furthermore, it adds that the design must give specific consideration to the site's topography, ensuring that layout and form respond appropriately to natural land features.	
	Loss of Grade 2 Agricultural Land / BMV	Not significant	The Policy does not include any measures to mitigate the loss of Grade 2 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.
SAH4	Distance to a Town, Village, or Neighbourhood Centre	Not significant	The Policy does not include any requirement for the delivery of any local shops or similar services.	Although the impacts remain in regard to the site's distance from a local centre, it cannot be expected that provision would be reasonably required of a development of this scale. The Policy adequately and suitably addresses some constraints through the promotion of active travel and requiring improved connectivity.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
	Distance to GP Services	Significant	The Policy acknowledges that financial contributions towards community facilities, including health provision, will be necessary of development as required by the NHS/Clinical Commissioning Group (CCG), and secured via CIL or Section 106 Planning Obligations.	Commensurate to the scale of the development of the allocation, it can be considered that a proportionate approach to addressing healthcare provision needs is included within the Policy.
	Distance to Primary School	Not significant	The Policy sets out that the development shall provide financial contributions towards early years, primary, and secondary education provision, as required by the Local Education Authority. These contributions will be secured via Section 106 Planning Obligations or the Community Infrastructure Levy (CIL).	Commensurate to the scale of the development of the allocation, it can be considered that a proportionate approach to addressing school provision needs is included within the Policy.
	Potential loss of Priority Habitat	Not significant	The Policy sets out that proposals must seek to retain and enhance existing site features of ecological or amenity value and that where impacts are unavoidable, a clear hierarchy of avoidance, mitigation,	It can be considered that in specifying retention and enhancement, the Policy adequately and suitably seeks the mitigation of any effects on Priority Habitat on site. Nevertheless, a degree of uncertainty remains until that time

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
			and compensation must be demonstrated.	that such features are specifically identified and appropriately integrated or enhanced.
	Nearby Listed Building and site partly within a Conservation Area	Not significant	The Policy does not recognise the presence of a nearby Listed Building.	The potential for negative effects on the heritage asset remains possible, subject to further assessment. It should be acknowledged however that thematic policy regarding heritage assets and the historic environment will apply to all development where necessary.
	Site is in a Landscape Character Area that is highly sensitive to development	Not significant	The Policy sets out that the design and layout must respond sensitively to the surrounding landscape character, with particular attention to screening and mitigation along the northern edge of the site; and landscape enhancement measures along Church Road and Samsons Road. Furthermore, the Policy adds that development must respect and respond to the topography of the site,	The Policy can be considered to adequately and suitably address the constraints regarding the sensitivity of the local landscape.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
			ensuring that built form integrates harmoniously with natural landforms.	
	Site contains features of landscape value	Not significant	The Policy includes that proposals must seek to retain and enhance existing site features of ecological or amenity value, and that where impacts are unavoidable, a clear hierarchy of avoidance, mitigation, and compensation must be demonstrated. Furthermore it adds that all development proposals must demonstrate a comprehensive response to the site's topography, ensuring that design and layout decisions are informed by existing landform characteristics	The Policy can be considered to adequately and suitably address the effects associated with on-site features of landscape value.
	Loss of Grade 2 Agricultural Land / BMV	Not significant	The Policy does not include any measures to mitigate the loss of Grade 2 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
	Part of site is within Flood Risk Zone 3	Significant	The Policy includes that development must not result in any increase in flood risk either on-site or to adjacent land and that surface water drainage strategies should be designed to ensure that runoff rates and volumes are controlled to pre-development levels or better, with consideration given to sustainable drainage systems (SuDS) where feasible. The Policy adds that early engagement with Anglian Water is required to formulate a comprehensive water and drainage strategy to serve the development.	Alongside thematic policy regarding flood risk, the Policy can be considered adequate and suitable in addressing the effects associated with on-site features of flood risk.
	Areas with a 'high' chance of surface water flood risk on site	Not significant	The Policy includes that development must not result in any increase in flood risk either on-site or to adjacent land and that surface water drainage strategies should be designed to ensure that runoff rates and volumes are controlled to pre-development levels or better, with	Alongside thematic policy regarding flood risk, the Policy can be considered adequate and suitable in addressing the effects associated with on-site features of flood risk.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
			consideration given to sustainable drainage systems (SuDS) where feasible. The Policy adds that early engagement with Anglian Water is required to formulate a comprehensive water and drainage strategy to serve the development.	
SAH6	Distance to a Primary School	Not significant	The Policy sets out that 'development must deliver any site-specific infrastructure requirements identified in the IDP, which may include education provision, highway improvements, water and wastewater infrastructure, and community or open space facilities.'	The impacts associated with the distance to primary education are not directly minimised by the Policy. Raising the likelihood of contributions being sought regarding addressing primary school capacity however can be considered a proportionate approach given the size / dwelling yield of the allocation.
	Loss of Grade 2 Agricultural Land / BMV	Not significant	The Policy does not include any measures to mitigate the loss of Grade 2 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
SAH7	Loss of Grade 2 Agricultural Land / BMV	Not significant	The Policy does not include any measures to mitigate the loss of Grade 2 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.
SAH8	Distance to a Town, Village, or Neighbourhood Centre	Not significant	The Policy does not include any requirement for the delivery of any local shops or similar services.	Although the impacts remain in regard to the site's distance from a local centre, it cannot be expected that provision would be reasonably required of a development of this scale. The Policy adequately and suitably addresses some constraints through the promotion of active travel and requiring improved connectivity.
	Distance to GP Services	Significant	The Policy does not set out any requirements regarding healthcare provision.	The impacts associated with the distance to GP services are not directly minimised by the Policy. The Policy does however indirectly address some effects through the promotion of active travel and requiring improved connectivity.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
	Distance to Primary School	Not significant	The Policy sets out that 'development must deliver any site-specific infrastructure requirements identified in the IDP, which may include education provision, highway improvements, water and wastewater infrastructure, and community or open space facilities.'	The impacts associated with the distance to primary education are not directly minimised by the Policy. Raising the likelihood of contributions being sought regarding addressing primary school capacity however can be considered a proportionate approach given the size / dwelling yield of the allocation.
	Site adjoins Priority Habitat	Not significant	The Policy sets out that layout and design must retain and enhance existing site features of ecological or amenity value. Where such features are present, the applicant must follow a hierarchy of avoidance, mitigation, and compensation for any adverse impacts	The Policy can be considered to adequately and suitably address the presence of Priority Habitat.
	Loss of Grade 2 Agricultural Land / BMV	Not significant	The Policy does not include any measures to mitigate the loss of Grade 2 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
SAH9	Site adjoins Priority Habitat	Not significant	The Policy sets out that layout and design must retain and enhance existing site features of ecological or amenity value. Where such features are present, the applicant must follow a hierarchy of avoidance, mitigation, and compensation for any adverse impacts	The Policy can be considered to adequately and suitably address the presence of Priority Habitat.
SAH10	Site is partly within a Conservation Area	Not significant	The Policy includes a requirement that development should preserve the significance of the Thorpe-le-Soken Conservation area to the east of the site, including consideration of its setting.	The potential for negative effects on the heritage asset remains possible, subject to further assessment, however neutral effects are sought. It could be considered that the potential for enhancements to the listed assets and their settings should be included within the Policy. It should be acknowledged however that thematic policy regarding heritage assets and the historic environment will apply to all development where necessary.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
	Site contains Priority Habitat and Ancient Woodland Pasture	Not significant	The Policy include a requirement that proposals must include comprehensive landscape screening measures, incorporating locally appropriate tree belts and hedgerows along site boundaries to ensure sensitive integration with the surrounding landscape. In addition, development should deliver species-rich grassland habitats and other suitable features to support pollinators and enhance biodiversity across the site.	The Policy can be considered to adequately and suitably address the presence of Priority Habitat.
	Features of landscape value on site	Not significant	The Policy include a requirement that proposals must include comprehensive landscape screening measures, incorporating locally appropriate tree belts and hedgerows along site boundaries to ensure sensitive integration with the surrounding landscape. In addition, development should deliver species-rich grassland habitats and other suitable features to support	The Policy can be considered to adequately and suitably address the presence of landscape features on site.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
			pollinators and enhance biodiversity across the site.	
SAH11	Site is partly within a Conservation Area	Not significant	The Policy requires the preservation of the significance of the Thorpe-le-Soken Conservation area, including consideration of its setting.	The potential for negative effects on the heritage asset remains possible, subject to further assessment, however neutral effects are sought. It could be considered that the potential for enhancements should be included within the Policy. It should be acknowledged however that thematic policy regarding heritage assets and the historic environment will apply to all development where necessary.
	Site contains Priority Habitat and Ancient Woodland Pasture	Not significant	The Policy requires the implementation of landscape screening measures, including locally appropriate tree belts and hedgerows along site boundaries to soften visual impact and enhance ecological corridors, preservation and protection of existing protected trees within the site, improved management of	The Policy can be considered to adequately and suitably address the presence of Priority Habitat.

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
			existing hedgerows and tree belts to strengthen ecological connectivity and biodiversity value.	
	Features of landscape value on site	Not significant	The Policy requires the implementation of landscape screening measures, including locally appropriate tree belts and hedgerows along site boundaries to soften visual impact and enhance ecological corridors, preservation and protection of existing protected trees within the site, improved management of existing hedgerows and tree belts to strengthen ecological connectivity and biodiversity value.	The Policy can be considered to adequately and suitably address the presence of features of landscape value within the site.
SAE3	Distance to a Town, Village, or Neighbourhood Centre	Significant	The Policy includes the need for the provision of shared social spaces, cafés, and informal meeting areas to foster collaboration.	Although the impacts remain in regard to the site's distance from a local centre, it cannot be expected that provision would be reasonably required of a development of this type. The Policy adequately and suitably addresses the constraints

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
				proportionate to the needs of such an employment allocation.
	Distance to public transport	Not significant	The Policy requires development to integrate with the Rapid Transit System and provide additional local public transport services to the site. Furthermore, the Policy sets out that foot and cycle ways should be provided throughout the development and connecting with the surrounding settlements and countryside, and that the Public Rights Of Way network across the site must be protected and enhanced. Additionally, the development should ensure safe, convenient pedestrian and cycle connections to the Garden Community and incorporate active travel priority routes and bus priority measures.	The Policy adequately and suitably addresses the importance of public transport to support the strategic employment allocation.
	Site contains Priority Habitat	Not significant	The Policy does not directly recognise Priority Habitat on site, however, does insist that	It is uncertain as to whether the Policy adequately and suitably seeks the mitigation of any effects on Priority

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
			development achieve a minimum 20% Biodiversity Net Gain through robust landscape buffers, tree planting, and habitat creation.	Habitat on site. A degree of uncertainty remains until that time that such features are specifically identified and appropriately integrated or enhanced through an effective masterplan.
	Presence of three Listed Buildings to north of site	Not significant	The Policy sets out the need to preserve and enhance the setting of nearby heritage assets.	The potential for negative effects on the heritage asset remains possible, subject to further assessment, however positive outcomes effects are sought form the Policy. It should be acknowledged however that thematic policy regarding heritage assets and the historic environment will apply to all development where necessary.
	Features of landscape value on site	Not significant	The Policy does not directly recognise landscape features on site, however, does insist that development achieve a minimum 20% Biodiversity Net Gain through robust landscape buffers, tree planting, and habitat creation.	It is uncertain as to whether the Policy adequately and suitably seeks the mitigation of any effects on landscape features on site. A degree of uncertainty remains until that time that such features are specifically identified and appropriately integrated or

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Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?
				enhanced through an effective masterplan.
	Loss of Grade 1 Agricultural Land / BMV	Significant	The Policy does not include any measures to mitigate the loss of Grade 1 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.
	Areas with a 'high' chance of surface water flood risk on site	Not significant	The Policy sets out the requirement that development implements Sustainable Drainage Systems (SuDS), rainwater harvesting, and green roofs. It adds that the applicant must demonstrate adequate wastewater capacity, including any necessary phasing or alternative solutions, to the satisfaction of both the Council and Anglian Water.	Alongside thematic policy regarding flood risk, the Policy can be considered adequate and suitable in addressing the effects associated with on-site features of flood risk.

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4.8.4 Mitigation measures proposed

A recommendation is made at this stage, regarding allocation Policy SAH10 and Policy SAH11. Both sites are partly within or otherwise border a Conservation Area and the Policy requires the preservation of the significance of this asset, including consideration of its setting.

As set out in the above table, the potential for negative effects on the Conservation Area remains possible, subject to further assessment, however neutral effects are sought from the Policies. Although it should be acknowledged that thematic policy regarding heritage assets and the historic environment will apply to all development where necessary, it could be considered that the potential for enhancements (rather than just preservation) should be included within Policy SAH10 and Policy SAH11.

4.9 The Delivering Infrastructure Policy

4.9.1 What changes are proposed to the adopted Local Plan policy?

No changes are proposed to the Plan's single delivering infrastructure policy: Policy DI1 Infrastructure Delivery and Impact Mitigation.

4.9.2 New alternatives to consider at this stage

It is considered that no other alternatives exist in regard to the Delivering Infrastructure policy that is proposed for amendment. It is considered that any additional alternative approaches would not be distinctly different to the approaches proposed or considered to date in the assessment of the adopted Local Plan and could not be expected to yield any different effects.

4.9.3 Assessment of the Delivering Infrastructure Policy

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
S/T	0	0	+	+	0	0	0	0	0	0	0	0	0	0
M/T	0	0	+	+	0	0	0	0	0	0	0	0	0	0
L/T	0	0	+	+	0	0	0	0	0	0	0	0	0	0

Policy ID1 has been assessed as having positive impacts on the provision of on-site and off-site infrastructure improvements and the procedures to address this through the development management process. The Policy can be expected to ensure positive implications regarding education, health, and public transport in regard to the requirements

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of new development. It should be noted that the supporting text references the Plan's Infrastructure Delivery Plan (IDP) which addresses specific Plan relevant requirements surrounding water and drainage, energy, communications, leisure and green infrastructure, education, health and transport (including public transport).

4.9.4 Mitigation measures proposed

No mitigation measures or recommendations are made in the assessment of the Delivering Places policy at this stage.

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5. The Appraisal of the Plan's Site Allocation Options

5.1 How candidate sites were identified

As part of the plan making process, the Council have undertaken an extensive call-for-sites process and additionally welcomed site submissions as part of the Regulation 18 Local Plan Issues and Options consultation. A number of landowners, promoters and developers submitted sites for consideration for future housing and employment development and allocation within the emerging Local Plan Review.

5.2 How 'reasonable alternatives' were identified

5.2.1 Sieving / sifting criteria

Certain locations were excluded at the outset and not subjected to detailed analysis due to strategic limitations or conflicts with existing Local Plan policies. These exclusions are outlined below:

5.2.1.1 Reason 1 – Too Remote Sites

Sites that are clearly remote and disconnected from existing settlements, services, and infrastructure have not been analysed. Growth in such areas would undermine the plan-led approach and the Council's strategic vision for development.

5.2.1.2 Reason 2 – Within a Strategic Green Gap

The Council aims to retain and potentially expand Strategic Green Gaps to preserve settlement identity and prevent coalescence. These include:

- Clacton-on-Sea and Little Clacton
- The Garden Community area
- Frinton, Walton & Kirby Cross
- Manningtree, Lawford & Mistley

Sites within these designated areas have been excluded from further analysis, as these gaps remain integral to the Local Plan strategy through to 2042.

5.2.1.3 Reason 3 – Within a National Landscape Area (formerly AONBs)

These areas benefit from special landscape protection. Any future development would conflict with existing policy safeguards.

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5.2.1.4 Reason 4 – Within Safeguarded Open Space or a Local Wildlife Site

Development in these areas would result in the permanent loss of designated open space or wildlife habitat, failing to meet current policy exceptions that are carried forward within the Local Plan Review.

5.2.1.5 Reason 5 – Within or very close to the Tendring–Colchester Borders Garden Community (TCBGC) Area

Sites within or adjacent to the TCBGC designation were excluded due to:

- Significant development already allocated or underway
- Expected substantial contribution to housing delivery through to 2042
- Limited capacity of the housing market and infrastructure to accommodate further growth beyond what is already planned

5.2.1.6 Reason 6 – Sites with Extant Planning Permission

Sites already benefiting from planning permission have not been formally allocated, as doing so would serve no additional purpose.

5.2.1.7 Reason 7 – Edge of Ardleigh

Areas between the TCBGC and Ardleigh were excluded due to:

- Existing strategic allocations
- Anticipated substantial housing delivery through to 2042
- Limited capacity of local infrastructure and services, especially during early phases of Garden Community development when key infrastructure may still be under construction – during these stages, the initial new growth and new residents moving in will put additional pressure on existing services in areas such as Ardleigh.

5.2.1.8 Reason 8 – Edge of Elmstead

Similar to Ardleigh, areas between the TCBGC and Elmstead were excluded due to:

- Existing strategic allocations
- Anticipated substantial housing delivery through to 2042
- Limited capacity of local infrastructure and services, particularly during initial phases of Garden Community development – during these stages, the initial new growth and new residents moving in will put additional pressure on existing services in areas such as Elmstead.

5.2.1.9 Reason 9 – Edge of Clacton (Greater Clacton Area)

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Sites in this area were excluded due to:

- Significant development already allocated or underway, including over 3,500 new homes at Hartley Gardens, Rouses Farm, and Oakwood Park
- Expected substantial contribution to housing delivery through to 2042
- Limited capacity of the housing market and infrastructure to absorb additional growth beyond current allocations.

5.3 Site Assessment overview

The table below sets out the details and references for allocated sites proposed within the Plan review at this stage. The types of allocations are:

- Strategic Allocation Mixed Use Sites: Sites that are expected to accommodate homes, jobs and community assets;
- Strategic Allocation Housing Sites: Sites that are expected to principally deliver between 100-300 homes;
- Medium Site Allocation Sites: Sites that are expected to principally deliver between 10 -100 homes; and
- Strategic Allocations for Employment: Sites expected to deliver jobs.

Table 7: Allocated Sites

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield
Strategic Allocation Mixed-Use Sites ('SAMU' sites)				
SAMU8	Tendring Central Garden Village (Hare Green)	Mixed	496.91	1,700
SAMU5	Land South of Oakley Road (Harwich and Dovercourt)	Mixed	125.57	1,650
SAMU9	Horsley Garden Village (Horsley Cross)	Mixed	520.4	1,700
SAMU7	Saltings Quarter, Riverside Avenue (Manningtree, Mistley and Lawford)	Mixed	3.72	40

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield
SAMU6	Weeley Garden Village (Weeley)	Mixed	52.87	900
Strategic Allocation Housing Sites ('SAH' sites)				
SAH6	Land east of Cockaynes Lane (Alresford)	Housing	6.7	100
SAH4	Land East of Church Road (Brightlingsea)	Housing	10.97	300
SAH2	Land north of Thorpe Road, Kirby Cross (Frinton, Walton, Kirby Cross)	Housing	32.84	420
SAH3	Land off Arthur Ransome Way, Walton (Frinton, Walton, Kirby Cross)	Housing	8.76	200
SAH7	Land east of Admirals Green and north of Weeley Road (Great Bentley)	Housing	10.29	120
SAH1	Vicarage Farm, Main Road (Harwich and Dovercourt)	Housing	4.41	150
SAH8	Land east of Amerells Road (Little Clacton)	Housing	4.58	100
SAH9	Land south of Clacton Road (St Osyth)	Housing	7.27	100
SAH11	Land North of Lifehouse Spa & Hotel (Thorpe-le-Soken)	Housing	6.09	110
SAH10	Land south of Colchester Road (Thorpe-le-Soken)	Housing	7.92	150

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield
Medium Site Allocations ('MSA' sites)				
MSA7	Land south-west of Colchester Main Road (Alresford)	Housing	3.96	40
MSA8	Land adj Village Hall, Harwich Road (Beaumont)	Housing	0.98	20
MSA9	Land south of Windmill Road and east of Straight Road (Bradfield)	Housing	4.98	100
MSA5	Brightlingsea Telephone Exchange, 16 New Street (Brightlingsea)	Housing	0.09	15
MSA6	Land at Pannell Place (Brightlingsea)	Housing	1.24	10
MSA2	Land adjacent Branscombe Close (Frinton)	Housing	2.18	40
MSA10	Land south of Weeley Road (Great Bentley)	Housing	5.41	80
MSA21	Land east of Heckfords Road (Great Bentley)	Housing	4.1	80
MSA11	Land west of Parsons Hill (Great Bromley)	Housing	2.26	15
MSA12	Land south of Hall Road (Great Bromley)	Housing	1.3	10
MSA13	Land west of Main Road (Great Holland)	Housing	1.77	10
MSA14	Land east of Kirby Road (Great	Housing	1.38	10

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield
	Holland)			
MSA15	Land north east of Wix Road (Great Oakley)	Housing	4.33	50
MSA16	Land south of Orchard Close (Great Oakley)	Housing	2.46	50
MSA1	Durite Works, Valley Road (Harwich and Dovercourt)	Housing	2.8	82
MSA17	Land north of Walton Road (Kirby-le-Soken)	Housing	0.86	10
MSA18	Land north of Kirby-le-Soken Evangelical Church (Kirby-le-Soken)	Housing	2.07	20
MSA19	Land west of Manningtree Road (Little Bentley)	Housing	0.66	12
MSA20	Land south of Shop Road (Little Bromley)	Housing	0.9	17
MSA3	Affinity Water, Mill Hill (Manningtree, Mistley and Lawford)	Housing	2.13	80
MSA4	Crisp Malting, School Lane, Mistley (Manningtree, Mistley and Lawford)	Housing	1.89	80
MSA22	Haulage Depot, Heath Road (Tendring Village)	Housing	0.77	10
MSA23	Land at Avocet Place (Thorrington)	Housing	4.18	60
MSA24	Land east of Bentley Road (Weeley Heath)	Housing	4.75	60

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield
MSA25	Land south of Mill Lane (Weeley Heath)	Housing	1.37	17
MSA26	Land south of Colchester Road (Wix)	Housing	1.16	20
MSA27	Abbey Bottom Farm (Wix)	Housing	1.78	20
MSA28	Land North of Rectory Road (Wrabness)	Housing	2.15	30
Strategic Allocations for Employment (SAE sites) and other employment allocations				
SAE3	Collierswood Farm, Land North of the A120	Employment	77.99	N/A
Site 146	Land North of A120 (Harwich)	Employment	5.33	N/A
Site 62	Weeley Car Boot site, Land to the North of Colchester Rd (Weeley)	Employment	2.03	N/A

The tables below show the impacts highlighted in the detailed assessment of the allocated sites. The impacts are based on the submitted red-line boundary of each site, and assessments have been undertaken on a level playing field with a consistent use of quantitative and qualitative information, including assumptions. Detailed assessment of the allocated and non-allocated reasonable alternative sites is included within Annex C to this Report.

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Table 8: Assessment Summary – Allocated Sites (SAMU Sites)

ISA Obj.	Sub criteria	Site reference				
		SAMU 8	SAMU 5	SAMU 9	SAMU 7	SAMU 6
1)	Housing supply	++	++	++	+	++
	Type and tenure	?/+	?/+	?/+	?/+	?/+
2)	Employment land	++/+	++/+	++/+	?/+	++/+
	Regeneration	+	+	+	++	?/+
3)	Distance to centres	- -	?/-	- -	++	- -
	Distance to public transport	++	++	++	++	++
4)	Distance to GP services	- -	-	- -	++	- -
	Distance to primary school	-/- -	+	-/- -	++	++
5)	Brownfield land	-	-	-	+	-
	Contaminated land	?	?	+	?/+	?
6)	Wildlife designations	0/?	?	0/?	?/-	0/?

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ISA Obj.	Sub criteria	Site reference				
		SAMU 8	SAMU 5	SAMU 9	SAMU 7	SAMU 6
	Biodiversity features	-	?/-	-	?/-	0
7)	BNG	+	+	+	+	+
8)	Designated assets	- -/-/?	-/?	- -/-/?	-/?	0/?
	Non-designated assets	?	?	?	?	0
9)	Landscape character	0/?	-/?	0/?	?	0/?
	Landscape features	- -	?/-	- -	0	?
10)	Groundwater	?	0	?	?	0
	Surface water	0	0	0	0	0
11)	Air quality	0	0	0	0	0
12)	ALC / BMV	- -/-	-	-/?	+	?
13)	Renewable energy	0/?	0/?	0/?	0/?	0/?

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ISA Obj.	Sub criteria	Site reference				
		SAMU 8	SAMU 5	SAMU 9	SAMU 7	SAMU 6
14)	Fluvial flood risk	0/- -	0	0/- -	-	0/?
	Surface water flood risk	?/-	0/-	?/-	?/-	0

Table 9: Assessment Summary – Allocated Sites (SAH Sites)

ISA Obj.	Sub criteria	Site reference									
		SAH 6	SAH 4	SAH 2	SAH 3	SAH 7	SAH 1	SAH 8	SAH 9	SAH 11	SAH 10
1)	Housing supply	+	+	+	+	+	+	+	+	+	+
	Type and tenure	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+
2)	Employment land	0	0	0	0	0	0	0	0	0	0
	Regeneration	0	0	0	0	0	0	0	0	0	0

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ISA Obj.	Sub criteria	Site reference									
		SAH 6	SAH 4	SAH 2	SAH 3	SAH 7	SAH 1	SAH 8	SAH 9	SAH 11	SAH 10
3)	Distance to centres	+/++	-/- -	+/++	+	?	?	-	+	+	+
	Distance to public transport	+	+	++	++	+	++	++	++	++	++
4)	Distance to GP services	+	- -	+	+	+	-	- -	++	+	+
	Distance to primary school	?/-	-	++	+	+	++	-	++	+/++	+
5)	Brownfield land	-	-	-	-	-	-	-	-	-	-
	Contaminated land	?	?	?	?	?	?	?	?	?	?
6)	Wildlife designations	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?
	Biodiversity features	0	-	0	?/-	0	0	?/-	?/-	-	-
7)	BNG	+	?	+	+	+	?	+	+	?	?
8)	Designated assets	0/?	-/?	-/?	0/?	0/?	- -/-/?	0/?	0/?	-/?	-/?

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ISA Obj.	Sub criteria	Site reference									
		SAH 6	SAH 4	SAH 2	SAH 3	SAH 7	SAH 1	SAH 8	SAH 9	SAH 11	SAH 10
	Non-designated assets	0	0/?	0/?	0	0	0/?	0	0	?	?
9)	Landscape character	0/?	-/?	?	-/?	0/?	0/?	0/?	?	0/?	0/?
	Landscape features	?	?/-	?	?	?	0	?	?	-	-/?
10)	Groundwater	?	0	0	0	0	0	0	0	0	0
	Surface water	0	0	0	0	0	0	0	0	0	0
11)	Air quality	0	0	0	0	0	0	0	0	0	0
12)	ALC / BMV	-	-	-	-	-	?	-	?	?	?
13)	Renewable energy	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?
14)	Fluvial flood risk	0	- -/?	0	0	0/?	0	0	0	0	0
	Surface water flood risk	0	?/-	0/?/-	0	?/0	0	0	?	0	0

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Table 10: Assessment Summary – Allocated Sites (MSA Sites 1/2)

ISA Obj.	Sub criteria	Site reference (MSA…)													
		7	8	9	5	6	2	10	21	11	12	13	14	15	16
1)	Housing supply	+	+/?	+/?	+	+	+	+	+	+/?	+/?	+/?	+/?	+/?	+/?
	Type and tenure	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+
2)	Employment land	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Regeneration	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3)	Distance to centres	+	- -	- -	++	+/++	+	?	?	- -	- -	-/- -	-	- -	- -
	Distance to public transport	+	++	+	++	++	++	+	+	++	++	++	++	++	++
4)	Distance to GP services	+	- -	- -	++	-	+	+	+	- -	- -	-/- -	-	++	++
	Distance to primary school	-	- -	+	++	-	++	+	+	++	++	-/- -	-	++	++
5)	Brownfield land	-	-	-	+	-	-	-	-	-	-	-	-	-	-
	Contaminated land	?	?	?	+/?	?	?	?	?	?	?	?	?	?	?

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ISA Obj.	Sub criteria	Site reference (MSA…)													
		7	8	9	5	6	2	10	21	11	12	13	14	15	16
6)	Wildlife designations	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?
	Biodiversity features	0	0	0	0	0	0	0	?/-	0	0	0	0	0	0
7)	BNG	+	+	+	+	+	+	+	+	+	+	+	+	+	+
8)	Designated assets	0/?	0/?	0/?	-/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?
	Non-designated assets	0	0	0	?	0	0	0/?	0	?	0	0/?	0	0	0
9)	Landscape character	0/?	0/?	0/?	0	-/?	0/?	0/?	0/?	0/?	0/?	0	0/?	?	-/?
	Landscape features	?	?	?	0	?/-	?	?	?	?/-	?	0/?	?	?	?
10)	Groundwater	?	0	?	0	0	0	0	?	?	?	0	0	0	0
	Surface water	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11)	Air quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12)	ALC / BMV	-	-	-	+	-	?	-	-	?	- -	?	?	?	-

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ISA Obj.	Sub criteria	Site reference (MSA…)													
		7	8	9	5	6	2	10	21	11	12	13	14	15	16
13)	Renewable energy	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?
14)	Fluvial flood risk	0	0	0	0	0	0	-/?	0	0/- -	0	0	0	0	0
	Surface water flood risk	0/?	0	?	0	0	0	?	0	?/-	0	?/-	?/-	0	0

Table 11: Assessment Summary – Allocated Sites (MSA Sites 2/2)

ISA Obj.	Sub criteria	Site reference (MSA…)													
		1	17	18	19	20	3	4	22	23	24	25	26	27	28
1)	Housing supply	+	+/?	+/?	+/?	+/?	+	+	+/?	+/?	+/?	+/?	+/?	+/?	+/?
	Type and tenure	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+
2)	Employment land	?	0	0	0	0	?/-	?	0	0	0	0	0	0	0
	Regeneration	?	0	0	0	0	?/-	?	0	0	0	0	0	0	0

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ISA Obj.	Sub criteria	Site reference (MSA…)													
		1	17	18	19	20	3	4	22	23	24	25	26	27	28
3)	Distance to centres	-	-	-	- -	- -	++	-	- -	- -	- -	- -	- -	- -	- -
	Distance to public transport	++	++	++	++	++	++	++	++	++	++	++	+	++	++
4)	Distance to GP services	-/- -	-	-	- -	- -	++	++	- -	- -	- -	- -	- -	- -	- -
	Distance to primary school	+	-	-	- -	- -	++	+	- -	- -	+	?/-	- -	- -	- -
5)	Brownfield land	?	-	-	-	-	+	+	+	-	-	-	-	-	-
	Contaminated land	?/+	?	?	?	?	?/+	?/+	?/+	?	?	?	?	?	?
6)	Wildlife designations	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?
	Biodiversity features	-	0	?/-	0	0	0	?/-	0	0	0	0	0	0	?/-
7)	BNG	?	+	+	+	+	+	+	+	+	+	+	+	+	+
8)	Designated assets	0/?	0/?	-/?	0/?	-/?	-/?	-/?	0/?	0/?	-/?	0/?	0/?	0/?	-/?
	Non-designated assets	0	0	?	0	?	?	?	0	0	?	0	0	0	?

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ISA Obj.	Sub criteria	Site reference (MSA…)													
		1	17	18	19	20	3	4	22	23	24	25	26	27	28
9)	Landscape character	0/?	-/?	-/?	0/?	0/?	0	?	0/?	0/?	0/?	0/?	0/?	0/?	0/?
	Landscape features	?/-	?	?	?	?	0	0	-	?	?	?	?	?	?
10)	Groundwater	0	0	0	?	?	?	?	?	0	0	0	0	0	0
	Surface water	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11)	Air quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12)	ALC / BMV	+	?	?	-	-/- -	+	+	+	?	?	-	?	?	?/-
13)	Renewable energy	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?
14)	Fluvial flood risk	0	0	0	0	0	0	0/-	0	0	0	0	0	?/- -	0
	Surface water flood risk	?/-	0	-	?/-	?/-	?/-	?/-	0	?/-	0	0	0	?/-	?/-

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Table 12: Assessment Summary – Allocated Sites (SAE / Employment sites)

ISA Obj.	Sub criteria	Site reference		
		SAE3	Site 146	Site 62
1)	Housing supply	0	0	0
	Type and tenure	0	0	0
2)	Employment land	++	++	++
	Regeneration	+	+	+
3)	Distance to centres	- -	-	- -
	Distance to public transport	-	?	++
4)	Distance to GP services	0	0	0
	Distance to primary school	0	0	0
5)	Brownfield land	-	-	-
	Contaminated land	?	?	?

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ISA Obj.	Sub criteria	Site reference		
		SAE3	Site 146	Site 62
6)	Wildlife designations	0/?	0/?	0/?
	Biodiversity features	?/-	0	0
7)	BNG	+	+	+
8)	Designated assets	-/?	0/?	0/?
	Non-designated assets	0	0	0
9)	Landscape character	0/?	0/?	0/?
	Landscape features	-	?/-	-
10)	Groundwater	?	0	0
	Surface water	0	0	0
11)	Air quality	0	0	0
12)	ALC / BMV	- -	?	?

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ISA Obj.	Sub criteria	Site reference		
		SAE3	Site 146	Site 62
13)	Renewable energy	0/?	0/?	0/?
14)	Fluvial flood risk	0	- -	0
	Surface water flood risk	0/-	?/-	?/0

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5.4 Summary of the Plan Review Allocations' Potential Significant Effects

This section analyses the significant effects identified within the detailed site assessments of the allocated sites, and which are summarised in the above tables. The section focuses on those negative effects that are assessed at this stage.

5.4.1 Potential negative effects regarding: Distances / Access to Services

In a number of cases, various site allocations are distanced from Town, Village, or Neighbourhood Centres, and also GP services, and Primary Schools. This is considered an inevitable effect of allocating sites that are peripheral to existing settlements. It should be acknowledged however that in nearly all instances, aside from the allocated Garden Villages in Hare Green and Horsley Cross, the allocated sites are adjoining existing settlement boundaries. This is in conformity to the Council's site selection criteria, which includes that those candidate sites that are clearly remote and disconnected from existing settlements, services, and infrastructure did not progress for consideration as reasonable alternatives.

It can be considered in regard to mitigation that the Local Plan, and planning more widely, cannot influence market factors, such as the provision of shops, or the delivery of services such as GP services. The large scale allocations within the Plan, including the Garden Village allocations, can ensure the provision of new Primary Schools where dwelling thresholds are met, and the premises for GP services and those within local centres.

In regard to transport impacts more widely, these are discussed in the assessment of cumulative effects within this ISA Report.

5.4.1.1 Suggested mitigation

No mitigation measures are highlighted at this stage. It is considered that the Plan's adopted and amended (as proposed) Policy framework can adequately ensure that access to services is achievable of all allocations.

5.4.2 Potential negative effects regarding: Flood Risk

In a small number of instances, site allocations are within areas with a chance of fluvial flood risk. In regard to site MSA27 in Wix, the site is predominantly within FRZ1, however access to the site via Harwich Road would be within an area of FRZ3 associated with a watercourse. Site SAH4 in Brightlingsea is also predominantly within FRZ1, however the northern part includes significant areas of land within FRZ3.

Employment Site 146 (Land North of the A120 Harwich Road) is entirely within FRZ3. Pending the findings of any flood risk assessment and the application of sequential testing, it may be that the employment development type is limited to a water compatible or a 'less vulnerable' use.

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5.4.2.1 Suggested mitigation

Adopted Local Plan policy additionally exists to ensure that flood risk matters would similarly be suitably considered at the planning application stage. Nevertheless it is recommended that suitable evidence at the Plan level is forthcoming to apply sequential testing and where necessary identify suitable mitigation on a case by case basis that can be included within any allocation specific policies.

5.4.3 Potential negative effects regarding: Heritage Assets and Landscape

Three of the allocated sites have been identified as having the potential for an impact on the significance of a designated asset or its setting that warrants the identification of significant effects in this ISA.

Site SAH1 is assessed as having the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building within the red line boundary of the site, presumably where access would be required via Ramsey Road.

Site SAMU9 (the proposed Garden Village in Horsley Cross) has been assessed as having the potential for significant effects on designated assets and landscape. This is due to the presence of four Listed Buildings within the red line boundary of the site, the presence of a Protected Lane in the site's eastern part, and the proposal leading to the merging / coalescence of the small settlements of Horsley Cross and Horsleycross Street.

Site SAMU8 (the Garden Village proposal in Hare Green) is similarly considered to have the potential for an impact on the significance of a designated asset or its setting, due to the presence of seven Listed Buildings within the red line boundary of the site. Development could also subsume the settlement of Frating (which has a settlement boundary) and may lead to the merging of Frating with the small settlements of Balls Green and Hare Green (which do not have settlement boundaries).

In the case of these two proposed Garden Villages, the heightened potential for mitigation should be acknowledged at this stage. This is due both to the size of the sites, and the emergence of Masterplan SPDs post-adoption of the Local Plan Review. This will enable further public consultation on the schemes of both sites as they emerge, which can be expected to include mitigation for environmental effects.

Nevertheless, in all of the above cases, uncertainty surrounding the significance of the impacts is also highlighted at this stage.

5.4.3.1 Suggested mitigation

Mitigation of the above effects and even the possibility of enhancement of assets where possible, would only be fully understood at the stage where a detailed scheme is proposed. At this strategic stage, it is considered that the Plan Review's Policy Framework will ensure that any impacts are fully understood at that stage. Nevertheless, it is recommended at this stage that more detailed Heritage Impact Assessments are undertaken to justify the

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allocations and more broadly that further evidence is commissioned to influence site selection. At the time of writing it is understood that this evidence has been commissioned, and the findings will be factored into the ISA when available.

5.4.4 Potential negative effects regarding: Soil Quality

Sites MSA12, MSA20, and SAE3 are all assessed as having the potential for the loss of Grade 1 (excellent) agricultural land. The majority, but not all, of site SAMU8 also contains Grade 1 agricultural land. Grade 1 agricultural land is the best and most versatile land in the District and also nationwide.

It should be considered that the land in question for all the above sites has been submitted for consideration for alternative (i.e. non-agricultural) uses and that there is no guarantee that Grade 1 agricultural land is used for agricultural purposes. In the case of the proposed Garden Village site SAMU8, it is possible that some of the land that is Grade 1 could be avoided as part of open space or green infrastructure requirements.

5.4.4.1 Suggested mitigation

Development of Grade 1 agricultural land would likely lead to its permanent loss, which cannot be mitigated.

5.4.5 Potential negative effects regarding: Habitats sites

The assessment of sites in this ISA has been undertaken on the basis that both preferred allocations and reasonable alternatives need to be appraised on a level playing field. Therefore, the effects of Habitats sites for all options have been assessed with ‘uncertainty’ due to the evidence base document that is best placed to make appropriate judgements, the Habitats Regulations Assessment (HRA), only assessing the Preferred Options.

Detailed impacts of the allocations are identified within the HRA. That assessment raises that there will likely be significant negative effects resulting from the Plan Review. These include the in-combination effects (Likely Significant Effects) on Habitats sites from all allocations through recreational pressure on the coast. These effects are known, and the adopted Plan includes suitable Policy for mitigation in accordance with the adopted Essex Coast RAMS SPD.

Additionally however, site specific impacts are raised for impacts on Habitats sites more directly. The potential for significant effects are raised for:

- SAMU5 – The site is located immediately adjacent to Hamford Water SPA, Ramsar site and SAC. Therefore, the proposals could result in adverse impacts from impacts upon functionally linked land, disturbance during the construction and operation phase, recreational disturbance, water quality and air quality impacts.

- SAMU7 - The allocation is located within an employment area of Manningtree, which is located immediately adjacent to the Stour and Orwell Estuaries SPA and Ramsar site. Therefore, there is considered potential impacts upon the Habitats

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sites from water quality, air quality and disturbance during the construction and operation phases.

- SAH3 - The site allocation is located within 200m of Hamford Water SPA, Ramsar site and SAC. Therefore, the proposals could result in adverse impacts from impacts upon functionally linked land, disturbance during the construction and operation phase, recreational disturbance, water quality and air quality impacts.
- MSA4 - The development is located within 100m of the Stour and Orwell Estuaries SPA and Ramsar. Therefore, there is considered potential impacts upon the Habitats sites from water quality, air quality and disturbance during the construction and operation phases.

Additionally, negative effects are highlighted for:

- SAMU6 – There is the potential for impacts upon functionally linked land within the on-site arable land.
- SAMU8 – There is the potential for impacts upon functionally linked land, as well as water quality impacts with the site adjacent to Tenpenny Brook and Bentley Brook.
- SAMU9 - There are potential impacts upon functionally linked land, as well as water quality impacts.
- SAH4 - There is the potential for impacts upon functionally linked land, as well as water quality as the site is adjacent to a Statutory Main River which feeds into the Colne Estuary.
- SAH6 – There is the potential for impacts upon functionally linked land.
- SAH9 – The site could result in impacts from adverse water quality, due its proximity to a Statutory Main River, which feeds into the Colne Estuary.
- SAH10 – There is the potential for impacts upon functionally linked land, in nearby waterbodies.
- SAH11 – There is the potential for impacts upon functionally linked land within the on-site arable land.
- MSA7 - There is the potential for impacts upon functionally linked land.
- MSA27 - The site is immediately adjacent to a Statutory Main River, which feeds into the Stour Estuary. Therefore, there is potential for impacts from adverse water quality upon the relevant Habitats sites.
- Site 161 - The proposed employment allocation includes a large area of arable land, which could provide functionally linked land for qualifying features of the Colne Estuary SPA and Ramsar and The Stour and Orwell Estuaries SPA and

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Ramsar site.

- Site 146 - The proposed employment allocation is adjacent to Ramsey Brook. Therefore, there are impact pathways which could result in water quality impact upon the Stour and Orwell Estuary SPA and Ramsar.

5.4.5.1 Suggested mitigation

It should be noted that the Habitats Regulations Assessment (2025) serves to screen the impacts of the Plan Review at this stage and does and cannot set out any mitigation measures that could be embedded into the Plan to address any of the above impacts. This will be undertaken for the Plan Review at the Regulation 19 stage through an Appropriate Assessment (AA). At that stage, the effects raised in the ISA will have to be updated.

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6. Cumulative, Synergistic and Transboundary Effects

6.1 Cumulative and Synergistic Effects

6.1.1 Social Effects

The Plan Review's policies can be seen to offer social benefits through enhancements to policies surrounding public transport and active travel, open space provision, and indirectly those associated with biodiversity net gain.

It can however be expected that with more growth proposed in the District, the demand on social infrastructure is a concern for existing communities. This section explores the cumulative effects of the Plan Review within the remit of the Local Plan and planning in general. It should be noted that at this Regulation 18 Preferred Options stage, extensive consultation will be undertaken on the Plan Review's proposals with a wide range of service providers and that effects may be subject to change in future iterations of the ISA.

6.1.1.1 Transport Impacts

The Preferred Options Local Plan Transport Evidence – Assessment Case (2025) report undertaken by Essex Highways concludes that several locations have been identified as experiencing unacceptable levels of congestion in comparison to the 'Reference Case' model (i.e. without the newly proposed allocations of the Plan Review) notably at:

- A12 Junction 29
- Harwich Road approach to the A120
- A133/ Colchester Road roundabout
- A137 in Manningtree
- Colchester Road and Elmstead Road approaches to the A133.

The report further concludes that sustainable transport measures partially contribute to a reduction in level of effects. These are discussed in more detail in the Tendring Local Plan Review Sustainable Travel Assessment (2025) which concludes that:

- The Horsley Cross Garden Village would require significant investment in sustainable transport without any rail or high frequency bus network, and that a rapid bus connection would be required;
- The Hare Green Garden Village site is located in a location with reasonable sustainable travel options, with proximity to Great Bentley Rail Station; and
- Site allocations of 300 homes or less are deemed unlikely to have a significant

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impact on the highway network however there is the opportunity for greater connectivity to existing bus links and walking and cycling connections to amenities. It adds however that it is unlikely that these developments with generate enough revenue to develop these connections in their entirety so additional funding will be required to realise the sustainable intentions of these developments.

With the above considered highway mitigation measures to alleviate congestion to acceptable levels at these locations will be required. The Preferred Options Local Plan Transport Evidence – Assessment Case (2025) report adds that these measures will be identified and assessed in an updated assessment at the Plan Review's Regulation 19 stage.

Negative cumulative effects are highlighted in regard to the transport effects of the Plan Review at this stage and in lieu of the aforementioned mitigation measures that will be refined and developed to accompany the Plan at the Regulation 19 stage. This is considered an appropriate stage to identify such effects as at this Regulation 18 stage as the allocations may change as a result of the Plan Review's public consultation.

Nevertheless, it can be expected that mitigation measures will be forthcoming on a site-by-site basis through the Plan Review's amendments to Policy CP2. The Policy is proposed to be amended to reflect that the improvements to the transport network required for the new strategic development allocations within the Plan are to be secured, as necessary, through planning conditions, legal agreements and/or through Community Infrastructure Levy (CIL) as required. Further requirements include that planning applications for new major development likely to have significant transport implications (i.e. are above 50 dwellings) will require a vision-led Transport Statement or, where appropriate, a Transport Assessment. These assessments will identify the sustainable transport measures that will be required to ensure that the site is accessible by a choice of modes other than the private car, and should also assess the residual impact of the development traffic on the highway network, including identifying appropriate mitigation to ensure there is no detrimental impact on the safety and capacity of the highway network.

6.1.1.2 School Capacities

The Garden Village allocations and those strategic allocations at Harwich and Dovercourt have requirements for new primary schools to be provided, and in the case of Policy SAM9 at Horsley Cross a new secondary school. These new communities can therefore be expected to be self-sustainable in their need for supporting education infrastructure.

The Essex County Council Developers' Guide to Infrastructure Contributions (2024) sets out that the primary school yield from qualifying houses is thirty pupils per one hundred homes (0.3 per dwelling). For secondary schools, the yield (excluding 6th form students) is 20 pupils per 100 (0.2 per dwelling). The following table sets out the broad potential demand that can be expected from the remaining Plan Review's allocations (i.e. those that do not meet the dwelling threshold for new schools to be provided on-site). The demand arising from the Plan Review's new allocations is estimated at approximately 1,100 Primary School places and 730 Secondary School places.

Essex County Council's 10 Year Plan - Meeting the demand for mainstream school places in

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Essex 2025-2034 (January 2025) forecasts capacity in schools in Tendring. This is used by the Plan's Infrastructure Delivery Plan (2025) to calculate that the Plan's new allocations (minus those required to provide schools on-site) cannot be met by existing forecast Primary School capacity in any of the cluster areas of the District except the south (Clacton) which is not proposed to experience much additional growth in the Plan Review. Particularly negative effects are identified within the west[2] and central[3] areas.

There can be expected to be cumulative negative effects on school capacities as a result of growth, however it should be noted that for the majority of allocations in the Plan Review, notably those over 20 dwellings, developer contributions will be required for primary and secondary education needs, as well as Early Years and Childcare as set out in the Essex County Council Developers' Guide to Infrastructure Contributions. These contributions can be used to extend existing facilities wherever possible or provide a new facility.

6.1.2 Economic Effects

The Plan Review's allocation of six new sites, three employment allocations and three strategic mixed use allocations that will provide employment uses on-site, can be expected to have cumulatively significant positive economic effects. As Policy PP7 sets out, the allocations support sustainable economic growth and are in locations that offer strong connectivity, integration with housing growth, and alignment with identified growth sectors. The allocations are proposed for development in use classes B2, and B8, Eg(ii) and Eg(iii).

6.1.3 Environmental Effects

It can be expected that the potential effects arising from the majority of the Plan Review's allocations are relevant only on a site-by-site basis, and no cumulative effects arise from any number of allocations in unison. For instance, no two allocations affect the same heritage asset, and the spatial distribution of the sites can not be expected to have any cumulative effects on any specific landscape feature or area (pending any forthcoming specialist evidence).

Nevertheless, some cumulative effects are highlighted from the suite of allocations. These are discussed below per theme.

6.1.3.1 Habitats sites

The Plan Review's Habitats Regulations Assessment and Appropriate Assessment (2026) concludes that all allocations are within the Zone of Influence of the Essex Coast RAMS, and cumulatively all residential development resulting from them could result in adverse impacts (a Likely Significant Effect) regarding recreational disturbance. A suitable mechanism exists in the Plan and subsequent Essex Coast RAMS SPD to mitigate these in-combination effects, in the form of a tariff applicable per net new dwelling of all development to fund appropriate mitigation. Similarly all development proposals will be subject to a project-level

[2] Covering: Alresford; Thorrington; and Brightlingsea allocations

[3] Covering: Weeley Heath; Little Clacton; Thorpe-le-Soken; and Great Bentley allocations

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HRA at the application stage.

6.1.3.2 Water supply and wastewater treatment

The Tendring Water Cycle Study (2025) undertaken by AECOM identifies that, regarding domestic water consumption, the Plan area is classified as water stressed by the Environment Agency and that whilst Anglian Water have measures to maintain a surplus of supply in the long term, this will require the cumulative demand from new housing to be managed. As a result of this, the Study recommends that a 'stricter' Policy than adopted would significantly contribute to managing and maintaining a surplus of supply and be in keeping with Government plans to address water scarcity in response to the Environment Act 2021.

The Study's wastewater assessment shows that proposed allocations should be restricted to a water use of 85 litres per person per day (l/p/d) as this would significantly improve the available capacity at Water Recycling Centres (WRCs) across Tendring. WRCs recycle used water (sewage) so that it can safely return to the environment or be reused. The Study's recommendation is identified as possibly leading to a situation where no new infrastructure capacity is required to accommodate allocations in some areas. In response to these findings, the Plan includes a restriction, albeit of 100 l/p/d from new development (following recommendations from Plan's Viability Study (2025)), within Policy PPL5.

Additionally, the Study identifies that there is no (or limited) capacity in some WRCs (Manningtree, and Clacton Holland Haven) and there are no current improvement plans proposed. Although limited development is proposed in these areas as a result of the Plan Review's new allocations, the Plan's amended Policy PPL5 includes some of the requirements recommended within the Water Cycle Study across the District; those being for 'developers to undertake pre-planning engagement with Anglian Water at the earliest opportunity to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development.' Policy PPL5 requires proposals to demonstrate that adequate provision exists, or can be provided in time, for sewage disposal to a public sewer and water recycling centre (sewage treatment works).

Cumulative effects can therefore be considered broadly neutral, albeit with a degree of uncertainty, where planning permission would presumably not be granted for any development (allocations or otherwise) should adequate provision for sewage treatment not exist or not be supplied, and similarly they cannot demonstrate or supply water efficiency.

6.2 Transboundary Effects

Transboundary effects are those that can be felt outside the Plan area and off-site from individual schemes or commitments. These are explored in more detail in the following sub-sections.

6.2.1 Relationship with Neighbouring Authorities

Colchester City Council, which borders Tendring to the west, has recently prepared their own

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Regulation 18 Preferred Options Local Plan (review). Excluding the allocation of the Tendring Colchester Borders Garden Community (TCBGC), which is an allocation carried forward from both adopted Local Plans, the distribution of allocations within Colchester's Plan review directs development mainly to the urban area of Colchester, and the larger settlements of the Plan area in conformity to the settlement hierarchy (notably Tiptree, Marks Tey and Langham).

These settlements are considered distanced from the allocations included within the Tendring Local Plan Review and it is considered that there are minimal cumulative issues with the allocations of the two Plans on the majority of ISA Objectives. Furthermore, and in support of this consideration, options were omitted from Tendring's site selection process in a sifting exercise in the following areas (all in close proximity to the border of Tendring and Colchester):

- Within or very close to the Tendring–Colchester Borders Garden Community (TCBGC) Area;
- The edge of Ardleigh (areas between the TCBGC and Ardleigh); and
- The edge of Elmstead (areas between the TCBGC and Elmstead).

Nevertheless, effects from growth from the two authority areas is likely to have significant negative effects on Habitats sites on the Essex Coast; effects identified in both adopted Local Plans in-combination and mirrored at this stage through the findings of the HRA. As previously mentioned however, a suitable mechanism exists in both Plans and subsequent Essex Coast RAMS SPD to mitigate these in-combination effects, and this is due to for revision in 2026 to factor in the higher growth needs of all relevant Essex districts.

Regarding transport impacts, there can be expected to be negative effects of growth in Tendring experienced within Colchester; Tendring is a peninsular and all westbound journeys are directed through the Colchester administrative area, and the proposed allocations of Hare Green Garden Village and Horsley Cross Garden Village are both located on the A120. Furthermore, the urban area of Colchester represents the largest settlement in the broader area with a large range of services and jobs and with a strong sphere of influence in regard to retail and leisure opportunities. The identifies the potential for negative impacts regarding congestion within Colchester at 'Greenstead Roundabout, Colne Causeway & Clingoe Hill' and 'A12 Junction 29 / A120 (eastern)' as a result of the Plan Review's allocations without suitable mitigation.

6.2.2 Infrastructure Projects / Schemes

A number of Nationally Significant Infrastructure Projects (NSIPs) are proposed in the region that extend within Tendring or are otherwise off the Tendring coast. The effects through construction or operation are not fully known at this stage, however the potential for negative effects on a range of social and environmental objectives is raised cautiously at this stage, as are any benefits to local communities in regard to job creation or net gains required through mitigation or off-setting. These NSIPs are summarised in the sub-sections below.

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6.2.2.1 Five Estuaries & North Falls Wind Farms

These NSIPs are an extension to the existing wind farm approximately 35km off the Tendring coast. They involve a new array of turbines plus links to landfall at a point between Clacton and Frinton. This area is not known at this time but may be in the area of Holland on Sea. Similarly, the project will require the construction of a substation and an underground link to the National Grid at a location also yet to be determined.

It can be considered that there are the potential for negative cumulative effects from any such substation with new development allocations in Great Holland, potentially through construction should they be phased at similar times, however impacts are not known at this stage.

6.2.2.2 Norwich to Tilbury

This NSIP is a National Grid link from their Norwich Main substation, through Essex to Tilbury substation in Thurrock. The proposal requires a new sub-station around Ardleigh. The NSIP represents mainly overhead power lines to transmit power from the offshore developments off the Essex/Suffolk coast, plus Sizewell C, on to London.

The impacts of Norwich to Tilbury on the Plan Review's allocations are considered minimal at the strategic level, with no allocations proposed to Ardleigh. Nevertheless, the landscape implications of the NSIP can be considered likely to be negative within the Plan area.

6.2.2.3 Tarchon Energy Interconnector

Tarchon Energy is an interconnector project that will create a direct power link between Germany and Great Britain, connecting the two countries' energy markets and increasing the security and reliability of their electrical systems. The interconnector will be a combination of land and subsea cables approximately 750km in length and will allow 1.4GW of electricity to move in either direction. The implications of this NSIP are not fully known at this stage, however links are proposed to be within Tendring. The effects of this on the Plan Review's allocations are similarly unknown.

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7. The Plan's Spatial Strategy & Reasonable Alternatives at this stage

7.1 The Spatial Strategy

The Plan sets out that national policy requires the Local Plan to plan for the delivery of 1,063 new homes in Tendring every year from 2026; an increase from the 550 homes requirement in the adopted Local Plan. The Plan Review therefore needs to allocate significantly more land beyond adopted Local Plan housing allocations and sites with planning permission. In consideration of notions of spatial distribution, this will affect the spatial strategy as it is set out in the adopted Local Plan.

Consistent with the Sustainability Appraisal of the emerging neighbouring Colchester City Council Local Plan (Regulation 18 Preferred Options), all Spatial Strategy options include the Tendring Colchester Borders Garden Community, which is addressing the longer term needs of both Tendring and Colchester, since the principle for this has already been established in the adopted joint Strategic Section 1 Local Plan. As the aforementioned Sustainability Appraisal indicates, the exact amount of growth to be provided to 2042 has not been established at the point of this appraisal in either authority's administrative area, although a planning application is expected to be submitted soon and in time for the Regulation 19 stage Local Plan. However, all the spatial strategy options assessed in this Interim ISA Report have been included on the basis that 1,825 homes will be delivered on this site within the revised plan period, as well as the quanta of the other strategic allocations that are yet to come forward within the adopted Local Plan. These include those allocations in the below table.

Table 13: Adopted Local Plan Allocations carried forward (with new Local Plan Review policy references)

Previous LP reference	New LP Review reference	Address	Settlement	Hectares	Number of homes
SAMU3	SAMU3	'Oakwood Park' Land to The South of Holland Road	Clacton	48.98	900
SAMU2	SAMU2	'Hartley Gardens' Land between St. John's Road and Little Clacton Road	Clacton	162.5	1,700

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Previous LP reference	New LP Review reference	Address	Settlement	Hectares	Number of homes
MSA6	MSA30	Land off Waterworks Drive	Clacton	2.3	90
MSA8	MSA31	Land adjoining Harwich & Parkeston Football Club Main Road	Harwich	0.63	24
MSA11	MSA32	Station Yard and Former Avon Works, off Station Road	Frinton, Walton, Kirby Cross	1.17	40
SP7	SAMU1	Tendring Colchester Borders Garden Community	New Garden Community	704.53	1,825[4]
MSA1	MSA29	Land at Weeley Council Offices Thorpe Road	Weeley	0.81	24
SAMU4	SAMU4	Rouses Farm, Jaywick Lane	Clacton	43.02	95

7.2 Options considered to date

7.2.1 Constant Factors / Considerations

A number of consistent and constant factors have been made in the identification of new spatial strategy options for the Plan Review. These are considered reasonable and realistic in determining where any additional homes should be located to ease those pressures on existing settlements that are already experiencing proportionate growth within the Plan area as allocated within the adopted Local Plan or are otherwise commitments within consented

[4] In plan period (7,500 homes in total)

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planning applications or those with resolutions to permit. These factors are set out below

7.2.1.1 Growth in Harwich

Within the adopted Local Plan, Harwich, Clacton and the Tendring Colchester Borders Garden Community are each categorised as Strategic Urban Settlements. These are the largest settlements in the District and could logically be expected to accommodate the greatest levels of growth.

The Tendring Colchester Borders Garden Community is expected to deliver 7,500 new homes, Clacton has around 5,000 new homes planned, whereas Harwich is only currently expected to deliver an additional 715 new homes over the coming years.

Harwich & Dovercourt is therefore a location for significant growth in all four of the spatial strategy options with the expectation that around 2,000 new homes could be delivered in the area, capitalising on the town's existing infrastructure and economic potential, particularly with the Freeport status and port developments.

For the purposes of this ISA, this is considered a reasonable consideration, and any deviations away from this position could be considered notionally unreasonable in line with the adopted Local Plan's settlement hierarchy and distribution strategy.

7.2.1.2 Proportionate Growth

To be able to deliver the number of homes required over the extended Plan period to 2042, the Plan Review acknowledges that all areas of the District will need to accommodate a degree of new development. Larger villages with a fair range of jobs, shops, services and facilities, and access to rail services are better placed to accommodate more development than those without railway stations.

The Plan adds that in turn, medium-sized villages with less in the way of jobs, shops, services and facilities should see lower levels of development; and smaller and more remote villages might only reasonably be expected to accommodate small increases in housing. In each of the four Spatial Strategy options explored to date, development is expected across each part of the District although the scale of development varies in some settlements.

Relevant to the settlement hierarchy (and in consideration of the discounting further growth in those higher tier settlements that will already experience high levels of growth within the adopted Local Plan) a proportionate level approach to the distribution of housing growth would see a higher number of allocated homes within the medium-sized towns in the District.

For the purposes of this ISA, this is considered a reasonable consideration, and any deviations away from this position could be considered notionally unreasonable against established tenets of what is sustainable. Nevertheless, this ISA explores to some degree whether the strategy put forward within the Plan Review at his stage can be considered to support the proportionate growth of settlements.

7.2.1.3 Garden Villages

Even with what is considered to be high levels of growth in many parts of the District,

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including those allocations that can be considered suitable, achievable and available in Harwich and through the proportionate expansion of existing settlements, there is still a shortfall in the number of homes required in the Plan period. The Plan identifies that in order to deliver the Government's housing requirement for Tendring, a number of 'Garden Villages' are required. These are intended to be identified at this stage of the plan-making process, with subsequent DPDs produced that ensure that critical infrastructure can be provided within the red line boundaries identified in the Plan Review, as well as new jobs, shops and other ancillary services that are desirable for sustainable places.

Each of the four Spatial Strategy options identified by the Council at this stage include the creation of entirely new Garden Villages that could deliver around 3,200 homes in the period up to 2042 and potentially expand in the decades that follow.

The locational criteria applied by the Council is for Garden Villages to be delivered in strategically important locations on the District's transport network. The suggested locations reflect ideas that have been put forward in the past, either by the Council or by landowners and developers. The number of Garden Villages varies between options and is relative to the level of growth elsewhere in the District.

7.2.2 The Options

The Spatial Strategy Options that have been considered to date (introduced at the Issues and Options stage) are included within the table below. As can be seen from the Plan Review's allocations at this stage, the preferred option is Option B representing a central triangle of garden villages to meet residual housing needs.

Table 14: Spatial Strategy options

Option	Description
Option A - A120 and Railway Focus	In addition to significant growth at Harwich, and smaller scale development around villages across the District, this option proposes the establishment of two new Garden Villages of between 1,500 and 5,000 homes – one in the Frating/Great Bromley/Hare Green area and one at Horsely Cross, as part of an A120-focussed growth strategy delivering road connectivity improvements. Medium levels of growth are also proposed at the larger villages with a railway station, and similar levels at Frinton and Walton; Manningtree, Lawford and Mistley; and Brightlingsea.
Option B – Central Triangle of Garden	In addition to significant growth around Harwich, and smaller scale development around villages across the District, this option (like Option A) proposes two new garden villages – one at Frating/Great Bromley/Hare Green and one at Horsely Cross, as part of an A120-

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Option	Description
Villages	focussed growth strategy delivering road connectivity improvements. A further new garden village achieved through expansion at Weeley is proposed, benefitting from the village's central location in the District, with good rail and road connections, and delivering development of a scale (around 1,500 homes) that will secure new facilities the appropriate infrastructure improvements to ensure the needs of existing and future residents can be met. Villages on the Clacton railway line will experience a level of growth proportionate to their existing size, while medium levels of growth are also proposed at Frinton and Walton; Manningtree, Lawford and Mistley; and Brightlingsea.
Option C – A133/B1033 Garden Villages	In addition to significant growth around Harwich, and smaller scale development around villages across the District, this option proposes three new garden villages – one at Frating/Great Bromley/Hare Green (as per Options A and B), one at Weeley, and one at Thorpe-le-Soken, as part of an A133/B1033 focussed strategy, delivering improvements to the capacity of the A133 and a possible bypass around Thorpe. Other large villages with railway stations would experience a level of growth proportionate to their existing size, while medium levels of growth are also proposed at Frinton and Walton; Manningtree, Lawford and Mistley; and Brightlingsea.
Option D – Four Garden Villages	In addition to significant growth around Harwich, and smaller scale development around villages across the District, this option proposes four new garden villages – one at Horsley Cross, one at Frating/Great Bromley/Hare Green, one at Weeley, and one at Thorpe-le-Soken. This option combines the strategy from the previous options, promoting growth on the A120 corridor towards Harwich, and the A133/B1033 corridor towards Clacton, Frinton and Walton. Other large villages with railway stations and the medium towns of Frinton and Walton; Manningtree, Lawford and Mistley; and Brightlingsea will experience moderate levels of growth.

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7.3 Consideration of site options identified as suitable, achievable and deliverable / developable and the use of assumptions

At this stage, sites can be considered for further analysis of whether the options (A-D above) can be considered reasonable and realistic. Sites submitted for consideration have been subject to rigorous assessment by the Council; in undertaking this ISA; and also by topic / thematic specialists that have inputted into both processes. Sites have subsequently been discounted and only a selection of suitable, achievable and deliverable sites have been considered for allocation.

This process allows some assumptions to be made regarding the Spatial Strategy options, for instance whether some settlements in the settlement hierarchy would have to be receive more planned growth than others under the various option scenarios, and whether there are sufficient sites to meet the option's ideas of geographic dispersal. Any such assumptions are included within the assessment of the options in this sub-section.

7.4 Narrative regarding other notional options

7.4.1 Continuing the existing spatial strategy without Garden Villages

It can be considered that the option of not allocating Garden Villages to meet additional housing requirements is worthy of discussion, at least notionally. This notion is discussed here, with the added consideration of where growth might be directed in their absence.

The table below explores the total number of dwellings identified per settlement type from those sites that were submitted and subsequently deemed 'reasonable alternatives' for progression as genuine, realistic options for allocation.

Table 15: Consideration of suitable sites (excluding allocated Garden Villages and the Tendring Colchester Borders Garden Community)

Option	Homes in Strategic Urban Settlements	Homes in Smaller Urban Settlements	Homes in Rural Service Centres	Homes in Smaller Rural Settlements
The Plan Review's Strategy (new allocations)	1,882	1,185	880	541
Total quanta	2,782-3,981	2,717-3,260	5,102-8,056	3,857-6,081

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Option	Homes in Strategic Urban Settlements	Homes in Smaller Urban Settlements	Homes in Rural Service Centres	Homes in Smaller Rural Settlements
submitted in each settlement type from call-for-sites				
Percentage of homes allocated against total submissions that pass the Council's sieving criteria[5]	67.7% - 47.3%	43.6% - 36.4%	17.3% – 10.9%	14.3% - 8.9%
Plan Review's new allocations plus adopted Local Plan allocations carried forward	4,596	1,225	880	541

The table indicates that a higher number of homes are allocated on sites within the higher tiers of the settlement hierarchy and in accordance with the established settlement hierarchy. In addition, these homes are allocated in areas where there are a lower number of reasonable alternatives, as larger numbers of submitted options were submitted in lower tier settlements, in particular Rural Service Centres.

In the absence of Garden Villages being allocated, it can be expected that were growth directed to the most sustainable settlements, it would likely be disproportionate in those higher tier settlements. This considers not only the Plan Review's allocations but also those carried forward from the adopted Local Plan. Without the Garden Village allocations, which total approximately 4,300 homes in the plan period, urban settlements are unlikely to be able to accommodate the numbers through submitted sites, irrespective of the suitability and sustainability of those sites. In short, currently discounted sites would have to be allocated in addition to those that already are, leading to likely cumulative pressures on infrastructure and potentially significant on-site issues would have to be overcome (i.e. the reasons that have led to their rejection at this stage).

The total growth numbers in the final row of the above table allow the calculation that, without Garden Villages and the 4,300 homes the preferred strategy allocates within them, approximately 63% of new homes are allocated within urban settlements, 17% in smaller

[5] i.e. preferred site allocations plus 'reasonable alternatives' for the purposes of this ISA

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urban settlements, 12% in rural service centres, and about 7% in smaller rural settlements. If this distribution pattern were continued with the same percentages applied to the shortfall of 4,300 homes were Garden Villages not allocated, there would be a broad increase in the need for allocations in each settlement type of:

- Urban Settlements: an additional 2,709 homes (therefore a total of 7,305 homes across two settlements)
- Smaller Urban Settlements: an additional 731 homes (therefore a total of 1,956 homes across three settlements)
- Rural Service Centres: an additional 516 homes (therefore a total of 1,396 homes across five settlements)
- Smaller Rural Settlements: an additional 301 homes (therefore a total of 842 homes across 14 settlements)

To direct growth to lower tier settlements would have sustainability issues, with many sites discounted on the basis of their level of existing services, poor sustainable transport links, and impacts on character and settlement form. These reasons for rejection would have to be dismissed.

The assessment of individual reasonable site options is included within this Report, however for the purposes of exploring Spatial Strategy options, it is useful to summarise the constraints per settlement and the broad reasons for the non-selection of the reasonable alternative sites where these are consistent on a settlement basis. In summary, these reasons are included within the table below.

Table 16: Summary of constraints per settlement

Settlement / type	Constraints and broad factors limiting further growth
Urban Settlements	
Clacton	Within the adopted Local Plan, and through existing commitments, Clacton has around 5,000 new homes planned. It is therefore not considered suitable to allocate any additional sites within Clacton as part of the Local Plan Review as to do so could lead to overdevelopment.
Harwich	Of the sites considered reasonable alternatives in Harwich, only one site has not been allocated, representing 800-1,999 homes. This site (also considered elsewhere in this Report in the discussion regarding Garden Village alternatives) is not considered suitable for

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Settlement / type	Constraints and broad factors limiting further growth
	development as it is unclear whether it is available, and the land is also protected within the adopted Local Plan as a Strategic Green Gap.
Smaller Urban Settlements	
Brightlingsea	Of the sites considered reasonable alternatives in Brightlingsea, the dwelling yield amounts to between 182 and 220 homes across three sites. Irrespective of the reasons for the non-selection of these sites, which range from landscape to heritage and access issues, Brightlingsea has seen moderate growth in recent years and is considered geographically constrained, bounded by the River Colne to the southwest and Brightlingsea Creek to the southeast, with only a single road providing access in and out. Additionally, a Coastal Protection Belt (CPB) designation exists to the east, southeast, southwest, and west which further limits opportunities for future expansion, as well as public transport options being limited, with infrequent bus services and no railway connection.
Frinton, Walton and Kirby Cross	Of the sites considered reasonable alternatives in Frinton, Walton and Kirby Cross, the dwelling yield amounts to between 720 and 758 homes across four sites. The majority of this yield responds to a single site submitted for 600 homes. This site is not considered suitable for development due to issues regarding disproportionate growth, access (due to the presence of the railway line) and landscape issues. More widely, Frinton, Walton, and Kirby Cross face notable constraints on growth. The Strategic Green Gap designation between this area and Kirby-le-Soken restricts expansion in a north-western direction, preserving separation between settlements. Additionally, the railway line connecting the settlement with Thorpe-le-Soken creates a buffer that limits southward expansion and access.
Manningtree, Mistley and	Of the sites considered reasonable alternatives in Manningtree, Mistley and Lawford, the dwelling yield amounts to between 630 and 1,097 homes across four sites. A large amount of this yield responds

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Settlement / type	Constraints and broad factors limiting further growth
Lawford	to a single site submitted for 400 homes. This site is not considered suitable for development due to issues regarding disproportionate growth, and access issues. More widely, the settlements of Manningtree, Lawford, and Mistley have heritage and environmental constraints, including two sizeable Conservation Areas, a significant number of listed buildings, and the River Stour with its floodplain to the north. This is considered to limit opportunities for sensitive, coherent, and sustainable growth.
Rural Service Centres	
Alresford	Of the sites considered reasonable alternatives in Alresford, the dwelling yield amounts to between 270 and 410 homes across three sites. Irrespective of the suitability of these sites, the village of Alresford has seen substantial growth in recent years, notably through two developments at Cockaynes Lane and one at St Andrews Close. It is considered that should further development be proposed there could be issues regarding the character of the settlement and the surrounding countryside.
Great Bentley	Of the sites considered reasonable alternatives in Great Bentley, the dwelling yield amounts to between 610 and 1,229 homes across nine sites. Irrespective of the suitability of these sites, over the past 5–10 years, Great Bentley has experienced substantial growth, predominantly concentrated to the north and north-east, with some expansion to the north-west.
Little Clacton	Of the sites considered reasonable alternatives in Little Clacton, the dwelling yield amounts to between 1,882 and 2,431 homes across 15 sites. Two of these sites amount to yields of 400 homes each. Of these two sites one is expected to come forward off plan (and is subject to a planning application) and the other falls entirely with a designated Strategic Green Gap.

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Settlement / type	Constraints and broad factors limiting further growth
	In consideration of other submitted sites, these have been rejected on the basis of their individual constraints, which range from detachment (being distanced from the settlement's settlement boundaries), coalescence issues, incoherence with the existing built form, and landscape harm.
St Osyth	Of the sites considered reasonable alternatives in St Osyth, the dwelling yield amounts to between 200 and 600 homes across a single site with two area options. Both options for the site have been rejected as the site is located adjacent to a settlement (Point Clear) that is not within the settlement hierarchy and would represent its significant expansion. Additionally, St Osyth is considered constrained by physical, environmental, and infrastructure-related limitations.
Thorpe-le-Soken / Thorpe Station and Maltings	Of the sites considered reasonable alternatives in Thorpe-le-Soken / Thorpe Station and Maltings, the dwelling yield amounts to between 1,060 and 2,046 homes across 14 sites. A large amount of this yield responds to a single site submitted for 300-799 homes. This site is not considered suitable for development due to it being too remote from the settlement of Thorpe-le-Soken and being generally poorly related to existing services. More widely, Thorpe-le-Soken has recently seen expansion primarily to the northeast, particularly south of Landermere Road, with smaller-scale developments emerging along Frinton Road to the east. The Council is pursuing proportionate growth that is not detached from the existing settlement. In consideration of other submitted sites, these have been rejected on the basis of their individual constraints, which range from detachment (being distanced from the settlement's settlement boundaries), landscape harm, and highways / access implications.
Smaller Rural Settlements	
Beaumont	No reasonable alternative sites were submitted in Beaumont.

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Settlement / type	Constraints and broad factors limiting further growth
Bradfield	Of the sites considered reasonable alternatives in Bradfield, the dwelling yield amounts to between 353 and 623 homes across 11 sites. Bradfield village is bounded by the Suffolk Coast and Heaths National Landscape Area located to the north of the village. In consideration of the submitted sites, these have been rejected on the basis of their individual constraints, which range from incoherence with the existing built form such as promoting ribbon development or back land development, detachment from the settlement boundary, and highways / access issues,
Great Bromley	Of the sites considered reasonable alternatives in Great Bromley, the dwelling yield amounts to between 1,290 and 1,508 homes across 5 sites. A large amount of this yield responds to a single site submitted for 1,100 homes. This site is not considered suitable for development due to it being too remote from any settlement boundaries and being generally considered an unsustainable location for the level of growth proposed.
Great Holland	Of the sites considered reasonable alternatives in Great Holland, the dwelling yield amounts to between 276 and 475 homes across 4 sites. Irrespective of the suitability of these sites, which have not been selected largely due to landscape harm, excessive development in Great Holland raises concerns about increased reliance on cars for daily activities; the settlement is constrained by its limited local services.
Great Oakley	Of the sites considered reasonable alternatives in Great Oakley, the dwelling yield amounts to between 430 and 1,128 homes across 3 sites. A large amount of this yield responds to a single site submitted for 300-799 homes. This site is not considered suitable for development due to significant landscape harm and similar harm on the character of the existing settlement.

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Settlement / type	Constraints and broad factors limiting further growth
	More widely, Great Oakley has limited access to services and is constrained by several environmental and heritage factors: to the south, the Coastal Protection Belt (CPB) restricts development, and the surrounding landscape, characterised by a steep slope descending toward the CPB, adds further sensitivity. The village also features a distinctive and historic core, designated as a Conservation Area. Opportunities for expansion are considered limited. Areas further to the east of the village core and south of Harwich Road are particularly unsuitable, as development there would cause significant landscape harm and lead to fragmentation of the settlement.
Kirby-le-Soken	Of the sites considered reasonable alternatives in Kirby-le-Soken, the dwelling yield amounts to between 50 and 138 homes across 3 sites. The settlement is constrained due to the Coastal Protection Belt designation to the north, and has a Conservation Area, Tree Preservation Orders, and a designated Strategic Green Gap to the south. Of the reasonable alternative sites submitted, these have also been discounted by their individual constraints on issues such as access, landscape harm, and detachment from the settlement boundary.
Little Bentley	No reasonable alternative sites were submitted in Little Bentley.
Little Bromley	Of the sites considered reasonable alternatives in Little Bromley, the dwelling yield amounts to between 10 and 12 homes on a single site. Little Bromley is a small, rural, and predominantly linear settlement with few services. It is considered that the alternative site could be included and broadly has similar sustainability implications as the preferred option.
Tendring Village	No reasonable alternative sites were submitted in Tendring.
Thorrington	Of the sites considered reasonable alternatives in Thorrington, the

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Settlement / type	Constraints and broad factors limiting further growth
	dwelling yield amounts to between 110 and 286 homes across 5 sites. Excessive development in the area is likely to lead to an increased reliance on cars for daily activities; the settlement is constrained due to its very limited services, and it is considered important to ensure that growth is proportionate. In consideration of other submitted sites, these have been rejected on the basis of their individual constraints, which range from detachment (being distanced from the settlement's settlement boundaries), incoherence with the existing built form, highways / access challenges, and landscape harm.
Weeley & Weeley Heath	Of the sites considered reasonable alternatives in Weeley and Weeley Heath, the dwelling yield amounts to between 549 and 1,007 homes across 18 sites. Weeley Heath is a small rural settlement with limited services, constrained by Weeleyhall Wood (a SSSI) to the north of the existing settlement boundary, and the A133 slightly further to the south. Little Clacton is located to the south-east of Weeley Heath – and development to the south is considered to lead to significant landscape harm, fragmentation of the settlement or coalescence between the two settlements. Weeley is a more sustainable settlement, with good transport links, including the B1441 Bypass, the A133 to the west, and a railway station to the south. Nevertheless, similar landscape issues arise in the broad area and detachment and highway access is also a constraint for many of the submitted sites.
Wix	Of the sites considered reasonable alternatives in Wix, the dwelling yield amounts to between 10 and 29 homes on a single site. The site has been rejected at this stage as it is outside the settlement boundary and is considered to have landscape implications (in so far as it would likely introduce additional layers of development in depth behind the linear pattern along Colchester Road).
Wrabness	Of the sites considered reasonable alternatives in Wrabness, the

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Settlement / type	Constraints and broad factors limiting further growth
	dwelling yield amounts to 20 homes on a single site. The site has been rejected at this stage as it is considered that development would introduce linear development to the south of Rectory Road, within an area designated as Coastal Protection Belt. There also exist uncertainties regarding access and subsequent feasibility in light of the constraints.
Little Oakley	Of the sites considered reasonable alternatives in Little Oakley, the dwelling yield amounts to between 218 and 314 homes across 7 sites. No sites are allocated in Little Oakley within the Local Plan Review as the settlement has significant constraints to growth. To the north and northwest, the Strategic Green Gap designation prevents coalescence with Dovercourt and the Coastal Protection Belt to the south restricts expansion in this broad area. Of the sites submitted for consideration within Little Oakley, these constraints apply.

As can be deduced from the reasons for rejection of reasonable alternative sites and the constraints per settlement, there are few realistic options available in any settlement that are not already allocated and that can be considered both compliant to the adopted Local Plan spatial strategy and / or its policy framework. The notional option of meeting housing needs through the expansion of existing settlements is therefore not considered a reasonable alternative.

7.4.2 Brownfield sites and urban intensification

The majority of the submitted brownfield sites that ‘passed’ the Council’s sifting criteria have been allocated; many of which are in smaller settlements where intensification is not considered appropriate in order to preserve local characteristics.

Intensification is considered only suitable within urban areas, and it can be seen that of those sites allocated within urban areas these have been done so with higher ‘dwelling per hectare’ yields than those allocations in smaller settlements. It should also be acknowledged the position that the Plan Review has taken for not allocating any more sites in Clacton (the main urban area within the District) above those allocated within the adopted Local Plan. With this in mind, few options exist for intensification outright.

Within Tier 1 of the Settlement Hierarchy only Harwich and Dovercourt exists as a reasonable option for urban intensification. Of the Plan Review’s allocations within Harwich, the following dwellings per hectare (dph) can be calculated:

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Table 17: Dwellings per hectare of the Harwich allocations (as submitted)

Site reference	Site name	Site size (ha)	Dwelling yield	Dwellings per hectare
MSA1	Durite Works, Valley Road	2.8	82	29.3
SAH1	Vicarage Farm, Main Road	4.41	150	34.0
SAMU5	Land South of Oakley Road	125.57	1,650	13.14

Irrespective of the principle of urban intensification in Harwich, the above sites are not without constraint, and these can be seen to limit opportunities for maximising dwellings per hectare on site. For MSA1, this includes the presence of Priority Habitat woodland which is required to be integrated into development. For SAH1, the presence of a Listed Building on site could lead to the need for land to mitigate any impacts. Site SAMU5 is within a sensitive landscape and requires the delivery of other supporting infrastructure as a strategic site, however intensification of some areas could be explored; either through supporting evidence at the Regulation 19 stage, or through the required masterplan process.

7.5 The assessment of the Spatial Strategy and Reasonable Alternatives

Within the assessment of the Spatial Strategy Options, it is useful to identify if any alternative Garden Village options exist under each option. Only one option has been submitted and explored through the site selection process that exists as an alternative to the Garden Village allocations proposed within the Plan Review.

Garden Villages within the Plan Review have been identified as being capable of delivering a minimum of 2,000 homes as well as the delivery of new jobs, shops, services and facilities along with infrastructure that that could benefit the wider district as a whole. A quantum of 2,000 is also the threshold for the delivery of a Primary School within the ECC Developers Guide to Infrastructure (2024) for a mixed-use development. The alternative site is included within the table below

Table 18: Reasonable Garden Village alternatives (as submitted)

Settlement	Reference	Address	Size (ha)	Dwelling capacity
Harwich and Dovercourt	CFS172	Land to West of Harwich Valley Development	41.64	800-1,999

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The reasons for the rejection of this site are given by the Council as:

- The site is in four separate ownerships, and it is currently unclear whether it is available; and
- The land is also protected within the adopted Local Plan as a Strategic Green Gap (a criterion in the Council's sifting process).

With this site established as an unreasonable alternative, no suitable, available and developable sites exist that offer the same benefits as the Garden Village options allocated within the Plan Review: being of a suitable size to accommodate dwellings, jobs, a wide range of supporting infrastructure on site, and also any on-site mitigation; and having access to the strategic road network and / or rail services.

There are therefore implications as to whether the Spatial Strategy Options explored are genuinely reasonable alternatives at this stage. It can be considered that Spatial Strategy Options C and D cannot be considered 'reasonable alternatives' as no suitable Garden Village options have been submitted at Thorpe-le-Soken.

The table below notionally assesses the relative sustainability effects of the Plan Review's Spatial Strategy option against the only other reasonable alternative at this stage: Option A.

Table 19: Assessment of the Plan Review's Spatial Strategy and Reasonable Alternatives

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Option A – A120 and Railway Focus														
S/T	++	++	+	?/-	?/-	?	?	-/?	- -/ ?	?	?	?	?	?
M/T	++	++	+	?/-	?/-	?	?	-/?	- -/ ?	?	?	?	?	?
L/T	++	++	+	?/-	?/-	?	?	-/?	- -/ ?	?	?	?	?	?
Option B – Central Triangle of Garden Villages														
S/T	++	++	+/?	?/+	?	?	?/+	-/?	- -/ ?	?	?	?	?	?

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Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
M/T	++	++	+/?	?/+	?	?	?/+	-/?	- -/ ?	?	?	?	?	?
L/T	++	++	+/?	?/+	?	?	?/+	-/?	- -/ ?	?	?	?	?	?

7.5.1 Social and Economic Effects

Both Option A and the Plan Review's Spatial Strategy would see the allocation of a Garden Village at Hare Green and Horsley Cross: the largest two Garden Village options. The key difference between Option A and the Plan Review's Spatial Strategy (resembling Option B) is approximately 900 dwellings would be required to be met across settlements along the railway corridor to meet the shortfall of the Weeley Garden Village not being allocated. These settlements are identified as Alresford, Great Bentley, Weeley, Thorpe-le-Soken, Kirby Cross, Frinton & Walton. Sites with a sufficient dwelling yield have been submitted for consideration in these settlements and therefore it can be expected that housing related objectives would be positive for both Option A and the Plan Review's Spatial Strategy in the short-long term. Should the Plan Review's employment allocations be a constant for both options, then there would likely be similar positive effects for economic objectives

Of these settlements, the Plan Review allocates 140 dwellings in Alresford, 280 dwellings in Great Bentley, 77 dwellings in Weeley, 260 dwellings in Thorpe-le-Soken, and 660 dwellings in Kirby Cross, Frinton and Walton in line with a focus on proportionate growth. It can therefore be expected that Option A would see additional allocations within these settlements above what is proportionate. This would potentially harm local development patterns as well as local characteristics. As discussed above Alresford and Great Bentley have experienced significant growth in recent years, and numerous other constraints exist within and around the railway settlements that limit their opportunities for growth. It can therefore be expected that the impacts on the local infrastructure of these settlements could be negative, without the critical mass allowing on-site benefits that the Weeley Garden Village could potentially ensure. This would also likely be more positive implications regarding the sustainable use of land.

Nevertheless, in principle, Option A would maximise the opportunity for future residents to use the rail network to travel between towns and villages. The Plan Review's strategy seeks a lower number of homes in these settlements on the railway line, with a greater number of dwellings being delivered in key locations on the strategic highway network. In comparison, Option A could be seen to offer more positive effects on sustainable transport objectives, reducing in part the impacts on the highway network that could arise from further growth on the A120 and A133. A degree of uncertainty is highlighted for the Plan's Spatial Strategy, where all three Garden Villages have good access to the strategic road network, which may prove attractive for new communities.

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7.5.2 Environmental Effects

The environmental effects of the Plan's Spatial Strategy and Option A are difficult to identify at the spatial level and without the consideration of specific sites, the permutations of which are numerous. Assumptions can be made however regarding the relative impacts of increasing allocations at the settlements mentioned above under Option A, in comparison to the allocation of land for a Garden Village at Weeley.

Great Bentley, Thorpe-le-Soken, and Frinton & Walton all contain Conservation Areas and can be considered historic settlements with defined settlement patterns as a result. The effects of increasing allocations in these settlements can therefore be considered more likely to give rise to negative effects on the historic environment as well as landscape, although a large degree of uncertainty must be raised in this assessment. Comparatively, there would be fewer effects from the Plan's Spatial Strategy, although both options can be seen to have negative impacts associated with the Garden Villages at Horsley Cross and Hare Green.

Effects regarding water supply and quality, air quality, soil quality, and flood risk are likely to be uncertain of such a strategic assessment, on the basis that they will only be known at the site level. The same is true of the objective ensuring that new development is carbon neutral. This again can only be identified of individual proposals.

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8. Conclusions and Recommendations

8.1 Whole Plan Effects by Sustainability Theme

The overall effects identified in this ISA Report are outlined within the following sub-headings, each of which corresponds to a thematic Integrated ISA Objective. The conclusions are drawn from an analysis of the individual policy, chapter / section, and site allocation appraisals within this Report, as well as the cumulative, synergistic, and temporal assessment work undertaken.

8.1.1 ISA Objective 1: Housing

Short-Medium Term Effects	Long Term Effects
Positive effects	**Significantly positive effects**

The effects of the Plan Review can be expected to have significantly positive effects regarding the delivery of a sufficient supply of homes for all, including an appropriate mix of housing types, due to housing needs being met through existing and new allocations as well as commitments and resolutions to commit to developments that are advanced within the development management process. Policy LP1 maintains a sufficient supply of deliverable sites to provide for at least five years' worth of housing plus an appropriate buffer in accordance with national policy.

Due to the expected delivery of the strategic allocations, and in many cases the requirement for them to be subject to Supplementary Planning Documents (SPDs) and masterplans, impacts are expected to be more significant in the latter stages of the Plan period in line with their expected delivery.

Changes proposed for Policy LP5 include affordable housing thresholds to be for developments of 10 dwellings or more (rather than 11 in the adopted Plan) and also for developments of over one hectare. Further amendments are proposed to include affordable housing requirements for when adjoining developments, when taken together exceed the above policy threshold. Lastly, the Policy is proposed to now include that 'in exceptional circumstances justified with case-specific evidence on viability, deliverability or lack of interest from registered providers, or where other material considerations provide, the Council may consider negotiating and agreeing a lower level of affordable housing or alternative approaches to the provision of affordable housing such as financial contributions towards off-site provision, the transfer of homes to the Council or a local housing trust at nominal cost or a combination of those approaches.' This can be seen as strengthening of the position of the corresponding adopted Local Plan policy albeit with added pragmatism that is intended to ensure that development is not stifled by viability concerns.

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8.1.2 ISA Objective 2: Economic Growth

Short-Medium Term Effects	Long Term Effects
Positive effects	**Significantly positive effects**

The Plan Review's allocation of six new sites, three employment allocations and three strategic mixed use allocations that will provide employment uses on-site.

As Policy PP7 sets out, the allocations support sustainable economic growth and are in locations that offer strong connectivity, integration with housing growth, and alignment with identified growth sectors. The allocations are proposed for development in the general industrial, storage and distribution, research and development, and industrial processes use classes (B2, B8, Eg(ii), and Eg(iii) respectively). The three solely employment allocations are earmarked for a total employment land area of 85.36 hectares, and this could be expanded by an additional 100-120 hectares with the delivery of the Garden Villages.

The Plan Review identifies that the solely employment allocations are proposed on a qualitative basis, reflecting their strategic importance rather than solely on quantitative need. As a result, the Plan Review can be expected to have significantly positive economic effects in the long term, associated with the expected delivery of strategic employment allocation SAE3 and the mixed-use Garden Village developments of SAMU8 and SAMU9.

8.1.3 ISA Objective 3: Transport

Short-Medium Term Effects	Long Term Effects
Positive and negative effects	**Positive and negative effects**

The amendments to Policy CP1 have been proposed to expand the requirements for measures to reduce car dependence. The amended Policy includes that: such improvements should be attractive; that proposals enhance connectivity to Public Rights of Way (PRoWs) and bridleways; are connected to public transport nodes; incorporate the measures of the Tendring District Cycling Action Plan, the Essex Walking Strategy 2021, and the Sunshine Coast Greenway objectives; and also recognise the health benefits of active travel. This can be seen to enhance the positive effects of the adopted Policy in regard to sustainable transport. There can be expected to be positive implications as a result of the added Policy requirements.

The Preferred Options Local Plan Transport Evidence – Assessment Case (2025) report undertaken by Essex Highways concludes that several locations have been identified as experiencing unacceptable levels of congestion in comparison to the 'Reference Case' model (i.e. without the newly proposed allocations of the Plan Review). The report further

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concludes that sustainable transport measures partially contribute to a reduction in level of effects. These are discussed in more detail in the Tendring Local Plan Review Sustainable Travel Assessment (2025) which concludes that:

- The Horsley Cross Garden Village would require significant investment in sustainable transport without any rail or high frequency bus network, and that a rapid bus connection would be required; and
- Site allocations of 300 homes or less are deemed unlikely to have a significant impact on the highway network however there is the opportunity for greater connectivity to existing bus links and walking and cycling connections to amenities. It adds however that it is unlikely that these developments with generate enough revenue to develop these connections in their entirety so additional funding will be required to realise the sustainable intentions of these developments.

With the above considered highway mitigation measures to alleviate congestion to acceptable levels at these locations will be required. The Preferred Options Local Plan Transport Evidence – Assessment Case (2025) report adds that these measures will be identified and assessed in an updated assessment at the Plan Review's Regulation 19 stage.

The potential for negative effects are highlighted in regard to the transport effects of the Plan Review at this stage and in lieu of the aforementioned mitigation measures that will be refined and developed to accompany the Plan at the Regulation 19 stage. This is considered an appropriate stage to identify such effects as at this Regulation 18 stage as the allocations may change as a result of the Plan Review's public consultation.

8.1.4 ISA Objective 4: Health and Education

Short-Medium Term Effects	Long Term Effects
Uncertain effects	**Uncertain effects**

The focus of residual housing needs being met through strategic allocations (including Garden Villages) ensures that proportionate growth can be ensured in existing settlements, consistent with the settlement hierarchy, and infrastructure pressures (such as on healthcare and school capacities) on smaller settlements are not exacerbated.

The Garden Village allocations and those strategic allocations at Harwich and Dovercourt have requirements for new primary schools to be provided, and in the case of Policy SAM9 at Horsley Cross a new secondary school. These new communities can therefore be expected to be self-sustainable in their need for supporting education infrastructure.

The Plan's Infrastructure Delivery Plan (2025) calculates that the Plan's new allocations (minus those required to provide schools on-site) cannot be met by existing forecast Primary School capacity in any of the cluster areas of the District except the south (Clacton) which is

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not proposed to experience much additional growth in the Plan Review. Particularly negative effects are identified within the west and central areas.

Overall, uncertain effects are highlighted pending further discussion with Essex County Council and healthcare service providers as part of the Regulation 18 Preferred Options consultation.

8.1.5 ISA Objective 5: Sustainable Use of Land

Short-Medium Term Effects	Long Term Effects
Positive effects	**Positive effects**

The strategic and mixed-use allocations of the Plan Review include the need for a range of infrastructure on site to enable suitable levels of self-sustainability commensurate to each allocation's size and dwelling yield.

Policy additionally sets out the mechanisms for infrastructure delivery, and the requirements for development regarding layouts, design, garden sizes, public transport connectivity and open space.

It can be expected that the sustainable use of land, as a resource, will be positive through the Plan Review's focus on strategic sites. These will be subject to further masterplanning and / or DPDs that allow the detailed considerations of forthcoming development to be plan-led. Nevertheless, it is recommended that additional work is explored to identify whether intensification of densities could be achieved on the strategic non-Garden Village allocations in more urban areas, in particular the allocation of site SAMU5 in Harwich and Dovercourt.

8.1.6 ISA Objective 6: Biodiversity

Short-Medium Term Effects	Long Term Effects
Uncertain effects	**Potentially significant negative effects**

Detailed impacts of the allocations are identified within the HRA. That assessment raises that there will likely be significant negative effects resulting from the Plan Review. These include the in-combination effects (Likely Significant Effects) on Habitats sites from all allocations through recreational pressure on the coast. These effects are known, and the adopted Plan includes suitable Policy for mitigation in accordance with the adopted Essex Coast RAMS SPD.

Additionally however, site specific impacts are raised for impacts on Habitats sites more directly. The potential for significant effects are raised for sites SAMU5, SAMU7, SAH3, and

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MSA4 due to proximity to Habitats sites or the potentially loss of or impacts on land that is 'functionally linked' to Habitats sites.

Additionally, other site allocations are located in areas that may impact on functionally linked land to a lesser degree, and others include or may otherwise impact on Priority Habitat nearby. Uncertain effects are therefore assessed of the Plan Review in the short-medium term, with the potential for significant effects in the long term in line with the delivery of the abovementioned Strategic Allocations for Mixed-Use development.

8.1.7 ISA Objective 7: BNG and Green / Blue Infrastructure

Short-Medium Term Effects	Long Term Effects
Significantly positive effects	**Significantly positive effects**

Despite the potential for negative effects on biodiversity, net gains are required and can be expected of development proposals. Policy PP4a is a new policy introduced at this stage which sets out national requirements for Biodiversity Net Gain (BNG).

For planning applications submitted to the Council on or before 31st March 2027, development proposals that qualify for BNG will be expected to deliver a minimum 10% increase in biodiversity value relative to the predevelopment biodiversity of onsite habitat (the minimum national requirement). From 1st April 2027 onwards, the Policy proposes that this requirement will be a minimum of 20%. The Policy sets out the Council's approach of supporting the setting up of 'Habitat Banks' in the District from which biodiversity units can be bought should certain criteria be adhered to. The establishment of Habitat Banks is encouraged in certain areas / locations within the District subject to applicants entering into legal agreements with Natural England. The approach is considered to have benefits in addition to on-site BNG, that is relevant to the District (which includes multiple and large coverage of wildlife designations and Habitats sites on the coast).

As the Policy sets out, it can be expected that the approach would offer potentially significant benefits through the 'creation of bigger, better and more connected habitats that are resilient, manageable and contribute effectively to the aims and objectives of the Essex Local Nature Recovery Strategy.' Significantly positive effects are identified through a more joined up approach to net gains and existing habitats.

8.1.8 ISA Objective 8: Historic Environment

Short-Medium Term Effects	Long Term Effects
Uncertain effects	**Potentially significant negative effects**

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Three of the allocated sites have been identified as having the potential for an impact on the significance of a designated asset or its setting that warrants the identification of significant effects in this ISA, sites: SAH1, SAMU9, and SAMU8. In the case of these two proposed Garden Villages, the heightened potential for mitigation should be acknowledged at this stage. This is due both to the size of the sites, and the emergence of Masterplan SPDs post-adoption of the Local Plan Review. This will enable further public consultation on the schemes of both sites as they emerge, which can be expected to include mitigation for environmental effects.

Nevertheless, in all of the above cases, uncertainty surrounding the significance of the impacts is also highlighted at this stage in the absence of detailed proposals for any of the site allocations and it is considered that the Plan Review's Policy Framework will ensure that any impacts are fully understood at the planning application stage.

It is recommended that more detailed Heritage Impact Assessments are undertaken to justify the allocations and more broadly that further evidence is commissioned to influence site selection. At the time of writing it is understood that this evidence has been commissioned, and the findings will be factored into the ISA when available.

8.1.9 ISA Objective 9: Landscapes

Short-Medium Term Effects	Long Term Effects
Uncertain effects	**Potentially significant negative effects**

The majority of the sites within the Plan Review are located on greenfield land, and Tendring contains some landscape character areas that are highly sensitive to development, including a National Landscape Area / Area of Outstanding Natural Beauty associated with the River Stour.

Site SAMU9 (the proposed Garden Village in Horsley Cross) has been assessed as having the potential for significant effects on landscape as the proposal could lead to the merging / coalescence of the small settlements of Horsley Cross and Horsleycross Street. Similarly, site SAMU8 (the Garden Village proposal in Hare Green) could also subsume the settlement of Frating (which has a settlement boundary) and may lead to the merging of Frating with the small settlements of Balls Green and Hare Green (which do not have settlement boundaries).

In the case of these two proposed Garden Villages, the heightened potential for mitigation should be acknowledged due to the size of the sites, and the emergence of Masterplan SPDs post-adoption of the Local Plan Review. This will enable further public consultation on the schemes of both sites as they emerge, which can be expected to include mitigation for environmental effects.

At the Plan level, it is recommended that further evidence is gathered regarding the landscape implications of the allocated sites (a site specific Landscape Sensitivity

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Assessment) in order to further shape allocation policies moving forward to the Regulation 19 stage.

8.1.10 ISA Objective 10: Water Quality

Short-Medium Term Effects	Long Term Effects
Uncertain / positive effects	**Uncertain / positive effects**

The Tendring Water Cycle Study (2025) identifies that, regarding domestic water consumption, the Plan area is classified as water stressed by the Environment Agency and that whilst Anglian Water have measures to maintain a surplus of supply in the long term, this will require the cumulative demand from new housing to be managed. As a result of this, the Study recommends that a 'stricter' Policy than adopted would significantly contribute to managing and maintaining a surplus of supply and be in keeping with Government plans to address water scarcity in response to the Environment Act 2021.

The Study's wastewater assessment shows that proposed allocations should be restricted to a water use of 85 litres per person per day (l/p/d) as this would significantly improve the available capacity at Water Recycling Centres (WRCs) across Tendring. In response to these findings, the Plan includes a restriction, albeit of 100 l/p/d from new development (following recommendations from Plan's Viability Study (2025)), within Policy PPL5.

Additionally, the Study identifies that there is no (or limited) capacity in some WRCs (Manningtree, and Clacton Holland Haven) and there are no current improvement plans proposed. Although limited development is proposed in these areas as a result of the Plan Review's new allocations, the Plan's amended Policy PPL5 includes some of the requirements recommended within the Water Cycle Study across the District; those being for 'developers to undertake pre-planning engagement with Anglian Water at the earliest opportunity to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development.' Policy PPL5 requires proposals to demonstrate that adequate provision exists, or can be provided in time, for sewage disposal to a public sewer and water recycling centre (sewage treatment works).

Plan level effects can therefore be considered broadly positive, albeit with a degree of uncertainty, where policy is significantly enhanced to improve water supply issues. Nevertheless, the baseline condition of the District in regard to WRC capacity and water quality in general is likely to be further stressed by increased growth.

8.1.11 ISA Objective 11: Air Quality

Short-Medium Term Effects	Long Term Effects
Uncertain effects	**Uncertain effects**

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Any increase in growth is likely to lead to increases in road transport movements and flows. Tendring does not contain any areas that are of serious concern regarding air quality such as Air Quality Management Areas (AQMAs), although a single junction (junction and mini roundabout at North Road, Clacton on Sea) is a location where air pollution levels are concerning due to congestion. No development is proposed within the Plan Review in Clacton that would exacerbate this position.

The Plan Review, through an amended Policy CP1 Sustainable Transport and Active Travel, sets out numerous new criteria for new developments to adhere to, not limited to proposals for safe walking and cycling routes and enhanced connectivity to reduce private car use and reduce associated emissions. Additionally strategic and mixed-use allocations of the Plan Review include the need for a range of infrastructure on site to enable suitable levels of self-sustainability commensurate to each allocation's size and dwelling yield including sustainable transport measures. Overall, uncertain impacts on air quality are raised at this stage.

8.1.12 ISA Objective 12: Soils and Agricultural Land

Short-Medium Term Effects	Long Term Effects
Negative effects	**Negative effects**

Development of Grade 1 agricultural land would likely lead to its permanent loss, which cannot be mitigated. Sites MSA12, MSA20, and SAE3 are all assessed as having the potential for the loss of Grade 1 (excellent) agricultural land. The majority, but not all, of site SAMU8 also contains Grade 1 agricultural land. Grade 1 agricultural land is the best and most versatile land in the District and also nationwide.

Negative effects are raised within this ISA as a result, although it should be considered that the land in question for all the above sites has been submitted for consideration for alternative (i.e. non-agricultural) uses and that there is no guarantee that Grade 1 agricultural land is used for agricultural purposes. In the case of the proposed Garden Village site SAMU8, it is possible that some of the land that is Grade 1 could be avoided as part of open space or green infrastructure requirements.

8.1.13 ISA Objective 13: Renewable Energy / Energy Efficiency

Short-Medium Term Effects	Long Term Effects
Positive effects	Positive effects

The Plan Review amends the policies of the adopted Local Plan regarding climate change.

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The Plan's policy framework now includes dedicated policies regarding operational energy and carbon (net zero) in homes and buildings; embodied carbon and circular economy in homes and buildings; and renewable energy installations.

These policies support proposals for renewable and low carbon energy generation and distribution networks; require development proposals to demonstrate the measures taken to minimise embodied carbon; and also require new buildings to be designed and built to be Net Zero Energy and Carbon in operation. They must also be ultra-low energy, fossil fuel free, and generate renewable energy on-site to at least match predicted annual energy use.

It can be expected therefore that positive effects on renewable energy and energy efficiency, relative to individual developments, would be positive as a result of the Plan Review.

8.1.14 ISA Objective 14: Flood Risk

Short-Medium Term Effects	Long Term Effects
Uncertain effects	**Uncertain effects**

The Plan Review can be seen to ensure the delivery of Sustainable Drainage Systems, water quality mitigation, and biodiversity enhancements through a range of relevant policies. Policy PPL1 is proposed for an amendment that includes additional wording surrounding the application of the 'sequential test' for flooding, which includes that 'the area for this test will relate to the catchment area of the development proposed and should always be appropriate in nature and scale. Usually, this area will not extend beyond the town, city or local villages it relates to. Alternative sites could be two or more sites and do not need to be owned by the applicant.' No additional positive implications are assessed above those identified in the SA of the adopted Local Plan, as the purpose of the amendment is considered to offer clarity to developers rather than seek additional requirements from them.

In a small number of instances, site allocations are within areas with a chance of fluvial flood risk and more have small parcels of land within them that are of a high chance of surface water flood risk. In all instances, these constraints are recognised on site and mitigation required as set out in their corresponding site allocation policy. Overall, uncertain effects are raised at this stage. It should be noted that at the time of writing additional evidence regarding flood risk is being prepared for the Plan and will be factored into this ISA at the Regulation 19 stage.

8.2 Recommendations and Mitigation

Much of the Local Plan is not proposed for amendment and has been previously subject to Sustainability Appraisal, with recommendations included throughout that process. At this Plan Review stage, iterative working has been undertaken by the authors of this ISA Report and the Council in preparing the Plan Review, enabling effects to be known and some mitigation / recommendations embedded at an early stage.

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Despite this, a number of recommendations are made at this stage to enable the uncertain or 'potential' impacts highlighted in this Report to be fully understood. The recommendations are:

- It is recommended that additional evidence regarding flood risk is commissioned in regard to the site allocations and options to apply sequential testing and where necessary identify suitable mitigation on a case by case basis (this is being prepared for the Plan and will be factored into this ISA at the Regulation 19 stage).
- It is recommended that further evidence is gathered regarding the landscape implications of the allocated sites (a site specific Landscape Sensitivity Assessment) in order to further shape allocation policies moving forward to the Regulation 19 stage.
- It is recommended that detailed Heritage Impact Assessments are undertaken to justify the allocations and more broadly that further evidence is commissioned to influence site selection (at the time of writing it is understood that this evidence has been commissioned, and the findings will be factored into the ISA at the Regulation 19 stage).
- Related to the historic environment and heritage assets, it could be considered that the potential for enhancements (rather than just preservation) should be included within Policy SAH10 and Policy SAH11, consistent with other site allocation policies.
- It is recommended that additional work is explored to identify whether intensification of densities could be achieved on the strategic non-Garden Village allocations in more urban areas, in particular the allocation of site SAMU5 in Harwich and Dovercourt.

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9. Next Steps

9.1 Consultation

This Interim Report will be subject to public consultation. There are three statutory consultees that are required to be consulted for all Sustainability Appraisal and Strategic Environmental Assessment documents. These are:

- The Environment Agency;
- Natural England; and
- Historic England.

Comments will be invited from the three consultees, the public and any interested parties and stakeholders.

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Appendix 1: Health Impact Assessment

Screening Health Impacts

There is no statutory duty in place to undertake a HIA as part of undertaking a Local Plan, however the policies and allocations identified within the Plan Review may have the potential to impact on health, which could be a cause for concern amongst members of the public. HIA can have a strong role in the plan-making process, as well as for allocations within the Plan Review.

This Appendix:

- Screens the Plan area to determine if the Plan is likely to result in health impacts, paying specific mind to any local inequality issues;
- Provides recommendations throughout the decision making process, allowing for responses to be made to any issues that are raised;
- Seeks to maximise positive impacts, while minimising the negative impacts of the Plan.

Health & Wellbeing Baseline Profile

The following baseline is considered relevant to the remit of the LTP4 and the scope of this HIA:

Quality of Local Environment / Existing Communities

- Accessible local greenspace is an important contributor to good health. It not only provides a daily experience of wildlife but contact with nature boosts people's physical and mental health.
- Natural England has devised the Accessible Natural Greenspace Standard (ANGSt), which sets out the minimum amount of accessible natural greenspace that any household should be within reach of. Tendring has the highest proportion of households without access to natural greenspace in Greater Essex at 59%. Less than 1% of households in Tendring meet all of their Accessible Natural Greenspace requirements.

New Development Planning & Improving the Local Environment

- Green infrastructure is essential in new developments, including sustainable urban drainage systems. Development should also design for future climate events, incorporating resilience to changing weather conditions and more frequent extreme weather events.

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- Healthy Streets, Liveable Neighbourhoods and Walkable Neighbourhoods are planning approaches that can be developed in both new and existing communities.
- The provision of active travel routes and mobility hubs will help tackle the issue of car dependency and enhance last mile travel.
- There has been an increased frequency of extreme weather events. Significant parts of Essex including Tendring at long term risk from flooding, from surface water, or from rivers and seas
- New developments are best placed to adapt through the use of green infrastructure and SuDS, however existing communities need to be considered too, and how elements such as shading, cover and protection can be retrospectively included in their layouts.

Human Health and Deprivation

- Health deprivation correlates with life expectancy and TRSE Health Risk levels. Tendring is the most health deprived district in Greater Essex. Of all the Local Authority areas in Greater Essex life expectancy is lowest in Tendring for both males (78.17) and females (82.02).
- Tendring and Basildon are the two most overall deprived Local Authority areas in Greater Essex, and both have more Lower Super Output Areas (LSOAs) that are deprived than the average for England and Wales.
- Sport England's Active Lives Survey collects data on the engagement in, and attitudes to, sport and physical activity. Activity is explored as:

    1. Active for at least 150 minutes a week (adults)
    2. Active for an average of 60+ minutes a day (under 16s)

    Inactivity covers:

    3. Active for less than 30 minutes a week (adults)
    4. Active for less than an average of 30 minutes a day (under 16s)

- Only 53.8% of the population in Tendring participate in activity of at least 150 minutes a week. This is below the Essex average.
- Similarly, only 43.7% of the under 16 population are active for on average an hour a day. This is again below the Essex average.
- In regard to adult inactivity (active for less than 30 minutes a week) this applies to 33% of the adult population: higher the Essex average. It should also be noted that trend data shows that there has not been any post-COVID 19 pandemic rises in activity within Tendring. All other local authority areas in Essex have seen activity

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pick up, aside from Tendring and Chelmsford.

- At 32.5% inactivity in under 16s in Tendring is also higher than the Essex average.
- Tendring District has the highest mortality rate for preventable respiratory disease (aged 75+) and the highest levels of hypertension (all ages) in Essex.
- Regarding hospital waiting lists, the highest percentage of the local population on a hospital waiting list is 11% in Tendring and Colchester. This correlates to health deprivation in both places.
- Essex has high levels of overweight / obese adults and children, with 28% adults obese and 66% of adults being obese or overweight. In Tendring 22% of those aged 4-5 are obese (with the England average being 20.9%).

Wellbeing

- Vulnerable people are at risk of exposure to high air and noise pollution, as many care homes and schools are located near the road and rail network.
- Fewer people feel safe after dark than during the day – between 2014 and 2022: 87% up to 91% during the day feel safe in Essex; and 49% up to 55% after dark.
- Anxiety and depression are prevalent in Basildon, Harlow and Tendring. Simultaneously, the percentage of adults that never walk are highest in Harlow (at 11%), and Tendring (at 8%).
- Coastal areas in Essex are struggling to maintain a healthy level of wellbeing for residents with a perceived need for improvement around safety, road collisions and community wellness.

Independence / Sustainable Travel and Accessibility

- Older people are more at risk of isolation and social exclusion. People aged 70+ tend to be more reliant on reliable, accessible and affordable public transport; are more likely to have difficulty walking to a bus stop; and are more likely to be deterred from using public transport if there are no bus shelters, nearby bus stops, or seating provisions.
- Disabled people uses buses 20% more frequently than non-disabled people. Disabled people in rural areas are less likely to travel by rail due to a lack of staffing in stations and booking assistance services reduces independence by affecting ability to make impromptu journeys.
- Rising bus fares are affecting the accessibility of bus services for low income families, corresponding to a significant barrier to employment and education opportunities.

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- People who can no longer drive due to health or age will be forced into transport poverty.
- There is generally poor access to key services by public transport in parts of Tendring. There is also high car access in rural areas.

Health Objectives elsewhere in the ISA

An important component of the Plan Review is that new infrastructure and allocations will be required to deliver essential new housing and employment growth. This ISA Report factors in the requirements for Sustainability Appraisal (SA) which considers health as an important tenet of sustainability. Health has been identified within the SA element of this ISA Report as a 'Key Sustainability Issue' relevant to the Plan and the Plan area.

Table 20: Health related issues as identified within the ISA

General Theme	Evidence	State of the environment in the absence of the Local Plan
Ageing population	Tendring has a high population of people aged over 65. This age group is also predicted to increase over the Local Plan period. The highest median age of Local Authority populations in Greater Essex is in Tendring at 50 years. This is above the England and Wales median of 40.	As indicated by need, market forces alone cannot be expected to deliver all types of housing need in the District. The exploration of relevant policy and suitable housing requirements that explore type and tenure across the District enables growth that reflects need and ensures the delivery of such housing.
Life expectancy	Tendring has lowest life expectancies in Essex for both males and females at 78.17 and 82.02, respectively. These are also lower than the averages for Essex, the Eastern region, and England.	As indicated by need, market forces alone cannot be expected to deliver all types of housing need in the District. The exploration of relevant policy and suitable housing requirements that explore type and tenure across the District enables growth that reflects need and ensures the delivery of such housing.
Deprivation	Tendring is the overall most deprived district in Essex, and also for health related	Social integration is an important issue and can be aided through policy requirements that seek social

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General Theme	Evidence	State of the environment in the absence of the Local Plan
	deprivation. Deprivation is higher than the England and Wales averages.	infrastructure and through sensitive and appropriate housing allocations within the District. A plan-led system is able to ensure proportionate growth is allocated to the most sustainable areas, or with a focus on regeneration, rather than being led by market forces alone as could perhaps be expected in the absence of a Local Plan.
Activity	Sport England's Active Lives Survey indicates Tendring residents as being the least active in Essex.	Ensuring that open space standards are met is a requirement of the adopted Local Plan, as are strategic solutions where necessary and thresholds are met. This is unlikely to change through the Plan review, however remains a key sustainability issue in the District,

This led to the formulation of a directly health related ISA Objective, which is included as part of this ISA's sustainability framework. The relevant excerpt from this framework is included in the table below.

Table 21: Health related objectives in the Integrated Sustainability Appraisal Framework of this ISA

SA Objective	Proposed guide questions to meet objective (does the Plan Review…)	Potential indicators for monitoring effects
4) To ensure resilient sustainable communities with better health, education, and social outcomes	- Seek to provide access to health, education, recreation and community facilities? - Ensure healthier lifestyles and access to healthcare facilities? - Protect existing open spaces and create suitable	- Provision of social infrastructure and services on allocated sites - Contributions received towards community facilities - GP waiting times and capacities

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SA Objective	Proposed guide questions to meet objective (does the Plan Review…)	Potential indicators for monitoring effects
	new open space? - Seek to ensure that levels of educational attainment improve? - Seek to reduce actual crime and the fear of crime through effective urban design solutions?	- Walking / cycling modes of transport uptake - New healthcare facility provision through growth - Health related statistics - Open space provision ha/1000 population

The Screening of the Plan Review

In order to determine if the Plan Review requires a full independent Health Impact Assessment, a series of Screening themes have been identified. The following table includes the potential impacts surrounding each key health related theme, how the Plan Review addresses these impacts (directly or indirectly), and recommendations proposed that the Plan Review could integrate (if/where relevant).

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Table 22: Screening of health impacts associated within the Plan Review

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
Housing	The delivery of housing needs in Essex is reliant on supporting infrastructure. In Essex, if the housing needs contained in Tendring are met it will mean an unprecedented increase in the number of new houses built in the County over the next 15 plus years. Housing growth if well planned can create a number of direct and indirect opportunities for health and wellbeing in the County, including: - Provision of new and an improvement to the existing infrastructure which can have a positive impact on health, such as suitable garden sizes, direct provision of healthcare, and good opportunities for active travel to support physical	The Plan Review includes allocations that if delivered would meet national housing needs for the District. The strategic and mixed-use allocations of the Plan Review include the need for a range of infrastructure on site to enable suitable levels of self-sustainability commensurate to each allocation's size and dwelling yield. Policy additionally sets out the mechanisms for infrastructure delivery, and the requirements for development regarding layouts, design, garden sizes, public transport connectivity and open	There can be considered to be overall positive impacts on both health and wellbeing through the plan Review.	No recommendations are made.

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Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	activity which contributes to the reduction of many related health conditions and increased general wellbeing of the population - Access to new green space, leisure and open spaces to support social cohesion, physical activity and mental wellbeing of the residents. - Supply of affordable housing to reduce homelessness and provide homes for those who cannot get onto the housing ladder. - Supporting the local economy and increasing the overall standard of living which in the long term should contribute to the reduction of health inequalities. It should be recognised that	space. Lastly it is important to note that the Plan Review sets out that developers are required to produce a Health Impact Assessment for developments of a qualifying size and use the Essex Healthy Places Checklist as part of their planning application. This will consider the positive and negative impacts on residents and the community.		

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Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	there may be some potential risks to health and wellbeing as a result of development growth if these are completed to a low standard and not supported by the appropriate infrastructure.			
Construction	Health impacts from construction can be divided into two categories: immediate impacts such as accidents; and accumulative and progressive impacts such as stress and pulmonary diseases. Impacts can be felt by surrounding communities. The different types of health impacts can be classified as: - Physical - includes noise, heat, vibrations, falls, and various forms of dust, aerosols and fine particles - Mental – mental health of	The strategic nature of the Plan is such that any health impacts from constriction need not be directly addressed through specific Policy. Nevertheless, conditions regarding construction hours, and the mitigation of impacts related to noise and dust can be ensured as part of any successful planning application. The Plan Review sets out that developers are required to produce a Health Impact Assessment for	There can be expected to be neutral impacts on health and wellbeing regarding construction from new development.	No recommendations are made.

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Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	workers associated with working environment Any impacts, whether negative or positive will be greater in relation to vulnerable population groups and concentrations of ill health. Therefore, special attention should be paid to these groups when developments come forward. This includes areas of health and economic deprivation and the concentration of people at old age.	developments of a qualifying size and use the Essex Healthy Places Checklist as part of their planning application. This will consider the positive and negative impacts of construction on residents and the community.		
Development Design	The location and design of development sites can have negative effects (direct or perceived) on surrounding communities through: - affecting visual qualities, reducing the visual	The Plan Review, through an amended Policy CP1 Sustainable Transport and Active Travel, sets out numerous new criteria for new developments to adhere to, not limited to proposals for safe walking	There are considered to be no negative impacts, and only positive implications associated with the Plan Review's design policy related to new development.	No recommendations are made.

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Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	attractiveness and sense of place which may affect the general wellbeing of neighbouring communities - affecting opportunities for physical activity through the removal of public open spaces and existing walking/cycling routes used by the residents for exercise, dog walking and leisure. This could have a number of direct and indirect health impacts including increased prevalence of obesity and related conditions, respiratory conditions, cancers and mental health. - affecting the natural environment which will have indirect impacts on the health and wellbeing of nearby sensitive receptors. - the anticipation of likely	and cycling routes and enhanced connectivity. Additionally strategic and mixed-use allocations of the Plan Review include the need for a range of infrastructure on site to enable suitable levels of self-sustainability commensurate to each allocation's size and dwelling yield including sustainable transport measures. Policy LP4 of the Plan Review sets out that developments will need to: actively promote health and wellbeing through the integration and enhancement of green infrastructure; locate new public open space where it can be conveniently and		

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Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	effects that the development can have on the local community and place creating anxiety amongst the residents, in particular those more vulnerable to change. New or improved infrastructure offers the potential for health and wellbeing improvements in Essex. Opportunities include: - Creation of new and enhancements to the existing walking and cycling routes and linking these routes with the wider routes outside of the site – creating opportunities for physical activity - Creation of new green spaces, leisure trails and parks – creating opportunities for social interaction, physical activity and enjoyment of nature and calm environment	safely accessed by all members of the community by walking and cycling; incorporate surface water management considerations; minimise the opportunities for crime and anti-social behaviour; ensure that the overall highway network is legible, permeable, with all roads connected wherever possible and fit for purpose; ensure internal road layouts can safely and comfortably accommodate emergency services, waste collection services, buses (where necessary) and other large vehicles; design developments in accordance with the EPOA Parking Guidance; deliver new dwellings that are designed to high standards		

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Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	for people to rest and enjoy - Landscape and habitat enhancements – creation of an attractive and biodiversity rich environment to support mental health and wellbeing - Flood alleviation and planting of trees to reduce the impact of climate change on health and wellbeing of the local residents - Air quality improvements	of architecture; and provide for private amenity space of a size and configuration that meets the needs and expectations of residents.		
Active Travel and Connectivity	The active travel related health and wellbeing considerations generated by transport related elements of development could include: - Potential temporary disruptions of existing walking and cycling networks which can affect levels of physical activity	The Plan Review, through an amended Policy CP1 Sustainable Transport and Active Travel, sets out numerous new criteria for new developments to adhere to, not limited to proposals for safe walking and cycling routes and	There are considered to be no negative impacts, and only positive implications associated with the Plan Review's approach for active travel and connectivity. Neutral impacts can be expected, through	No recommendations are made.

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Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	amongst the local residents. - Potential temporary disruptions of existing road networks which can affect accessibility and connectivity. - Creating opportunities for active travel and public transport access.	enhanced connectivity. Additionally strategic and mixed-use allocations of the Plan Review include the need for a range of infrastructure on site to enable suitable levels of self-sustainability commensurate to each allocation's size and dwelling yield including sustainable transport measures. Policy CP2 of the Plan Review regards Improving and Maintaining the Transport Network. This Policy sets out that proposals will not be granted planning permission if there would be an unacceptable impact on highway safety, or the residual cumulative impact	requirements for mitigation, regarding any temporary disruptions of the existing road network.	

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Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
		on the road network would be severe. Additionally, the Council will require, through planning conditions or approved Construction Management Plans, that developers repair any damage to the public highway or public realm caused during construction. More widely, the County Council's Local Transport Plan includes planned activities to work with organisations such as bus operators and active travel organisations and funders to make the case for new investment, as well as ensuring that Travel Plans (as submitted as part of proposals for major generators of travel such as existing workplaces, schools		

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Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
		and proposed developments) address active travel choices.		
Public open space	The delivery of some developments and supporting infrastructure can see the loss of open/green spaces. Alternatively, new functional spaces can be created through development, including new Country Parks, open space and sports pitch provision, and public realm improvements / wider connectivity associated with active travel infrastructure. Open spaces can have a positive impact on the mental health of the community.	Policy HP5 Open Space, Sports and Recreation Facilities sets out that the Council will work with partners and sports providers across the district to maintain, expand and improve the quality and accessibility of public open space, sports and recreational facilities of different types and will aim to achieve and exceed standards set out in the Council's latest Open Spaces Strategy. Developments on sites of 3 hectares or larger will additionally be required to provide on-site public open	There will be no negative impacts, and only positive implications, on both health and wellbeing through the creation of new, or improvements to the access of existing areas and networks of public open space.	No recommendations are made.

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Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
		space. This provision must include usable public open space and, where specified, play equipment, allotments, playing fields and built community sports facilities. Existing open space and sports and recreational facilities are safeguarded and protected in line with this Policy and also Policy HP2.		
Employment and Economy	Development creating and supporting new jobs and general economic prosperity can be expected to help reduce deprivation in key areas, as well as health inequalities.	Policy PP7 sets out allocations to support sustainable economic growth. The allocations are proposed for development in the general industrial, storage and distribution, research and development, and industrial processes use classes.	There will be no negative impacts, and only positive implications, on supporting new employment growth	No recommendations are made.

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Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
		The Plan allocates three new solely employment allocations which are earmarked for a total employment land area of 85.36 hectares and this could be expanded by an additional 100-120 hectares of employment land with the delivery of the Garden Village allocations. These allocations are above identified needs.		
Equality and social cohesion	Social interaction has an impact on people's overall health and well-being. Increased or enhanced connectivity, both existing and as part of new development, can ensure the promotion of community cohesion and the provision of benefits accessible to the whole community.	The Plan Review allocates strategic and mixed-use sites that will be designed through additional public consultation. These allocations seek to deliver self-sustainable communities with a focus on community cohesion and enabling the provision of	There will be no negative impacts, and only positive implications, on equality and social cohesion through the Plan's policy framework and allocations.	No recommendations are made.

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Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
		benefits through a range of on-site services, jobs and supporting infrastructure. The site selection process of the allocations has been undertaken with the potential impacts on existing communities in mind and only proposes proportionate growth in the more sustainable settlements of the District as a result.		
Climate change	Any new development has the potential to increase the risks associated with climate change related events such as flooding. There are, however, opportunities to mitigate against and adapt to, some of these effects. Climate change related to extreme weather events could	The Plan Review can be seen to ensure the delivery of Sustainable Drainage Systems, water quality mitigation, and biodiversity enhancements through a range of relevant policies. The Plan Review also amends the policies of the adopted Local Plan	There can be considered broadly neutral impacts through the provision of mitigation that addresses certain facets of climate change.	No recommendations are made.

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Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	affect the health and well-being of communities and the wider population. Development and solutions supporting or enabling growth such as new road infrastructure, can lead to an increase in vehicle emissions and associated health impacts. Sustainable Drainage Systems, water quality mitigation, biodiversity enhancements, and the protection of the best and most versatile agricultural land can all be considered relevant mitigation methods for some effects of development.	regarding climate change. The Plan's policy framework now includes dedicated policies regarding operational energy and carbon (net zero) in homes and buildings; embodied carbon and circular economy in homes and buildings; and renewable energy installations. These policies: support proposals for renewable and low carbon energy generation and distribution networks; require development proposals to demonstrate the measures taken to minimise embodied carbon; and also require new buildings to be designed and built to be Net Zero Energy and Carbon in operation. They must also		

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Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
		be ultra-low energy, fossil fuel free, and generate renewable energy on-site to at least match predicted annual energy use.		
Environmental Hazards	Air quality – New developments can have a cumulative impact on localised air quality. Mitigation measures can construction introduced during the working phase of a site to help limit these effects. Noise – development sites and new the construction of new infrastructure may create additional noise. Any new schemes should be sensitive to the prevailing acoustic environment and seek to mitigate their own effects. Flooding – All development and infrastructure schemes must	The strategic nature of the Plan is such that any health impacts from constriction need not be directly addressed through specific Policy. Nevertheless, conditions regarding construction hours, and the mitigation of impacts related to noise and dust can be ensured as part of any successful planning application. The Plan Review can however be seen to ensure the delivery of Sustainable Drainage Systems, water quality mitigation, and	There can be considered broadly neutral impacts through the provision of mitigation that addresses the impacts of various environmental hazards on new and existing communities.	No recommendations are made.

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Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	mitigate against detrimentally affecting flooding both on site and elsewhere. This ensures ensure the development will not have a detrimental impact on the health of local communities through flooding. Land stability – Developments and infrastructure schemes must ensure they will have no detrimental impact on land stability.	biodiversity enhancements through a range of relevant policies. The Plan Review sets out that developers are required to produce a Health Impact Assessment for developments of a qualifying size and use the Essex Healthy Places Checklist as part of their planning application. This will consider the positive and negative impacts of construction on residents and the community.		

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Summary of Impacts

A series of Screening Questions have been utilised to assess if a more comprehensive HIA work is needed of the Plan Review. The Department of Health[6] provide a set of questions to help decision makers understand if their proposal will require a full HIA through a screening exercise, which also serves as a summary to the themes assessed in the table above.

Screening Question	If there will be no health impact, provide a brief explanation for your response	If there will be health impact(s) provide a brief explanation
Will the proposal / Plan have a direct impact on health, mental health and wellbeing?	It is considered that the Plan Review itself will not give rise to any such effects. The implications of any specific proposals within arising from the Plan's allocations and supporting infrastructure delivery, can be explored within the 'project-level' HIAs of qualifying proposals. Such impacts are therefore currently unknown and would not be understood until the planning application stage.	There is the potential for impacts to arise as a result of unmitigated development and the Plan seeks to ensure positive outcomes on health and wellbeing. Project level HIAs are further specified as required to be undertaken of qualifying proposals to prevent any identified negative impacts and promote positive impacts on the local and wider community.
Will policy / Plan have an impact on social, economic and environmental living conditions that would indirectly affect health?	It is considered that the Plan Review itself will not give rise to any such effects. The implications of any specific proposals within arising from the Plan's allocations and supporting infrastructure delivery, can be explored within the 'project-level' HIAs of qualifying proposals. Such impacts are therefore currently	There is the potential for impacts to arise as a result of unmitigated development and the Plan seeks to ensure positive outcomes on health and wellbeing. Project level HIAs are further specified as required to be undertaken of qualifying proposals to prevent any identified negative impacts and promote positive

[6] Health Impact Assessment of Government Policy, p.12, Department of Health, 2010

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Screening Question	If there will be no health impact, provide a brief explanation for your response	If there will be health impact(s) provide a brief explanation
	unknown and would not be understood until the planning application stage.	impacts on the local and wider community.
Will the proposal / Plan affect an individual's ability to improve their own health and wellbeing?	The Plan Review actively seeks to improve the baseline position in regard to healthy lifestyles through supporting infrastructure requirements and promoting active travel.	N/A
Will there be a change in demand for or access to health and social care services?	There will be an uplift in demand for health and social care services as a result of the levels of growth included within the Plan Review.	There will likely be impacts associated with increased growth in existing settlements, and the need for supporting healthcare infrastructure. These increases are addressed within the Plan Review within its remit and growth is proposed as proportionate in order to limit any impacts as far as possible. Relevant policy acknowledges that there is a need for the development to be supported by healthcare related infrastructure, and requirements for the provision of land or premises to operate such facilities is included within the Plan, or otherwise mechanisms are set out for the possible

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Screening Question	If there will be no health impact, provide a brief explanation for your response	If there will be health impact(s) provide a brief explanation
		requirement for developer contributions which can be used to mitigate direct impacts. It has to be acknowledged that the direct provision of such services is not within the remit of the Local Plan or planning more widely. Impacts will therefore be uncertain until decisions on provision are decided by the service provider.
Will the proposal / Plan have an impact on global health?	It is not considered that any single or cumulative allocations or policy approaches within the Plan Review would have an impact on the global scale. This is in response to the Plan area, reflecting the district.	N/A

HIA Conclusions

The Plan Review seeks to improve healthy lifestyles through the protection, safeguarding and delivery of new infrastructure, as well as access, connectivity and Active Travel options. The Plan Review's approach can be expected to improve health and wellbeing in the long term, although the detail of any new healthcare provision is likely to come forward at the stage of detailed masterplans or planning applications.

All development that occurs in the District has the potential to impact on both health and wellbeing. It is considered that, where any impacts are recognised, priority is satisfactorily given to the preparation of a project level HIA within the Plan Review. This will allow the identification and mitigation of impacts related to detailed schemes to be understood prior to planning permission being granted. There are therefore no recommendations to make within this strategic HIA as a result.

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Appendix 2: Equalities Impact Assessment

Introduction

An Equality Impact Assessment (EqIA) is an evidence-based approach designed to help ensure that policies, practices, events and decision-making processes are fair and do not present barriers to participation or disadvantage any protected groups from participation. This covers both strategic and operational activities. The EqIA helps to ensure that:

- The local authority understand the potential effects of the Plan Review by assessing the impacts on different groups both external and internal;
- Any adverse impacts are identified, and actions identified to remove or mitigate them; and
- Decisions are transparent and based on evidence with clear reasoning.

Ultimately, this EqIA seeks to ensure that the Plan Review is non-discriminatory. For the purposes of this ISA Report, discrimination is defined as someone being treated less favourably or put at a disadvantage because of their protected characteristic. The different groups covered by the Equality Act are referred to as protected characteristics: disability, gender reassignment, marriage or civil partnership status, pregnancy and maternity, race, religion or belief, sexual orientation, sex (gender), and age.

Discrimination is usually unintended and can often remain undetected until there is a complaint. Improving or promoting equality is therefore crucial to remove barriers and improve participation for people or groups with a protected characteristic.

Building Evidence

Building the evidence is important to be able to make accurate judgements and identify any effects. At present and throughout the development of the Plan Review to date, there is little evidence of the potential effects on protected characteristic groups. Consultation will strengthen value judgements by building a consensus that can avoid obvious prejudices or assumptions.

Consultation

Consultation will add evidence to this assessment and is key to demonstrating that the local authority are meeting equality duties, however consultation also needs to be proportionate and relevant. Nevertheless, under-consultation on the Plan Review has the potential to create barriers to participation. The Plan Review and this ISA Report are both available for public consultation.

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Provisional Assessment

At this initial stage, not all the evidence that is needed is available, so a provisional assessment has been included. Post-consultation on the Plan Review, a full impact assessment can be prepared.

EqIAs are about making comparisons between groups of employees, service users or stakeholders to identify differences in their needs and/or requirements. If the difference is disproportionate, then the policy may have a detrimental impact on some and not others.

In terms of identifying potential effects at this provisional stage, broad options are available. These are:

- No barriers or impact identified, therefore the Plan Review as drafted can proceed;
- The available evidence suggests an impact towards one or more groups;
- Elements of the Plan Review need changing to eliminate the impact; or
- Barriers and impact identified, however having considered all available options, there appears to be no proportionate way to eliminate the impact.

The table below show the provisional assessment at this stage.

Table 23: EqIA – provisional assessment

Protected Characteristic Group	Is there the potential for an impact?	Example of evidence	Action to address negative impact
Disability	Yes	In consideration of 'Health and Disability' deprivation in Essex, Tendring has the highest proportion of deprived areas in Greater Essex, and this is higher than the England and Wales average. In rural and deprived areas access to services is poor (as well as access to public transport itself); and there is considered a broad deficit of realistic	None are considered specifically required, subject to consultation. A recurrent theme throughout the Plan Review is one of inclusivity with design at the forefront of such aspirations. The Plan Review seeks to direct development to the most sustainable locations in line with the settlement hierarchy, ensuring shorter distances to jobs

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Protected Characteristic Group	Is there the potential for an impact?	Example of evidence	Action to address negative impact
		access opportunities for people with disabilities. Buses are used by disabled people 20% more frequently than non-disabled people. Disabled people in rural areas are less likely to travel by rail due to a lack of staffing in stations and booking assistance services reduces independence by affecting ability to make impromptu journeys. The elderly, disabled people, low-income families and rural areas are more affected by transport poverty. Travel times can be lengthy to many key services including healthcare and employment. Inappropriate housing can limit the lifestyles of disabled people.	and services. The strategic focus on Garden Villages allows modern standards in regard to accessibility to be factored into development at an early stage, enabling supporting infrastructure to be designed, built, operated and maintained so that it is accessible, easy and safe to use by everyone all the time. The requirement of masterplans allows further consideration of disabled needs through a plan-led system at the detailed design stage and through further public consultation. The Plan Review, and the adopted Plan more widely additionally requires Health Impact Assessments to be undertaken for qualifying development proposals[7] as well as the use of the Essex Healthy Places Checklist as part of their planning application. This will consider the positive and negative impacts of development proposals on residents and the

[7] all development sites delivering 50 or more dwellings, all development in Use Class C2 (Residential Institutions) and all non-residential developments delivering 1,000 square metres or more gross internal floor space.

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Protected Characteristic Group	Is there the potential for an impact?	Example of evidence	Action to address negative impact
			community. The Plan Review's Policy LP2 Housing Choice requires for developments comprising 10 or more dwellings a mix of dwelling sizes, types, and tenures. The Council will also support 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. Support will also be given to innovative development proposals subject to consideration of other Local Plan policies.
Gender reassignment	No known negative impact	N/A	N/A
Marriage or civil partnership	No known negative impact	N/A	N/A
Pregnancy and maternity / paternity	No known negative impact	N/A	N/A

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Protected Characteristic Group	Is there the potential for an impact?	Example of evidence	Action to address negative impact
Race	No known negative impact	N/A	N/A
Religion or belief	No known negative impact	N/A	N/A
Sexual orientation	No known negative impact	N/A	N/A
Sex (gender)	No known negative impact	N/A	N/A
Age	No known negative impact	The highest median age of Local Authority populations in Greater Essex is in Tendring and of all the Local Authority areas in Greater Essex, life expectancy is lowest in Tendring for both males and females. In rural and deprived areas access to services is poor (as well as access to public transport itself); and there is a deficit of realistic access opportunities for older people and also the young. The elderly, disabled people, low-income families and rural areas	None are considered specifically required, subject to consultation. The Plan Review seeks to direct development to the most sustainable locations in line with the settlement hierarchy, ensuring shorter distances to jobs and services. The strategic focus on Garden Villages allows modern standards in regard to accessibility to be factored into development at an early stage, enabling supporting infrastructure to be designed, built, operated and maintained so that it is accessible, easy and safe to use by

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Protected Characteristic Group	Is there the potential for an impact?	Example of evidence	Action to address negative impact
		are more affected by transport poverty. Travel times can be lengthy to many key services including healthcare and employment.	everyone all the time. The requirement of masterplans allows further consideration of specific needs through a plan-led system at the detailed design stage and through further public consultation. The Plan Review, and the adopted Plan more widely additionally requires Health Impact Assessments to be undertaken for qualifying development proposals as well as the use of the Essex Healthy Places Checklist as part of their planning application. This will consider the positive and negative impacts of development proposals on residents and the community. The Plan Review's Policy LP2 Housing Choice requires for developments comprising 10 or more dwellings a mix of dwelling sizes, types, and tenures. The Council will also support the development of bungalows, retirement complexes, extra care housing, independent living, starter homes, self-build and other forms of residential

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Protected Characteristic Group	Is there the potential for an impact?	Example of evidence	Action to address negative impact
			accommodation aimed at meeting the future needs of older and disabled residents as well as family housing. Support will also be given to innovative development proposals subject to consideration of other Local Plan policies.
Other (such as income)	Yes	Tendring is the most overall deprived local authority area in Greater Essex generally and for income and has more specific areas that are deprived than the average for England and Wales.	The Plan Review's strategic focus on Garden Villages can be considered to maximise the opportunity for new affordable housing to be viable in the District through building at a scale that will require a range of house sizes, types and tenures to build successful communities. The requirement of masterplans allows further consideration of specific needs through a plan-led system at the detailed design stage and through further public consultation. Policy LP5 of the Plan review promotes a mix of housing tenure in the District and address the housing needs of people and families with lower incomes who cannot afford to buy or rent housing on the open market. In these

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Protected Characteristic Group	Is there the potential for an impact?	Example of evidence	Action to address negative impact
			instances the Council will work with the development industry to provide new affordable housing. Further, development proposals and new allocations within the Plan Review involving the creation of 10 or more (net) homes or for any housing development on sites of one hectare or more, will be expected to deliver 30% of new dwellings, (including conversions) to be made available to Tendring District Council or its nominated partner(s) to acquire at a proportionate discounted value for use as affordable housing. This requirement will also apply in instances where two or more adjoining developments, when taken together, would exceed the above policy threshold of 10 or more (net homes) or one hectare or more; or where development is being proposed on part of what could reasonably be considered as a wider site where the wider development would exceed that policy threshold.

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Evaluation

Question	Explanation / Justification
Is it possible the Plan Review could discriminate or unfairly disadvantage people?	There is no evidence to show that the Plan Review could discriminate or unfairly disadvantage people.

Final Decision

Final Decision	Relevance	Explanation / Justification required
No barriers or impact identified, therefore the Plan Review as drafted can proceed	X	N/A
The available evidence suggests an impact towards one or more groups	✓	The Plan Review's evidence has led to a thread of inclusivity throughout, from the strategic level requirements of strategic policy to the site allocation requirements and development management policies. The Plan Review is considered at this stage, to ensure that there are benefits to the identified groups (disability, age, and income).
Elements of the Plan Review need changing to eliminate the impact	X	N/A
Barriers and impact identified, however having considered all available options, there appears to be no proportionate way to eliminate the impact.	X	N/A

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Essex County Council

Tendring District Council Local Plan Review

Integrated Sustainability Appraisal (ISA): Interim Report - Annexes A & B

January 2026

Essex County Council

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1. Annex A: Baseline Information

1.1 Population

1.1.1 Forecasts

Forecasting population growth in an area is a significant factor in calculating housing and social infrastructure needs, and these forecasts themselves include a variety of factors. Population change is the result of:

- Natural change – the difference between births and death; and
- Net migration – the difference between the number of people moving into and out of an area.

Migration is further divided into:

- Within UK migration – the movement of people within the UK, including between the four countries of the UK and also between areas in England; and
- International migration – the movement of people into and out of the UK

Using the most up to date subnational population projections (at present, mid-2018), at the national and regional level populations are set to increase exponentially. The increases of various areas and regions are shown below.

Table 1: Projected population change for English regions, mid-2018 and mid-2028 (female: 'F', male: 'M', Total: 'T')

Area / Region		Mid-2023 population	Mid-2033 population	Population change over 10 years	Percentage population change
England	F	29,054,215	30,124,927	1,070,712	3.69%
	M	28,503,306	29,667,078	1,163,772	4.08%
	T	**57,557,521**	**59,792,005**	**2,234,484**	**3.88%**
East	F	3,232,851	3,353,505	120,654	3.73%

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Area / Region		Mid-2023 population	Mid-2033 population	Population change over 10 years	Percentage population change
	M	3,145,545	3,270,020	124,475	3.96%
	T	**6,378,396**	**6,623,525**	**245,129**	**3.84%**
Essex	F	780,747	819,018	38,271	4.90%
	M	745,390	782,065	36,675	4.92%
	T	**1,526,137**	**1,601,083**	**74,946**	**4.91%**

Source: Mid-2018 population projections, ONS (2022)

As can be seen, Essex is forecast to see a larger population increase through natural change and net migration than the Eastern region and national averages over the next 10 years. This amounts to approximately 75,000 people.

Analysis at the regional level is available through the ONS. The detailed population projections for the Eastern region (in 2033) are driven by several factors, which are summarised as:

- An increase of over 50,000 people through natural change (i.e. births / deaths);
- An increase of approximately 115,000 people attributable to net 'within UK' migration; and
- An increase of approximately 140,000 people attributable to net international migration.

Released in March 2020, it is likely that these figures may not be reflective of the full extent of those trends seen through the COVID-19 pandemic, with an increase in internal migration to regions surrounding London. It could therefore be expected that a larger number of those leaving London may be moving to Essex, or the wider Eastern region.

The following table looks at population change at a Local Authority (administrative) level.

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Table 2: Population (and projected over 5 year incremental periods to 2033)

Local Authority Area	2023	2028	2033	Difference 2023-2033
Essex	1,526,137	1,566,135	1,601,083	74,946
Southend-on-Sea	188,327	193,246	197,578	9,252
Thurrock	182,129	189,256	194,975	12,846
Basildon	190,854	194,838	198,507	7,653
Braintree	153,699	155,533	157,360	3,661
Brentwood	76,287	76,409	76,952	666
Castle Point	91,203	92,294	93,300	2,098
Chelmsford	184,529	190,301	195,175	10,647
Colchester	202,987	211,272	217,837	14,850
Epping Forest	133,969	136,187	138,204	4,235
Harlow	88,423	89,595	90,541	2,118
Maldon	66,663	68,672	70,445	3,782
Rochford	89,984	92,578	94,925	4,942
Tendring	152,694	159,057	164,866	12,171
Uttlesford	94,846	99,403	102,970	8,124

Source: Mid-2018 population projections, ONS (2022)

In regard to population growth to 2033, Colchester is forecast to see the largest increase by nearly 15,000 people. Thurrock, Tendring, and Chelmsford are all also forecast to see an increase of over 10,000 people in the next 10 years.

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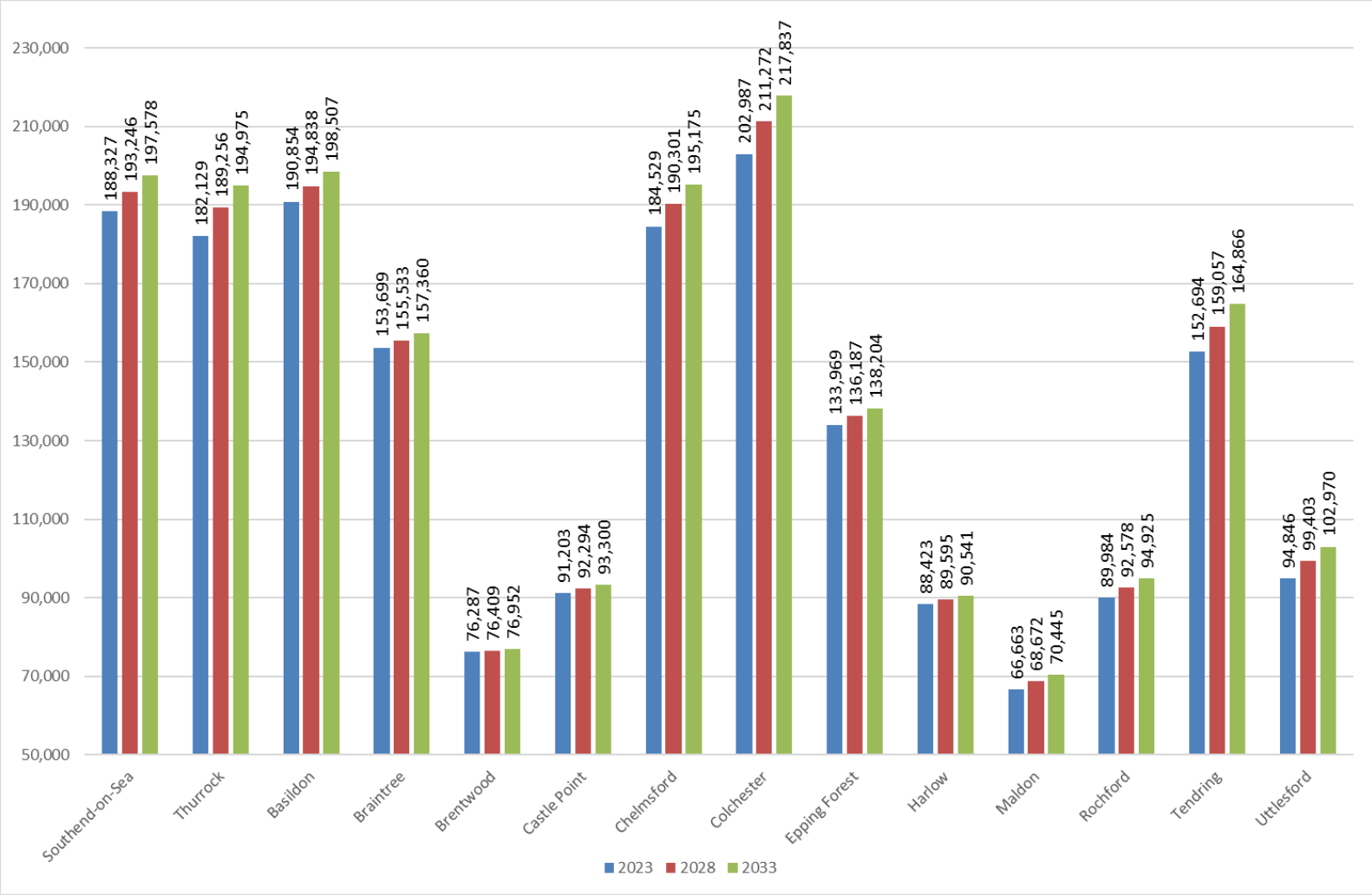
Figure 1: Population and projected over 5 year incremental periods to 2033 (Essex)



Source: Mid-2018 population projections, ONS (2022)

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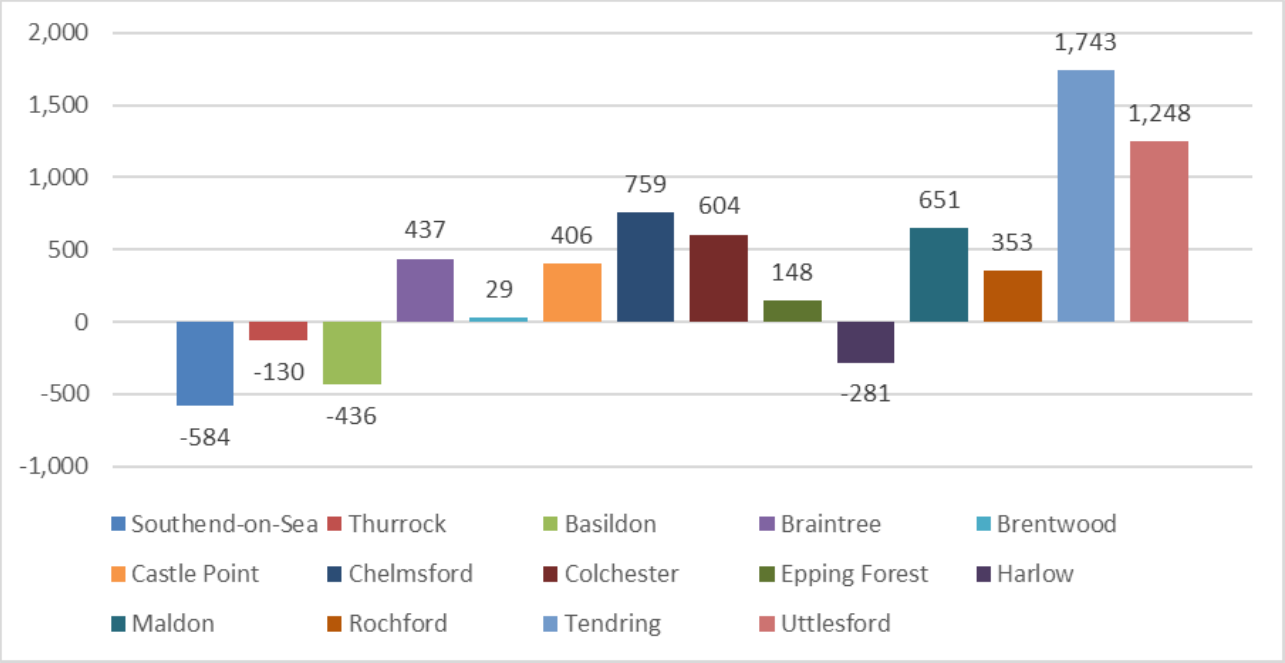
1.1.1.1 Internal Migration

This sub-section explores internal migration in more detail, and looks at trends in where people are moving to and from within the UK, separate from natural birth/death change. Assumptions can be made between movement between Local Authority areas.

Figure 2: Internal migration by Essex / Greater Essex local authorities, year ending June 2020



Source: Mid-2018 population projections, ONS (2022)

The above figure indicates that a significant number of people, in comparison to other Local Authority areas, moved to Tendring in 2019/2020. There was interestingly more people moving out of the majority of south Essex Local Authority areas (Southend-on-Sea, Basildon, and Thurrock) as well as Harlow.

1.1.2 Age of Population

Exploring the ages of the population is important in regard to potential or assumed health and activity. The median age is the age of the person in the middle of the group, such that one half of the group is younger than that person and the other half is older.

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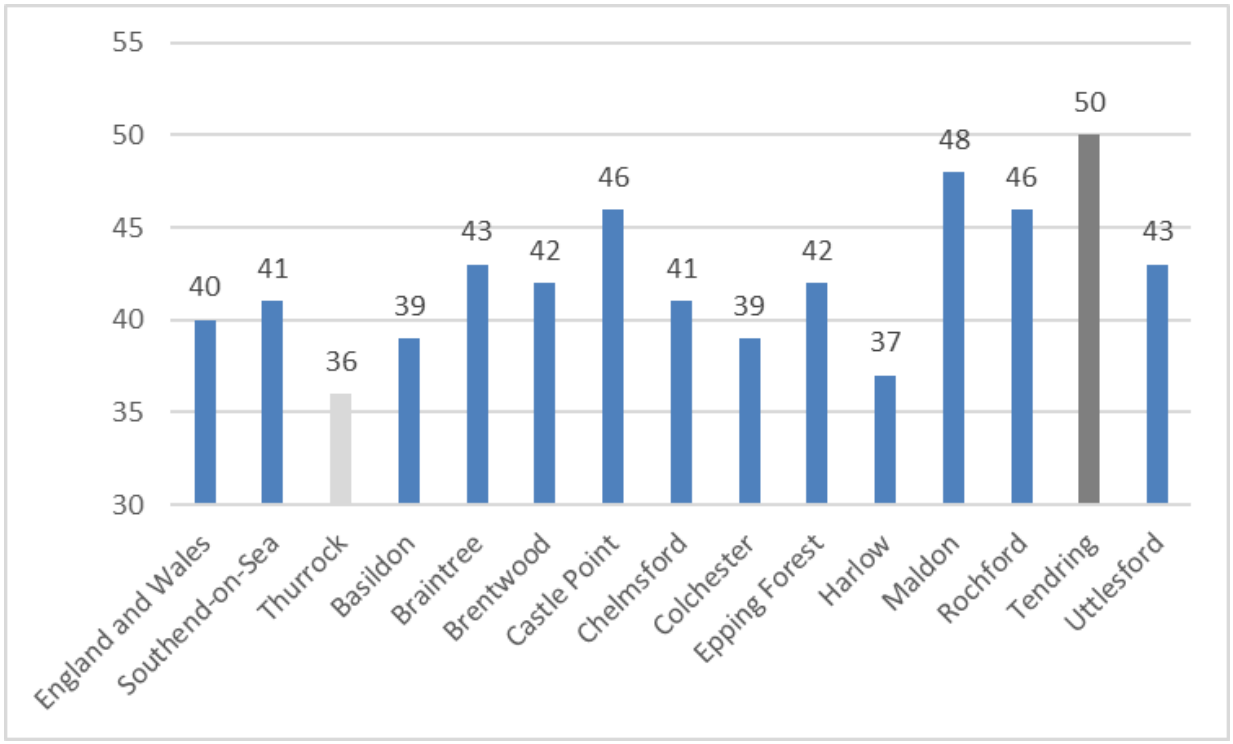
Figure 3: Median age by area (2021)



Source: Census, 2021

The highest median age of Local Authority populations in Greater Essex is in Tendring. Notably, the majority of Local Authority areas have a higher median age of population than the England and Wales average.

The figure below shows the numbers of people in Essex of certain ages (5 year groups) now and projected in 2033.

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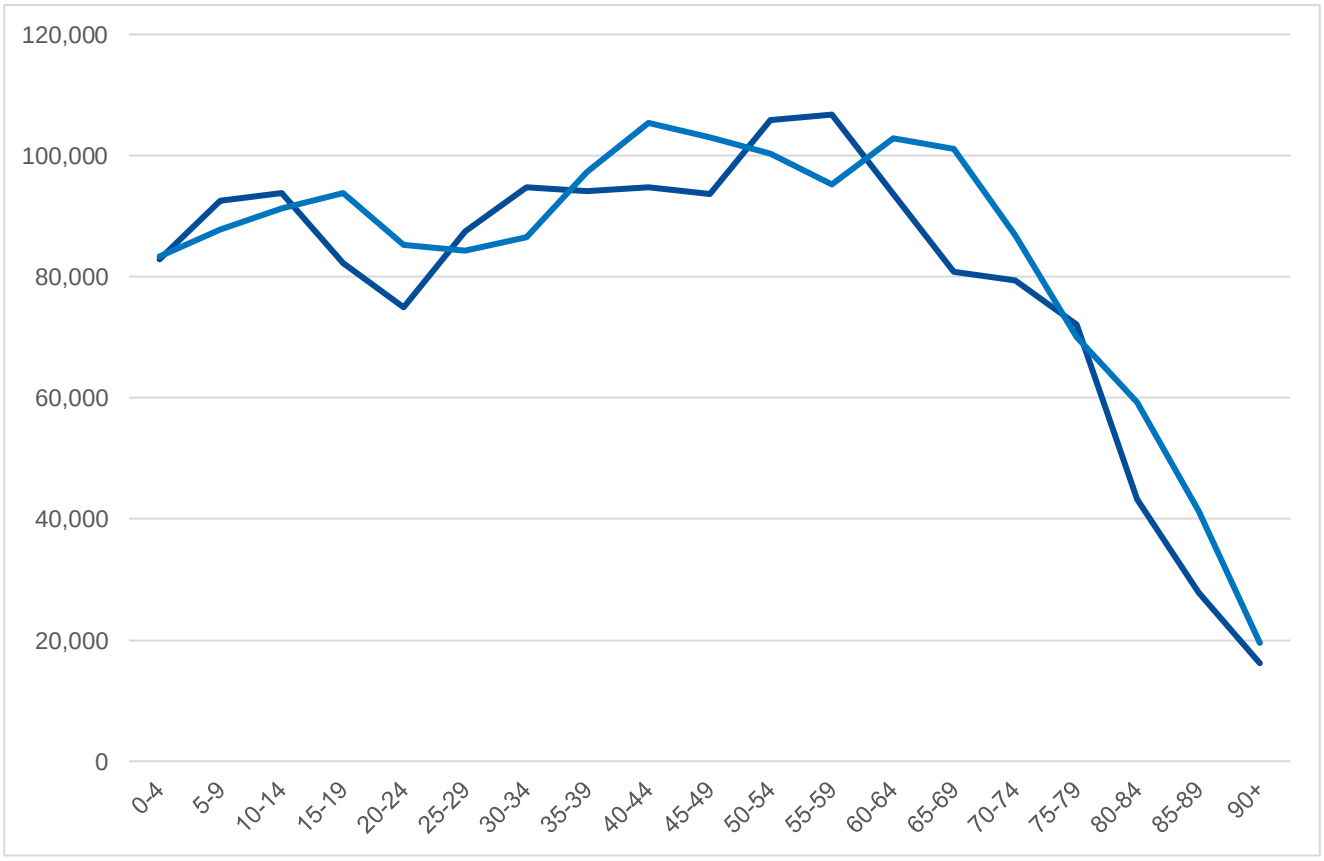
Figure 4: Age overview in Essex 2022 & 2032 (Dark blue: 2022, Light blue: 2032)



Source: ONS, 2023

The above figure shows that although populations are due to rise between 2023 and 2032, this is not true of all age groups. Interestingly, the population is forecast to be higher in the 10-29 age group, the 35-54 age group, the 64-79 age group, and the 79+ age group, but lower in the 0-14, 29-39, and 54-64 age groups.

1.1.3 Population Density

The below figure shows the population densities of the various Local Authority areas in Greater Essex.

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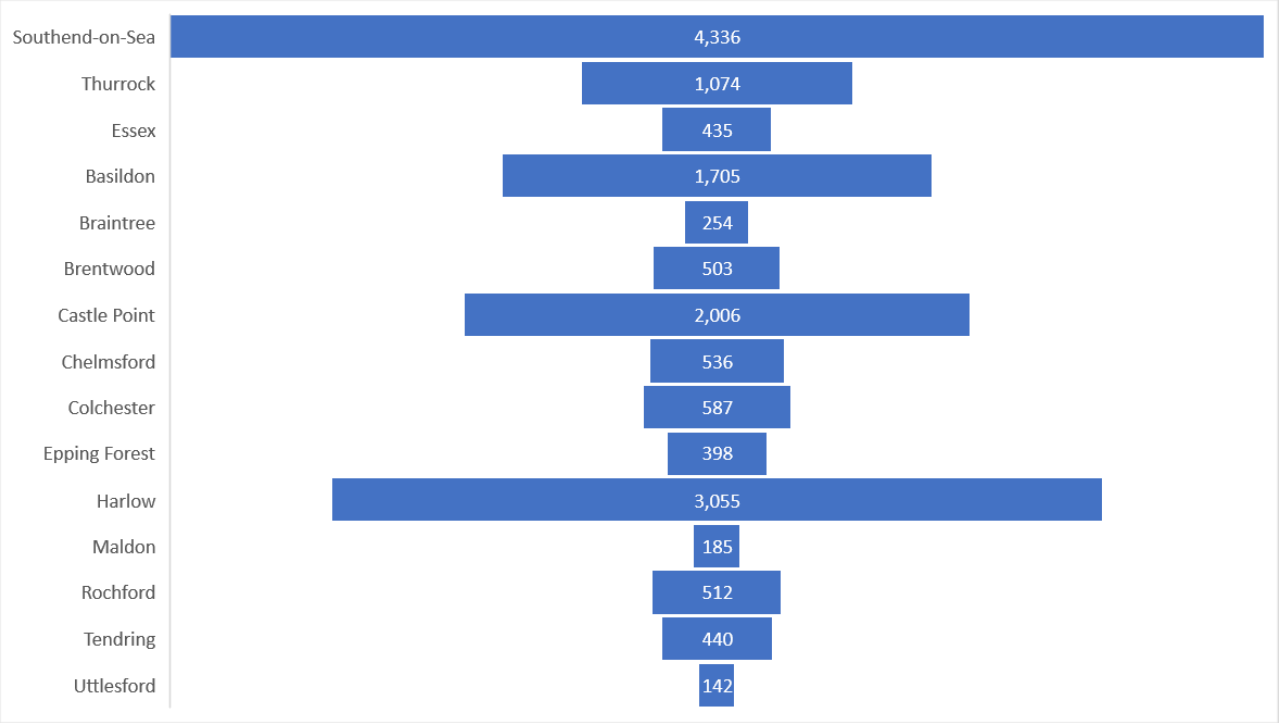
Figure 5: Usual resident population density, local authorities in Greater Essex



Source: ONS, 2022

Those Local Authority areas with the highest densities are Southend-on-Sea, at 4,336 people per hectare, and Harlow at 3,055 people per hectare. Castle Point, Basildon, and Thurrock all also have densities of over 1,000 people per hectare. Interestingly densities are higher broadly in south Essex, with many settlements bounded by the Thames estuary in the south, and the Metropolitan Green Belt in the north.

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1.2 Housing

1.2.1 Housing Needs

Section 1 of the Local Plan sets out the 'objectively assessed housing need' (OAN) for Tendring of 550 homes a year, and the housing requirement for the period of the Local Plan 2013-2033 is therefore 11,000 homes. With approximately 5,850 homes already built between 2013 and 2023, the remaining requirement between now and 2033 stands at approximately 5,150 and the historic shortfall in housing delivery has now been addressed..

The proposed changes to the NPPF (2024) set new targets for each Local Authority area. Relevant to the Local Plan Review, the following uplifts are set out:

Table 3: Comparison between existing and proposed Standard Method (SM) for calculating housing needs / targets

Local Authority Area	Current SM	Proposed SM	Increase	Percentage change
Essex	7,894	11,330	3,345	42%
Tendring	770	1,043	273	35%
Colchester	1,043	1,290	247	24%

Source: NPPF 2024

1.2.2 Housing Trajectory

As set out in the Council's Authority Monitoring Report (2023), in the period 1 April 2022 to 31 March 2023, a total of 810 (net) new homes were completed in Tendring. This means that the housebuilding target of 550 homes a year has now been achieved for a seventh year in succession. Officers have updated the Council's 'Strategic Housing Land Availability Assessment' (SHLAA) which contains a trajectory for future housing building up to 2033. Information from developers as well as officers' own monitoring of building sites have informed the forecast for the coming years. The updated information contained within the new SHLAA (November 2023) has been fed into an overall trajectory for housing growth over the plan period which is set out in the graph below.

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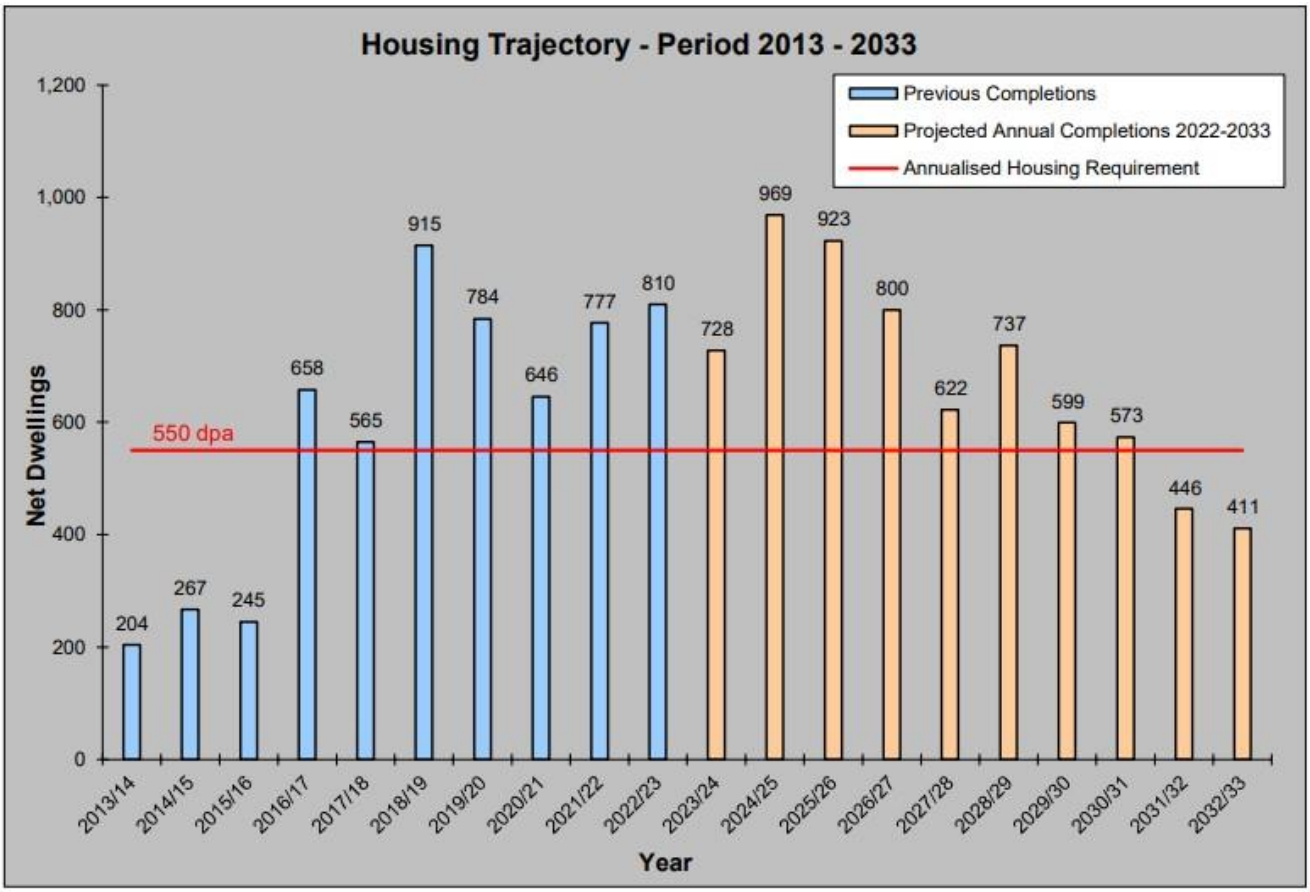
Figure 6: Housing Trajectory 2013-2033



Source: Tendring AMR 2023

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. Delivery fell in 2020/21 due to the pandemic and the closure of building sites for several months, but stronger delivery has been seen in the years since.

Stronger performance is expected to continue through the next four years, dropping slightly in year five, and then a further increase in delivery is expected in the later part of the plan period once sites allocated in the Local Plan have obtained planning permission and commence building. Officers will keep under review impacts on the economy arising from increasing inflation, particularly in energy and materials costs, which might lead to some revisions to next year's forecast.

1.2.3 Self-build and Custom Housebuilding

The Self-build and Custom Housebuilding Act 2015 (the SCHA 2015) requires relevant authorities to keep a register of individuals (or associations of individuals) seeking to acquire serviced plots of land in the authority's area for their own self-build and custom housebuilding.

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In each of the base periods up to 30th October 2022, the following individuals have been added to the Self-build and Custom Housebuilding register:

Table 4: Individuals added to the Self Build & Custom Housebuilding Register

Base Period	Individuals added
Base Period 1 (01/04/16 - 30/10/16)	2
Base Period 2 (31/10/16 - 30/10/17)	6
Base Period 3 (31/10/17 - 30/10/18)	30
Base Period 4 (31/10/18 - 30/10/19)	24
Base Period 5 (31/10/19 - 30/10/20)	20
Base Period 6 (31/10/20 - 30/10/21)	31
Base Period 7 (31/10/21 - 30/10/22)	25
Base Period 8 (31/10/22 - 30/10/23)	12

Source: TDC AMR 2023

Section 2A of the SCHA 2015 places a duty on the authority to give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period, as evidenced by the number of entries added during that period to the register.

Development permission is "suitable" if it is permission in respect of development that could include self-build and custom housebuilding. Section 5 of the SCHA 2015 and Regulation 3 of The Self-build and Custom Housebuilding Regulations 2016 define a "serviced plot of land" as a plot of land that has access to a public highway and has connections for electricity, water, and wastewater, or can be provided with those things within the period before any development permission granted in relation to that land expires.

In each of the years following the end of a base period, suitable development permission has been granted for the follow number of serviced plots:

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Table 5: Suitable development permission granted for serviced plots

Year	Permissioned plots
31/10/16 – 30/10/17	59
31/10/17 – 30/10/18	65
31/10/18 – 30/10/19	42
31/10/19 – 30/10/20	51
31/10/20 – 30/10/21	33
31/10/21 – 30/10/22	27
31/10/22 - 30/10/23	38

Source: TDC AMR 2023

The need arising in each base period has been met in the year immediately following it, except for Base Period 6 which was met by the combined permissions granted in the two years immediately following it. The Council is therefore currently meeting its duty under the relevant Act and Regulations.

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1.3 Economy and employment

The Local Plan seeks to provide opportunities for the development of a diverse range of employment sites across the District. A key requirement of the Local Plan is to provide for appropriate sustainable employment opportunities for residents in Tendring and to support the growth of local businesses and attract investment in the District. It aims to support and diversify the economy while maintaining a broad balance between homes and jobs, and reduce the need to travel for employment.

The adopted Local Plan sets out employment land requirements for the period 2016 – 33 for two plausible scenarios - baseline and higher growth. These two bookends provide flexibility to allow for a supply trajectory to reflect their differing requirements. For Tendring, there was a requirement for between 20 and 38 hectares of employment land required.

Policy PP7 of the adopted Local Plan allocates 32ha of land for new development in use classes B2 (General Industry) and B8 (Storage and Distribution) on sites across the District. The table below summarises the status of these allocated employment sites in Tendring as of October 2023. It indicates which sites are the subject of current planning applications, which sites have received planning consent, and how much of the site is still available for development.

Table 6: Allocated Employment Sites with remaining available land

Name of site	Location	Site (ha)	Status
Extension to Gorse Land Industrial Estate	Telford Road, Clacton	6.8	4.8 ha remaining
Land at Stanton Europark	Parkeston	3.3	3.3 ha remaining
Land at Harwich Valley	Eat of Pond Hall Farm, Dovercourt (as part of a wider mixed use development)	6.3	6.3ha remaining
Land off Clacton Road / Dead Lane	Mistley	2.0	2 ha remaining – development pending (PP 21/00197/DETAIL)
Crown Business Centre	Old Ipswich Road, Ardleigh / Colchester	2.3	2.3 ha remaining – amended planning application submitted (23/00136/FUL)

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Name of site	Location	Site (ha)	Status
Land south west of Horsley Cross	Horsley Cross	11.2	11.2 ha remaining – Outlined planning permission granted (13/00745/OUT plus a series f detailed planning applications). Currently under construction
TOTAL			29.9ha remaining

Source: TDC AMR 2023

The Local Plan supports development for commercial land uses outside of the employment allocations, where they have the potential to support economic growth in the District. In the year April 2022 – March 2023 12 applications for commercial development were approved – 10 applications for planning permission, 1 application for prior approval under permitted development rights, and one application for a certificate of lawful development. Of these, 52% were for use class B8 (Storage and Distribution), 38% were for use class B2 (General Industry), and 7% were for use class E(g)iii (Light Industrial). The total floor area of the 12 planning permissions is 9,700.32 square meters.

1.3.1 Retail Development

The Local Plan seeks to promote the vitality and viability of the town centres, exploiting the benefit of enhanced growth of the town whilst retaining the best and most valued aspects of its existing character.

The total gross internal area (GIA) of vacant retail floorspace in Clacton is 6,165 square metres:

- The High Street and Station Road has the most number of vacant commercial spaces with a total of 5 properties. The largest vacant commercial space is also located at 39 High Street, with a floorspace of 2865 sq m.
- Rosemary Road has 4 vacant commercial spaces.
- Pier Avenue has 3 vacant commercial spaces, with the largest being at 29-31 Pier Avenue with a floorspace of 200 sq m.
- The smallest vacant commercial space is at 75a Station Road, Clacton and 50 Beach Road, each with a floorspace of 28 sq m.
- One property, 17 Rosemary Road, is currently being converted to residential use and hence does not contribute to the commercial floorspace.

In Dovercourt, the total vacant retail floorspace is approximately 1,600 square metres across 15 locations. The largest vacant space is at 268 High Street with 251 square metres.

In Frinton-on-Sea, the total vacant retail floorspace is approximately 246 square metres

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across 3 locations. All locations have similar sizes around 75-96 square metres.

In Brightlingsea, the total vacant retail floorspace is approximately 301 square metres across 3 locations. The largest vacant space is at 18 Victoria Place with 126 square metres.

In Walton on the Naze, the total vacant retail floorspace is approximately 292 square metres across 7 locations. The largest vacant space is at 57 High Street with 64 square metres.

In Manningtree, the total vacant retail floorspace is approximately 453 square metres across 7 locations. The largest vacant space is at 33–35 High Street with 183 square metres.

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1.4 Health and wellbeing

1.4.1 Accessible Natural Greenspace

Accessible local greenspace is an important contributor to good health. It not only provides a daily experience of wildlife but contact with nature boosts people's physical and mental health. Exercise in the outdoors reduces obesity and is shown to reduce heart disease, blood pressure and diabetes – among England's most common medical problems. In addition to this, regular outdoor exercise can help to reduce obesity across all age groups. In Essex, the percentage of adults classified as obese between 2017-2018 was 62.5%, which was marginally higher than the national average for England at 62%. Thus, encouraging an active lifestyle will be key to improving public health in Essex.

Natural England has devised the Accessible Natural Greenspace Standard (ANGSt), which sets out the minimum amount of accessible natural greenspace that any household should be within reach of. The criteria state that:

- an accessible natural greenspace of at least 2 hectares in size, no more than 300 metres (5 minutes' walk) from home;
- at least one accessible 20-hectare site within two kilometres of home;
- one accessible 100-hectare site within five kilometres of home; and
- one accessible 500-hectare site within ten kilometres of home.

In Essex there is 15,055ha of accessible natural greenspace however only 9% of Essex households have all of their ANGSt requirements met, while 16% of households within Essex have none of their ANGSt requirements met. The areas that fare the worst according to the ANGSt criteria are the more rural parts of the county as there is often limited official public access beyond the footpath network as shown in the figure below.

The districts of Tendring, Uttlesford and Braintree had the highest proportions of households without access to natural greenspace with 59%, 54% and 35% respectively. There were no households in Basildon. Braintree, Castle Point, Chelmsford, Rochford and Uttlesford meeting all of their ANGSt requirements and Brentwood, Maldon and Tendring had less than 1% being met.

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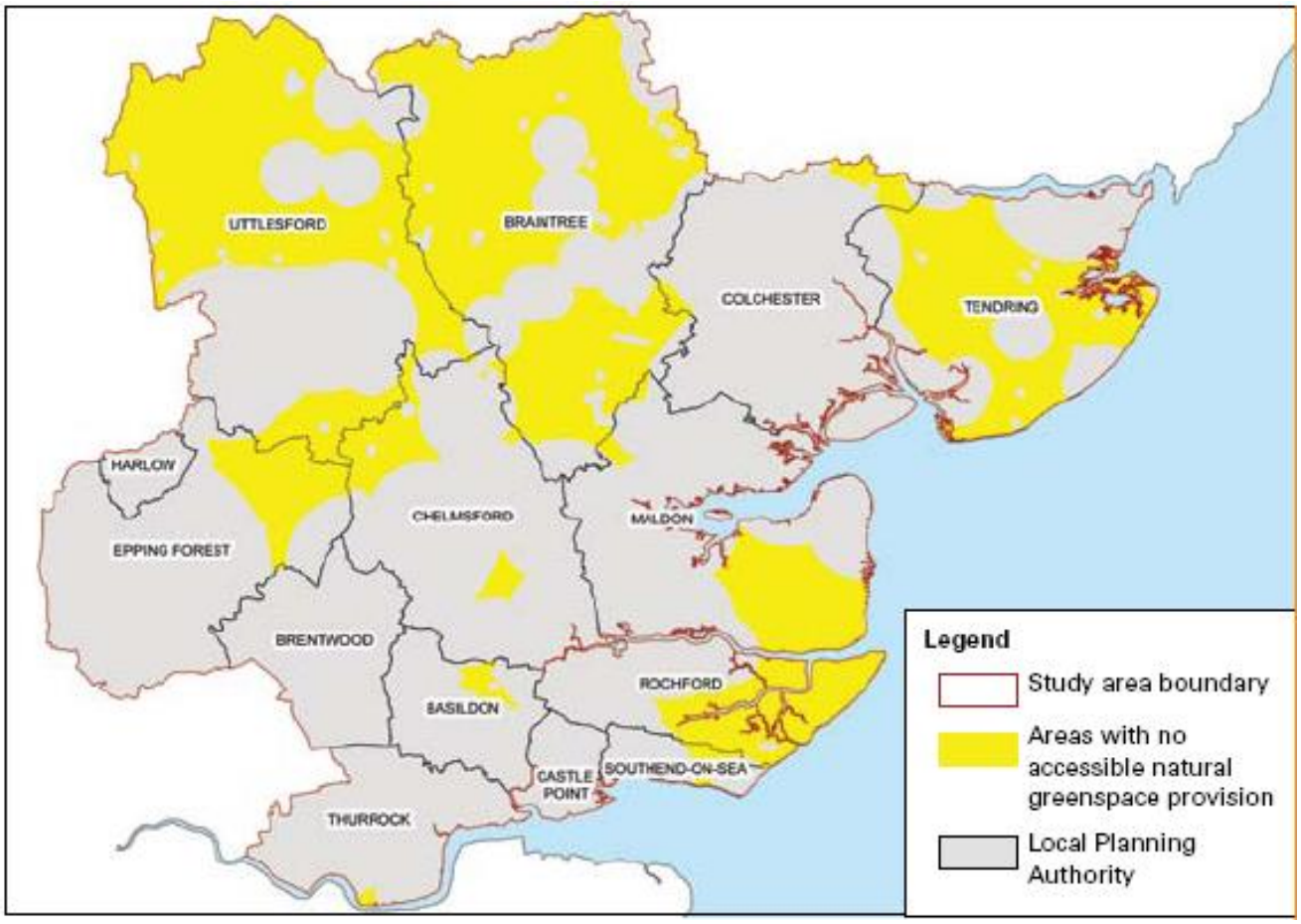
Figure 7: Areas in Essex with No Accessible Natural Greenspace provision



Source: Analysis of Accessible Natural Greenspace Provision for Essex, including Southend-on-Sea and Thurrock Unitary Authorities, Essex Wildlife Trust.

1.4.2 Life Expectancy

Understanding life expectancy allows an insight into health inequalities and alludes to certain areas of deprivation. The table below shows life expectancy at various authority area levels.

Table 7: Life Expectancy 2023

Area	Female	Male
England	83.14	79.4
East	83.79	80.19
Essex	83.56	80.13

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Area	Female	Male
Basildon	82.88	79.04
Braintree	83.28	80.24
Brentwood	84.71	80.66
Castle Point	83.13	79.44
Uttlesford	85.35	82.58
Maldon	83.86	80.52
Colchester	83.56	80.34
Tendring	82.02	78.17
Harlow	82.49	78.55
Epping Forest	83.99	80.37
Harlow	82.49	78.55
Rochford	84.18	81.1
Southend-on-Sea	82.71	78.44
Thurrock	82.56	78.33
Chelmsford	84.58	81.34

Source: ONS 2023

As can be seen from those areas highlighted red, 7/15 Local Authority areas in Greater Essex have life expectancies below the England average for females, and 6/15 for males. Of all the Local Authority areas, life expectancy is lowest in Tendring for both males and females.

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1.4.3 Deprivation

The Index of Multiple Deprivation (IMD) is an overall relative measure of deprivation across areas of the UK. There are seven domains of deprivation. These are: The Income Deprivation Domain; The Employment Deprivation Domain; The Education, Skills and Training Deprivation Domain; The Health Deprivation and Disability Domain; The Crime Domain; The Barriers to Housing and Services Domain; and The Living Environment Deprivation Domain.

Areas are defined as LSOAs (Lower-layer Super Output Areas) - small areas designed to be of a similar population size, with an average of approximately 1,500 residents or 650 households. Deciles are then calculated by ranking the 32,844 LSOAs in England from most deprived to least deprived and dividing them into 10 equal groups. LSOAs in decile 1 fall within the most deprived 10% of LSOAs nationally.

The following sub-sections outline which of these domains are explored in this report.

1.4.3.1 Overall Deprivation

Overall deprivation is considered relevant for exploration. This is a combination of the above seven domains, which are weighted as follows:

- Income Deprivation (22.5%)
- Employment Deprivation (22.5%)
- Education, Skills and Training Deprivation (13.5%)
- Health Deprivation and Disability (13.5%)
- Crime (9.3%)
- Barriers to Housing and Services (9.3%)
- Living Environment Deprivation (9.3%)

1.4.3.2 Health Deprivation & Disability

The Health Deprivation and Disability Domain measures the risk of premature death and the impairment of quality of life through poor physical or mental health. The domain measures morbidity, disability and premature mortality but not aspects of behaviour or environment that may be predictive of future health deprivation.

1.4.3.3 Barriers to Housing & Services Deprivation

The Barriers to Housing and Services Domain measures the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains: ‘geographical barriers’, which relate to the physical proximity of local services, and ‘wider barriers’ which includes issues relating to access to housing such as affordability.

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Table 8: Greater Essex Deprivation – percentage of Lower Super Output Areas (LSOAs) that are deprived (10% & 20%)

LA Area	Overall 10%		Overall 20%		Health 10%		Health 20%		Barriers 10%		Barriers 20%	
	% of LSOAs	Rank in Essex	% of LSOAs	Rank in Essex	% of LSOAs	Rank in Essex	% of LSOAs	Rank in Essex	% of LSOAs	Rank in Essex	% of LSOAs	Rank in Essex
Southend-on-Sea	8.41%	3	21.50%	3	10.28%	2	14.02%	2	0.00%	13	1.87%	14
Thurrock	4.08%	4	11.22%	4	0.00%	5	2.04%	6	7.14%	9	21.43%	5
Basildon	10.91%	2	23.64%	2	1.82%	4	9.09%	4	5.45%	10	20.91%	6
Braintree	0.00%	7	2.30%	7	0.00%	5	1.15%	8	8.05%	8	11.49%	10
Brentwood	0.00%	7	0.00%	12	0.00%	5	0.00%	9	8.70%	7	17.39%	9
Castle Point	1.75%	5	8.77%	6	0.00%	5	1.75%	7	0.00%	13	7.02%	13
Chelmsford	0.00%	7	0.93%	11	0.00%	5	0.00%	9	11.21%	4	22.43%	4
Colchester	0.95%	6	10.48%	5	2.86%	3	9.52%	3	13.33%	3	30.48%	2
Epping Forest	0.00%	7	1.28%	10	0.00%	5	0.00%	9	8.97%	6	17.95%	8

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LA Area	Overall 10%		Overall 20%		Health 10%		Health 20%		Barriers 10%		Barriers 20%	
	% of LSOAs	Rank in Essex	% of LSOAs	Rank in Essex	% of LSOAs	Rank in Essex	% of LSOAs	Rank in Essex	% of LSOAs	Rank in Essex	% of LSOAs	Rank in Essex
Harlow	0.00%	7	1.85%	9	0.00%	5	3.70%	5	9.26%	5	20.37%	7
Maldon	0.00%	7	0.00%	12	0.00%	5	0.00%	9	17.50%	2	22.50%	3
Rochford	0.00%	7	1.89%	8	0.00%	5	0.00%	9	1.89%	12	7.55%	12
Tendring	17.98%	1	30.34%	1	17.98%	1	40.45%	1	4.49%	11	8.99%	11
Uttlesford	0.00%	7	0.00%	12	0.00%	5	0.00%	9	23.91%	1	43.48%	1

Source: IMD, 2023

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The above table shows in red those areas that are considered more deprived than the England and Wales average (i.e. they are above 10%). Overall, Tendring and Basildon are the two most overall deprived LA areas in Greater Essex, and both have more LSOAs that are deprived than the average for England and Wales.

In consideration of 'Health and Disability', Tendring and Southend-on-Sea have the highest proportion of deprived LSOAs in Greater Essex, and again both are higher than the England and Wales average.

Regarding 'Barriers', Uttlesford and Maldon have the highest percentage of LSOAs that are deprived. Tendring is amongst the least deprived in this sub-domain.

1.4.4 Active Lives Survey

Sport England's Active Lives Survey collects data on the engagement in, and attitudes to, sport and physical activity. The relevant data in this section covers activity, inactivity and club membership (adults).

Activity is explored thus:

- Active for at least 150 minutes a week (adults)
- Active for an average of 60+ minutes a day (under 16s)

Inactivity covers:

- Active for less than 30 minutes a week (adults)
- Active for less than an average of 30 minutes a day (under 16s)

1.4.4.1 Activity

Table 9: Adults - Active: at least 150 minutes a week

Area	Nov 15-16	Nov 16-17		Nov 17-18		Nov 18-19		Nov 19-20		Nov 20-21	
Basildon	61.70 %	57.10 %	↓	57.20 %	↑	60.30 %	↑	54.10 %	↓	57.40%	↑
Braintree	50.10 %	63.10 %	↑	62.40 %	↓	62.00 %	↓	58.20 %	↓	56.90%	↓
Brentwood	65.20 %	67.60 %	↑	63.60 %	↓	70.70 %	↑	66.70 %	↓	64.70%	↓

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Area	Nov 15-16	Nov 16-17		Nov 17-18		Nov 18-19		Nov 19-20		Nov 20-21	
Castle Point	64.30 %	54.20 %	↓	64.70 %	↑	58.90 %	↓	61.10 %	↑	57.60%	↓
Chelmsford	61.50 %	64.60 %	↑	58.10 %	↓	65.60 %	↑	66.20 %	↑	62.80%	↓
Colchester	68.40 %	62.20 %	↓	63.90 %	↑	66.70 %	↑	70.00 %	↑	57.60%	↓
Epping Forest	66.00 %	63.50 %	↓	64.10 %	↑	62.30 %	↓	61.70 %	↓	62.80%	↑
Harlow	57.40 %	59.70 %	↑	58.20 %	↓	57.80 %	↓	56.80 %	↓	54.50%	↓
Maldon	60.30 %	62.50 %	↑	64.40 %	↑	63.60 %	↓	67.80 %	↑	61.20%	↓
Rochford	59.70 %	65.80 %	↑	66.20 %	↑	62.80 %	↓	58.00 %	↓	60.60%	↑
Southend-on-Sea	63.40 %	59.30 %	↓	58.30 %	↓	59.80 %	↑	59.40 %	↓	57.50%	↓
Tendring	54.10 %	52.10 %	↓	56.80 %	↑	54.40 %	↓	57.80 %	↑	53.80%	↓
Thurrock	51.70 %	54.90 %	↑	57.00 %	↑	54.00 %	↓	51.50 %	↓	50.20%	↓
Uttlesford	63.50 %	65.40 %	↑	67.20 %	↑	69.50 %	↑	63.00 %	↓	67.20%	↑
Essex	61.00 %	61.10 %	↑	61.60 %	↑	62.70 %	↑	61.70 %	↓	59.30%	↓

Source: Active Travel Survey 2022 (November 20-21 adult data import)

As can be seen from the above table, no single LA area displays an upward or downward

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trend in activity; all show fluctuation. Taking the Nov 20-21 data alone, those LA areas that are below the Essex average are Thurrock, Tendring, Southend-on-Sea, Harlow, Colchester, Castle Point, and Basildon. These LAs broadly correlate with the most overall deprived areas of the County and aside from Tendring also the most urban in nature.

Table 10: U16s - Active: an average of 60+ minutes a day

Area	Academic Year 17-18	Academic Year 18-19	Academic Year 19-20	Academic Year 20-21	Academic Year 21-22
Basildon LA	42.90%	42.10%	48.80%	-	48.90%
Braintree LA	48.80%	49.00%	48.40%	43.30%	49.50%
Brentwood LA	50.20%	51.20%	55.00%	-	49.50%
Castle Point LA	44.30%	46.00%	55.40%	40.80%	43.00%
Chelmsford LA	43.80%	51.30%	52.80%	40.80%	42.90%
Colchester LA	44.80%	43.30%	42.10%	46.50%	49.40%
Epping Forest LA	-	48.30%	44.70%	-	55.30%
Harlow LA	56.90%	43.40%	-	-	46.30%
Maldon LA	52.90%	46.70%	47.50%	44.30%	49.00%
Rochford LA	53.60%	48.10%	44.30%	40.60%	46.20%
Southend-on-Sea LA	-	47.20%	47.50%	44.80%	43.50%
Tendring LA	44.60%	56.00%	42.40%	35.00%	43.70%
Thurrock LA	-	45.70%	44.00%	31.10%	43.80%
Uttlesford LA	51.20%	47.70%	47.70%	-	52.20%
Essex CC	47.40%	47.40%	47.80%	42.40%	48.20%

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Source: Active Travel Survey 2023 (Academic Year 21-22 children and young people data import)

A number of LAs display lower percentages in activity than the Essex County Council average. These are: Thurrock, Tendring, Southend-on-Sea, Rochford, Harlow, Chelmsford, and Castle Point. Of these, Chelmsford and Castle Point are the two worst performing LAs.

1.4.4.2 Inactivity / Less Active

Table 11: Adults - Inactive: less than 30 minutes a week

Area	Nov 15-16	Nov 16-17		Nov 17-18		Nov 18-19		Nov 19-20		Nov 20-21	
Basildon	25.90%	28.70%	↑	29.50%	↑	26.40%	↓	34.80%	↑	30.90%	↓
Braintree	30.40%	26.30%	↓	22.70%	↓	23.10%	↑	31.00%	↑	31.40%	↑
Brentwood	22.50%	25.10%	↑	26.20%	↑	18.30%	↓	21.00%	↑	25.00%	↑
Castle Point	27.20%	30.90%	↑	25.00%	↓	29.60%	↑	25.50%	↓	32.40%	↑
Chelmsford	26.60%	24.70%	↓	26.40%	↑	21.30%	↓	21.80%	↑	23.90%	↑
Colchester	19.30%	25.20%	↑	21.90%	↓	19.20%	↓	21.20%	↑	29.70%	↑
Epping Forest	19.40%	23.50%	↑	22.30%	↓	22.10%	↓	24.40%	↑	26.00%	↑
Harlow	31.30%	26.70%	↓	28.80%	↑	30.40%	↑	25.70%	↓	33.10%	↑
Maldon	24.60%	23.60%	↓	22.30%	↓	22.70%	↑	20.10%	↓	26.70%	↑
Rochford	25.90%	23.10%	↓	24.80%	↑	22.40%	↓	26.10%	↑	28.00%	↑
Southend-on-Sea	25.50%	27.80%	↑	29.10%	↑	27.70%	↓	31.10%	↑	29.90%	↑
Tendring	35.60%	33.00%	↓	28.80%	↓	28.60%	↓	32.00%	↑	33.30%	↑
Thurrock	33.20%	31.30%	↓	30.30%	↓	30.10%	↓	35.50%	↑	35.70%	↑

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Area	Nov 15-16	Nov 16-17		Nov 17-18		Nov 18-19		Nov 19-20		Nov 20-21	
Uttlesford	21.90%	20.80%	↓	21.40%	↑	18.60%	↓	22.20%	↑	23.20%	↑
Essex	25.90%	26.30%	↑	25.20%	↓	23.50%	↓	26.10%	↑	28.80%	↑

Source: Active Travel Survey 2022 (November 20-21 adult data import)

In regard to adult inactivity, most LAs have seen a declining trend in activity in recent years, although these are still higher than the base date of November 2015-2016 in the majority of instances. It can be assumed that the COVID-19 pandemic is responsible for this general trend, however it should be noted that Chelmsford and Tendring are the only LAs that display an overall decline over the study period.

In consideration of inactivity against the Essex average, the following LAs are less active than the general county population: Thurrock, Tendring, Southend-on-Sea, Harlow, Colchester, Castle Point, Braintree; and Basildon.

Table 12: U16s - Less active: less than an average of 30 minutes a day

Area	Academic Year 17-18	Academic Year 18-19	Academic Year 19-20	Academic Year 20-21	Academic Year 21-22
Basildon LA	34.50%	31.50%	26.30%	-	31.00%
Braintree LA	29.00%	24.40%	27.20%	34.10%	26.30%
Castle Point LA	34.10%	31.50%	21.20%	36.00%	32.10%
Chelmsford LA	28.20%	25.00%	22.90%	35.40%	33.80%
Colchester LA	32.50%	28.50%	34.90%	31.10%	29.60%
Epping Forest LA	-	30.70%	27.20%	-	25.00%
Harlow LA	22.80%	34.70%	-	-	32.00%
Maldon LA	23.20%	34.40%	26.70%	31.80%	26.40%

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Area	Academic Year 17-18	Academic Year 18-19	Academic Year 19-20	Academic Year 20-21	Academic Year 21-22
Rochford LA	24.30%	33.10%	31.20%	32.00%	26.50%
Southend-on-Sea LA	-	29.50%	29.30%	31.20%	23.00%
Tendring LA	33.30%	23.40%	29.60%	41.60%	32.50%
Thurrock LA	-	32.40%	33.20%	48.20%	36.80%
Uttlesford LA	21.50%	25.50%	31.90%	-	19.60%
Essex CC	29.20%	28.90%	29.40%	33.20%	27.90%

Source: Active Travel Survey 2023 (Academic Year 21-22 children and young people data import)

Inactivity in under 16s varies from LA area to LA area. In consideration of the Essex CC average, the following LA areas have a higher percentage of inactivity: Thurrock, Tendring, Harlow, Colchester, Chelmsford, Castle Point, and Basildon.

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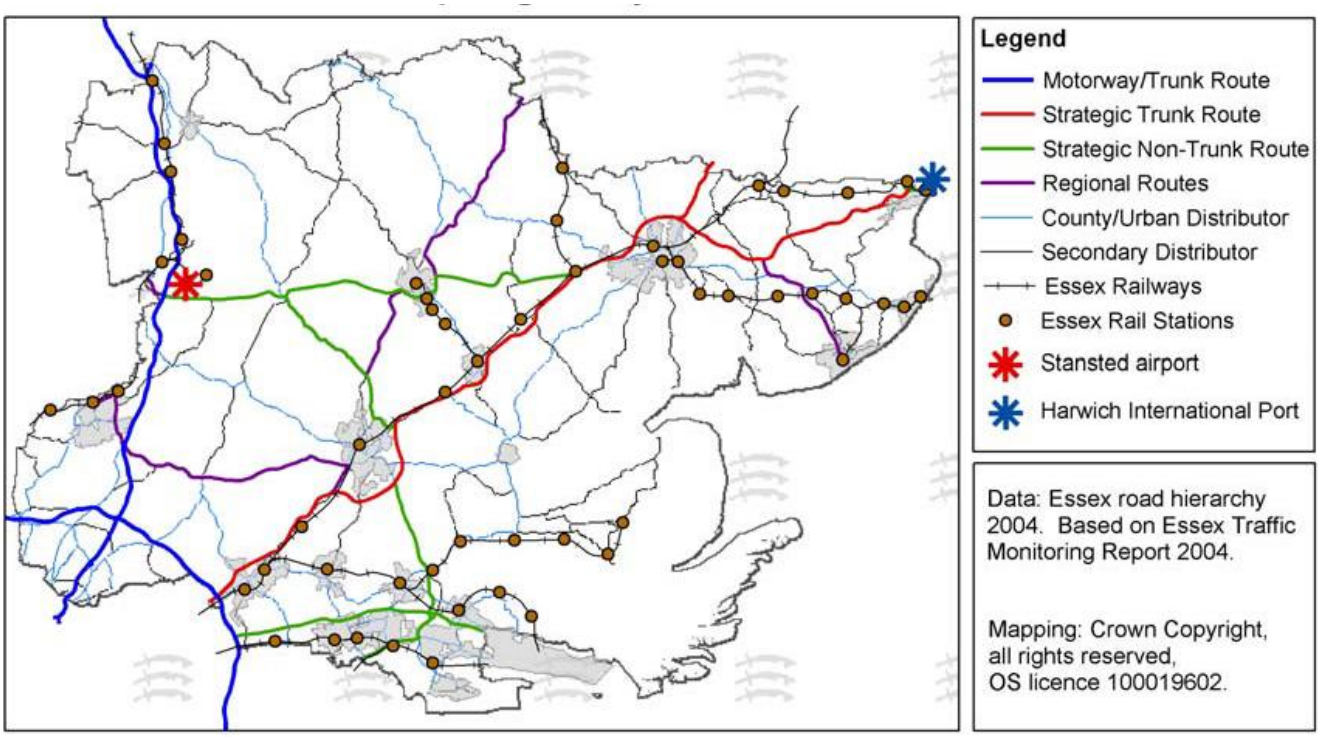
1.5 Transport and connectivity

1.5.1 Transport Infrastructure

Tendring has good transport connections by road, rail, and sea. The important A120 and to a lesser extent A12 run through the District, and the major local road the A133 provides good coverage.

The District contains one of Essex's two major 'International Gateways' at Harwich International sea port. This provides nationally important connections to Holland and Denmark[1].

Figure 8: Travel networks and Transport Gateways in Essex



Source: Essex Trends

1.5.2 Rail Network

There is one mainline railway network that operates across Tendring (Greater Anglia) providing important commuter links connecting the District with Essex with London.

The figure below shows that some sections of the railway network in Essex are currently

[1] Essex Transport Strategy 2011

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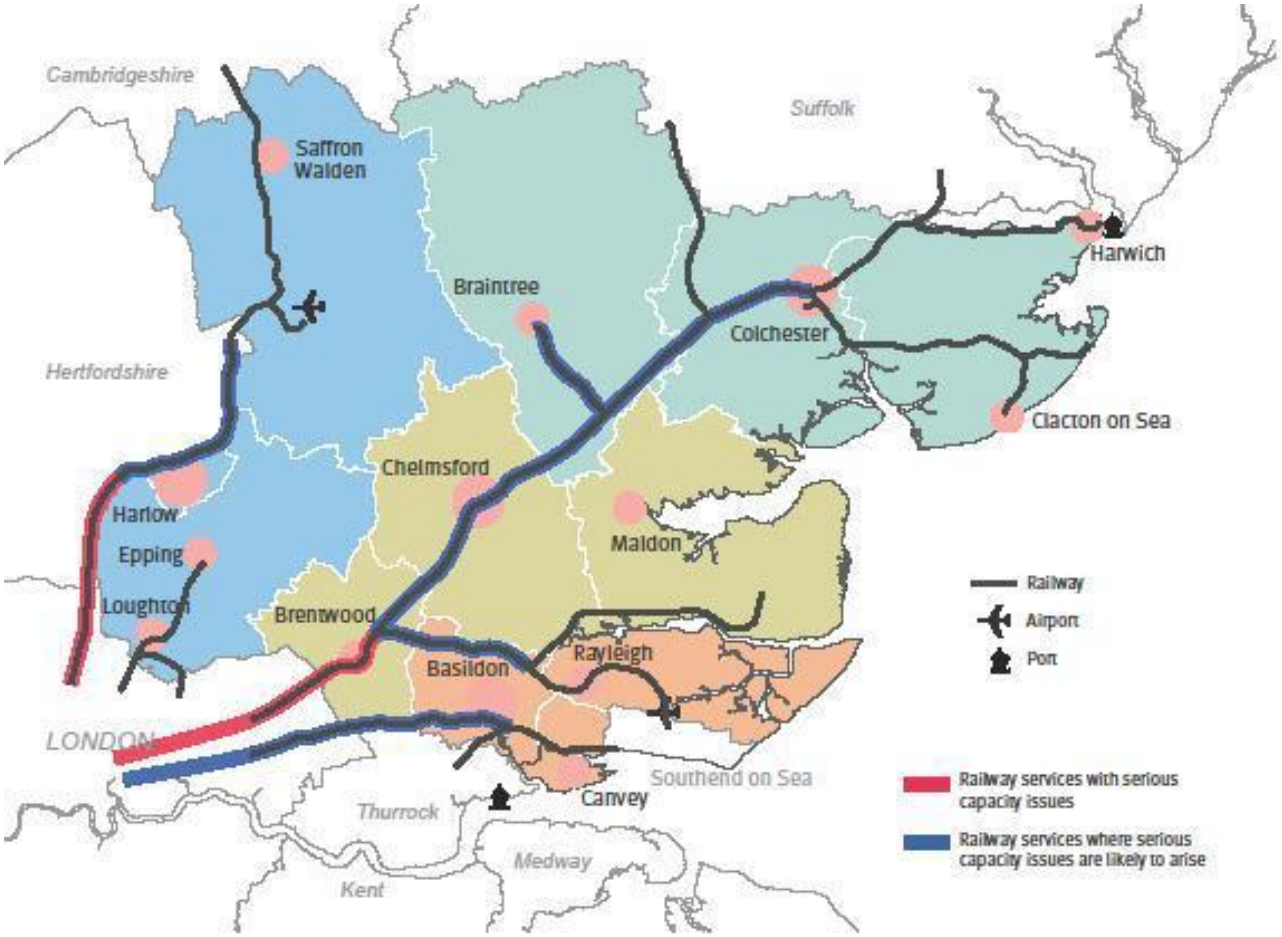
experiencing serious capacity issues. This does not include Tendring, however by 2031 it is anticipated that capacity will be a problem on most of the railway network.

Figure 9: Railway network in Essex



Source: Essex Transport Strategy (2011) Crown Copyright. All rights reserved. Essex County Council 10019602.

1.5.3 Freight Movement

Around 6% of traffic on Essex's roads is made up of HGVs, rising to nearly a fifth on the Essex section of the M25, 16% on the M11 and around 14% on sections of the A12 and A120[2]. There are also around 50 freight trains passing through Essex each day, travelling mainly between Felixstowe and the North-West via London[3].

[2] Average Annual Daily Traffic Flow (AADF) data produced by the Department for Transport, 2010
[3] Strategic Freight Network (2008) Network Rail

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1.6 Cultural Heritage / Historic Environment

The historic environment should be effectively protected and valued for its own sake, as an irreplaceable record which contributes to our understanding of both the present and the past. Cultural heritage adds to the quality of life, by enhancing the local scene and sustaining a sense of local distinctiveness, which is an important aspect of the character and appearance of towns, villages and the countryside. It also has an importance for leisure and recreation. The location and scale of new development may have an adverse impact on nearby features of a cultural heritage value.

The historic centres of Harwich, Manningtree, Mistley and St Osyth contain many impressive and unique historic buildings and monuments examples of which include the St Osyth Priory Gatehouse (Scheduled Monument, Grade 1 Listed building) an important example of a monastic building of the Augustinian order whose façade is one of the best preserved examples of knapped flint and stone flushwork to be found in East Anglia. The impressive 18th Century Mistley Towers (Scheduled Monument Grade 1 Listed building), the remains of a church designed by Robert Adam and The Harwich Redoubt (Scheduled Monument Grade ll* Listed building) a circular fort which supported 10 gun embrasures, completed in 1810 to defend the harbour against invasion during the Napoleonic War. These are just a few examples of the heritage assets within the District. Within these historic centres there is a greater likelihood of archaeological remains due to their complex history and development of their communities over many centuries. These centres are sensitive to development in much the same way as is the ecology of an environmentally important area.

1.6.1 Listed Buildings

All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. The criteria become tighter with time, so that post-1945 buildings must be exceptionally important to be listed. A building normally must be over 30 years old to be eligible for listing. New development sites should not negatively impact on the setting of listed buildings aesthetically or through operational noise or nuisance.

Table 13: Listed Buildings in Essex and Tendring

Administrative area	Grade 1 Listed	Grade II* Listed	Grade II Listed	Total
Essex	266	751	12,970	13,947
Tendring District	23	43	996	1,062

Source: Historic England

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The total number of listed buildings or groups of buildings in England is over 377,000 and in Essex there are around 14,000. Grade I buildings are of exceptional interest, sometimes considered to be internationally important. Only 1.9% of all listed buildings in Essex are Grade I. A percentage of 5.3 have been designated as Grade II* buildings which are particularly important buildings of more than special interest and the rest are Grade II listed which means they are nationally important and of special interest.

1.6.2 Archaeology, Recorded Sites and Finds in Essex

As with rest of the UK, it is true to say that most archaeological sites and deposits in Essex remain buried, hidden and thus preserved. However, the known archaeological resource in the county is very varied and highly significant. There are over 36,000 records of archaeological sites and finds, recorded on the Essex Historic Environment Record (EHER) for the county. The archaeological deposits range in date from the Palaeolithic, through to structures related to the Cold War. However, it should also be remembered that the EHER represent only the known deposits with many new sites being identified each year. Archaeological sites (and their setting) constitute a finite, non-renewable resource, vulnerable to damage.

1.6.3 Scheduled Monuments

Scheduled Monuments (SMs) are sites of national importance and protected by the Ancient Monuments and Archaeological Areas Act 1979. SMs are designated to preserve the monument for the future and protect it from damage, destruction or any unnecessary interference. Tendring District benefits from 27 Scheduled Monuments which include above and below ground features, ranging from prehistoric burial mounds to unusual examples of World War II defensive structures.

1.6.4 Conservation Areas

Tendring currently has 22 designated Conservation Areas. Conservation Areas are defined as historical town centres and buildings having ‘special architectural or historical interest, the character of which is desirable to preserve or enhance’ which are protected under the Listed Buildings and Conservations Areas Act (1990). The objective of the Conservation Area designation is to ensure that the character of the defined area is preserved from developments which do not preserve or enhance its character. The 22 Conservation Areas are located at:

- Ardleigh
- Bradfield
- Brightlingsea
- Brightlingsea Hall and All Saints Church
- Clacton Sea Front

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- Dovercourt
- Frinton-on-Sea
- Frinton Park
- Great Bentley
- Great Clacton
- Great Holland
- Great Oakley
- Harwich
- Kirby-le-Soken
- Lawford
- Manningtree and Mistley
- Ramsey
- St Osyth (replaced)
- Tendring Village
- Thorpe-le-Soken
- Thorpe-le-Soken Station and Maltings
- Walton.

1.6.5 Historic Parks and Gardens

These are designated by English Heritage and defined as “a park or garden of special historic interest”. They are graded I (highest quality), II* or II. There are 3 registered parks and gardens within Tendring District”. These are:

- St Osyth's Priory (Grade II) - Late-C19/early-C20 gardens, laid out within C16 garden walls beside medieval buildings, set within a park which retains possible monastic fish ponds, developed as a whole in the C18, with C19 reworking. The c.76ha site is bounded by a farm track and agricultural land to the north, by the main road from Colchester to the east, and by the road known as The Bury and the village green to the south.
- Thorpe Hall (Grade II) - Early C20 shrub and water gardens developed by the owner, Lady Byng, from 1913 onwards. Thorpe Hall lies on the south side of the village of Thorpe-le-Soken which is situated c 16km to the east of Colchester and c 5km to the west of the Essex coast at Walton-on-the-Naze. The c 12ha site is bounded to the west by Station Road, to the south by a public footpath bordering arable land, to the east by farmland and Hall Lane, and to the north by the gardens of houses running along Abbey Street. The relatively flat land is set on the edge of the village in a busy rural part of the county.

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- Clacton Seafront Garden (Grade II) - Seafront gardens laid out to a design by the County Surveyor, Daniel Bowe, in 1921. The Seafront Gardens at Clacton are located in the centre of the resort, on the south-west side of the Pier, with fine views out to sea. The long, thin, c 0.5ha level site is bounded to the north-west by Marine Parade West, to the north-east by Pier Gap (a short drive linking Marine Parade to the Pier), and to the south-east by a narrow band of cliffs leading down to Kings Parade, a pedestrian promenade running along the beach. At the south-west end of the gardens, the land between Kings Parade and Marine Parade West is laid to grass banks, partially planted in a naturalistic fashion.

1.6.6 Protected Lanes

Tendring contains 9 Protected Lanes, preserved for their historic indication of ancient road patterns in the District.

1.6.7 The At Risk Register

According to the Heritage at Risk Register (2023), there are numerous assets listed as being at risk in Tendring. These are:

Entry name	Heritage category	Condition
Clacton Seafront, Clacton-on-Sea	Conservation Area	Very bad
Dovercourt, Harwich	Conservation Area	Very bad
St Osyth, St. Osyth	Conservation Area	Poor
Thorpe-le-Soken	Conservation Area	Fair
Thorpe-le-Soken Station and Maltings, Thorpe-le-Soken	Conservation Area	Very bad
Church of St Michael, The Street, Frinton and Walton	Listed Building grade II*	Very bad
Crop mark site south of Ardleigh, Ardleigh	Scheduled Monument	Generally unsatisfactory with major localised problems

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Entry name	Heritage category	Condition
Beacon Hill Fort: a late 19th and 20th century coastal artillery fortification, Harwich	Scheduled Monument	Extensive significant problems
Spring Valley Mill, Spring Valley Lane, Ardleigh	Listed Building grade II*	Very bad
Martello Tower "K", Kirby Road, Walton on the Naze, Frinton and Walton	Scheduled Monument	Poor
Beacon Hill Fort, Harwich	Scheduled Monument	Poor
St Osyth's Priory, St. Osyth	Scheduled Monument	Poor
Martello Tower "D", 450 metres SSW of Clubhouse, Clacton Golf Course, Clacton on Sea	Scheduled Monument	Poor
Martello Tower "E", 300 metres south west of junction of Marine Parade West and Wash Lane, Clacton on Sea	Scheduled Monument	Poor
Redoubt, Main Road, Harwich	Listed Building grade II*	Poor
Thorrington Tide Mill and attached Dam Wall to north West, Mill Lane, Thorrington	Listed Building grade II*	Poor
The Dovercourt lighthouses and causeway, Harwich	Scheduled Monument	Poor

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1.7 Biodiversity and nature conservation

Tendring is predominantly rural in character with a diverse wildlife. There are sites designated as internationally, nationally and locally important due to the habitats and species present. The Essex coastline affords international protection due to a series of saltmarshes, mudflats, sandflats, lagoons and estuaries which are not only important examples of habitats but are home to migratory birds. Conservation of sites and designations of biodiversity value have an important role within the planning process, land management, and controlling development pressure.

1.7.1 Designations

1.7.1.1 Habitats sites

Habitats sites collectively include Ramsar sites, Special Protection Areas (SPAs) and Special Areas for Conservation (SACs).

Ramsar sites are wetlands of international importance designated under the Ramsar Convention which have a high degree of protection. They often incorporate Special Protection Areas (SPAs) and Special Areas for Conservation (SACs).

Special Protection Areas (SPAs) are internationally protected sites which are classified in accordance with Article 4 of the EC Directive on the Conservation of Wild Birds (79/409/EEC). SPAs are designated to protect rare and vulnerable birds and for regularly occurring migratory species. They are also often designated as Ramsar sites and comprise areas of estuaries and coasts. The majority of the Essex coastline has been designated as part of the Mid-Essex Coast Phase, which is made up of 5 separately designated SPAs. Combined, these cover an area of approximately 23,000 ha.

Special Areas for Conservation (SACs) are sites of international importance designated under the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC). There are three SACs in the County: Epping Forest, Essex Estuaries and Hamford Water in Tendring

The designated Ramsars, SPAs and SACs are shown in the figures below. Due to the high level of protection that these designations are given appropriate measures to reduce potential adverse impacts arising from development proposals are required.

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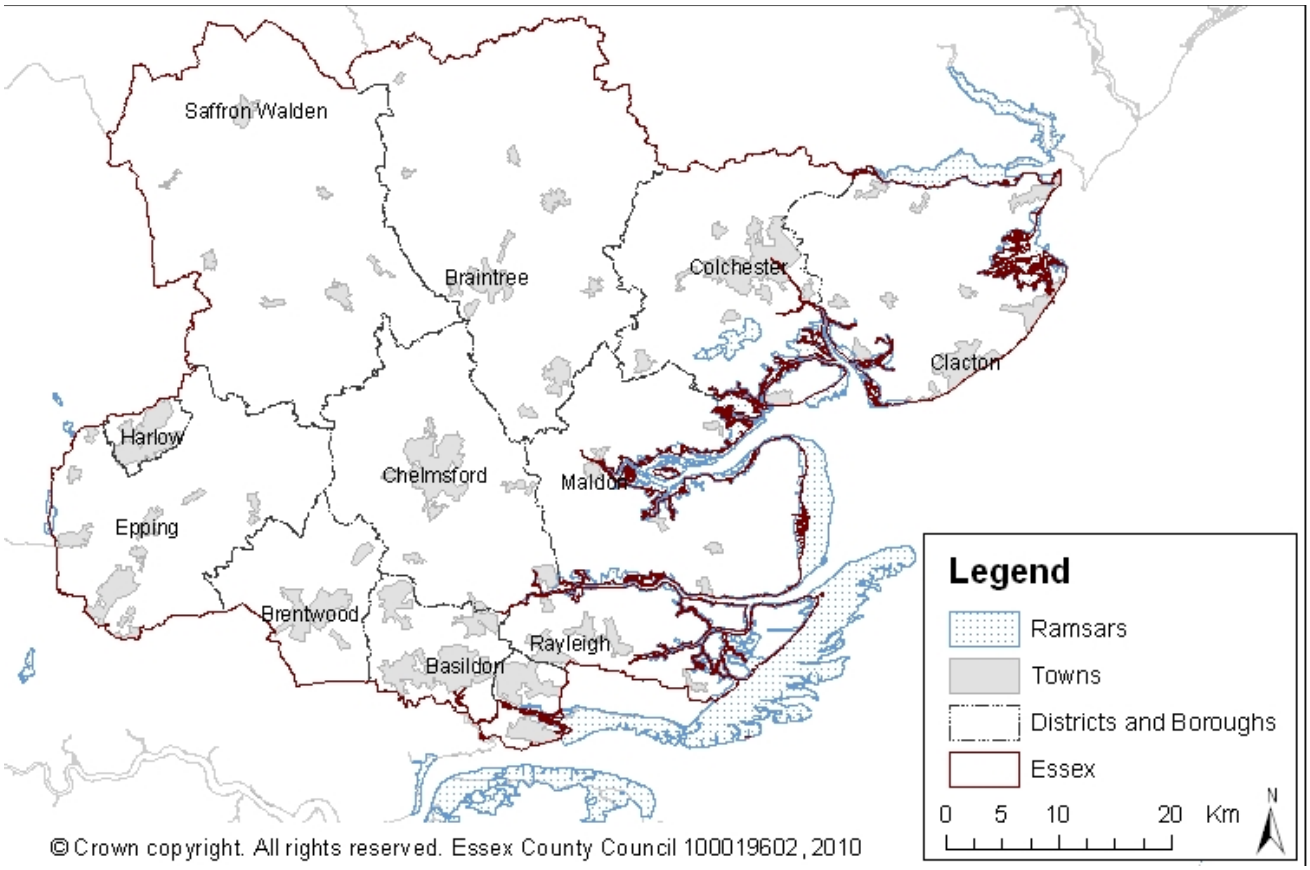
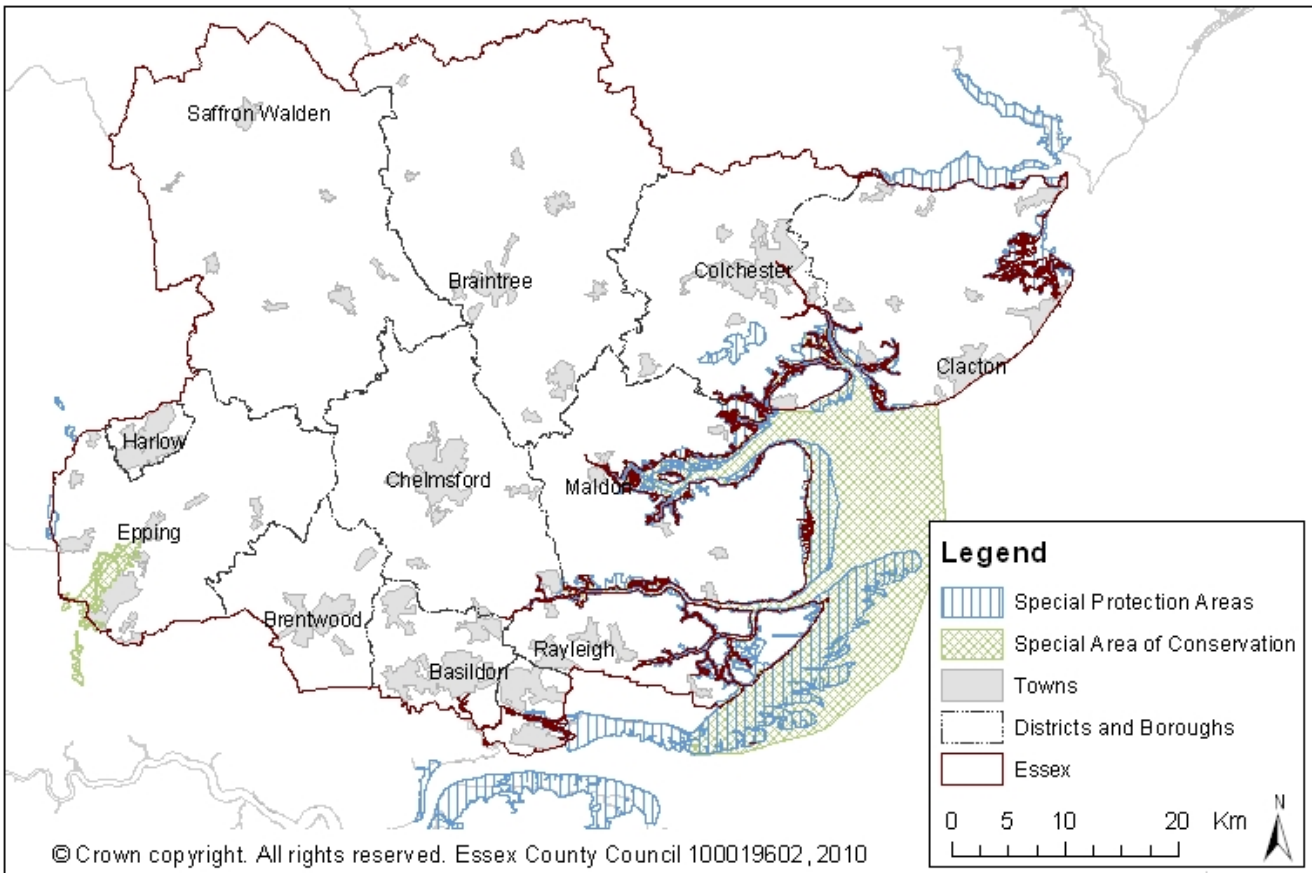
Figure 10: Ramsar Sites in Essex



Source: Essex County Council, 2010

Figure 11: Special Protection Areas and Special Areas for Conservation in Essex



Source: Essex County Council, 2010

1.7.1.2 Sites of Special Scientific Interest

Sites of Special Scientific Interest (SSSIs) are designated areas of land which are considered to be of special interest due to their fauna, flora, geological and/or physiographical features. In Tendring there are 15 SSSIs:

- Ardleigh Gravel Pit
- Cattawade Marshes
- Clacton Cliffs & Foreshore
- Colne Estuary
- Hamford Water
- Harwich Foreshore
- Holland Haven Marshes
- Holland-On-Sea Cliff
- Little Oakley Channel Deposit
- Riddles Wood

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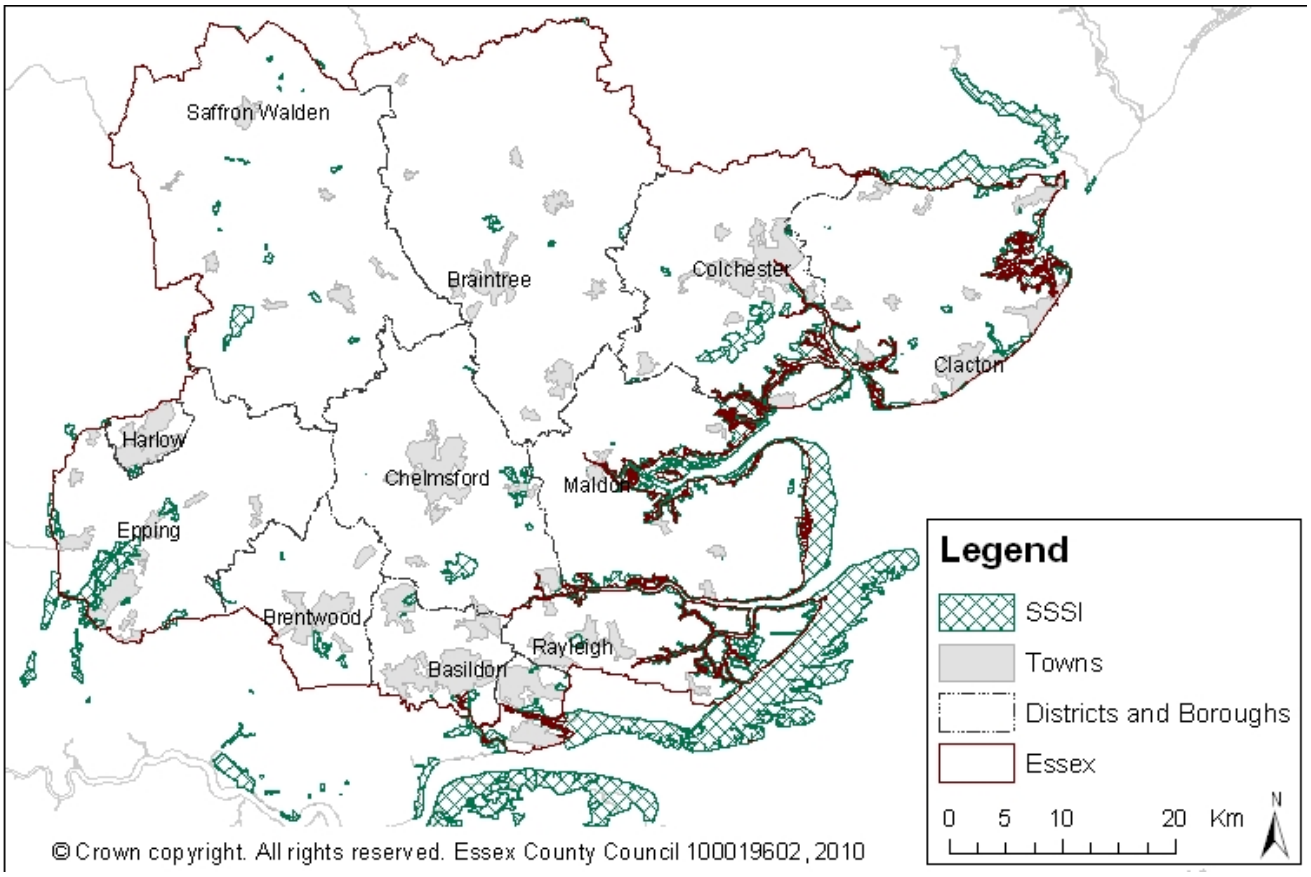
- St. Osyth Pit
- Stour and Copperas Woods, Ramsey
- Stour Estuary
- The Naze
- Weeleyhall Wood .

Figure 12: SSSIs in Essex



Source: Essex County Council, 2010

There is a Public Service Agreement (PSA) target of at least 95% of all nationally important wildlife sites being brought into favourable condition. All 15 SSSI sites in Tendring are meeting this target.

1.7.1.3 National Nature Reserves

Natural England is the body empowered to declare National Nature Reserves (NNRs) in England, the Reserves being a selection of the very best parts of England's Sites of Special Scientific Interest. It is this underlying designation which gives NNRs their strong legal protection. The majority also have European nature conservation designations.

The only NNR within Tendring District is the Colne Estuary, which is also a SSSI. Colne

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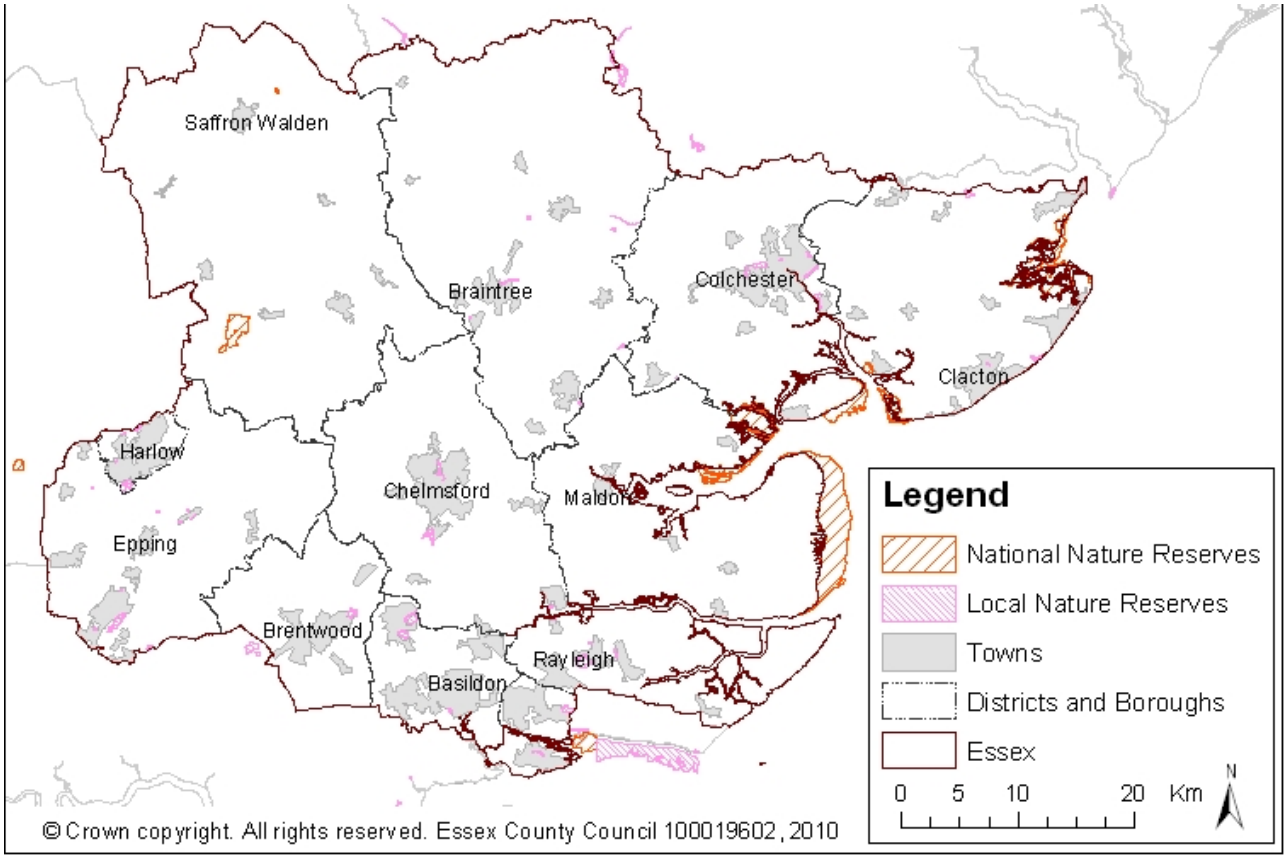
Estuary NNR is a 2,915.2 ha site, the main habitat of which is wetland. Sitting within Colchester and Tendring Districts, The Colne Estuary is comparatively short and branching, with five tidal arms which flow into the main river channel. The estuary is of international importance for wintering Brent Geese and Black-tailed Godwit and of national importance for breeding Little Terns and five other species of wintering waders and wildfowl. The variety of habitats which include mudflat, saltmarsh, grazing marsh, sand and shingle spits, disused gravel pits and reed beds, support outstanding assemblages of invertebrates and plants. Two areas of foreshore at East Mersea are of geological importance. Colne Point and St. Osyth Marsh are of geomorphological interest. In Colchester, the Blackwater Estuary and Colne Estuary are designated as NNRs as well as SSSIs.

Figure 13: National Nature Reserves and Local Nature Reserves



Source: Essex County Council, 2010

1.7.1.4 Local Nature Reserves

Local Nature Reserves (LNRs) are designated by local authorities in conjunction with Natural England in recognition of their high interest in the local context for their wildlife or wildlife education value; or because they offer an important area for informal enjoyment of nature by the public. There are currently several LNRs in Tendring as shown in the figure above along with the designated NNRs.

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1.7.1.5 Local Wildlife Sites

Previously known as Sites of Importance for Nature Conservation (SINC) Local Wildlife Sites (LoWS) support both locally and nationally threatened wildlife species and habitats. Together with statutorily protected areas they represent the minimum habitat to maintain current levels of wildlife.

The countryside in Tendring District is one of its key assets both in terms of tourism and the living environment for our residents. The Council, working with the Essex Wildlife Trust, has identified over 100 Local Wildlife Sites (LoWS) in the Tendring District including meadowland, grasslands, churchyards and ancient woodlands. LoWS are areas of land with significant wildlife value which provide important wildlife refuges and a green infrastructure network and, although these sites are not protected by law, they are worthy of nature conservation and are protected by planning policy. During the Local Plan period, the Council will work with developers, the Essex Wildlife Trust and other partners to protect LoWS and to create new wildlife habitats as an integral part of new development and as stand-alone projects such as the recent tree planting scheme north of Elmstead Market.

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1.8 Landscapes

Since the end of the last Ice Age, natural processes and successive human use have shaped the Essex landscape into its present form. The result is a combination of physical components such as landform, visible spatial components and non-visible spatial components which can incorporate sound and cultural associations. It is the combination of these aspects that determines an areas distinctive character, which can then be classified into wider character areas, or remain as distinct unique areas.

Within the Essex landscape there are many areas of special interest which have been designated and protected from inappropriate development. The scale and location of development will have to adhere to such landscape interest, being either unsuitable for development in certain areas, requiring mitigation to offset any negative impacts, or proven that the benefits of facilities at certain locations outweigh the loss of landscape amenity.

1.8.1 Landscape Character Areas

The Essex Landscape Character Assessment (Chris Blandford Associates, 2003) is based on the Countryside Agency's guidance, and establishes a 'baseline' of the existing character of the Essex landscape. The assessment involved a broad review of the landscape identifying 35 'Landscape Character Areas' (LCAs) within Essex (the figure below). They are areas with a recognisable pattern of landscape characteristics, both physical and experiential, that combine to create a distinct sense of place.

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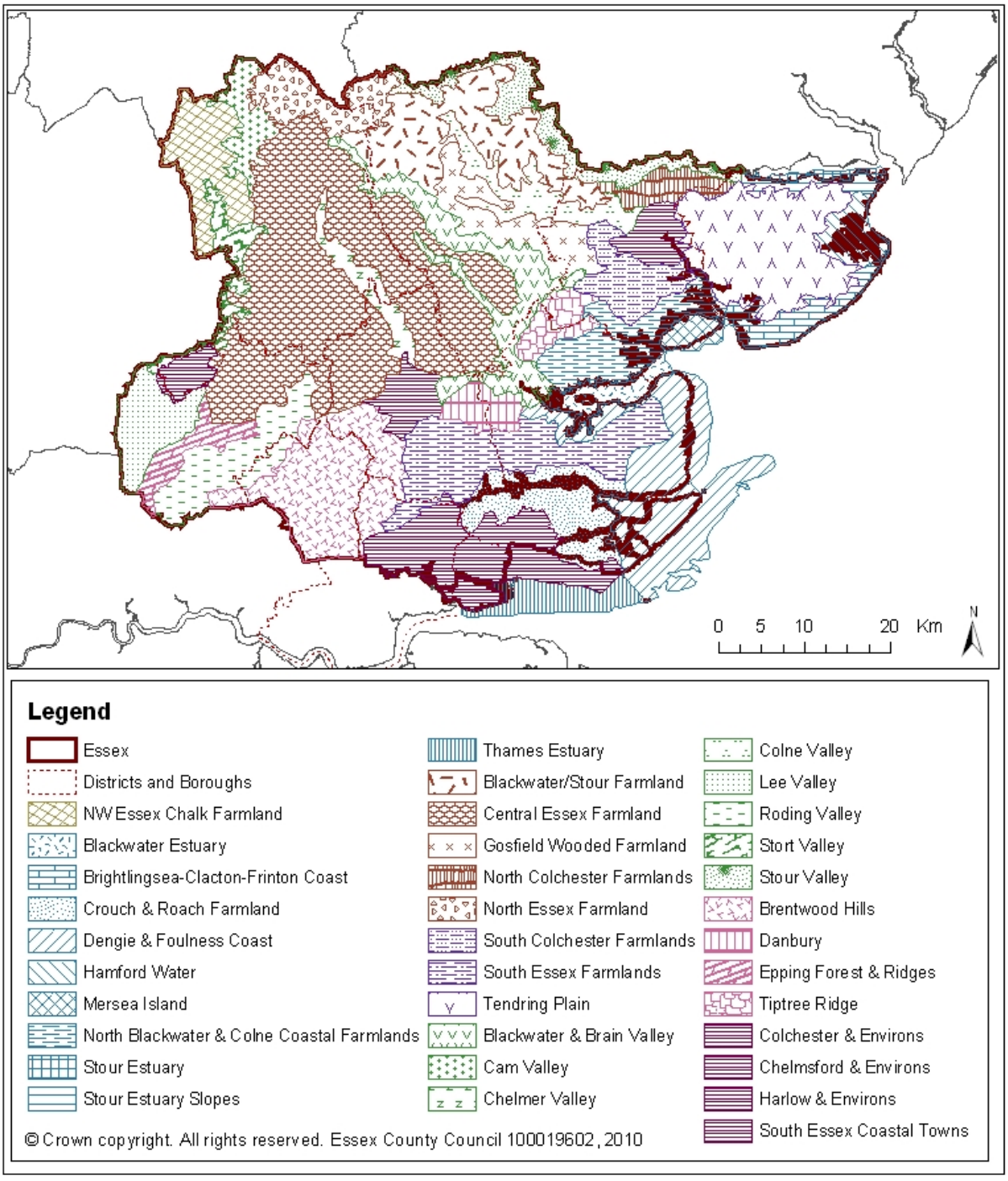
Figure 14: Essex Landscape Character Areas



Source: Essex County Council

The Landscape Character Assessment for Tendring District identified 30 separate landscape character area types. Tendring District is noted for its ancient broad-leaf woodland that occurs across a central belt within the District. Three of these woodlands are of national importance, and Stour and Copperas Woods SSSI together form, at 77ha, the largest area of

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broad leaf ancient woodland in north-east Essex.

1.8.2 National Landscape Areas (formerly Areas of Outstanding Natural Beauty)

National Landscape Areas are described by Natural England as areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their landscapes. Tendring includes the Suffolk and Essex Coast and Heaths AONB along the Stour River from Manningtree to Harwich.

1.8.3 Protected Lanes

Although also relevant to the historic environment, protected lanes also have significant landscape values. They generally originate from pre-historic track ways, which have been in continual (if lighter) use since. Protected lanes are often narrow, sunken and enclosed by a combination of mixed deciduous hedges and mature trees, ditches and raised verges that can be indications of great age.

The volume, weights, and speed of traffic is often limited to preserve the special character and due to their age and use they also have great biological value.

1.8.4 Special Verges

Roadside Verges are important and if sensitively managed they can increase the biodiversity of the verges themselves and from that the surrounding countryside. The reason for this is that verges can act as corridors interlinking fragmented or isolated habitats. In terms of wildlife value, verges can be split into three broad types:

- Landscaped and intensively managed verges: poorest quality.
- Recently created verges left to colonise naturally: vary in ecological value.
- Ancient verges: often of high ecological value.

With this in mind, in the 1970s, Essex County Council Highways Agency, Nature Conservancy Council and Essex Wildlife Trust identified a number of important verges which were subsequently designated as Special Roadside Nature Reserves. They aim to protect the future of rare and uncommon flowers growing on them. There are over 100 special verges designated in Essex.

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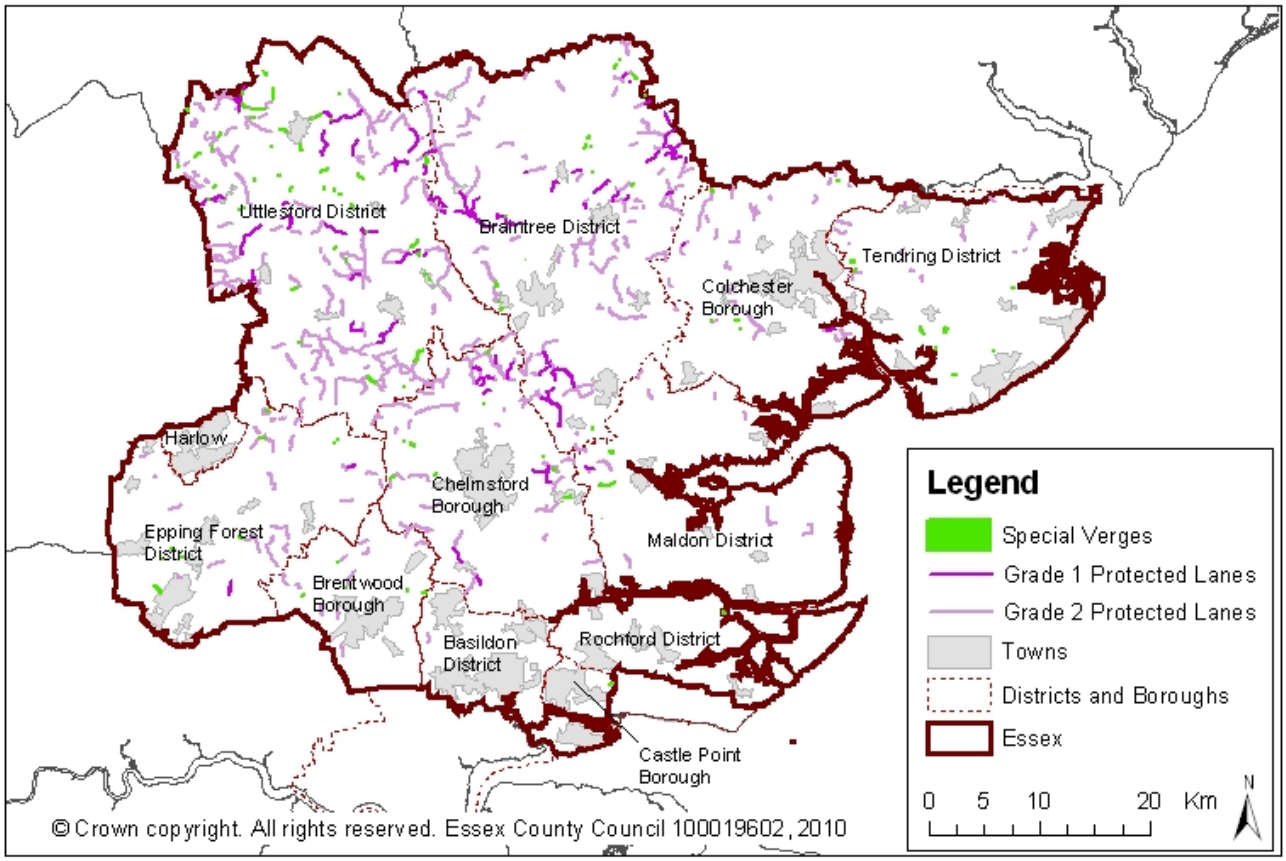
Figure 15: Special Verges and Protected Lanes in Essex



Source: Essex County Council, 2010

1.9 Water

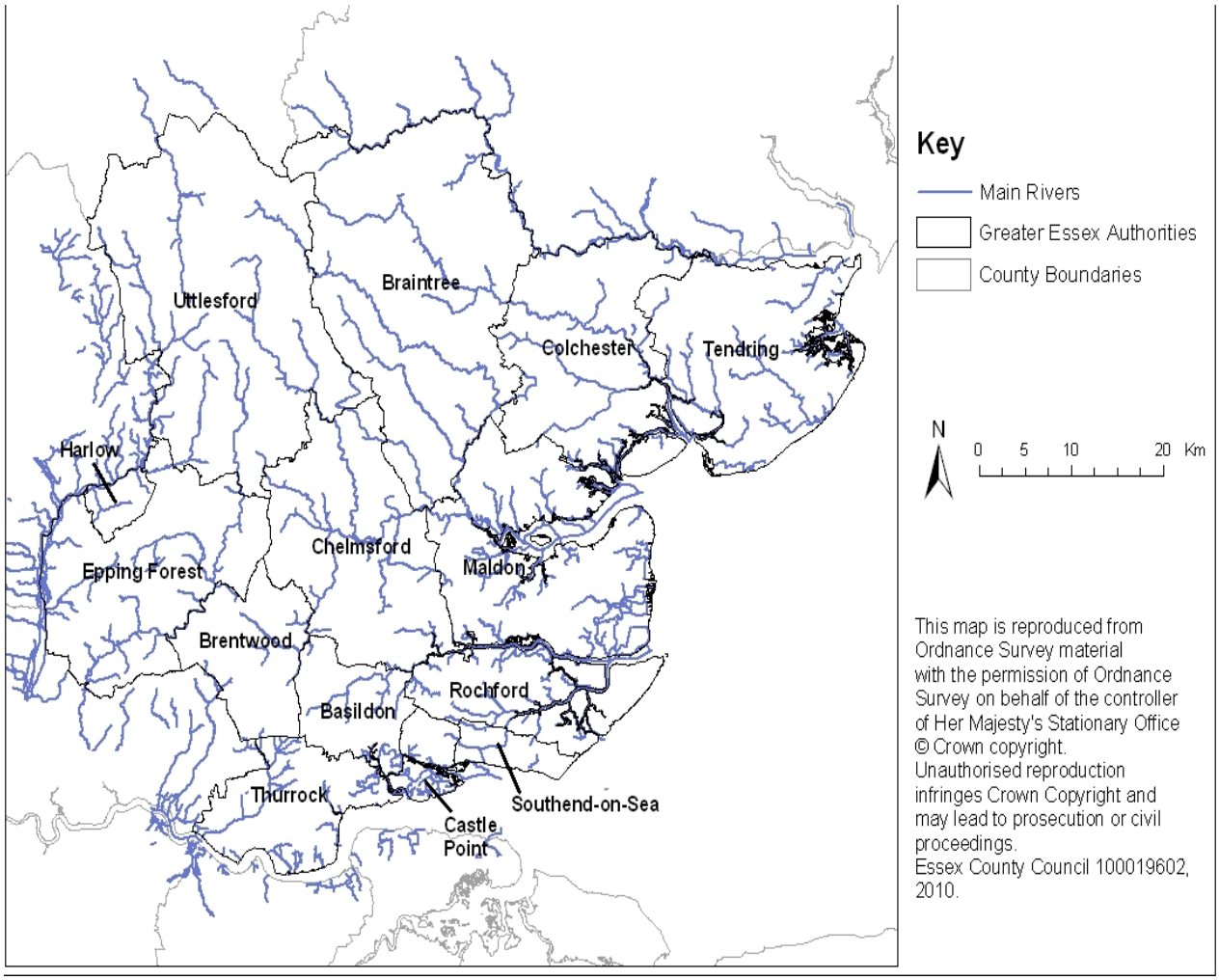
Water policy in England aims to protect both public health and the environment by maintaining and improving the quality of water. In addition to the ever-increasing demand from human uses, water contributes to the natural environment, having ecological, aesthetic, scientific, educational and recreational value. The quality of water resources can be affected by certain types of development. Considerations will include the proximity of vulnerable surface and groundwater.

In England, the Department for Environment, Food and Rural Affairs (Defra) oversees water policy. The Environment Agency makes sure that these policies are carried out and they have a responsibility to protect and enhance the environment.

1.9.1 Inland Water Resources

The figure below shows the location of the main water courses running through Essex.

Figure 16: Rivers in Essex



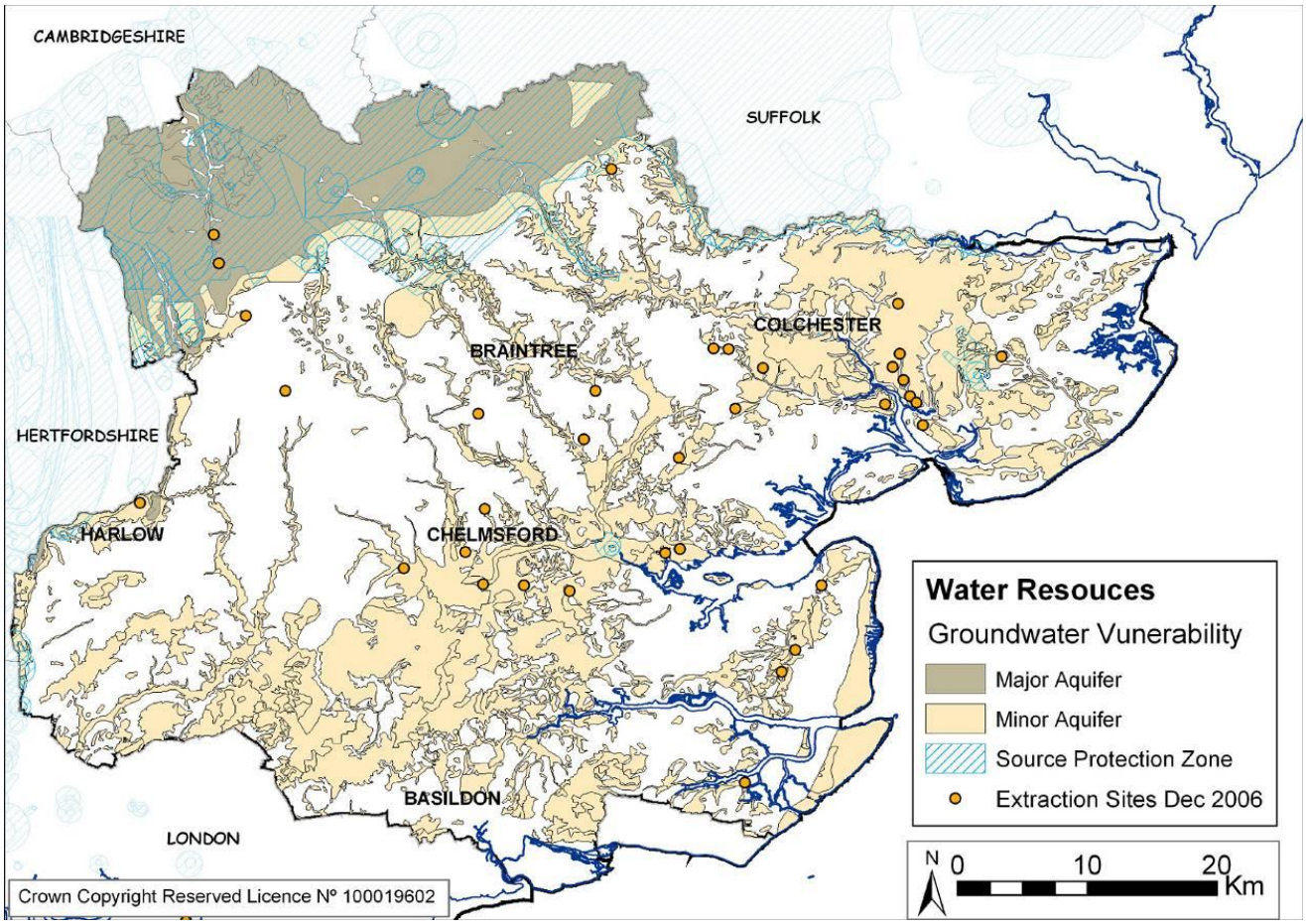
Source: Essex County Council, 2010

The main rivers in the north of Essex are, with the top two being relevant to Tendring:

- Stour
- Colne
- Pant/Blackwater and
- Chelmer

Effects on water quality from development should be mitigated and minimised through effective (surface water) drainage mechanisms. As well as surface water resources, the north of Essex, as outlined in the figure below, contains Chalk, Crag and Drift aquifers. The Chalk aquifer is the largest and most important type. It is used primarily for public water supply and spray irrigation. The Crag and Drift aquifers are overlain by sands and gravels of varying thickness which are locally important minor aquifers.

Figure 17: Aquifers in Essex



Source: Essex County Council, 2010

The majority of Essex has a very low contamination vulnerability rating. It is only the

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northern part of the county, including Halstead and Saffron Walden that has a higher vulnerability because of the porosity of the underlying chalk. In addition to natural water bodies there are various artificial water bodies in the county, especially reservoirs created through mineral extraction. Hanningfield and Abberton are Essex's largest inland water resources.

1.9.2 River Basin Management Plans

1.9.2.1 Water Quality

The European Water Framework Directive requires member states to identify the individual river basins within their national territory and assign them to River Basin Districts (RBDs). Tendring falls within one River Basin Districts the River Basin Management Plan for the Anglian RBD. This plan highlights the pressures facing the water environment and the actions that will address them.

Table 14: Water Quality – Anglian River Basin District

Status	River, canals and SWTs	Lakes and SSSI ditches	Estuaries	Coastal	Surface waters combined	Ground water
% of water bodies at good or better ecological status /potential now	10%	15%	11%	15%	11%	N/A
% of water bodies predicted to be at good ecological status /potential or better by 2021	13%	17%	11%	15%	13%	N/A
% of water bodies with an objective of good ecological status /potential or better	42%	57%	22%	31%	43%	N/A
% of water bodies at good chemical	99%	98%	100%	100%	99%	N/A

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Status	River, canals and SWTs	Lakes and SSSI ditches	Estuaries	Coastal	Surface waters combined	Ground water
status now						
% of water bodies predicted to be at good chemical status by 2021	99%	98%	100%	100%	99%	N/A
% of water bodies with an objective of good chemical status	>99%	100%	100%	100%	>99%	N/A
% of water bodies at good or better overall status now	10%	15%	11%	15%	11%	29%
% of water bodies predicted to be at good or better overall status by 2021	13%	17%	11%	15%	13%	32%
% of water bodies with an objective of good or better overall status	42%	57%	22%	31%	43%	55%

Source: River Basin management Plan for Anglia river basin district, December 2015

Note: SWTs – Surface Water Transfers

The overall percentages of rivers, canals and surface water transfers in the Anglia River Basin District are expected to improve in ecological, chemical and biological status by 2021. This is also the case regarding lakes and SSSI ditches and combined surface waters. There is expected to be no percentage improvement or decline in estuaries or coastal waters.

Tendring's potable drinking water comes from Ardleigh Reservoir. The reservoir covers 120 acres and, as well as providing the district's drinking water, is also used for recreational

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activities including sailing and fishing, and is home to the University of Essex Rowing Club. National daily domestic per capita water consumption, according to the WWF, is 150 litres. Nationally, we are expected to reduce the per capita consumption of water to 130 litres (or less) by 2030. In 2010 amendments to the Building Regulations required that new dwellings do not exceed a per capita consumption of water of more than 125 litres per day.

Climate change is leading to more frequent droughts with consequent reduced water availability which, added to the relatively high amount of water consumed by residents within the District, could lead to water shortages. In terms of greenhouse gas emissions, the Council has, in the past few years, reduced its carbon dioxide emissions. However, the per capita emissions in the District have increased slightly in the same period.

Both Anglian Water and Tendring Hundred Water are confident that they can supply demand within the Region to at least 2035 (the end of their draft Water Resource Management Plans).

However, Anglian Water recognise that there are potential supply deficits either against dry year averages or critical peak period forecasts and have proposed a range of activities to address these deficits over the next 27 years.

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1.10 Climate and energy

Planning's role is not only to shape sustainable communities which are resilient to future climates but to reduce emissions and minimise the human impact on the environment. Changes in climate are inevitable and 'PPS: Planning and Climate Change' acknowledges that in the future "we are likely to see more extreme weather events, including hotter and drier summers, flooding and rising sea-levels increasing the risk of coastal erosion" in the UK.

1.10.1 Climate Change Projections

The UK Climate Impact Programme has developed the UK Climate Change Projections 2009 (UKCP09) which models future climate scenarios for the UK.

The key findings from UKCP09 of how our climate might change in the future are:

- All areas of the UK will get warmer, and the warming is greater in summer than in winter. Across the UK, central estimates of the average regional summer (June, July, August) temperature rise in the 2080s are between 3 and 4°C.
- Across the UK, central estimates of regional average summer precipitation change are projected to be between -17% to -23% in the 2080s.
- Greater sea level rise in the south of the UK than the north. The central estimates for sea level rise (taking into account land movement) show that sea level is projected to rise by 18cm in London by 2040 and 36cm by 2080.
- Across the UK, central estimates of regional average winter precipitation change are projected to be in the region of +14% (NE) to +23% (SW), in the 2080s.
- Reaching a peak in global emissions in 2016 and achieving a 4% decrease per year thereafter, a global temperature rise to 1.8°C by 2050 is expected, which would then stabilise at about 2°C by 2100.

Key findings for the East of England for the 2080s (based on medium (current) emissions scenario) are:

- Under medium emissions, the central estimate of increase in winter mean temperature is 3ºC; it is very unlikely to be less than 1.6ºC and is very unlikely to be more than 4.7ºC.
- Under medium emissions, the central estimate of increase in summer mean temperature is 3.6ºC; it is very unlikely to be less than 1.9ºC and is very unlikely to be more than 5.9ºC.
- Under medium emissions, the central estimate of change in winter mean precipitation is 20%; it is very unlikely to be less than 4% and is very unlikely to be more than 44%.
- Under medium emissions, the central estimate of change in summer mean

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precipitation is –20%; it is very unlikely to be less than –44% and is very unlikely to be more than 6%.

Sea level rise and subsidence will lead to more frequent flooding of coastal areas. Increased temperatures and greater fluctuation in annual precipitation will further increase pressure on water resources. Essex is already one of the driest areas in the UK.

1.10.2 CO2 Emissions

Changes in land use, and various industrial processes are adding heat-trapping gases, particularly carbon dioxide (CO_2), to the atmosphere. There is now roughly 40% more CO_2 in the atmosphere than there was before the industrial revolution. One of the main causes of increased CO_2 in the atmosphere is through the burning of fossil fuels for electricity and transportation.

Table 15: Reduction is CO2 Emissions across Essex

Area	2017 per Capita CO2 Emissions (tonnes)	Reduction since 2012 (%)	Area	2017 per Capita CO2 Emissions (tonnes	Reduction since 2012 (%)
Basildon	4.2	26.32	Epping Forest	7.8	9.30
Braintree	4.7	21.67	Harlow	4.2	33.33
Brentwood	6.2	16.22	Maldon	3.9	29.09
Castle Point	3.2	21.95	Rochford	3.5	25.53
Chelmsford	4.9	23.44	Tendring	4	23.08
Colchester	4.3	25.86	Uttlesford	9	14.29
			Essex Avg	5	22.51

Source: DEFRA, 2019

The Essex average per capita amount of CO2 was recorded at 5t, with Tendring below this

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and showing an overall percentage decrease in emissions.

Table 16: CO2 Emissions in Kilotonnes by Sector 2017

Authority	Industrial & Commercial	Domestic	Transport	Total
Basildon	209 (27.1)	249 (32.3)	312 (40.5)	770
Braintree	168 (22.8)	218 (29.6)	350 (47.6)	736
Brentwood	77 (16.0)	132 (27.4)	272 (56.5)	481
Castle Point	44 (15.2)	140 (48.4)	105 (36.3)	289
Chelmsford	198 (22.5)	260 (29.5)	422 (48.0)	880
Colchester	196 (23.6)	259 (31.2)	376 (45.2)	831
Epping Forest	145 (14.1)	220 (21.3)	667 (64.6)	1,032
Harlow	148 (41.0)	110 (30.5)	103 (28.5)	361
Maldon	82 (31.1)	99 (37.5)	83 (31.4)	264
Rochford	60 (19.8)	132 (43.6)	111 (36.6)	303
Tendring	133 (22.3)	221 (37.1)	242 (40.6)	596
Uttlesford	118 (14.5)	144 (17.7)	551 (67.8)	813
Essex	1,575 (21.4)	2,183 (29.7)	3,593 (48.9)	7,351

Source: DBEI, 2019

In Essex the largest proportion of CO2 emissions produced in 2017 was within the transport sector, accounting for 48.9% of total CO2 emissions, followed by the domestic sector which

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produced 29.7%.

1.10.3 Flood Risk

River flooding is a natural process that plays an important role in shaping the natural environment. The effects of heavy and/or prolonged rainfall can be increased in severity as a result of planning decisions relating to the location, design, nature of settlement and land use. Increasingly flooding is viewed as a potential consequence of future climate change.

Although flooding cannot be completely prevented, its impacts can be avoided and reduced through good planning and land management. Data compiled on this subject is useful to identify whether broad potential future locations for development represent the most appropriate choices. Impacts on water flows may arise from the presence of hard surfaces being located in previously soft surfaced areas. The larger the development, the more significant such effects could become, especially if located near water-bodies associated with flooding. Drainage systems may be required to ensure that such effects are minimised.

With over 60 Kilometres of coastline, the District contains a number of areas at high risk from tidal flooding and coastal erosion. The Essex and South Suffolk Shoreline Management Plan (SMP), prepared in partnership between the Environment Agency, Essex County Council and District Councils, is a strategy for managing flooding and coastal erosion over the next 100 years, in three time periods of 0-20 years, 20-50 years and 50-100 years. The main aims of the SMP are to protect all dwellings and key infrastructure against flooding and erosion, to sustain the quality of the natural and historic environment and to allow natural shoreline evolution where possible to take place. The SMP sets out four strategies to support these aims:

- Hold the Line (HtL) – hold the existing line of defences by maintaining or increasing the standards of defences,
- Advance the Line (AtL) – Build new defences seaward of the existing defences,
- Managed Realignment (MR) – allowing or enabling the shoreline to move with associated management to control or limit the effect on land use and the environment, and;
- No Active Intervention (NAI) – no investment in coastal defences or operations.

The ‘Hold the Line’ strategy, maintaining the existing defence line, can be seen in the Coastal Protection Scheme between Clacton and Holland on Sea. In 2014 the Clacton to Holland on Sea Coastal Protection Scheme was implemented to provide protection to more than 3,000 homes and commercial premises which would be at serious risk from erosion by the sea during the next 100 years. The £36 million Scheme, funded by the Environment Agency in partnership with Tendring District Council and Essex County Council, covers an area of 5km of coastline from Clacton Pier to Holland Haven. The Scheme will see the installation of 23 fish-tail groynes to combat the effects of erosion and 950,000 cubic metres of sand and shingle beach recharge to replace the substantial amount of beach frontage lost in this area. The groynes will create 22 attractive new beaches in separate bays which can be enjoyed by both residents and visitors at all states of the tide and will encourage greater

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use of these beaches. Phase 1 of the Scheme was completed in January 2015 providing seven sandy bays, and Phase 2 is expected to be completed by the end of 2015.

Climate change is increasing the magnitude and frequency of intense rainfall events that cause flooding and the risk of flooding from the River Colne and Stour which are also heightened by increased winter precipitation. There is a risk of flooding from a number of sources: fluvial, tidal and pluvial. Tidal flood risk is concentrated along the coastal frontage including Harwich, Parkeston Jaywick and Brightlingsea, which are all low lying. Tidal flood sources are the most dominant in Tendring and tidal flooding can result from a storm surge, high spring tides or both events combined over defended and undefended land. This being said, the Council in partnership with other key stakeholders is tackling tidal flooding by the insertion of new flood defences between Holland-on-Sea and Clacton. The main pathway of fluvial flooding is from high river flows resulting in out of bank flows. Flood defences and control structures could potentially fail and actually increase flood risk. Pluvial flooding can occur as a result of severe storms, which create run-off volumes that temporarily exceed the natural or urbanised sewer and drainage capacities, creating flash flooding. This is likely to increase as a result of higher intensity rainfall, more frequent winter storms and increased urban development.

1.10.3.1 Flood Risk Zones

The NPPF requires development to be carried out in areas of as low a risk of flooding as possible. A risk-based sequential test should be applied at all stages of the planning process. The aim is to steer new development to areas with the lowest probability of flooding.

A hierarchy of flood zones for application of the sequential test is defined as:

- Zone 1 - Low Probability: Encompasses land assessed as having a less than 1 in 1000 annual probability of flooding in any year (<0.1%).
- Zone 2 - Medium Probability: Comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%).
- Zone 3a - High Probability: Covers land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) in any year.
- Zone 3b - The Functional Floodplain: This zone consists of land where water has to flow or be stored in times of flood. It is land which would flood with an annual probability of 1 in 20 (5%) or greater in any year.

The two figures below show the locations in Essex which are within flood zone 2 and flood zone 3. The Essex coastline is at risk of flooding as well as river floodplains which include the rivers Stour, Colne, Chelmer, Crouch and the Thames estuary. As climate change continues, flood risk is likely to increase.

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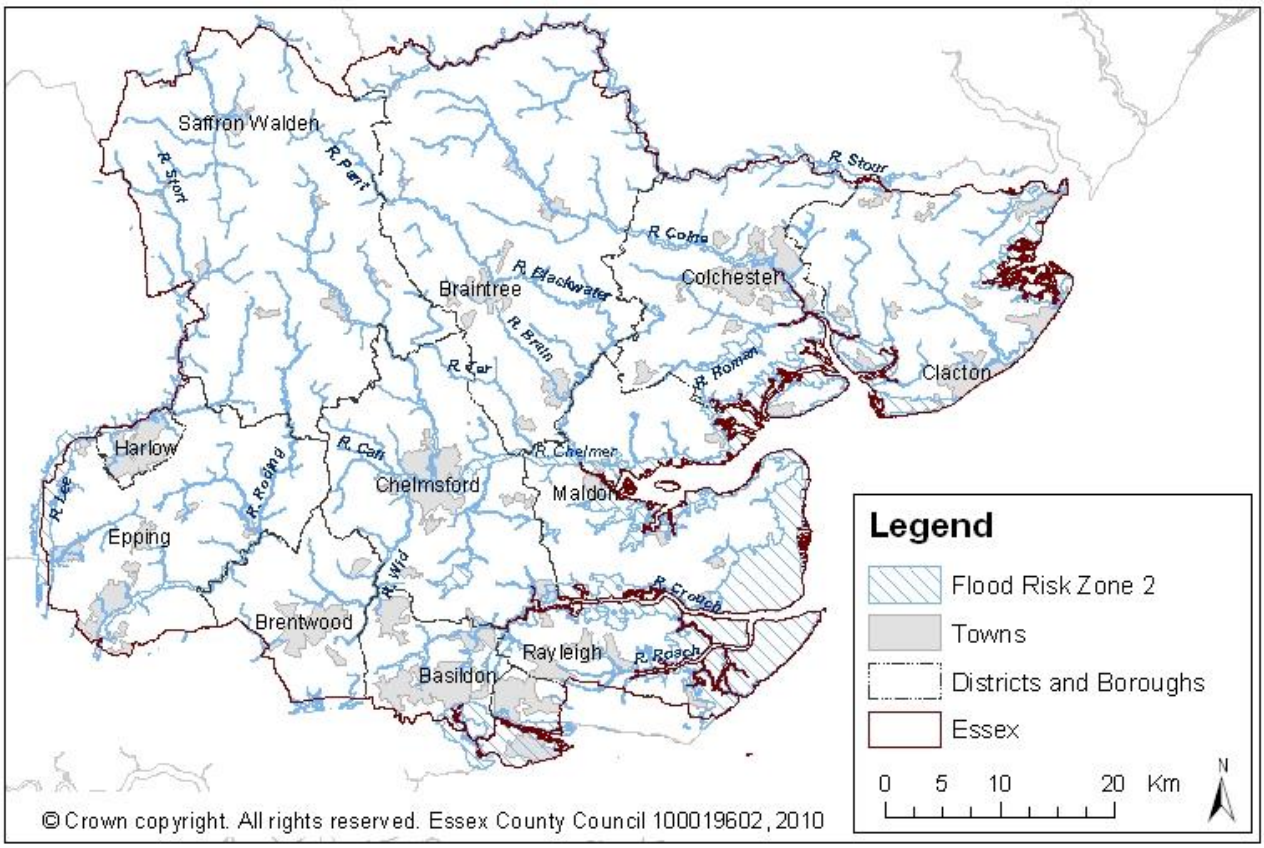
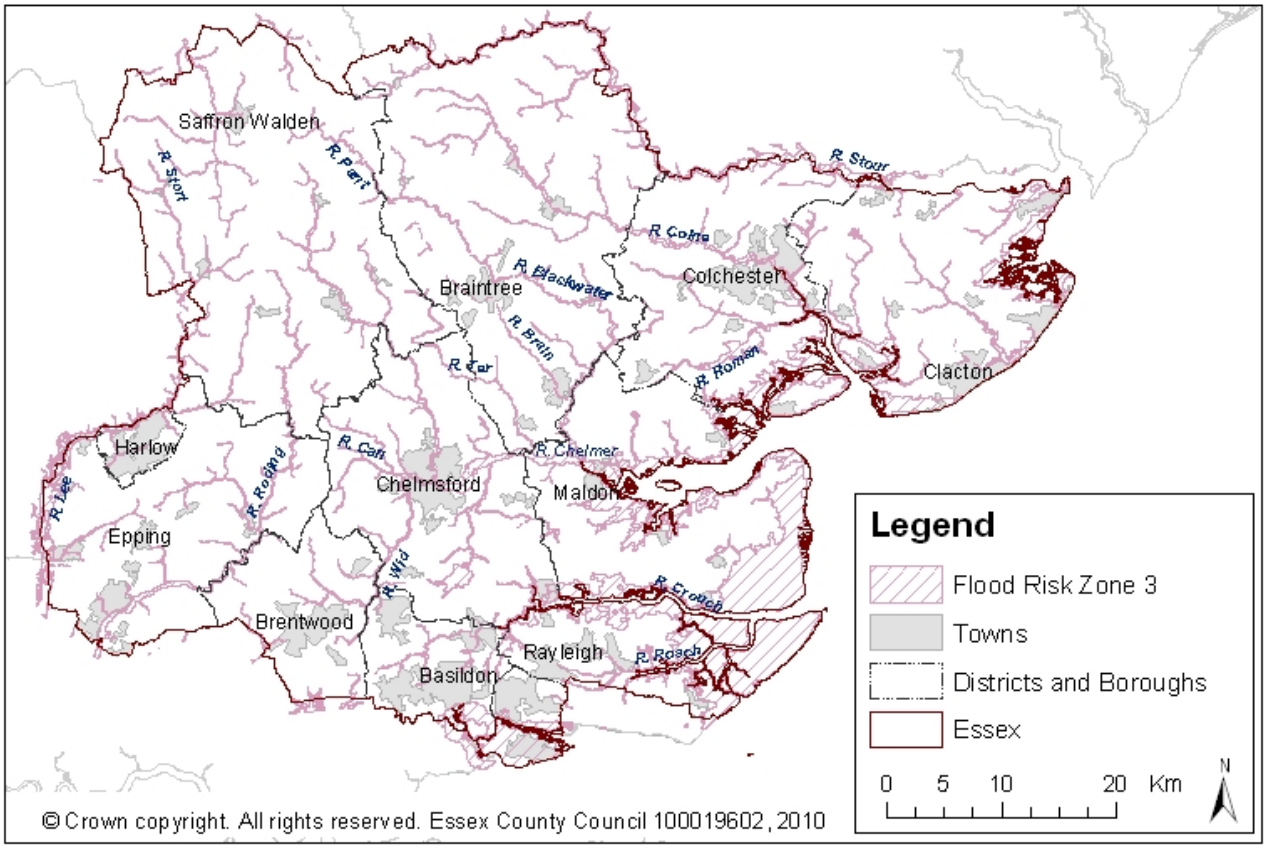
Figure 18: Flood Risk Zone 2



Source: Essex County Council

Figure 19: Flood Risk Zone 3a



Source: Essex County Council, 2010

1.10.3.2 Groundwater Flood Risk

There is no available information on future groundwater flood risk in Essex however the Environment Agency's dataset for areas susceptible to groundwater flooding is shown in the figure below.

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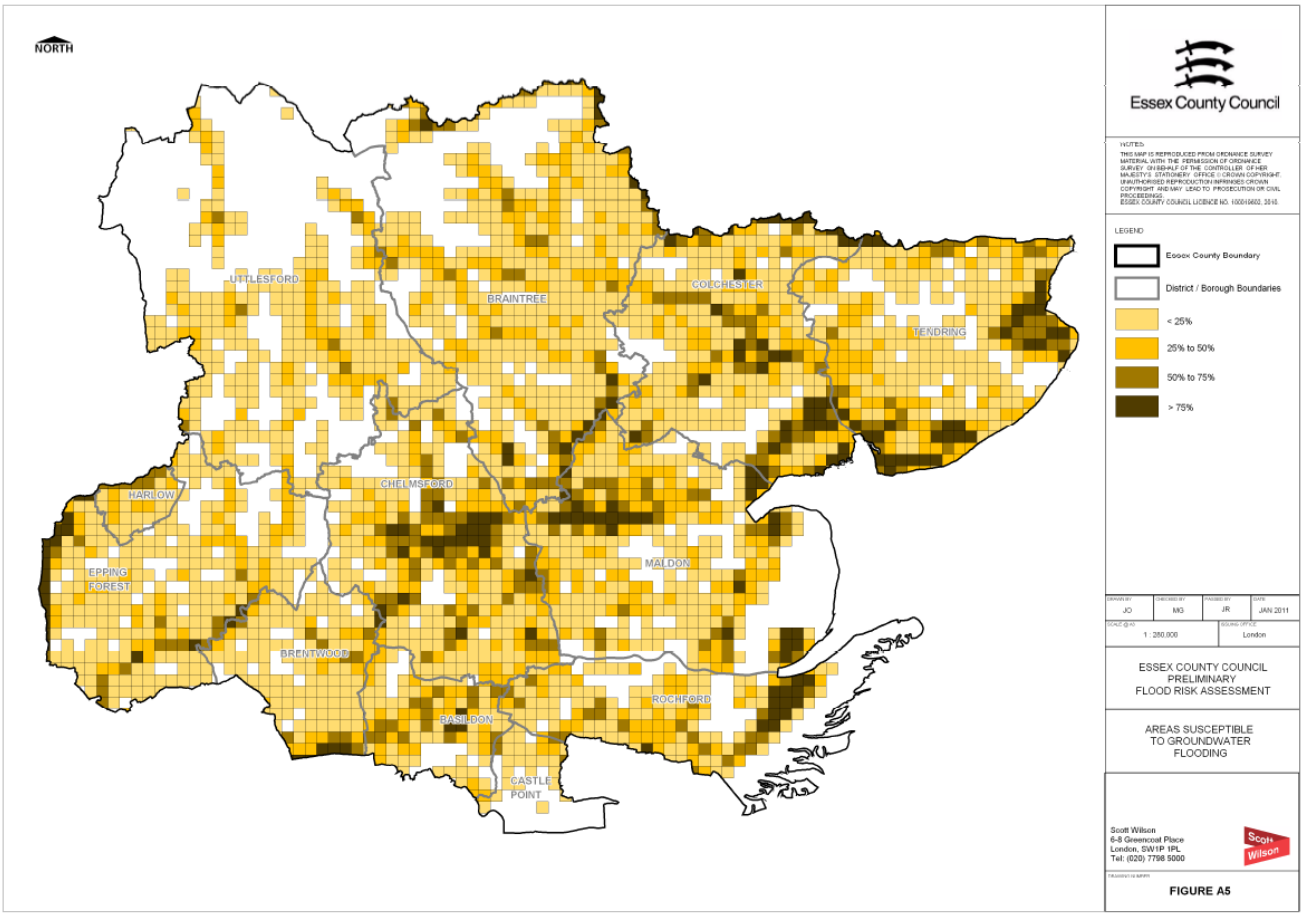
Figure 20: Area Susceptible to Groundwater Flooding



Source: Essex County Council Preliminary Flood Risk Assessment, January 2011

1.10.3.3 Surface Water Flooding

Surface water flooding can occur from sewers, drains, or groundwater and from runoff from land, small water courses and ditches as a result of heavy rainfall.

Typically, a Surface Water Management Plan (SWMP) is prepared to identify the causes and effects of surface water flooding and recommend the most cost effective way of managing surface water flood risk for the long term. A SWMP identifies areas where the surface water flood risk is most severe and designates them as Critical Drainage Areas (CDAs).

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1.11 Air

1.11.1 Air Quality Management Areas (AQMAs)

Transportation throughout the District and wider area is an important issue with regard to associated air quality through vehicle emissions.

Each local authority in the UK has been carrying out reviews and assessments of air quality within their area since December 1997. The aim of reviewing and assessing the information is to ensure that future and current air quality objectives can be achieved by the deadlines set. If a local authority has an area with measurements of air pollution that are unlikely to meet the objectives, an Air Quality Management Area (AQMA) must be declared. The size of this area can vary from a section of one street to a much larger area of the locality. In 2017, 0.6% of Essex's population was recorded living within an AQMA, which was higher than the national average for England at 0.2%.

Air quality in Essex is generally good. The air quality in Essex is influenced by its close proximity to mainland Europe whilst most industrial processes in Essex are concentrated along the Thames Estuary. There are currently seven AQMAs within Essex and none within Tendring.

Table 17: Number of AQMAs within each District/Borough in Essex

Local Authority	Number of AQMAs	Local Authority	Number of AQMAs
Basildon	0	Epping Forest	1
Braintree	0	Harlow	0
Brentwood	3	Maldon	1
Castle Point	0	Rochford	1
Chelmsford	2	Tendring	0
Colchester	3	Uttlesford	1

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1.11.2 Tendring 2024 Air Quality Annual Status Report (ASR)

This annual report summarises:

- Road traffic emissions and port activities are the most significant source of air pollution within Tendring. The main pollutant of concern is Nitrogen Dioxide (NO2).
- The monitoring data for 2023 found no exceedances of the national air quality objectives.
- Except for two monitoring sites, the monitoring data shows concentrations of NO2 have slightly decreased or remained stable across the majority of Tendring. In previous years concentrations of NO2 increase steadily across Tendring.
- The two monitoring sites, DT48 and DT58 increased slightly in comparison to previous years. DT48 is located at Harwich Quay, the main source of air pollution is from port and industrial emissions, as well as road traffic.
- DT58 is located at the busy junction and mini roundabout at North Road, Clacton on Sea, it is heavily congested by road traffic throughout the day, and during rush hours. This has been an area of concern within Tendring for the last few years.
- High concentrations of NO2 were noted at several monitoring sites throughout Tendring (DT40, DT48, DT49 and DT58) during 2023.
- At Clacton Road, St Osyth (DT40) a high concentration of NO2, 64.7µg/m3 , was recorded in December 2023. DT40 is located at a busy cross junction and the main source of pollution is from the idling road traffic.
- DT48 and DT49 are located at Harwich Quay and Harwich International measuring emissions from port activities and road traffic. Both high NO2 concentrations were recorded in December 2023 (43.5µg/m3 and 51.5µg/m3).
- DT58 recorded occasional high concentrations of NO2 throughout the year (40.2µg/m3, 41.8µg/m3 and 49.2µg/m3) however overall did not exceed the annual air quality objective.
- DT58 is located at North Road junction in Clacton on Sea, it has been an area of concern over the last few years. Tendring District Council have increased the number of monitoring sites in this area due to the high levels of NO2 being found and high levels of congestion.
- The monitoring site is at a busy junction and mini roundabout, with residential properties close by the roadside.
- Tendring District Council will continue to prioritise interventions to ensure that air quality levels are maintained below the national air quality objectives.

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1.11.3 Air Quality & Public Health in general

“Even short-term exposure to high levels of air pollution can cause a wide range of negative health effects – it can trigger asthma, affect lung function, and increases hospital admissions, as well as mortality.” – Essex Highways

In 2017, air pollution levels (as measured by fine particulate matter) for Essex were 9.8%, which was higher than both the regional average (9.7%) and the national average for England (8.9%). In 2018, the fraction of mortality attributable to particulate air pollution for Essex was 5.5%, which was higher than the national average for England at 5.2%. Nitrogen Dioxide appears to be the most common air pollutant in Essex.

Figure 21: Fraction of mortality attributable to particulate air pollution in Essex

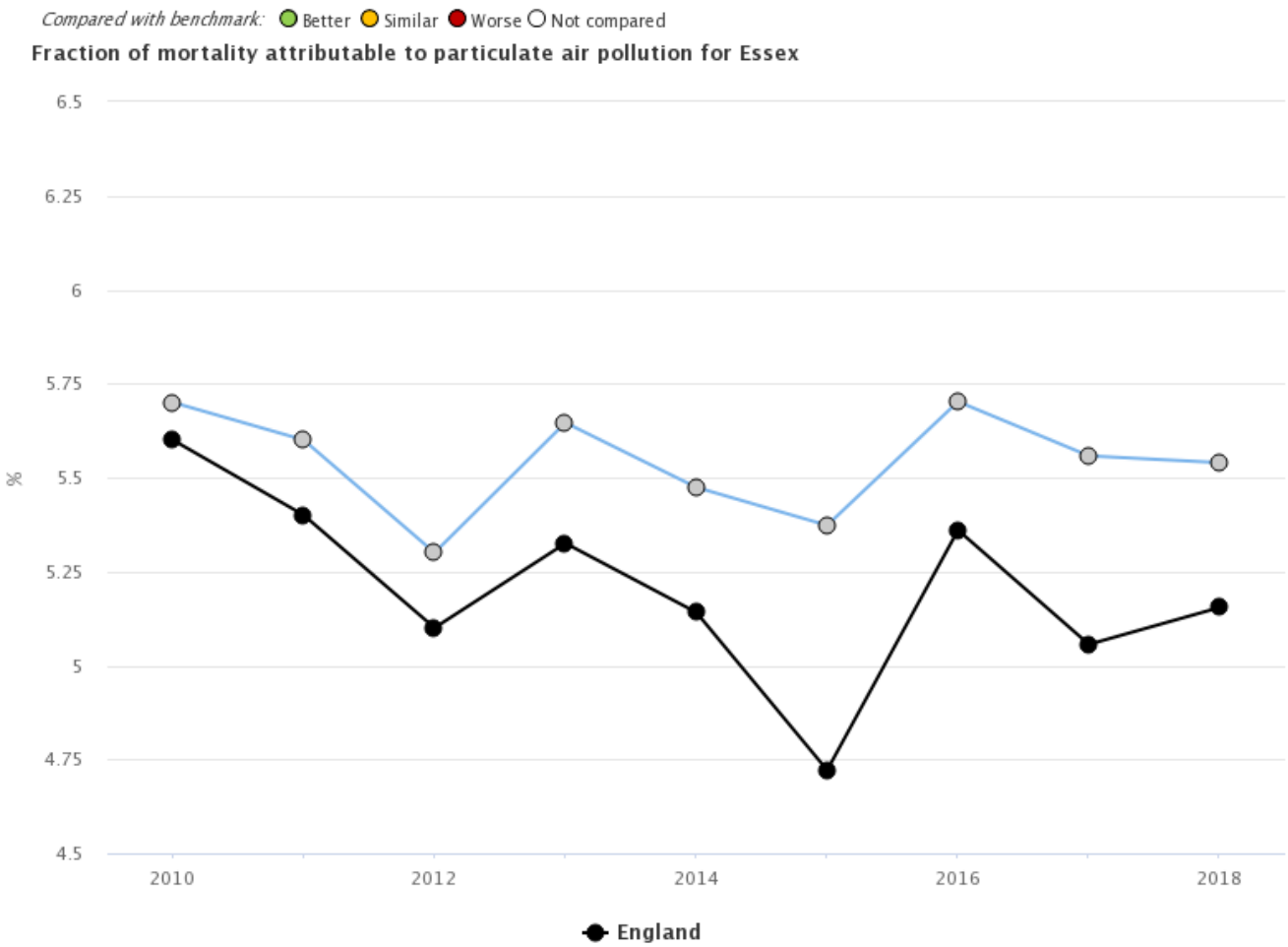
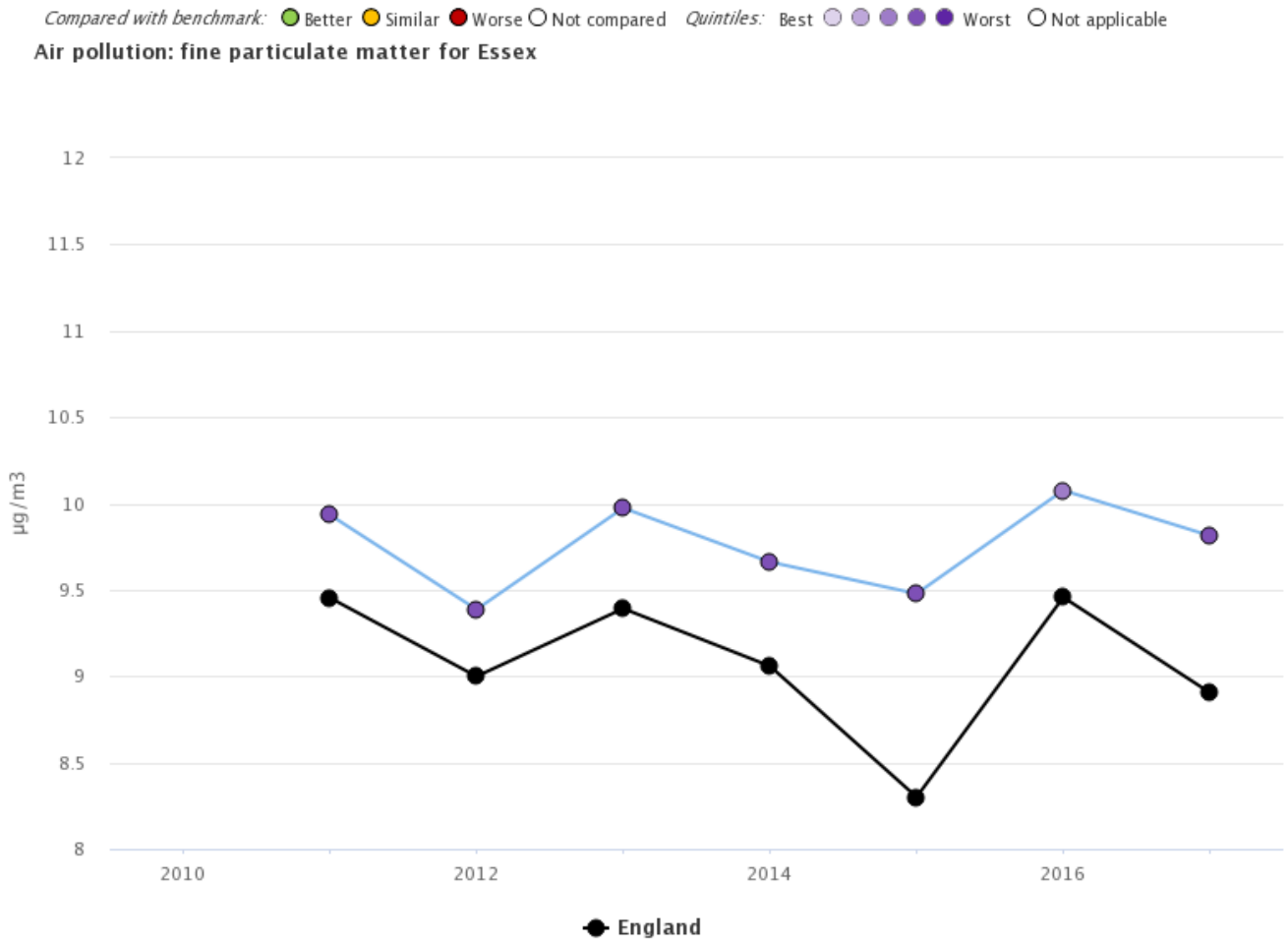


Figure 22: Air Pollution – fine particulate matter for Essex



1.11.4 Noise

It is good practice for noise generating activities to be positioned away from site boundaries. Existing buildings can also be used to shield the noise source. Unfortunately monitoring these sources of noise is problematic and can not therefore be included in this baseline chapter.

1.11.4.1 Ambient Noise

Ambient or environmental noise is defined as noise which is either unwanted or harmful. It is created by human activities and includes noise emitted by transport including road, rail and air traffic, as well as from sites of industrial activity. Mapping of ambient noise in England was carried out during 2006-07 in line with the Government's work to implement the EU's Environmental Noise Directive.

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Table 18: Summary of Key Terms

Term	Explanation
dB(A)	A unit of sound pressure level, adjusted in accordance with the A waiting scale, a scale which takes into account the increased sensitivity of the human ear at some frequencies
Lden	The day, evening and night level. Lden is a logarithmic composite of the Lday, Levening and Lnight levels but with the 5dB(A) being added to the Levening value and 10dB(A) being added to the Lnight level.
Lnight	The A-weighted average sound level over the 8hour nigh period of 2300-0700 hours.

Source: Descriptions taken from DEFRA, 2008

1.11.4.2 Exposure to ambient noise generated by transport

Owing to its predominantly rural landscape, Essex is generally less exposed to ambient noise emitted from transport than other regions across England. In 2016, the percentage of Essex's population exposed to road, rail, and air transport noise of 65dB(A) or more, during the daytime was 2.9%, which was lower than the national average for England at 5.5%. In 2016, the percentage of Essex's population exposed to road, rail, and air transport noise of 55dB(A) or more during the night-time was 4.6%, which was also lower than the national average for England at 8.5%.

Exposure to ambient noise can be reduced by limiting the longer-distance transportation of freight or by planning appropriate travel routes which bypass communities who are at potential risk from the noise implications of HGVs and other related transport activity arising from industrial development.

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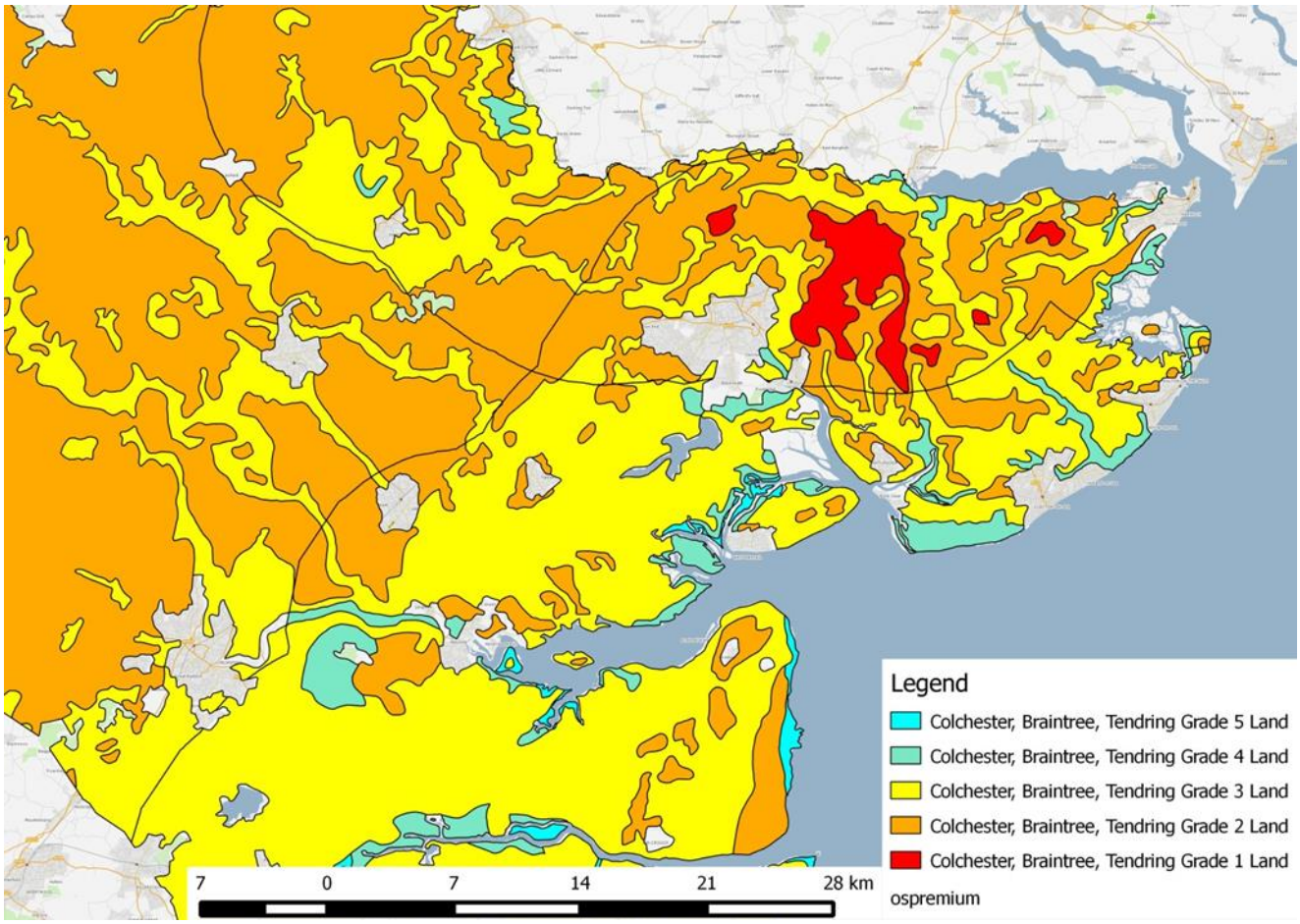
1.12 Soils

1.12.1 Agricultural Land and 'BMV'

Soil types within Essex have also helped to shape the landscape, wildlife and economy of the County. New development sites should ideally not result in a loss of the County's most fertile land through its location or any potential pollution. Agricultural Land is classified by quality in a grading system with Grade 1 being the highest quality and Grade 5 the lowest. Grades 1-3a are classified as the 'best and most versatile agricultural land' (BMV). BMV is the land which is most flexible, productive, and efficient in response to inputs and which can best deliver future crops for food and non food uses such as biomass, fibres and pharmaceuticals.

Figure 23: Essex Agricultural Land Classification



Source: Essex County Council, 2016

Tendring has a significant concentration of grade 1 and 2 agricultural land to the north west of the District on the border with Colchester Borough. The majority of the central party of the District is grade 3 land, with small areas of grade 2 running from south west to north east

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through the centre of Tendring. Coastal areas have lower quality land, with grade 4 land to the south around Colne Point and Holland-on-Sea and grade 4 and 5 land around Harwich and Dovercourt.

Brickearth is the basis of the rich agricultural land of Tendring District giving rise to the Tendring and Wix Soil Series, which are coterminous with the brickearth across the area and are the most extensive soil types in the District. The plateau is classified as Grade 1 or Grade 2 Agricultural Land due to its soils richness and fertility.

Much of soil on the plateau is of the Tendring Soil Series. The soil is usually deep and stoneless and drains reasonably well, although it can also contain sufficient water to avoid drought in most years. The land is agricultural grade 2 and 3.

The Tendring Soil Series is characterised by usually deep and stoneless loams which drain reasonably well, although it can also contain sufficient water to avoid drought in most years. The agricultural land is of the highest grade.

At the headwaters of the Holland brook the Windsor Soil Series are mapped. These are characterised by deep clayey soils mostly with brown subsoils formed upon London Clay. Their high clay content makes them difficult to work and prone to seasonal waterlogging and compaction under arable cropping and poaching under grassland. They are often woodland soils. These soils are often of poorer quality agricultural land.

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1.13 Minerals

Please note that this section provides a snapshot of the evidence regarding Minerals in Tendring and Essex. For the full suite of baseline information, two documents provide the most up to date data for the Plan area in regard to minerals and waste. These are:

- The Minerals & Waste Authority Monitoring Report - 1 April 2018 to 31 March 2021 (Waste) & 1 April 2020 to 31 March 2021 (Minerals) (2023)
- Greater Essex Local Aggregate Assessment (LAA) 2022 (Covering the calendar year of 2021)

Both of these documents are available online at the Essex County Council website.

Minerals extraction and requirements are closely linked to construction and demolition and excavation waste (CDEW) arisings. Such arisings are a source for recyclable aggregates and may be particularly important in relation to planned growth in certain areas in Essex. The growth agenda in Essex, combined with the preference for development to take place on previously developed land suggests that indigenous supply of secondary and recycled aggregate is also likely to be significant.

Sand and gravel are by far the most common extracted mineral in the country. Essex is a nationally significant exporter of sand and gravel and is one of the largest producers in the UK. Sand and gravel deposits are largely concentrated in the north of the county and particularly in the districts of Uttlesford, Braintree, Colchester, Tendring and Chelmsford. Sand and gravel deposits are far less abundant in the south of Essex and are less workable. Sand and gravel extracted in Essex is used as a raw material to produce, amongst other things, concrete and asphalt.

As of December 2021, there were 22 active sand and gravel quarries across the Greater Essex area, with a further 10 not active (but with permitted reserves) and 5 closed or dormant. The map below identifies all the mineral extraction and transhipment sites within Essex.

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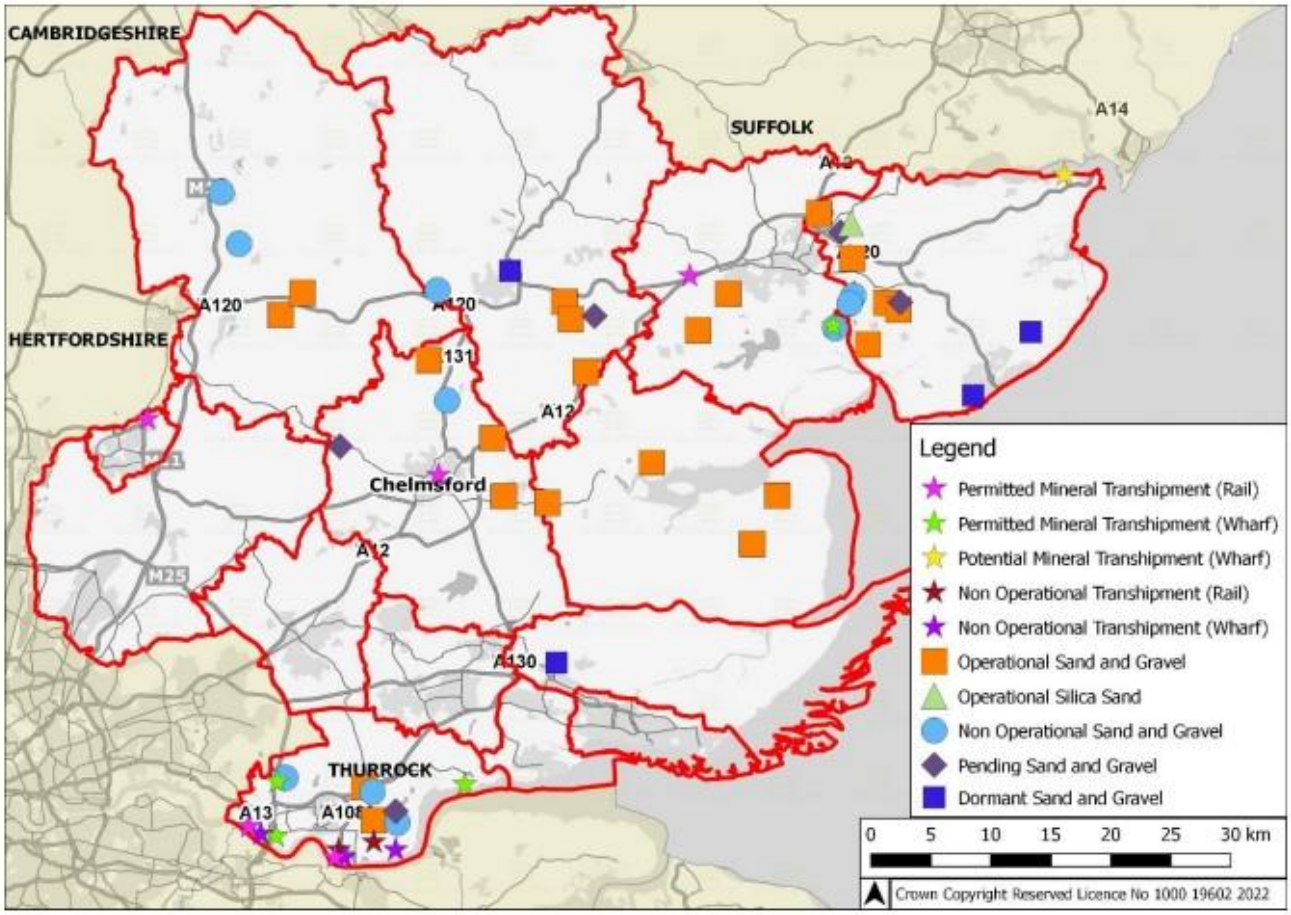
Figure 24: Mineral Extraction and Transhipment Sites (31 Dec 2021)



Source: Essex County Council (2022)

1.13.1 Restoration

The table below lists all flagship sites which are committed restoration plans. The adopted MLP (2014) had a target of creating 200ha of priority habitat over the plan period, either through mineral site restoration or through contributions to support off-site enhancements in proximity to the extraction site, as per Policy S12 of that Plan. Relevant progress is measured under Mineral Monitoring Indicator Monitoring Indicator 11 of the MLP (Amount of newly restored land for habitat creation). Provided all flagship sites go ahead, 193ha of priority habitat will be created. This includes 50ha of habitat within Tendring at Alresford.

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Table 19: Summary & Status of Flagship Sites at 01 September 2019 (1)

SPG Scheme Ref:	MLP Site Ref	Location	Minimum area of Priority Habitat Creation at each preferred or reserve site	Committed area of Priority Habitat Creation	Application reference
1	A3, A4 & A5	Bradwell, Rivenhall (P)	28ha	16.05ha & 12.4ha	ESS/24/14/BTE & ESS/03/18/BTE
1	A6 & A7	Bradwell, Rivenhall (R)	22ha	N/A	N/A
2	A9	Broadfield Farm, Rayne	50ha	57.3ha	ESS/19/17/BTE
3	A46	Coleman's Farm	20ha	24.1ha	ESS/39/14/BTE
4	A31	Maldon Road, Birch	23ha	N/A	N/A
5	A22	Sunnymead, Alresford	50ha	36.05ha	ESS/17/18/TEN

Source: Essex County Council (2019) As derived & updated from ECC (2016)

Note: This table only includes the amount of hectares that have been committed to at those flagship schemes set out in the SPG.

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1.14 Waste

Essex currently has existing capacity to manage all types of waste (municipal, commercial, industrial and construction/demolition wastes), including recycling and composting capacity, and inert and non-hazardous landfill void space. However, nearly 50% of household waste in Essex is sent to landfill, with 30% recycled and 20% composted.

A substantial proportion of waste sent to landfill originates from London, and there should be an aim for this to be progressively reduced over time. Southend-on-Sea has a large shortfall in waste management capacity and relies on Essex for much of its waste management needs. There is a requirement to safeguard existing facilities to ensure the capacity gap does not grow and to ensure a larger proportion of waste is managed through recycling, composting and recovery methods in the future.

1.14.1 Waste Type Definitions

1.14.1.1 Non-Hazardous Waste

Non-Hazardous Waste comprises two different types of waste; ‘organic’ (compostable materials) and ‘non-organic’ (recyclables). This waste is collected from the following two sources:

- Local Authority Collected Waste (LACW) – this is waste collected from households and a small number of commercial properties. This can include public gardens and bins.
- Commercial and Industrial Waste – this is waste collected from shops, industrial and business premises. This includes a wide range of waste including food waste and packaging.

1.14.1.2 Construction, Demolition & Excavation Waste

Construction waste is essentially controlled waste arising from construction and demolition. The majority of this waste is bulky and inert. There is potential for using recycled construction and demolition waste as a substitute for primary aggregates.

The construction industry is a major source of waste in England, using the highest tonnage of solid material resources in any sector nationally. The construction and demolition (C&D) sector generates more waste in England than any other sector. Examples of C&D waste include waste building and dredging materials, tree stumps and rubble resulting from construction, remodelling, repair, and demolition operations on houses, commercial buildings and other structures, and pavements. It is also the largest generator of hazardous waste of all sectors, and may contain lead, asbestos, or other hazardous materials.

Excavation waste can typically consist of soils and stones which are unable to be used beneficially. They can arise from projects such as tunnelling and the removal of soils in preparation for mineral extraction.

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1.14.1.3 Hazardous Waste

Hazardous waste is essentially waste that contains hazardous properties that may render it harmful to human health or the Environment. The European Commission has issued a Directive on the controlled management of such waste (91/689/EEC) and hazardous waste is defined on the basis of a list, the European Waste Catalogue, drawn up under that Directive. This list includes waste that is explosive, oxidising, highly flammable, toxic, carcinogenic, corrosive, mutagenic or ecotoxic.

1.14.1.4 Radioactive Waste

Radioactive waste can be divided into two categories:

- Nuclear – waste produced within the nuclear power industry.
- Non-nuclear – waste produced within medical facilities and educational establishments

1.14.1.4 Wastewater (sewage)

This is waste that is processed in Water Recycling Centres via the foul sewer network. Produced by domestic residences, commercial properties, industry and agricultural activities.

1.14.1.5 Agricultural Waste

Agricultural waste is waste created from farming practices. This includes waste from horticulture, dairy farming, livestock breeding and keeping and grazing land amongst other farming activities. The creation of manure or slurry is not included in agricultural waste figures where it is utilised as fertilizer.

1.14.2 Existing Waste Facilities

In total since the adoption of the Waste local Plan (2017) there have been 13 applications granted on allocated sites (Policy 3) and a further 2 sites granted on Areas of Search (Policy 4 of that Plan). Most of these applications (Including both of the areas of search) were for time extensions to existing capacity or alterations to sites and did not yield additional waste management capacity to the county.

1.14.2.1 Need for Waste Management Facilities

The 2017 Waste Local Plan contains policies that outline the future needs for waste developments within Essex. Policy 1 provides the required permitted development to meet shortfall. These are outlined below:

- Up to 218,000 tonnes per annum by 2031/32 of biological treatment for non-hazardous organic waste;
- Up to 1.95million tonnes per annum by 2031/32 for the management of inert waste;

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- Up to 200,000 tonnes per annum by 2031/32 for the further management of non-hazardous residual waste; and
- Up to 50,250 tonnes per annum by 2031/32 for the management of hazardous waste.

1.14.2.2 Minerals Restoration and Waste Management

The re-use and recycling of Construction, Demolition and Excavation (CD&E) waste helps reduce the amount of re-usable materials which are unnecessarily disposed to landfill. Nevertheless, some inert waste is required for the beneficial restoration of mineral extraction sites, or voids. The Essex & Southend on Sea C, D & E Waste Management Needs 2018 Update document reports that total non-hazardous CD&E waste from Essex & Southend on Sea managed through permitted sites amounted to 3.1 million tonnes in 2017. Of inert material, 383,457 tonnes were deposited to landfill in the Plan area (Essex) with a further 116,042 deposited outside the Plan area. The EU Waste Framework Directive requires waste management authorities to plan on the basis that over time there should be a significant reduction in the amount of CD&E waste that is sent for disposal to landfill, in support of moving the management of waste up the waste hierarchy and landfilling being the last resort.

The 'Essex Minerals Local Plan Review 2021 – Report setting out the Rationale behind the Proposed Amendments', an evidence based document in support of the MLP, states that, 'The latest CD&E forecast suggests that the likely amount of CD&E waste arising in the plan area across the plan period was underestimated at the point in time that the policy approaches in the Minerals Local Plan were finalised. This is potentially due to the fact that earlier projections used data influenced by the 2008 recession and did not benefit from the changes to the Environment Agency permitting regime, which effectively required more CD&E activities to be permitted through the regime. This provided additional data to inform the EA reports on throughput.

With the MDD: Preferred Approach (2010) recognising the need for restoration to be considered on a site-by-site basis (with the acknowledgement that restoration to the lowest possible level might not always be appropriate), and the perceived difficulty of sourcing enough inert waste to accommodate anything other than the lowest level of restoration possible seemingly now unfounded, it is considered appropriate to remove this hierarchical preference as its evidential basis has been superseded.'

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2 Annex B: Review of Plans & Programmes

Table 20: International Plans and Programmes

Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
European Landscape Convention (Florence, 2002)	The aims of this Convention are to promote landscape protection, management and planning, and to organise European co-operation on landscape issues.	In order to co-operate on matters concerning landscape conservation and protection, the Plan Review may will need to adhere to this policy to inform practices and avoid substantial harm to protected landscapes.
European Union Water Framework Directive 2000 (Directive 2000/60/EC)	The framework amalgamates multiple directives into one to provide the operational tool for water treatment, setting the objectives for water protection for the future. Directives included in the framework are: • the Urban Wastewater Treatment Directive, providing for secondary (biological) wastewater treatment, and even more stringent treatment where necessary • the Nitrates Directive, addressing water pollution by nitrates from agriculture • a new Drinking Water Directive, reviewing the quality standards and, where necessary, tightening them (adopted November	The Plan review may need to consider wastewater provisions and considerations for the EU water framework to align with the approach defined in the directive. Complying with all aspects and directives ensures that the Plan Review will not have a detrimental effect on water courses in the Plan area.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	1998) • a Directive for Integrated Pollution and Prevention Control (IPPC), adopted in 1996, addressing pollution from large industrial installations.	
European Union Nitrates Directive 1991 (91/676/EEC)	The Nitrates Directive (1991) aims to protect water quality across Europe by preventing nitrates from agricultural sources polluting ground and surface waters and by promoting the use of good farming practices.	The Plan Review may need to include Nitrate retention provisions to align with the approach defined in the directive.
European Union Environmental Noise Directive 2002 (2002/49/EC)	The aim of this Directive shall be to define a common approach intended to avoid, prevent or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise. To that end the following actions shall be implemented progressively: • the determination of exposure to environmental noise, through noise mapping, by methods of assessment common to the Member States; • ensuring that information on environmental noise and its effects is made available to the public; • adoption of action plans	The Plan Review may need to consider this strategy to noise pollution when formulating policy for the Plan area.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	by the Member States, based upon noise-mapping results, with a view to preventing and reducing environmental noise where necessary and particularly where exposure levels can induce harmful effects on human health and to preserving environmental noise quality where it is good. This Directive shall also aim at providing a basis for developing Community measures to reduce noise emitted by the major sources, in particular road and rail vehicles and infrastructure, aircraft, outdoor and industrial equipment and mobile machinery.	
European Union Floods Directive 2007 (2007/60/EC)	The purpose of this Directive is to establish a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods in the Community.	Flood risk policy should be informed by the approach within the EU Floods Directive in order to align with European practices for flood prevention and management.
European Union Air Quality Directive 2008 (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC and	Council Directive 96/62/EC on ambient air quality assessment and management. Council Directive 1999/30/EC relating to limit values for sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate	Air quality management principles relating to the range of pollutant gases outlines within the EU Air Quality Directive are a required consideration for the Plan to counteract emissions within the Plan

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
2002/3/EC)	matter and lead in ambient air. Directive 2000/69/EC of the European Parliament and of the Council relating to limit values for benzene and carbon monoxide in ambient air. Directive 2002/3/EC of the European Parliament and of the Council relating to ozone in ambient air. This new Directive includes the following key elements: • that most of existing legislation be merged into a single directive (except for the fourth daughter directive) with no change to existing air quality objectives* • new air quality objectives for PM2.5 (fine particles) including the limit value and exposure related objectives – exposure concentration obligation and exposure reduction target • the possibility to discount natural sources of pollution when assessing compliance against limit values • possibility for time extensions of three years (PM10) or up to five years (NO2,	area. The Plan Review may need to adopt mitigation approaches to minimise the impact of development, increased energy consumption and associated road usage in the locality.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	benzene) for complying with limit values, based on conditions and the assessment by the European Commission. * Framework Directive 96/62/EC, 1-3 daughter Directives 1999/30/EC, 2000/69/EC, 2002/3/EC, and Decision on Exchange of Information 97/101/EC.	
European Union Directive on the Conservation of Wild Birds 2009 (2009/147/EC)	This Directive relates to the conservation of all species of naturally occurring birds in the wild state in the European territory of the Member States to which the Treaty applies. It covers the protection, management and control of these species and lays down rules for their exploitation. It shall apply to birds, their eggs, nests and habitats.	Conservation of bird species must be incorporated in ecological considerations at the Plan level. The Plan Review, in accordance with this EU directive, should evaluate the impact on bird habitats through a Habitats Regulations Assessment.
European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992 (92/43/EEC)	The aim of this Directive shall be to contribute towards ensuring bio-diversity through the conservation of natural habitats and of wild fauna and flora in the European territory of the Member States to which the Treaty applies.	Conservation of habitats must be incorporated in ecological considerations at the Plan level. The Plan Review, in accordance with this EU directive, should evaluate the impact on bird habitats through a Habitats Regulations Assessment.
European Union Biodiversity Strategy for 2030	This strategy aims to conserve biodiversity within Europe in an attempt to achieve the following	The Plan Review should consider the impact of development and the Plan as a whole on the

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	targets: 2030 headline targets: • Legally protect a minimum of 30% of the EU's land area and 30% of the EU's sea area and integrate ecological corridors, as part of a true Trans-European Nature Network. • Strictly protect at least a third of the EU's protected areas, including all remaining EU primary and oil-growth forests. • Effectively manage all protected areas, defining clear conservation objectives and measures, and monitoring them appropriately. 2050 vision: • By 2050, all of the world's ecosystems are restored, resilient, and adequately protected. The world should commit to the net-gain principle to give nature back more than it takes. The world should commit to no human-induced extinction of species, at minimum where avoidable.	environment and biodiversity.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
United Nations Kyoto Protocol	This protocol aims to Implement and, or further elaborate policies and measures for member states in accordance with its national circumstances, such as: • Enhancement of energy efficiency in relevant sectors of the national economy; • Protection and enhancement of sinks and reservoirs of greenhouse gases not controlled by the Montreal Protocol, taking into account its commitments under relevant international environmental agreements; promotion of sustainable forest management practices, afforestation and reforestation; • Promotion of sustainable forms of agriculture in light of climate change considerations; • Research on, and promotion, development and increased use of, new and renewable forms of energy, of carbon dioxide sequestration technologies and of advanced and innovative environmentally sound	The Plan Review should attempt to ensure a low carbon and low emissions ethos. Policy that accommodates new technologies, techniques or materials should be considered in the Plan Review where appropriate.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	technologies; • Progressive reduction or phasing out of market imperfections, fiscal incentives, tax and duty exemptions and subsidies in all greenhouse gas emitting sectors that run counter to the objective of the Convention and application of market instruments; • Encouragement of appropriate reforms in relevant sectors aimed at promoting policies and measures which limit or reduce emissions of greenhouse gases not controlled by the Montreal Protocol; • Measures to limit and, or reduce emissions of greenhouse gases not controlled by the Montreal Protocol in the transport sector; • Limitation and, or reduction of methane emissions through recovery and use in waste management, as well as in the production, transport and distribution of energy	

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
World Commission on Environment and Development 'Our Common Future' 1987	This report aims are: • to propose long-term environmental strategies for achieving sustainable development by the year 2000 and beyond; to recommend ways concern for the environment may be translated into greater co-operation among developing countries and between countries at different stages of economic and social development and lead to the achievement of common and mutually supportive objectives that take account of the interrelationships between people, resources, environment, and development; • to consider ways and means by which the international community can deal more effectively with environment concerns; and • to help define shared perceptions of long-term environmental issues and the appropriate efforts needed to deal successfully with the problems of protecting	The Plan Review should seek to minimise environmental impacts through policy to promote more efficient and carbon neutral techniques.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	and enhancing the environment, a long-term agenda for action during the coming decades, and aspirational goals for the world community.	
The World Summit on Sustainable Development Johannesburg Summit 2002	The Summit sought to address social, environmental and economic with particular focus on the issues facing some of the most deprived people across the world. It aimed to: • halve the proportion of the world's population that lives on less than $1 a day; • halve the number of people living without safe drinking water or basic sanitation; and • reduce mortality rates for infants and children under five by two thirds, and maternal mortality by three quarters; • Other provisions address a comprehensive range of environmental and development issues, such as climate change, energy, agriculture, trade, African development, and small island States. The Implementation Plan calls for a substantial increase in	Issues surrounding climate change and renewable energy have significant implications for the Plan area. The Plan Review should strive to ensure low carbon outcomes and reduce environmental degradation.

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	use of renewable sources of energy "with a sense of urgency". Although it sets no specific targets; implementation of a new global system for classification and labelling of chemicals was discussed in an attempt to restore depleted fish stocks.	
Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations)	These regulations transpose the requirements of the SEA Directive (2001/42/EC) into national law. The SEA Directive sets out the requirement for an environmental assessment to be undertaken when preparing certain plans and programmes and also details which types of plans and programmes are likely to be subject to SEA. The regulations also set out procedures for preparing the environmental report and consultation.	By assessing impacts of Policy amendments within the plan area and beyond, and investigating alternative approaches, development can meet the needs of the Plan area while also positively impacting on the economy, society and environment where possible.
The Conservation of Habitats and Species Regulations, 2019	These regulations transpose the Habitats Directive into national law, and updates and consolidates all the amendments to the Regulations since they were first made in 1994. They set out protection and registry of European sites, including SACs and SPAs	The Local Plan must ensure the protection of sites of European Significance in relation to their flora and fauna and enter into the agreement that compensatory measures will be required where damage may occur through development or the carrying

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	classified under the Birds Directive. They also make special provisions for the protection of European marine sites and the preservation of protected species.	out of extraction.
The Industrial Emissions Directive 2010 (2010/75/EU)	This directive relates to the regulation of pollutant emissions from industrial installations. The primary aim Is to provide a high level of protection to both human health and the environment as a whole by reducing harmful emissions. The IED is based upon five pillars: 1) Integrated Approach 2) Best Available Techniques (BAT) 3) Flexibility 4) Inspections 5) Public Participation	Pollutant emissions and industrial installations management principles relating to the harmful emissions within the EU IED are a required consideration for the Plan to counteract harmful emissions within the Plan area. The Plan Review may need to adopt mitigation approaches to minimise the emissions impacts of development.
European Convention on the Protection of the Archaeological Heritage (Valletta, 1992)	Aims to protect archaeological heritage as a source of European interest and also for historical or scientific study.	The Plan Review should take into account historically important landscape features and protect these from any negative impacts of development.
European Union Groundwater Directive	The Groundwater Directives purpose is to set groundwater quality standards and introduce measures to prevent or limit	Land use planning can have negative impacts on groundwaters. Groundwaters may have to

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
(2006/118/EC)	pollutants in groundwater. The directive also complements the Water Framework Directive (WFD). It requires: • groundwater quality standards to be established by the end of 2008; • pollution trend studies to be carried out by using existing data and data which is mandatory by the WFD (referred to as "baseline level" data obtained in 2007-2008); • pollution trends to be reversed so that environmental objectives are achieved by 2015 by using the measures set out in the WFD; • measures to prevent or limit inputs of pollutants into groundwater to be operational so that WFD environmental objectives can be achieved by 2015; • reviews of technical provisions of the directive to be carried out in 2013 and every six years thereafter; • compliance with good chemical status criteria (based on EU standards of nitrates and pesticides and on	be a consideration in the review of Plan policy.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	threshold values established by Member States).	
European Union Waste Framework Directive (2008/98/EC)	This directive sets the basic waste management principles requiring that waste is managed: • without endangering human health and harming the environment • without risk to water, air, soil, plants or animals • without causing a nuisance through noise or odours • and without adversely affecting the countryside or places of special interest The foundation of this framework is the five-step waste hierarchy: Prevention – Preparing for re-use – Recycling – Recovery – Disposal.	The Plan review may need to consider waste management practices for the EU waste framework to align with the approach defined in the directive. Complying with all aspects and directives ensures that the Plan Review will not have a detrimental effect in the Plan area.
European Union Soil Strategy for 2030, 2021	The primary aims of this strategy are to provide a framework to be used in the protection and restoration of soils, and to ensure they are used sustainably. The strategy extends to 2050 with its main aims listed below: • All EU soil ecosystems are healthy and more resilient and can	The Plan Review should seek to minimise environmental impacts through policy to promote the protection and sustainable use of soils.

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	therefore continue to provide their crucial services • There is no net land tank and soil pollution is reduced to levels that are no longer harmful to people's health or ecosystems • Protecting soils, managing them sustainably and restoring degraded soils is a common standard.	
Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat, UNESCO, 1971	This convention acts as an international mechanism for the protection of globally important wetland sites. It achieves this by following three 'pillars of activity found below: 1. The designation of wetlands of importance as Ramsar Sites; 2. The promotion of wise use of all wetlands in the territory of each country; and 3. International cooperation with other countries to further the wise use of wetlands and their resources. The UK's first Ramsar site was designated in 1976. The Ramsar designations are generally underpinned through prior	The Plan Review should seek to minimise environmental impacts through policy to promote the conservation of wetland habitats.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	notification of these areas as SSSIs.	

Table 21: National Plans and Programmes

Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
The Conservation of Habitats and Species Regulations, 2019	These regulations transpose the Habitats Directive into national law, and updates and consolidates all the amendments to the Regulations since they were first made in 1994. They set out protection and registry of European sites, including SACs and SPAs classified under the Birds Directive. They also make special provisions for the protection of European marine sites and the protection of protected species.	The Plan Review must ensure the protection of sites of European Significance in relation to their flora and fauna and enter into the agreement that compensatory measures will be required where damage may occur through development.
Nature Recovery Network (2022)	The Nature Recovery Network (NRN) will help, through relevant objectives and targets to 2042) deal with three of the biggest challenges the UK face: biodiversity loss, climate change and wellbeing. Establishing the NRN will: • enhance sites designated for nature conservation and other wildlife-rich places - newly created and restored wildlife-rich	The Plan Review and ISA should be aware of how planning will be able to contribute to meeting relevant targets by 2042. These include areas such as the creation of additional wildlife-rich habitats outside of protected sites, the provision of more diverse and better-connected habitats, and achieving benefits such as carbon capture, flood management

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	habitats, corridors and stepping-stones will help wildlife populations to grow and move; • improve the landscape's resilience to climate change, providing natural solutions to reduce carbon and manage flood risk, and sustaining vital ecosystems such as improved soil, clean water and clean air; • reinforce the natural, geological and cultural diversity of our landscapes, and protect our historic natural environment; and • enable us to enjoy and connect with nature where we live, work and play - benefiting our health and wellbeing	and clean water.
Local Nature Recovery Strategies (forthcoming)	Although not yet prepared, the Secretary of State has identified areas in which local nature recovery strategies will need to be developed. They will need to agree priorities for nature recovery and propose actions in the locations where it would make a particular contribution to achieving those priorities. Through a habitat map and written priorities, each strategy	These forthcoming strategies are relevant to the Plan Review in so far as development provides opportunities for benefits / net gains in the creation of new habitats. This strategy informs the ISA in the assessment of relevant policies.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	will be expected to propose actions such as: • The creation of wetlands • The restoration of peatlands • The planting of trees and hedgerows • More sustainable management of existing woodlands and habitats such as grasslands	
Safeguarding our Soils: A Strategy for England (Defra, 2009)	By 2030, the strategy aims to have all of England's soils to be managed sustainably and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations. • agricultural soils will be better managed and threats to them will be addressed; • soils will play a greater role in the fight against climate change and in helping us to manage its impacts; • soils in urban areas will be valued during development, and construction practices will ensure vital soil functions can be	Soil quality has a key role in water quality, climate change issues and the historic legacy and health of the environment. The Plan Review should attempt to retain and protect soil quality.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	maintained; • pollution of our soils is prevented, and our historic legacy of contaminated land is being dealt with.	
The Countryside and Rights of Way (CRoW) Act, 2000	Further information on Rights of Way in relation to nature conservation with wildlife protection, SSSIs and biological diversity amongst other elements of the environment, including regulations to restrict the impacts of vehicles on the environment.	The Plan Review should seek the protection of these designations and non-designated elements of the environment through policy.
Future Water: The Governments water strategy for England (2008)	The vision of the strategy by 2030 is as follows: • improved the quality of our water environment and the ecology which it supports, and continued to provide high levels of drinking water quality from our taps; • sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water; • ensured a sustainable use of water resources, and implemented fair, affordable and cost reflective water charge; • cut greenhouse gas	There is a need to give due consideration to the aims of this Act in devising the ISA framework.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	emissions; and • embedded continuous adaptation to climate change and other pressures across the water industry and water users	
Flood and Water Management Act, 2010	The Act, which applies to England and Wales, aims to create a simpler and more effective means of managing the risk of flood and coastal erosion. The Act also aims to help improve the sustainability of our water resources and protect against potential droughts. The Act has a significant component which addresses groundwater flooding.	There is a need to give due consideration to the aims of this Act in devising the ISA framework.
The Environment Agency's approach to groundwater protection (2018)	This document sets out the Environment Agency's (EA) aims and objectives for groundwater, their technical approach to its management and protection, the tools they use to do their work and the main policies and approach to the application of legislation. The main aims are: • Where possible, the EA will take a risk-based approach in the regulation of activities that may have impacts on groundwater; • Where developments will have serious or irreversible impacts the EA will adopt the	Land use planning can have negative impacts on groundwaters. Groundwaters may have to be a consideration in the review of Plan policy.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	precautionary principle; • The EA will encourage the consideration of the groundwater protection hierarchy, the aim is to avoid the pollution of the most sensitive locations; • Expect developers to assess groundwater throughout all stages of development; • Developers are expected to provide adequate information when submitting their proposals, this is to ensure the assessment of impacts are thorough; • Compliance with existing guidance; • Appropriate engineering standards are expected where the building and decommissioning of structures takes place; and • Where groundwater is affected any new development, abstraction or discharge will seek to restore or improve groundwater.	
Planning (Listed Buildings and Conservation	The Planning (Listed Buildings and Conservation Areas) Act is a UK Act of Parliament introduced	Provides guidance on the preparation of Plan Review requirements and

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
Areas) Act, 1990	in 1990 that changed laws relating to the granting of planning permission for building works, with a particular focus on listed buildings and conservation areas. It created special controls for the demolition, alteration or extension of buildings, objects or structures of particular architectural or historic interest, as well as conservation areas. Buildings may be listed for a number of reasons: • Architectural interest (such as design, decoration or craftsmanship). • Historic interest (for example, if the building is representative of a particular type). • Historic association (association with nationally important people or events). • Group value (part of a larger ensemble).	accompanying ISA.
Ancient Monuments and Archaeological Areas Act 1979	The Ancient Monuments and Archaeological Areas Act 1979 or AMAAA is a law passed by the UK government, legislating to protect the archaeological heritage of England and Wales and Scotland. Section 61(12) defines sites that warrant protection due to their being of national importance as 'ancient monuments'. These can	Provides guidance on the preparation of Plan Review requirements and accompanying ISA.

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	be either scheduled monuments or "any other monument which in the opinion of the Secretary of State is of public interest by reason of the historic, architectural, traditional, artistic or archaeological interest attaching to it".	
The Government's Statement on the Historic Environment for England (2010)	The Government's Statement on the Historic Environment further emphasises the commitment to valuing the historic environment found across England. A number of strategic aims are provided to guide the future treatment of the Historic Environment: • Strategic Leadership • Protective Framework • Local Capacity • Public Involvement • Direct Ownership • Sustainable	Provides guidance on the preparation of Plan Review requirements and accompanying ISA. Ensuring that the Plan Review continues to account for the Historic Environment.
National Heritage Protection Plan Framework (2012)	Described as the 'business plan for the historic environment', the National Heritage Protect Plan provides a framework with which heritage protection can be instated as a clear set of priorities, these priorities are as follows: • Ensure that England's Historic Environment is not needlessly at risk of damage, erosion, or loss.	Provides guidance on the preparation of Plan Review requirements and accompanying ISA. Ensuring that the Plan Review continues to account for the Historic Environment.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	• Ensure that England's Historic Environment is experienced, understood and enjoyed by local communities. • Ensure that England's Historic Environment contributes to sustainable and distinctive places to live and work; and • Ensure that England's Historic Environment helps deliver positive and sustainable economic growth.	
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, 2007	This Air Quality Strategy sets out air quality objectives and policy options to further improve air quality in the UK from today into the long term. As well as direct benefits to public health, these options are intended to provide important benefits to quality of life and help to protect our environment.	Air quality requires protection from development and associated activities such as additional vehicles producing pollutants. Considerations for air quality should be present within the Plan Review, with reduction and mitigation measures present where necessary.
(National) Planning Practice Guidance (updated 2021)	This web-based resource provides guidance to support the National Planning Policy Framework and its application in practice. It is also easy to link easily between the National Planning Policy Framework and relevant planning practice guidance, as well as between different categories of guidance.	Provides guidance on the preparation of Plan Review requirements and accompanying ISA.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
National Planning Policy Framework (including proposed amendments 2024)	This framework sets out the Government's planning policies for England and how these are expected to be applied. It replaces all Planning Policy Statements and Planning Policy Guidance. The framework seeks to contribute to the achievement of sustainable development by pursuing economic, environmental and social gains jointly and simultaneously through the planning system. It defines planning as having: • an economic role – contributing to building a strong, responsive and competitive economy; • a social role – supporting strong, vibrant and healthy communities; and • an environmental role – contributing to protecting and enhancing our natural, built and historic environment. The framework sets out 12 core land-use planning principles that Neighbourhood Planning authorities should follow and provides guidance on preparing Local and Neighbourhood Plans and on determining planning applications. The framework also describes	The Plan Review must be in conformity with this national planning document in order to ensure development is approached sustainably. Therefore, the Plan Review should be consistent with the principles and policies set out in this Framework.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	the role of planning in delivering sustainable development under several themes. These are: • Building a strong, competitive economy • Ensuring the vitality of town centres • Supporting a prosperous rural economy • Promoting sustainable transport • Supporting high quality communications infrastructure • Delivering a wide choice of high-quality homes • Requiring good design • Promoting healthy communities • Meeting the challenge of climate change, flooding and coastal change • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment A key part of the NPPF is the presumption in favour of sustainable development which is relevant to both plan making and decision making.	

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
Natural Environment and Rural Communities Act (2006)	The Natural Environment and Rural Communities Act 2006 is a law passed by the UK government. It instated Natural England as a government body tasked with the management of the natural environment and rural communities, ensuring that the natural environment will be conserved, enhanced and managed for the benefit of the present and future. More specifically making provision in connection with wildlife, sites of special scientific interest, National Parks and Broads.	Provides guidance on the preparation of Plan Review requirements and accompanying ISA.
National Flood and Coastal Erosion Risk Management Strategy, 2020	The National flood and Coastal Erosion Risk Management Strategy was developed as a result of the Flood and Water Management Act 2010. The strategy's framework guides practitioners' operational activities and decision making alongside the guidance set within government policy. The strategy has 3 long-term ambitions: 1. Climate resilient places 2. Today's growth and infrastructure resilient in tomorrow's climate 3. A nation ready to respond and adapt to flooding and coastal change.	There is a need to give due consideration to the aims of this strategy in devising the ISA framework.
Biodiversity 2020: A strategy for	The strategy sets out a series of outcomes to achieve by 2020 and	The Plan Review must ensure the protection of

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
England's wildlife and ecosystem services (2011)	an overall 2050 vision for England. The visions is as follows: "By 2050 our land and seas will be rich in wildlife, our biodiversity will be valued, conserved, restored, managed sustainably and be more resilient and able to adapt to change, providing essential services and delivering benefits for everyone". Four main outcomes were identified to achieve the key 2020 missions these related to: • Habitats and ecosystems on land • Marine habitats, ecosystems, and fisheries • Species • People	sites of ecological importance in relation to their flora and fauna and enter into the agreement that compensatory measures will be required where damage may occur through development.
UK Geodiversity Action Plan: A framework for enhancing the importance and role of geodiversity	The strategy's main purpose is to promote action to conserve and enhance diverse geological heritage of the UK whilst promoting and managing the sustainable use of its geodiversity resources. Six themes are used to achieve this aim and are as follows: 1. Furthering our understanding of geodiversity 2. Influencing planning policy, legislation and	This plan forms part of the evidence base behind the Plan Review and raises targets and actions for the geodiversity found across the UK.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	development design. 3. Gathering and maintaining information on our geodiversity. 4. Conserving and managing our geodiversity. 5. Inspiring people to value and care for our geodiversity. 6. Sustaining resources for our geodiversity.	
National Flood and Coastal Erosion Risk Management Strategy for England (2020)	The National flood and Coastal Erosion Risk Management Strategy was developed as a result of the Flood and Water Management Act 2010. The strategy's framework guides practitioners' operational activities and decision making alongside the guidance set within government policy. The strategy has 3 long-term ambitions: 1. Climate resilient places 2. Today's growth and infrastructure resilient in tomorrow's climate 3. A nation ready to respond and adapt to flooding and coastal change.	There is a need to give due consideration to the aims of this strategy in devising the ISA framework.
Air Pollution: Action in a Changing Climate	This Strategy sets out air quality objectives and options to further improve air quality in the UK from today into the long term. As well	Air quality requires protection from development and associated vehicles producing pollutants.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
(2010)	as direct benefits to public health, these options are intended to provide important benefits to quality of life and help to protect our environment.	Considerations for air quality should be present within the Plan Review, with reduction and mitigation measures present where necessary.
Climate Change Act (2050 Target amendment) (2008) Order 2019	This act sets targets for the reduction of greenhouse gas emission by 2050 and also provides the framework with which the UK can achieve this. It is the basis for the UK's approach to addressing climate change. Additionally, the act launched the Committee on Climate Change to monitor the emissions and ensure they are independently assessed. The main aim of this is to reduce greenhouse gas emissions to the 1990 levels (net zero) by 2050.	Pollutant emissions are a required consideration for the Plan. The Plan Review may need to adopt mitigation approaches to minimise the emissions impacts of development.
Environment Act, 2021	The Environment Act provides targets, plans and policies for improving the natural environment, it seeks to deliver the following: • Long-term targets to improve air quality, biodiversity, water and waste reduction and resource efficiency • A target on ambient PM2.5 concentrations • A target to halt the decline of nature by 2030 • Mandatory biodiversity net-gain	This act forms part of the evidence base behind the Plan Review and raises targets and actions for the environment across the UK. It is particularly relevant in regard to the Plan Review's opportunity to ensure biodiversity net gain.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	• Environmental Improvement Plans, including interim targets • A cycle of environmental monitoring and reporting • Environmental Principles embedded in domestic policy making • Office for Environmental Protection to uphold environmental law	
Flood Risk Regulations, 2009	The Flood Risk Regulations set out the requirements for preliminary flood risk assessments, hazard maps, flood risk maps and flood risk management plans. Additionally, the regulation sets out the duty of co-operation between the Environment Agency and Lead Local Flood Authority.	There is a need to give due consideration to the requirements of these Regulations in devising the ISA framework.
A Green Future: Our 25 Year Plan to Improve the Environment, Defra, 2018	This plan has a number of aims which include delivering cleaner air and water, protecting threatened species and providing richer wildlife habitats. It calls for an approach to agriculture, forestry, land use and fishing that puts the environment first.	There is a need to give due consideration to the aims of this plan in devising the ISA framework.
Net Zero Strategy: Build Back Greener, 2021	This strategy outlines the UKs commitment to meeting net zero carbon emissions by 2050. The document contains policies and	This strategy forms part of the evidence base behind the Plan Review and raises policies and proposals for

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	proposals to ensure that the UK remains on track from the carbon budgets, the Nationally Determined Contribution and also sets out the vision for a decarbonised economy in 2050.	net-zero emissions across the UK.
Clean Air Strategy, 2019	The Clean Air Strategy sets out the steps that are to be taken to address all sources of air pollution, making air healthier to breathe, protecting nature and boosting the economy.	This strategy forms part of the evidence base behind the Plan Review and outlines the comprehensive action required across all parts of government and society.
Land Use: Reducing emissions and preparing for climate change, Climate Change Committee, 2018	This report assesses the role of land use change in meeting climate change mitigation and adaptation objectives. The Key findings are as follows: • Climate change impacts are already altering the land's use, while the services provided by the natural environment are being degraded • Land is a critical natural resource, but past policies governing the use of UK land have been fragmented and incomplete • New land-use policy must promote radically different uses of UK land • Alternative uses of land can be economic for	This report forms part of the evidence base behind the Plan Review and outlines the role of land use change in climate change mitigation.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	farmers and land managers, but Government must provide help for them to transition	
UK Climate Change Risk Assessment, Committee on Climate Change, 2022	The risk assessment is a requirement of the Climate Change Act 2008. The independent assessment	This assessment forms part of the evidence base behind the Plan Review and contains findings related to Climate Change in the UK.
Water Abstraction Plan, Defra, 2011	This plan sets out the government's plans for the reformation of water abstraction management. The reformation seeks to both protect the environment and improve access to water.	This report forms part of the evidence base behind the Plan Review and outlines the government's plan to reform water abstraction.
Meeting our Future Water Needs: A National Framework for Water Resources, 2020	This framework explores the long-term water needs of England to ensure a resilient and improved water system for the future.	The Plan Review should seek to minimise waste water through policy guidance.

Table 22: Regional and County Plans and Programmes

Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / SA
Essex Minerals Local Plan (2014) and emerging Review	Adopted in July 2014, the Plan provides planning policies for minerals development in Essex until 2029 and identifies future	The Essex Minerals Local Plan forms part of Tendring's suite of development plan documents. Tendring

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / SA
	sites for mineral development. The Plan includes ways to reduce reliance on primary mineral resources in Essex. This includes the use of recycled aggregates. The Essex Minerals Local Plan includes: • the Minerals Core Strategy, which sets out the long-term direction for minerals development and a plan to deliver this; • development management policies for minerals planning; • strategic site allocations and safeguarding for mineral extraction; and • a Policies Map, showing site locations	contains sites allocated and in operation for mineral extraction. The emerging Local Plan Review will need to be aligned to the MLP.
Essex and Southend-on-Sea Waste Local Plan (2017)	The Essex and Southend-on-Sea Waste Local Plan 2017 privies the planning policy framework for the determination of waste related planning decisions. Essex County Council adopted the plan on 11 July 2017 and Southend-on-Sea Borough Council on 19 October 2017. The plan sets out how Essex and Southend-on-Sea aim to manage waste for the duration of the plan period. It also seeks to deal with waste more sustainably, encouraging recycling and	The Essex Waste Local Plan forms part of Tendring's suite of development plan documents. The emerging Local Plan Review will need to be aligned to the WLP.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / SA
	reducing reliance on landfill. The Essex and Southend-on-Sea Waste Local Plan includes: • the Waste Core Strategy, which sets out the long-term direction for waste development and a plan for delivery; • development management policies for waste planning; • strategic site allocations and safeguarding of waste infrastructure; and • a Policies Map, showing new site allocations.	
Essex Green Infrastructure Strategy	The Green Infrastructure Strategy describes the need for green infrastructure in the county and sets a vision and objectives for its delivery. A carefully planned Green Infrastructure network is crucial for the environment, our health and well-being and will help support a thriving, sustainable economy. Green Infrastructure provides recreation with opportunities to encourage people to be physically active and connects people to nature. It provides and creates green corridors for our wildlife thereby making our biodiversity more robust, particularly in the face of the challenges presented by	Development proposals have the potential to contribute to this infrastructure plan and seek improvements to Green and Blue Infrastructure in Essex.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / SA
	Climate Change. It can alleviate flooding and improve air quality.	
The Essex County Council Local and Neighbourhood Planners' Guide to School Organisation	This document explains how Essex County Council's School Organisation team can assist in the preparation of Local and Neighbourhood Plans to ensure sufficient school places are provided, arising from new development, over the Plan period. It also sets out how local planners need to work with the School Organisation team so that they can meet their duty to cooperate and prepare a 'sound' plan.	Ensuring that the resulting populations from new development can be accommodated into the local school system is an important social tenet of sustainability. This document informs the Local Plan and the ISA.
10 Year Plan - Meeting the demand for mainstream school places in Essex 2024-2033 (January 2024)	The purpose of the 10 Year Plan is to set out: - The demand for mainstream school places in the next 10 years(from academic year 2024/25 to academic year 2033/34) for each of the pupil place planning areas - Solutions already in the pipeline that will meet the forecast demand for school places - Potential options to address medium to long term forecast demand for school places - The context in which the Essex School Organisation Service	Ensuring that the resulting populations from new development can be accommodated into the local school system is an important social tenet of sustainability. This document informs the Local Plan and the ISA.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / SA
	operates to ensure there are sufficient school places	
Essex Coast Recreational disturbance Avoidance & Mitigation Strategy (RAMS) Habitats Regulations Assessment Strategy document 2018-2038	The Essex coast Recreational disturbance Avoidance and Mitigation Strategy (the "Essex coast RAMS" or the Strategy) aims to deliver the mitigation necessary to avoid significant adverse effects from 'in-combination' impacts of residential development that is anticipated across Essex; thus protecting the Habitats (European) sites on the Essex coast from adverse effect on site integrity. All new residential developments within the evidenced Zone of Influence where there is a net increase in dwelling numbers are included in the Essex Coast RAMS. The Essex Coast RAMS identifies a detailed programme of strategic mitigation measures which are to be funded by developer contributions from residential development schemes	The RAMS document identifies impacts on Habitats sites at the Essex coast. The document informs Local Plan policy, allocations and also the assessment of the plan in the ISA.
Essex Coast Recreational disturbance Avoidance and Mitigation Strategy Draft Supplementary Planning Document (SPD)	This Supplementary Planning Document (SPD) focuses on the mitigation that is necessary to protect the birds of the Essex coast and their habitats from the increased visitor pressure associated with new residential development in-combination with other plans and projects, and	The RAMS SPD identifies measures that ensure that impacts on Habitats sites at the Essex coast can be mitigated. The document informs Local Plan policy, allocations, and also the assessment of the plan in the ISA.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / SA
May 2020	how this mitigation will be funded.	
The Essex County Council Developers' Guide to Infrastructure Contributions Revised 2020	This document is the latest edition of the Essex County Council Developers' Guide to Infrastructure Contributions. As with previous editions, it details the scope and range of contributions towards infrastructure which Essex County Council (ECC) may seek from developers and landowners in order to mitigate the impact and make development acceptable in planning terms.	This document identifies measures that ensure that impacts on infrastructure capacities resulting from development can be mitigated. Also the document identifies dwelling thresholds which trigger certain requirements for infrastructure delivery as part of development proposals. The document informs Local Plan policy, allocations, and also the assessment of the plan in the ISA.

Table 23: District level Plans and Programmes

Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
Tendring 2024 Air Quality Annual Status Report (ASR)	Road traffic emissions and port activities are the most significant source of air pollution within Tendring, with the main pollutant of concern being Nitrogen Dioxide (NO2).This annual report provides an update on the monitoring of air quality within the District.	This Report is important evidence on air quality in the District, and allows assumptions to be made in regard to the impacts of development and increased populations. The document informs the Local Plan review and also the ISA.
Alresford Neighbourhood Plan 2018-2033	The principal purpose of the Neighbourhood Plan is to guide development within the parish. It also provides guidance to anyone	This Plan informs the ISA of local considerations and policy requirements within the Neighbourhood Plan

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	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. The Alresford Neighbourhood Plan was formally made (adopted) on 8th October 2021 and is part of the 'Development Plan'.	area.
Ardleigh Neighbourhood Plan 2020 - 2033	The Plan sets objectives on key identified themes such as transport, community, the built and historic environment, local green spaces, housing and the general approach to development, including landscape features and design quality of physical structures. It builds on current and future planned activity in the Local Plan and says what the Parish Council and its partners will work towards. The overwhelming view of the community, who responded to public consultation, is that the Parish of Ardleigh should above all else retain its rural characteristics in relation to the visual quality of its buildings, open spaces, trees, hedges, footpaths and bridleways. The	This Plan informs the ISA of local considerations and policy requirements within the Neighbourhood Plan area.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	Neighbourhood Plan is scheduled for referendum in September 2024	
Elmstead Market Neighbourhood Plan (2013- 2033)	The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to March 2033. The Plan will form part of the development plan for Tendring, alongside the adopted Tendring District Local Plan. Neighbourhood Plans provide local communities with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes part of the Council's Statutory Development Plan and will carry significant weight in how planning applications are decided in the neighbourhood area. The Neighbourhood Plan is scheduled for referendum in September 2024	This Plan informs the ISA of local considerations and policy requirements within the Neighbourhood Plan area.
Tendring District Council Indoor & Built Sport Facilities Assessment Report – Leisure Facilities Framework (2023) Tendring District Council Indoor &	These reports are an assessment of indoor sports facility needs in the District to assist the Council to strategically plan for the future. This report provides a detailed assessment of the current provision of indoor and built sports facilities, identifying needs and gaps in provision.	Needs assessment findings and strategy recommendations should inform the future Local Plan policy making review and infrastructure delivery plans; setting out its approach to securing sport and recreational facilities via new housing and other development where

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
Built Sport Facilities – Leisure Facilities Needs Assessment Report (2022)		appropriate.
Tendring District Council Playing Pitch and Outdoor Sport Strategy Assessment Report (2023) Tendring District Council Playing Pitch and Outdoor Sport Strategy Framework (2023)	These reports provide detail with regard to what provision exists in the area, its condition, distribution and overall quality. It identifies any needs and gaps in provision. Planning policies should be based on robust and up-to-date assessments of the needs for playing pitches and sports and recreation facilities and opportunities for new provision. Specific needs and quantitative and qualitative deficiencies and surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.	This document informs the ISA of important health and wellbeing related tenets of sustainability.
Tendring District Council Open Space Report (2023)	This report provides detail regarding what provision exists in the area, its condition, distribution and overall quality regarding open space. The report seeks to help inform the direction on the future provision of accessible, high quality, sustainable provision for open spaces in Tendring District. It can also help to inform the priorities for open space provision as part of planned growth.	This document informs the ISA of important health and wellbeing related tenets of sustainability.
Tendring Gypsy	The primary objective of the	This document informs the

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
and Traveller Accommodation Assessment Need Summary Report May 2017	Tendring Gypsy and Traveller Accommodation Assessment (GTAA) Need Summary is to provide a robust revised assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation for the period 2016-2033. The study provides a robust evidence base to enable the Council to assess and meet the needs of the Travelling Community as well as complying with their requirements towards Gypsies, Travellers and Travelling Showpeople under the Housing Act 1985, the National Planning Policy Framework (NPPF), Planning Guidance (PPG) 2014, Planning Policy for Traveller Sites (PPTS) 2015, and the Housing and Planning Act (2016).	ISA and the Local Plan of whether needs for Gypsy and Traveller Accommodation should be included within the Plan.
Essex, Southend-on-Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Summary 2016-2033 (January 2018)	This Essex GTAA Summary Report has been prepared to set out the overall need for additional pitches and plots for Gypsies, Travellers and Travelling Showpeople across the 12 local authorities that make up Essex, and Greater Essex that also includes the unitary authorities of Southend-on-Sea and Thurrock. It also contains a section on transit need as this is seen as a strategic cross-boundary issue that needs to be addressed by all of the local authorities, together	This document informs the ISA and the Local Plan of whether needs for Gypsy and Traveller Accommodation should be included within the Plan.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	with Essex County Council.	
Strategic Housing Land Availability Assessment (SHLAA) (ongoing)	A Strategic Housing Land Availability Assessment 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 SHLAA represents the long list of sites that can be considered for allocation within the Plan. It also informs the ISA of whether site options can be considered 'reasonable' by meeting the criteria of the SHLAA.
Tendring Economic Strategy 2020-24 (2019)	This document marks the continuation of a ten-year strategy which was produced in 2013. It is however clear in the evidence that there have been some changes in the local economy which have identified the need for some distinct changes of approach. These are: - A greater focus on the populations of Clacton and Jaywick Sands, noting a decline in economic performance of these locations. This focusses specifically on local participation within communities and addressing long term prosperity.	This strategy informs the ISA of economic related aspirations within the Plan area.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	- Bold action in Clacton town centre, recognising that its future is unlikely to be led by retail. Hence prototyping new ideas through more effective use of publicly owned assets. - Balancing the evolution of Harwich as a port with the ongoing evolution of the visitor economy in the town and surrounding area. - A tighter focus on two sectors: Care and Assisted Living and Clean Energy. The former is a continuation from the 2013 strategy, whilst the focus on Clean Energy represents an evolution of the original focus, promoting an agile response to emerging opportunities in offshore wind and Low Carbon energy in North Essex. - A focus upon the higher growth companies within the district, using their experience to support the development of policy and action to support companies within the district.	
Tendring Retail & Town Centre Uses Study (2020)	This study has been prepared in the context of the Council's current development plan documents pertaining to retail, commercial leisure and other main town centre uses. The study seeks to: 1) Identify and assess the existing supply and future needs (in quantitative terms) for new	This strategy informs the Plan and the ISA of various retail needs within the towns and local centres of Tendring District.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	retail floorspace in the Tendring District. 2) Identify the capacity of Tendring's principal shopping centres to accommodate this demand or the need for further provision on the fringes of these centres or elsewhere in the District. 3) Establish the type of additional retailing that should be provided in the District as a whole and in each of the principal shopping centres to 2033. 4) Provide advice to the Council on future retail trends and how they will impact on the District's retail offer. 5) Provide advice on the alternative uses / transformations of retail-led centre, using good practice examples, showing the demand for this in Tendring District.	
Tendring Employment Land Review (ELR) (2019)	The Report: - Defines the Functional Economic Market Area (FEMA) - Sets out key socio-economic and planning policy relevant at the national, regional and local level. - Provides an overview of the key socio-economic	This strategy informs the Plan and the ISA of various economic needs within the towns and local centres of Tendring District.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	indicators, - Provides an overview of the current position and past market trends in commercial development, - Draws on evidence from past take up of floorspace and land, employment forecast data and labour supply projections based on housing trajectory to provide a set of growth scenarios for Tendring, - Summarises the supply position in terms of available employment land for Tendring, and - Provides assessment of the future demand for employment land and its supply.	
Tourism Strategy for Tendring 2021—2026	This strategy covers the development and promotion of tourism in the Tendring District, with input and integration from partners in the private, voluntary and wider public sector. The high level strategic objectives within this plan, will inform a detailed delivery plan to set out the actions to be taken to achieve successful outcomes. The following points are considered to be the drivers in developing this strategy: 1. Increase the volume and value	This strategy informs the ISA of tourism related aspirations within the Plan area.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	of tourism 2. Improve and consolidate existing markets and exploit new markets 3. The delivery of this strategy must account for available resources, so innovation is paramount 4. Progression can only take place through collaborative/partnership attainment	
Tendring District Council Water Cycle Study Final Report - September 2017	This Tendring District Council Water Cycle Study (WCS) forms an important part of the evidence base that will help Tendring District Council determine the most appropriate options for development within the district (with respect to water infrastructure and the water environment) to be identified in the Council's Local Plan (2013 to 2033). Planned future development throughout the Tendring District has been assessed with regards to water supply capacity, wastewater capacity and environmental capacity. Any water quality issues, associated water infrastructure upgrades, and potential constraints have subsequently been identified and reported. This WCS then provides information at a level suitable to demonstrate that there are workable solutions to key	This study aids the assessment of site options within the district with respect to water infrastructure and the water environment.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	constraints to deliver future development for all development sites (committed and allocations), including recommendations on the policy required to deliver it.	
Tendring District Council Strategic Green Gaps Review 2020	The aim of this Strategic Green Gaps Review is to undertake an independent assessment of land locally designated as Strategic Green Gaps (SGG) within the District and to provide an evidence base on the role the gaps play in providing a sense of separation and maintaining individual settlement identity and character. The report will assess whether the existing gaps fulfil the objectives of the Strategic Green Gap policy in the emerging Tendring District Local Plan 2013-2033 (2017 Publication Draft, as submitted) or whether there should be any changes to the geographical extents of the gaps and their boundaries.	Informs the ISA of landscape related impacts associated with site options and their assessment.
Tendring Heritage Strategy (2020)	Tendring's Heritage Strategy aims to promote the protection and celebration of the area's rich history, predominantly contained within its historic environment, and guide its evolution to enhance the positive contribution it makes to the lives of those people living in and visiting the District. The Strategy promotes a holistic and collaborative approach to the management of heritage. It draws	Informs the ISA of heritage related impacts associated with policy and site options and their assessment.

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Document	Purpose & Main Aims / Objectives	Relevant to Local Plan / ISA
	together existing Council strategies, priorities and approaches in order to identify areas within Tendring with significant heritage and provide a basis for future management and identification of opportunities for enhancement. To deliver the Strategy a partnership approach between the Council, its partners and key stakeholders will allow for the full potential of Tendring's heritage to be realised.	
Tendring District Protected Lanes Assessment 2015	The Report provides an assessment of existing Protected Lanes in two stages: an initial stage of desk-based assessment, followed by a field survey. Following the assessment, scores for each Protected Lane were checked against the threshold for determining Protected Lane status. The Report provides evidence and criteria for decision making that is comprehensive, robust and defensible at the development management stage of planning applications.	Informs the ISA of heritage related impacts associated with site options and their assessment.

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Essex County Council

Tendring District Council Local Plan Review

Integrated Sustainability Appraisal (ISA): Interim Report - Annex C

January 2026

Essex County Council

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Place Services has a proven track record of delivering sustainable, creative, and effective solutions for the built environment. Our in-house expertise comprises a multidisciplinary team which includes planners, urban designers, landscape architects, flood specialists and public art consultants. Our approach is client led; we work alongside our clients to deliver services, projects, and planning objectives in a collaborative and cost effective way.

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1. Introduction

1.1 The Assessment of Site Options

The Plan Review's new site allocations and reasonable alternative options to them are required to be assessed to identify any significant effects on the ISA Objectives and also to aid the Council's site selection process.

The sites included within this Interim Report are those that have been considered for allocation within the Regulation 18 'Preferred Options' Local Plan. The sites are in conformity to the Council's rationale for selecting sites at this stage, notably in line with the following sifting criteria:

- Reason 1 – Too Remote Sites: that are clearly remote and disconnected from existing settlements, services, and infrastructure have not been analysed. Growth in such areas would undermine the plan-led approach and the Council's strategic vision for development.
- Reason 2 – Within a Strategic Green Gap: The Council aims to retain and potentially expand Strategic Green Gaps to preserve settlement identity and prevent coalescence. These include:
    1. Clacton-on-Sea and Little Clacton
    2. The Garden Community area
    3. Frinton, Walton & Kirby Cross
    4. Manningtree, Lawford & Mistley

  Sites within these designated areas have been excluded from further analysis, as these gaps remain integral to the Local Plan strategy through to 2041.
- Reason 3 – Within a National Landscape Area: These areas benefit from special landscape protection. Any future development would conflict with existing policy safeguards.
- Reason 4 – Within Safeguarded Open Space or Local Wildlife Site: Development in these areas would result in the permanent loss of designated open space or wildlife habitat, failing to meet current policy exceptions likely to be retained in the next Local Plan.
- Reason 5 – Within or very close to the Tendring–Colchester Borders Garden Community (TCBGC) Area: Sites within or adjacent to the TCBGC designation were excluded due to:
    1. Significant development already allocated or underway
    2. Expected substantial contribution to housing delivery through to 2041
    3. Limited capacity of the housing market and infrastructure to accommodate further growth beyond what is already planned

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- Reason 6 – Sites with Extant Planning Permission: Sites already benefiting from planning permission have not been formally allocated, as doing so would serve no additional purpose.
- Reason 7 – Edge of Ardleigh: Areas between the TCBGC and Ardleigh were excluded due to:
    1. Existing strategic allocations
    2. Anticipated substantial housing delivery through to 2041
    3. Limited capacity of local infrastructure and services, especially during early phases of Garden Community development when key infrastructure may still be under construction – during these stages the initial new growth and new residents moving in will put additional pressure on existing services in areas such as Ardleigh.
- Reason 8 – Edge of Elmstead: Similar to Ardleigh, areas between the TCBGC and Elmstead were excluded due to:
    1. Existing strategic allocations
    2. Anticipated substantial housing delivery through to 2041
    3. Limited capacity of local infrastructure and services, particularly during initial phases of Garden Community development – during these stages the initial new growth and new residents moving in will put additional pressure on existing services in areas such as Ardleigh.
- Reason 9 – Edge of Clacton (Greater Clacton Area): Sites in this area were excluded due to:
    1. Significant development already allocated or underway, including over 3,500 new homes at Hartley Gardens, Rouses Farm, and Oakwood Park
    2. Expected substantial contribution to housing delivery through to 2041
    3. Limited capacity of the housing market and infrastructure to absorb additional growth beyond current allocations

The following table outlines the ISA framework proposed for the appraisal of potential allocation sites.

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Table 1: ISA Framework (Sites)

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
1) To deliver a sufficient supply of homes for all including an appropriate mix of housing types	Housing supply	The site could be considered strategic for the purposes of meeting the District's housing targets over the plan period	The site has been promoted for housing and is in conformity with the Spatial Strategy and Settlement Hierarchy	Where applicable	Site is submitted for a non-residential use	N/A	N/A
	Type and tenure	Site is submitted for purely affordable housing	Site is submitted for housing of an identified need (type / tenure) in the Housing Needs Assessment (HNA)	Where applicable	Site is submitted for a non-residential use	N/A	N/A
2) To promote	Employ-	Proposal is for	Proposal is for	Where	Non-	Proposal sees	N/A

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Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
economic growth and diversity across the District	ment land	employment use	mixed-use incorporating employment opportunities	applicable	employment development	a loss of previously employment land	
	Regen-eration	Site is for strategic employment land in an industry and area of identified need	Site is for employment land in an industry and area of identified need	Where applicable	Non-employment development	Proposal would see a minor or net loss of employment land in key business and regeneration area	Proposal would see the loss of strategic employment land
3) To maximise the potential for sustainable transport uptake, including walking and	Distances to town / village / neighbour-hood centres	< or = to 400m	> 400-800m	401m-800m from boundary OR Where applicable	Where applicable	> 800m – 1.4km	>1.4km

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Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
cycling	Distance to a bus stop / train station	< or = to 400m	> 400-800m	Where applicable	Where applicable	> 800m – 1.4km	>1.4km
4) To ensure resilient sustainable communities with better health, education, and social outcomes	Distance to GP services	< or = to 400m	> 400-800m	Where applicable	Non-residential proposals	> 800m – 1.4km	>1.4km
	Distance to primary school	< or = to 400m	> 400-800m	Where applicable	Non-residential proposals	> 800m – 1.4km	>1.4km
5) To ensure that development is located sustainably and makes efficient use of land	Brownfield land	N/A	Site is entirely or partly but predominantly on brownfield land	Where applicable	N/A	Site is entirely or partly but predominantly greenfield land	N/A
	Contamin-ated land	N/A	Development of site would see the	Where applicable	Site is not on contaminated	N/A	N/A

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Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
			remediation of contaminated land		land		
6) To conserve and where possible enhance biodiversity and geodiversity designations, as well as natural habitats and protected species	Wildlife desig-nations	N/A	N/A	Where applicable	The site would have no impact on a wildlife designation	The proposal would see the loss of functionally linked land (to a Habitats site) OR The site is within or adjacent to a wildlife designation of local importance	The proposal would have a likely significant effect on the integrity of a Habitats site OR The site is within a wildlife designation of international or national importance
	Biodiversity features	N/A	N/A	Where applicable	The site would have no impact on	The site is on or adjacent to	The site is known to include

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Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
					biodiversity features	priority habitat	protected species
7) To ensure that development delivers net gains in biodiversity, as well as green and blue infrastructure	BNG	The proposal will include over the minimum net gain requirement	The proposal will include the minimum net gain requirement	Where applicable	Where applicable	N/A (all proposals must provide BNG)	N/A (all proposals must provide BNG)
8) To conserve and where possible enhance the historic environment (both above and below ground), built and cultural heritage assets,	Designated heritage assets (above and below ground)	The proposal can be considered to enhance a designated asset on the at risk register	The proposal can be considered to enhance a designated asset	Where applicable	The proposal will have no effect on any designated assets	There is considered to be the potential for an impact on the significance of a designated asset or its setting, although	There is considered to be an impact that could affect the significance of a designated asset or its setting with no mitigation

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Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
and their settings						mitigation is possible.	suitable.
	Non-designated heritage assets (above and below ground)	N/A	N/A	Where applicable	The proposal will have no effect on any non-designated assets	There is considered to be the potential for an impact on the significance of a non-designated asset or its setting, although mitigation is possible.	There is considered to be an impact that could affect the significance of a non-designated asset or its setting with no mitigation suitable.
9) To conserve and where possible enhance the quality and character of	Desig-nations and landscape character	N/A	N/A	Where applicable	The proposal would have no landscape implications	The proposal is within an area identified as highly sensitive in the Landscape	The proposal is within the Suffolk Coast & Heaths AONB

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Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
landscapes and landscape features						Character Assessment	
	Landscape principles / features	N/A	The proposal would lead to landscape enhancements	Where applicable	The proposal is within the development boundary	The proposal would contribute to the coalescence of settlements AND/OR The site contains landscape features synonymous with the relevant Landscape Character Area	The proposal would significantly contribute to the coalescence of settlements AND/OR The site contains multiple landscape features synonymous with the relevant Landscape Character Area

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Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
10) To maintain and where possible improve water quality and the sustainable use of ground and surface water resources	Ground-water	N/A - It is not considered possible for significant positive impacts to be ensured	N/A - It is not considered possible for positive impacts to be ensured	The site is partly within ground water Source Protection Zone III (Total Catchment).	There are no known constraints.	The site is located within ground water Source Protection Zone II (Outer Zone)	The site is located within ground water Source Protection Zone I (Inner Zone).
	Surface water	N/A - It is not considered possible for significant positive impacts to be ensured	N/A - It is not considered possible for positive impacts to be ensured	Where applicable	The site is not within an area identified as having any surface water nitrate or pesticide issues	The site is within an area identified as having medium priority surface water nitrate or pesticide issues	The site is within an area identified as having high priority surface water nitrate or pesticide issues
11) To maintain and where possible improve air	Air quality	N/A	N/A	Where applicable	All other sites	The proposal could lead to frequent car journeys through North	N/A (no AQMAs in Plan area)

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Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
quality						Road junction, Great Clacton (where there are potential exceedances in Air Quality Objectives)	
12) To protect and improve soil quality, in particular the best and most versatile agricultural land	Agricultural Land Class-ification / BMV	N/A	The site is on brownfield land.	The site is within land identified as Grade 3 (Good to Moderate) ALC	The site is within land identified as Grade 4-5 (Poor / Very Poor) ALC OR The site is not located on current agricultural land	The site is within land identified as Grade 2 (Very Good) ALC	The site is within land identified as Grade 1 (Excellent) ALC

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Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
13) To ensure, where possible, that new development is carbon neutral and increases the production of energy from renewable sources where appropriate	Renewable energy generation	N/A	The proposal includes on-site renewable energy solutions	Where applicable	All other proposals	N/A	N/A
14) To ensure that development does not lead to an increase in flood risk and is prepared for the impacts of climate change	Fluvial flood risk	N/A	N/A	Where applicable	The site is within Flood Risk Zone 1	The site is within Flood Risk Zone 2	The Site is within Flood Risk Zone 3
	Surface water flood risk	N/A	N/A	The site is in an area identified as having a 'low' risk for surface water flood risk	The site is in an area identified as having a 'very low' risk for surface water	The site is in an area identified as having a 'high' risk for surface water flood risk	The site is in an area identified as having a 'very high' risk for surface water

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Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
				OR Where applicable	flood risk		flood risk

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2. The Site Assessments

2.1 Housing Sites

The following sub-sections outline those sites, per settlement, that are allocated and have been considered for allocation (i.e. represent 'reasonable alternatives') at this stage for housing.

2.1.2 Sites in Weeley & Weeley Heath

Table 2: Sites in Weeley & Weeley Heath

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
SAMU6	Land South of Colchester Road, Weeley	Mixed use	52.87	900
MSA25	Land south of Mill Lane, Weeley Heath	Housing	1.37	17
MSA24	Land east of Bentley Road, Weeley Heath	Housing	4.75	60
Non-allocated sites				
CFS97	Land rear of Malmore, Clacton Road, Weeley Heath	Housing	0.35	10-29
CFS104	Gutteridge Hall, Gutteridge Hall Lane, Weeley	Housing	3.52	10-29 (20)
CFS108	Land East of Willow Walk, Weeley	Housing	0.54	10-29
CFS143	Land Laying North of Colchester Road / East of Crown Lane	Housing	5.33	30-99

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
CFS216	Land west of Crow Lane, Weeley	Housing	12.93	100-299 (250)
CFS219	Weeley Gardens East, Land east of Crow Lane, Weeley	Housing	3.31	80
CFS1770	Woodpeckers, Clacton Road, Weeley	Housing	3	25
CFS622	Pestles, Crow Lane	Housing	0.9	10-29
CFS56	3 Mill Lane, Weeley Heath	Housing	0.72	10-29
CFS106	Land West of Rectory Road, Weeley	Housing	3.4	40
CFS107	Land East of Rectory Road, Weeley Health	Housing	5.33	40
CFS113	Old Rectory, Rectory Road, Weeley Heath	Housing	1.59	10-29
CFS34	Land next to Stardust, Victoria Road, Weeley Heath	Housing	0.24	10-29
CFS485	Land South of Plough Lodge, Rectory Road, Weeley Heath	Housing	0.44	10-29
CFS2229	1 Barnfields, Clacton Road, Weeley Heath	Housing	6.5	100
CFS2153	2 Barnfields, Clacton Road, Weeley Heath	Housing	2.2	34
CFS2131	Dickebusch, Clacton Road, Weeley Heath	Housing	0.48	10-29

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
CFS3259	Land to the East of Bentley Road and South of Wenlock Road	Housing	0.6	10-29 (14)

2.1.3 Sites in Wix

Table 3: Sites in Wix

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA26	Land south of Colchester Road	Housing	1.16	20
MSA27	Abbey Bottom Farm	Housing	1.78	20
Non-allocated sites				
CFS249	Land south side of Colchester Road, Wix		1.56	10-29 (20)

2.1.4 Sites in Alresford

Table 4: Sites in Alresford

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA7	Land south-west of Colchester	Housing	3.96	40

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
	Main Road			
SAH6	Land east of Cockaynes Lane	Housing	6.7	100
Non-allocated sites				
CGS27	Kemp Brook Farm, Wivenhoe Road	Housing	5.06	150
CFS2179	Land to the West of the B1027, Alresford	Housing	15	60
CFS1214	Kemp Brook Farm, Wivenhoe Road	Housing	2.6	60

2.1.5 Sites in Frinton, Walton & Kirby Cross

Table 5: Sites in Frinton, Walton & Kirby Cross

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA2	Land adjacent Branscombe Close, Frinton	Housing	2.18	40
SAH3[1]	Land off Arthur Ransome Way, Walton	Housing	8.76	200
SAH2	Land north of Thorpe Road, Kirby Cross	Housing	32.84	420

[1] Also includes site: CFS179

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Non-allocated sites				
CFS240	Land East of Beaumont Manor Care Home, Kirby Road, Great Holland	Housing	32	600
CFS179	Land north of Wade Reach, Walton on the Naze (appraised separately)	Housing	5.27	Up to 100
CFS129	Land to the rear of 173 – 203, Thorpe Road, Kirby Cross	Housing	3.04	10-29 (20)
CFS103	Halstead Road, Kirby Cross, Frinton on Sea	Housing	1.81	10-29 (10)

2.1.6 Sites in Great Bentley

Table 6: Sites in Great Bentley

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA10	Land south of Weeley Road	Housing	5.41	80
SAH7	Land to the East of Admirals Green	Housing	10.30	120
MSA21	Land to the East of Heckfords Road	Housing	4.10	80
Non-allocated sites				

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
G.BEN 01	Land west of Plough Road	Housing	4	75
CFS177	Land east of Plough Road	Housing	10.36	150
CFS21	Land to the East of Admirals Green	Housing	10.30	100-299
CFS2183	Land West of Heckford's Road	Housing	10.87	100-299 (180)
CFS228	Land to the north of Thorrington Road	Housing	3.23	30-99 (75)
CFS1094	Aingers Green Road, Aingers Green	Housing	1.42	10-29
CFS173	Land adjacent to George Mitchell Close, off St Mary's Road, Aingers Green	Housing	1.18	15
CFS484	Admirals Farm, Land South of Moors Lane	Housing	10	100-299
CFS3103	Land west of B1027 and east of Bentley Country Park	Housing	1.5	30-99 (51)

2.1.7 Sites in Bradfield

Table 7: Sites in Bradfield

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
MSA9	Land south of Windmill Road and east of Straight Road	Housing	4.98	100
Non-allocated sites				
CFS128	Land North of Windmill Road	Housing	0.415	10-29
CFS133	Land East of Windmill Road	Housing	2.553	33-99
CFS1800	Land off Barrack Street	Housing	1.365	10-29
CFS214	Bradfield West	Housing	0.43	10-29
CFS223	Land south of Steam Mill Road	Housing	5.2	30-99
CFS621	Land at Bradfield Fruit Farm, The Street	Housing	2.4	10-50
CFS1558	Cherry Gardens, Windmill Road	Housing	1.25	10
CFS1064	Land North of Mill Lane	Housing	4	120
CFS1039	Land east of The Street	Housing	12.55	100
CFS513	Grasmere, The Street, Bradfield	Housing	0.72	10-29
CFS394	The Old Ram & Hoggett, Heath Road	Housing	0.47	10-29

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2.1.8 Sites in Brightlingsea

Table 8: Sites in Brightlingsea

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA6	Land at Pannell Place	Housing	1.24	10
MSA5	Brightlingsea Telephone Exchange, 16 New Street	Housing	0.09	15
SAH4	Land East of Church Road	Housing	32.61	150
Non-allocated sites				
CFS2214	Land West of Church Road	Housing	16.28	150
CFS29	Oakwood, Land North of Samsons Road	Housing	1.06	12
CFS254	Top (northern section) of Lime Street,	Housing	0.7	10-29
CFS270	The Little Boatyard, Lime Street	Housing	0.26	10-29 (3 submitted)

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2.1.9 Sites in Thorrington

Table 9: Sites in Thorrington

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA23	Land at Avocet Place	Housing	4.18	60
Non-allocated sites				
CFS155	Land north of Clacton Road	Housing	2.889	30-99 (60)
CFS156	Land west of Church Road	Housing	2.597	30-99 (50)
CFS250	Land on west side of Station Road	Housing	0.49	10-29
CFS251	Land to the west of CFS250, Station Road	Housing	0.85	10-29
CFS2209	Land East of Frating Road, Frating Road	Housing	6.8	30

2.1.10 Sites in Manningtree, Mistley and Lawford

Table 10: Sites in Manningtree, Mistley and Lawford

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
SAMU7	Saltings Quarter, Riverside	Housing	3.72	40

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
	Avenue			
MSA4	Crisp Malting	Housing	1.89	30
MSA3	Affinity Water	Housing	2.1	80
Non-allocated sites				
CFS131	Lawford House, Bromley Road, Lawford	Housing	15.14	100-299 (150)
CFS217	Manningtree Park South, Chequers Road, Manningtree	Housing	9.21	100-299 (180)
CFS239	Land at Tye Field, Grange Road, Lawford	Housing	6.54	30-99 (60-80)
CFS2225	Stacies Farm, Chequers Road, Little Bromley, Manningtree	Housing	21.2	400

2.1.11 Sites in Little Bromley

Table 11: Sites in Little Bromley

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA20	Land south of Shop Road	Housing	0.9	17
Non-allocated sites				
L.BRO	Land east of Shop Road	Housing	0.6	10-12

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
01				

2.1.12 Sites in Harwich and Dovercourt

Table 12: Sites in Harwich and Dovercourt

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA1	Durite Works, Valley Road	Housing	2.8	82
SAH1	Vicarage Farm, Main Road	Housing	4.41	150
SAMU5[2]	Land South of Oakley Road	Mixed use	78.25	1,650
Non-allocated sites				
CFS28	Land to the south of Oakley Road, South Hall Farm (appraised separately)	Housing	4.31	100
CFS172	Land to West of Harwich Valley Development	Housing	41.64	800-1,999 (1,000)

[2] Also includes site CFS28

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2.1.13 Sites in St Osyth

Table 13: Sites in St Osyth

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
SAH9	Land south of Clacton Road	Housing	7.27	100
Non-allocated sites				
CFS420	R F Clarke Farms, Blackwater Farm, Lee Wick Lane, St. Osyth	Housing	17.3	200-600
CFS419	R F Clarke Farms, Blackwater Farm, Lee Wick Lane, St. Osyth	Housing	13.7	200-600

2.1.14 Sites in Great Oakley

Table 14: Sites in Great Oakley

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA15	Land north east of Wix Road	Housing	4.33	50
MSA16	Land south of Orchard Close	Housing	2.5	50
Non-allocated sites				
CFS225	Land at Harwich Road, Pesthouse Lane, and Beaumont	Mixed-use	28.94	300-799 (420)

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
	Road			
CFS225-07	Land to the south of Great Oakley – (portion of original submission). Alternative option to site above.	Housing	3.879	100-299
EXP05	Northern strip off Harwich Rd	Housing	1.5	30

2.1.15 Sites in Wrabness

Table 15: Sites in Wrabness

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA28	Land North of Rectory Road	Housing	2.15	30
Non-allocated sites				
EXT	South side of Rectory Road, Wrabness	Housing	1.76	20

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2.1.16 Sites in Great Holland

Table 16: Sites in Great Holland

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA13	Land west of Main Road	Housing	1.77	10
MSA14	Land east of Kirby Road	Housing	1.3	10
Non-allocated sites				
CFS2147	Land east of Main Road	Housing	0.68	6
CFS2012(1)	Land to the East of Clacton Road	Housing	4	100-299
CFS2012(2)	Land to the East of Clacton Road	Housing	4	20[3]
CFS1972	Land to the West of Clacton Road/South of Little Clacton Road	Housing	5	150

[3] Estimated dwelling capacity identified as realistic by the LPA

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2.1.17 Sites in Kirby-le-Soken

Table 17: Sites in Kirby-le-Soken

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA18	Land north of Kirby-le-Soken Evangelical Church	Housing	2.07	20
MSA17	Land north of Walton Road	Housing	0.86	10
Non-allocated sites				
CFS122	Land North of Nortons Barn, 72 The Street	Housing	3.55	30-99 (75)
CFS124	Land to the rear of '82 The Street'	Housing	1.33	10-29 (20)
CFS1215	Birch Hall, Dale Hill	Housing	0.8	10

2.1.18 Sites in Thorpe-le-Soken / Thorpe Station and Maltings

Table 18: Sites in Thorpe-le-Soken / Thorpe Station and Maltings

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
SAH11	Land North of Lifehouse Spa & Hotel	Housing	6.09	110
SAH10	Land South of Colchester	Housing	7.92	150

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
	Road, Thorpe Le Soken			
Non-allocated sites				
CFS1619	Land east of Station Road	Housing	10.74	200
CFS36	Land East of Lifehouse Drive, Frinton Road	Housing	0.82	10-29 (16)
CFS88	Land south of Frinton Road, within Lifehouse estate, Lifehouse Spa & Hotel, Frinton Road	Housing	1.07	10-29 (20)
CFS141	Land South of Colchester Road, Thorpe Le Soken	Housing	5.42	30-99
CFS192	Land to the north of New Town Road, Thorpe-le-Soken	Housing	5.5 / 3.5 developable	100-299
CFS244	Estuary View, Landermere Road, Thorpe-le-Soken	Housing	3.5	30-99
CFS1906	Land between Frinton Road and Landermere Road, Thorpe-le-Soken	Housing	20.4	300
CFS511	Land to the north of Elm Farm Country Park, 5 Frinton Road, Thorpe-le-Soken	Housing	4.13	30-99 (80)
CFS3245[4]	Land South of Colchester Rd Thorpe-le-Soken	Housing	31	300-799

[4] Site includes / is combined with CFS141

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
CFS3246[5]	Comarques Site A and Site B, land to the south of The High Street, Thorpe le Soken	Housing	Site A: 0.35 Site B: 0.64	Site A: 5 Site B: 15
CFS3257	The Haulage Yard, 1 Tendring Road, Thorpe-le-Soken	Housing	0.59	10-29 (10)
CFS3293	14 Frinton Road, Thorpe-le-Soken	Housing	1.55	15
CFS90[6]	Land Adjacent (east) of Station Road, Thorpe le Soken Land Adjacent to Station Road, Thorpe le Soken, within the Lifehouse Spa & Hotel Lifehouse Spa & Hotel Frinton Road, Thorpe-le-Soken	Housing	0.63	10-29
CFS1668	Land at Former King Edward VII Public House, Station Road, Thorpe Le Soken	Housing	0.63	14

[5] Sites A and B merged as Site A in isolation is below the threshold for consideration as an allocation within the Local Plan
[6] Site is part of CFS1619

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2.1.19 Sites in Beaumont

Table 19: Sites in Beaumont

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA8	Land adj Village Hall, Harwich Road	Housing	0.98	20
Non-allocated sites				
No other sites were submitted for consideration within Beaumont.				

2.1.20 Sites in Little Clacton

Table 20: Sites in Little Clacton

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
SAH8	Land east of Amerells Road	Housing	4.58	100
Non-allocated sites				
CFS137	Bovills Hall, St. Osyth Road	Housing	3.08	10-29
CFS1639	Land to the north of Batemans Lane and rear of 15-23 Weeley Road	Housing	2.76	30-99 (30)
CFS86	Land at The Street	Housing	6.53	100-299

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
CFS101	Land rear/north of 35 Holland Road	Housing	0.88	10-29
CFS1643	Land to the northwest of Connaught Road, and to the rear of Heathfield, Clacton Road	Housing	3.07	30-99 (50)
CFS2203	Land north of Centenary Way	Housing & sports facilities	17	250
CFS2200	Land at Woodlands Farm, North of Harwich Road	Housing	1.25	20
CFS2116	Land south of Holland Road	Housing	20.6	400
CFS910	Land at Mayes Garage, 25 The Street	Housing	0.30	10-29 (10)
CFS909	Land to the South of Clacton Road	Housing	16.7	400
CFS902	Land to the north of Holland Road	Housing	10	250
CFS865	Land to the rear of 71 Holland Road	Housing	2.3	30-99 (50)
CFS3260	Land to the north of Bateman's Lane	Housing	1.28	30-99 (31)
CFS3291	Firs Caravan Park, 29-31 London Road	Housing	9.21	300
CFS164	Hedge Rows, Harwich Road	Housing	1.57	10-29 (10-12)

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2.1.21 Sites in Horsley Cross

Table 21: Sites in Horsley Cross

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
SAMU9[7]	Horsley GC (housing element) Horsley Cross GC, Land at Horsley Cross, CO11 1US (employment element)	Mixed use	520.4	2,250 in plan period (6,000 total)
Non-allocated sites				
CFS142	Land north of A120, west of 2 Abbotts Hall Cottages Harwich Road and Abbotts Hall Clacton Road	Housing	14.712	100-299
CFS221	Tendring Business & Innovation Hub (Eastern) (assessed separately)	Housing	58.75	1-29
CFS2216	Land west of Clacton Road (assessed separately)	Housing	28	400

[7] Also includes sites: CFS220; CFS221; CFS2216; CFS3289

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2.1.22 Sites in Frating / Hare Green

Table 22: Sites in Frating / Hare Green

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
SAMU8	Tendring Central (Garden Community) (housing element[8]) Tendring Central Garden Community, A120/A133 Junction (employment element)	Mixed use	373.23	2,000 in plan period (4,500 total)
Non-allocated sites				
CFS846	Land at Hare Green	Housing	5	50-100
CFS16	Land at Junction of Chapel Lane & Frating Road	Housing	0.415	10
CFS427	Veranda Cottage, Harwich Road	Housing	1.6	30
CFS846	Land at Hare Green (appraised separately)	Housing	5	50-100
CFS32	Land East of Frating Road, Great Bromley, Field House, Parsons Hill (appraised separately)	Housing	5.32	15
CFS83	Land south of the A133 (Main Road) (appraised separately)	Housing	1.47	65
CFS165	Land between Holly Farm and Gaylawn Lodge (appraised separately)	Housing	0.645	1-29

[8] Also includes sites: CFS32; CFS176; CFS83; CFS165; CFS82; CFS159; CFS1038; CFS3247

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
CFS82	Land south of Main Road (A133) and east of Great Bentley Road (appraised separately)	Housing	5.628	60
CFS159	Land north of Harwich Road (appraised separately)	Housing	1.854	48
CFS3247	Land north of Harwich Road and east of B1029 (appraised separately)	Housing	4.77	300

2.1.23 Sites in Little Bentley

Table 23: Sites in Little Bentley

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA19	Land west of Manningtree Road	Housing	0.75	12
Non-allocated sites				
No other sites were submitted for consideration within Little Bentley.				

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2.1.24 Sites in Tendring Village

Table 24: Sites in Tendring Village

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA22	Haulage Depot, Heath Road	Housing	0.86	10
Non-allocated sites				
No other sites were submitted for consideration within Tendring.				

2.1.25 Sites in Great Bromley

Table 25: Sites in Great Bromley

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA11	Land west of Parsons Hill	Housing	1.3	10
MSA12	Land south of Hall Road	Housing	2.26	15
Non-allocated sites				
CFS253	Michaelmas House, Rectory Road	Housing	1.82	10-29
CFS256(1)	Land at Parsons Hill	Housing	10.5	100-299

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
CFS256(2)	Land at Parsons Hill	Housing	10.5	50[9]
CFS1369	Wood Barns North of A120, Harwich Road	Housing	56	1,100
CFS615	Pond Farm, Hall Road	Housing	1.52	30

2.1.26 Non-allocated sites in other settlements

Table 26: Non-allocated sites in other settlements

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Sites in Little Oakley				
CFS115	West of Clacton Road, immediately south of adopted settlement boundary	Housing	0.24	10-29
CFS116	Land east of Ye Olde Cherry Tree, Clacton Road	Housing	0.56	10-29
CFS848	Land south of Harwich Road	Housing	4.06	70-80
CFS2195	Land North of Harwich Road	Housing	4.81	70-80
CFS3104	Land South of Rectory Road, Little Oakley (site 1)	Housing	1.11	Up to 38
CFS3105	Land South of Rectory Road, Little Oakley (site 2)	Housing	0.4	10-29 (14)

[9] Estimated dwelling capacity identified as realistic by the LPA

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Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
CFS3106	Land South of Rectory Road, Little Oakley (site 3)	Housing	0.25	10-29

2.2 Employment Sites

2.2.1 Overview of Sites

Please note that two of the Local Plan's employment elements have the same red-line boundary as housing allocations, representing mixed-use developments for which detailed masterplans will be forthcoming after the Local Plan is adopted. The sites are:

- Site 176: Tendring Central Garden Community, A120/A133 Junction
- Site 3289: Horsley Garden Community, Land at Horsley Cross, CO11 2PH

These masterplans will determine the precise extent and location of the employment elements within each wider site. As such, these employment allocations have not been assessed separately and as standalone options within this ISA Report.

Other employment allocations within the Local Plan also represent part of wider mixed-use, Garden Community, or Garden Village allocations, however the precise extent of the employment land within or adjacent to them have been defined. As such, these sites have been assessed separately as standalone employment options. These sites are:

- Site 81: Land North East of A133, Ravens Green, Colchester, Essex (part of the Garden Village allocation HGRE01)
- Site 80: Land South of Colchester Road, Frating, Colchester, Essex (part of the Garden Village allocation HGRE01)
- Site 2046: Land North of Harwich Road, Great Bromley, CO7 8SZ (part of the Garden Village allocation HGRE01)
- Site 220: Tendring Business and Innovation Hub (North-Western), Horsley Cross CO11 2PH (part of the Horsley Garden Community allocation (CFS3289))
- Site 218: Saltings Quarter - Manningtree Regeneration Area, Riverside Avenue East, Manningtree, CO11 1US (part of the mixed-use development CFS218)

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2.2.2 The Employment Sites

Table 27: The Employment Sites

Site reference	Site name	Use (as submitted)
Allocated Sites		
SAE3	Collierswood Farm, Land North of the A120	Employment
146	Land North of A120 Harwich	Employment
62	Weeley Car boot site, Land to the North of Colchester Road, Weeley	Employment
Non-allocated Sites		
199	Land at Crown Quarry, Old Ipswich Road, Ardleigh, Essex, CO7 7RE	Employment
81	Land North East of A133, Ravens Green, Colchester, Essex	Employment
80	Land South of Colchester Road, Frating, Colchester, Essex	Employment
220	Tendring Business and Innovation Hub (North-Western), Horsley Cross CO11 2PH	Employment
218	Saltings Quarter - Manningtree Regeneration Area, Riverside Avenue East, Manningtree, CO11 1US	Employment
2046	Land North of Harwich Road, Great Bromley, CO7 8SZ	Employment
146	Land North of the A120 Harwich Road	Employment

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Site reference	Site name	Use (as submitted)
CFS220[10]	Land north of A120, west of 2 Abbotts Hall Cottages Harwich Road and Abbotts Hall Clacton Road (assessed separately)	Employment

[10] Site forms part of Allocation CFS3289 – Land at Horsley Cross

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3. Detailed Assessments

3.1 Housing and Mixed-Use Sites

3.1.1 Allocated Sites in Weeley & Weeley Heath

Table 28: Detailed assessment of site SAMU6

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	++
1) Housing type and tenure	?/+
2) Employment land	++/+
2) Regeneration	?/+
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?

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Objective / criterion and commentary	Impact
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0/?
14) Surface water flood risk	0
Commentary	
The site is considered strategic for the purposes of meeting the District's housing targets and as a large site proposed for mixed-use development, could also be expected to offer significant impacts in relation to the delivery of employment land. At the quantum proposed, it can be considered that a range of house types and tenures could be forthcoming, however no such information has been submitted. The type of employment that would be forthcoming is unknown at this stage. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is within 400m from a primary school. Development of the site is not considered to have any effect on any designated or non-designated heritage assets. Uncertain impacts are however highlighted at this stage, and pending further assessment, as Listed Buildings lie to the east of the site; however these are separated by the Weeley By-Pass and mitigation on such a large site is deemed achievable. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site is outside, but adjoins the settlement boundary of Weeley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The majority of the site is within FRZ1, with a small amount of FR3 centrally associated with a watercourse that can be avoided due to the size of the site. The site is in an area identified as having no surface water flood risk.	

Table 29: Detailed assessment of site MSA24

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0

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Objective / criterion and commentary	Impact
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house	

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Objective / criterion and commentary	Impact
types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 650m from a primary school. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of two Listed Buildings to the north of the site. Despite this, mitigation is considered possible, and uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site is outside, but adjoins the settlement boundary of Weeley Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

Table 30: Detailed assessment of site MSA25

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	?/-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0

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Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0

Commentary

The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.

The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 850m from a primary school.

There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.

The site is outside, but adjoins the settlement boundary of Weeley Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.

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3.1.2 Alternative Sites in Weeley & Weeley Heath

Table 31: Detailed assessment of site CFS97

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	++
5) Brownfield land	+
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	0/?
10) Groundwater	0
10) Surface water	0

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Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 400m from a primary school. The site appears partly on brownfield land. There is a listed building opposite the site entrance on the other side of Clacton Road. As such uncertain impacts are highlighted at this stage pending further evidence. No known non-designated heritage assets are within proximity of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site is partly brownfield land and is both within and adjoining the settlement boundary of Weeley Heath. The site does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

Table 32: Detailed assessment of site CFS104

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++

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Objective / criterion and commentary	Impact
4) Distance to GP services	- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 60m from a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.	

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Objective / criterion and commentary	Impact
The site is outside, but adjoins the settlement boundary of Weeley Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1, however small areas of the site (presumably where access would be proposed) are in an area identified as having some low surface water flood risk.	

Table 59: Detailed assessment of site CFS108

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?

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Objective / criterion and commentary	Impact
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 270m from a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site has the potential for contamination as a former sewage works. The site is outside, but adjoins the settlement boundary of Weeley and does not lead to the coalescence of settlements. The site contains some features of landscape value however is small and bounded by the railway line to the south. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

Table 59: Detailed assessment of site CFS143

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	?
2) Regeneration	0

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Objective / criterion and commentary	Impact
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site currently operates as a leisure use; uncertain effects are highlighted at this stage through the	

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Objective / criterion and commentary	Impact
potential loss of employment from the proposed change of use. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1200m from a Primary School however is in close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site is outside, and does not adjoin the settlement boundary of Weeley. The site does not lead to the coalescence of settlements, however does contain features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1, however some small areas of low / medium surface water flood risk are located on site.	

Table 33: Detailed assessment of site CFS216

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+

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Objective / criterion and commentary	Impact
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0/?
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 900m from a primary school. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the south of the site. Further Listed Buildings lie to the south of the site on the opposite side of Colchester Road. A degree of uncertainty is also highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site is outside but adjoins the settlement boundary of Weeley and does not lead to the coalescence of settlements. The site contains various features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk, however borders a watercourse to the north with associated FRZ3 and a high chance of surface water flooding.	

Table 34: Detailed assessment of site CFS219

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	

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Objective / criterion and commentary	Impact
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0/?

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Objective / criterion and commentary	Impact
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1100m from a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site is outside, but adjoins the settlement boundary of Weeley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk, however borders a watercourse to the north with associated FRZ3 and a high chance of surface water flooding.	

Table 59: Detailed assessment of site CFS1770

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?

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Objective / criterion and commentary	Impact
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	0/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 400m from a primary school. Although partly on brownfield land, the majority of the site is greenfield land. There is a listed building opposite the site entrance on the other side of Clacton Road. As such uncertain impacts are highlighted at this stage pending further evidence. No known non-designated heritage assets are within proximity of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site is partly brownfield land and is both within and adjoining the settlement boundary of Weeley Heath. The site does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

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Table 59: Detailed assessment of site CFS622

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	?
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1500m from a primary school and 500m from the nearest bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site is detached from the settlement boundary of Weeley. It does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

Table 35: Detailed assessment of site CFS56

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-

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Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1200m from a primary school. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Buildings to the north of the site on the opposite side of Mill Lane. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site is partly within the settlement boundary of Weeley Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001),	

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Objective / criterion and commentary	Impact
nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and includes only small areas identified as having a low chance of surface water flood risk.	

Table 36: Detailed assessment of site CFS106

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	-/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0

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Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1000m from a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is adjacent to a Local Wildlife Site to the south and is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site is outside, but adjoins the settlement boundary of Weeley Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and includes only small areas identified as having a low chance of surface water flood risk.	

Table 59: Detailed assessment of site CFS107

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -

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Objective / criterion and commentary	Impact
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1000m from a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site	

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Objective / criterion and commentary	Impact
does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site borders broadleaved woodland and deciduous woodland to the south. The site is outside, but adjoins the settlement boundary of Weeley Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and includes only small areas identified as having a low chance of surface water flood risk.	

Table 59: Detailed assessment of site CFS113

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	-/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	0/?
8) Non-designated assets	0

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Objective / criterion and commentary	Impact
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1400m from a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is adjacent to a Local Wildlife Site to the west and is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site would see the loss of Priority Habitat (broadleaved woodland and deciduous woodland). As a result, it is considered that BNG would be difficult to achieve on site in consideration of the dwelling yield submitted. The site is outside but adjoins the settlement boundary of Weeley Heath and does not lead to the coalescence of settlements. The site does however contain multiple features of landscape value, being a wooded area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and includes only a small area identified as having a low chance of surface water flood risk.	

Table 37: Detailed assessment of site CFS34

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+

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Objective / criterion and commentary	Impact
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	

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Objective / criterion and commentary	Impact
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1700m from a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. Development of the site would see the loss of Traditional Orchard Priority Habitat. As a result, it is considered that BNG would be difficult to achieve on site in consideration of the dwelling yield submitted. The site is outside but adjoins the settlement boundary of Weeley Heath and does not lead to the coalescence of settlements. The site does however contain multiple features of landscape value, being a wooded area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

Table 38: Detailed assessment of site CFS485

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	-
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	

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Objective / criterion and commentary	Impact
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0

Commentary

The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.

The site is distanced from any Town, Village, or Neighbourhood Centre and bus stop. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 2000m from a primary school.

There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.

The site is detached from any settlement boundaries and does not lead to the coalescence of settlements. The site contains various features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.

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Table 59: Detailed assessment of site CFS2229

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	-/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1600m from a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is adjacent to a Local Wildlife Site to the south west and is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site is detached from the settlement boundary of Weeley Heath and does not lead to the coalescence of settlements. The site contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 however has some small areas identified as having a low, medium, and high surface water flood risk.	

Table 59: Detailed assessment of site CFS2153

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -

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Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1500m from a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site is detached from the settlement boundary of Weeley Heath and does not lead to the coalescence of settlements. The site contains features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further	

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Objective / criterion and commentary	Impact
evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and includes only small areas identified as having a low chance of surface water flood risk.	

Table 39: Detailed assessment of site CFS2131

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0

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Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1500m from a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site is detached from the settlement boundary of Weeley Heath and does not lead to the coalescence of settlements. The site is partly brownfield land and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and includes only a small area identified as having a low chance of surface water flood risk.	

Table 40: Detailed assessment of site CFS3259

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -

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Objective / criterion and commentary	Impact
3) Distance to public transport	+
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 860m from a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site	

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Objective / criterion and commentary	Impact
does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site is detached from the settlement boundary of Weeley Heath and does not lead to the coalescence of settlements. The site contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 however includes a small area (presumably where access would be achieved) identified as having a high chance of surface water flood risk.	

3.1.3 Allocated Sites in Wix

Table 41: Detailed assessment of site MSA26

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	+
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+

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Objective / criterion and commentary	Impact
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest primary schools and GP services in Great Oakley; however a pre-school exists in Wix. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Wix, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

Table 42: Detailed assessment of site MSA27

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?

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Objective / criterion and commentary	Impact
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	?/- -
14) Surface water flood risk	?/-

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Objective / criterion and commentary	Impact
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest primary schools and GP services in Great Oakley; however a pre-school exists in Wix. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Wix, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is predominantly within FRZ1, however access to the site via Harwich Road would be within an area of FRZ3 associated with a watercourse. This southern part of the site is similarly within an area identified as having a 'high' chance for surface water flood risk.	

3.1.4 Alternative Sites in Wix

Table 43: Detailed assessment of site CFS249

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-

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Objective / criterion and commentary	Impact
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest primary schools and GP services in Great Oakley; however a pre-school exists in Wix. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Wix, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

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3.1.5 Allocated Sites in Alresford

Table 44: Detailed assessment of site MSA7

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0

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Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre within Alresford. The site is approximately 960m from the primary school in Alresford, however is within close proximity to a bus stop and GP services. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Alresford, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 however small parts of the south eastern area of the site are within an area identified as having a 'low' and 'medium' surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 45: Detailed assessment of site SAH6

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+/++

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Objective / criterion and commentary	Impact
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	?/-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre within Alresford. The site is approximately 850m from the primary school in Alresford, however is within close proximity to a bus stop and GP services. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site	

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Objective / criterion and commentary	Impact
does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Alresford, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.6 Alternative Sites in Alresford

Table 46: Detailed assessment of site CFS27

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	-/?
6) Biodiversity features	?/-
7) BNG	+

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Objective / criterion and commentary	Impact
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?/-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre within Alresford. The site is approximately 600m from the primary school in Alresford, and is within close proximity to a bus stop and GP services. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is adjacent to a Local Wildlife Site to the south west, which is also deciduous woodland and broadleaved woodland Priority Habitat. Additionally, the site is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside but adjoins the settlement boundary of Alresford and does not lead to the coalescence of settlements. The site contains various features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is predominantly located within Grade 3 ALC, however the eastern extent is within Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 47: Detailed assessment of site CFS2179

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	

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Objective / criterion and commentary	Impact
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0

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Objective / criterion and commentary	Impact
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre within Alresford. The site is approximately 460m from the primary school in Alresford, and is within close proximity to a bus stop and GP services. Two Listed Buildings are in close proximity of the site: one on the north side of Tenpenny Hill to the north east, and another on the south side of Wivenhoe Road to the north west. Additionally, the site adjoins a Listed Building on the south side of Tenpenny Hill to the north. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Alresford, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS1214

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-

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Objective / criterion and commentary	Impact
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	-/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?/-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	

The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.

The site is within close proximity to the designated village centre within Alresford. The site is approximately 600m from the primary school in Alresford, and is within close proximity to a bus stop and GP services.

There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is adjacent to a Local Wildlife Site to the south west, which is also deciduous woodland and broadleaved woodland Priority Habitat. Additionally, the site is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.

The site is outside but adjoins the settlement boundary of Alresford and does not lead to the coalescence of settlements. The site does however contain various features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is predominantly located within Grade 3 ALC, however the eastern extent is within Grade 2 ALC. The site is within FRZ1 and in an area

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Objective / criterion and commentary	Impact
identified as having no surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.7 Allocated Sites in Frinton, Walton & Kirby Cross

Table 48: Detailed assessment of site MSA2

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?

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Objective / criterion and commentary	Impact
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre within Frinton. The site is also within close proximity to a bus stop, GP services, and a primary school. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Frinton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

Table 49: Detailed assessment of site SAH3

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+

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Objective / criterion and commentary	Impact
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre within Walton. The site is also within close proximity to a bus stop, GP services, and a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby	

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Objective / criterion and commentary	Impact
SSSI and Habitats site. Additionally, the site borders coastal and floodplain grazing marsh Priority Habitat to the north. The site is outside, but adjoins the settlement boundary of Walton-on-the-Naze, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

Table 50: Detailed assessment of site SAH2

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+/++
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	0

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Objective / criterion and commentary	Impact
9) Landscape character	?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?/-
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre within Kirby Cross. The site is also within close proximity to a bus stop, GP services, and a primary school. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of three Listed Buildings to the south west of the site. Despite this, mitigation is considered possible and uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Kirby Cross, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins an area that is highly sensitive to the north (Hamford Coastal Slopes); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 however has numerous small areas of land identified as having a ‘high’ surface water flood risk. It is considered that mitigation could be forthcoming however, due to the large size of the site and the majority of the site has no risk.	

3.1.8 Alternative Sites in Frinton, Walton & Kirby Cross

Table 51: Detailed assessment of site CFS240

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	

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Objective / criterion and commentary	Impact
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	?/-
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0

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Objective / criterion and commentary	Impact
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre within Frinton. The site is also within close proximity to a bus stop, GP services, and a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders an area of young tree woodland Priority Habitat to the west. The site is outside but adjoins the settlement boundary of Kirby Cross and contains few features of landscape value. It is considered however that the site contributes to the further coalescence of Kirby Cross with Frinton to the south east, and also Great Holland to the south west. The majority of the site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however the sites eastern extent is within such an area (Holland Coastal Slopes. Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 however is in an area identified as having very small areas of low, medium and high surface water flood risk.	

Table 52: Detailed assessment of site CFS179

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-

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Objective / criterion and commentary	Impact
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre within Walton. The site is also within close proximity to a bus stop, GP services, and a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders coastal and floodplain grazing marsh Priority Habitat to the north. The site is outside, but adjoins the settlement boundary of Walton-on-the-Naze, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is however within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and only a small area identified as having a medium surface water flood risk	

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Objective / criterion and commentary	Impact
is located on site in its north eastern extent.	

Table 59: Detailed assessment of site CFS129

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	-
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0

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Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced to the designated village centre within Kirby Cross. The site is also distanced from a bus stop, GP services, and a primary school. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building adjoining the presumed site access to the north west of the site. Further Listed Buildings are located to the north of the site on the opposite side of Thorpe Road. Despite this, mitigation is considered possible and uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Development of the site would lead to the loss of broadleaved woodland and deciduous woodland Priority Habitat. As a result, it is considered that BNG would be difficult to achieve on site in consideration of the dwelling yield submitted. The site is outside, but adjoins the settlement boundary of Kirby Cross and does not lead to the coalescence of settlements. The site does however contain features of landscape value being a wooded area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 however has a small area identified as having a ‘high’ surface water flood risk in its eastern extent.	

Table 59: Detailed assessment of site CFS103

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	

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Objective / criterion and commentary	Impact
3) Distance to centres	+/++
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre within Kirby Cross. The site is also within close proximity to a bus stop, GP services, and a primary school. There are no designated or known non-designated heritage assets within proximity of the site.	

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Objective / criterion and commentary	Impact
Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders Priority Habitat to the north and east. The site is outside, but adjoins the settlement boundary of Kirby Cross and contains few features of landscape value. Development of the site however could be considered to contribute to the coalescence of Kirby Cross with Kirby-le-Soken to the north. The site is within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), (Hamford Coastal Slopes); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not include an area identified as having surface water flood risk.	

3.1.9 Allocated Sites in Great Bentley

Table 59: Detailed assessment of site MSA10

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+

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Objective / criterion and commentary	Impact
8) Designated assets	0
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	?/-
14) Surface water flood risk	?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within relatively close proximity to the designated village centre within Great Bentley. The site is also within close proximity to a bus stop, GP services, and a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Great Bentley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is predominantly within FRZ1, however borders a watercourse to the north and east. This land is within FRZ3 and also is identified as having a medium and high surface water flood risk.	

Table 53: Detailed assessment of site SAH7

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+

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Objective / criterion and commentary	Impact
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0/?
14) Surface water flood risk	?/0

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Objective / criterion and commentary	Impact
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within relatively close proximity to the designated village centre within Great Bentley. The site is also within close proximity to a bus stop, GP services, and a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Great Bentley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site borders a watercourse to the east however is predominantly within FRZ1. The site includes small areas of land in its southern parts that are identified as having a medium and high surface water flood risk.	

Table 54: Detailed assessment of site MSA21

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	

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Objective / criterion and commentary	Impact
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0

Commentary

The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.

The site is within relatively close proximity to the designated village centre within Great Bentley. The site is also within close proximity to a bus stop, GP services, and a primary school.

There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders Priority Habitat to the south.

The site is outside, but adjoins the settlement boundary of Great Bentley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within ground water Source Protection Zone III (Total Catchment).The site is located within Grade 2 ALC. The site is within FRZ1 and does not include any areas associated with surface water flood risk.

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3.1.10 Alternative Sites in Great Bentley

Table 55: Detailed assessment of site G.BEN01

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0

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Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre within Great Bentley. The site is also within close proximity to a bus stop, GP services, and a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Great Bentley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however includes land in the north eastern part that is identified as having a 'medium' surface water flood risk.	

Table 56: Detailed assessment of site CFS177

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++

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Objective / criterion and commentary	Impact
4) Distance to GP services	+
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	- -/-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre within Great Bentley. The site is also within close proximity to a bus stop, GP services, and a primary school. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building within the red line boundary of the site, presumably where access would be required via Lover's Lane. Uncertainty surrounding the significance of the impact is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats	

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Objective / criterion and commentary	Impact
site. The site is outside, but adjoins the settlement boundary of Great Bentley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however includes land in the north eastern part that is identified as having a 'medium' surface water flood risk.	

Table 59: Detailed assessment of site CFS2183

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0

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Objective / criterion and commentary	Impact
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-/?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within relatively close proximity to the designated village centre within Great Bentley. The site is also within close proximity to a bus stop, GP services, and a primary school. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the south of the site near the site boundary. Uncertainty surrounding the significance of the impact is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Great Bentley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located predominantly within Grade 2 ALC however the western extent of the site is within Grade 3 ALC. The site is within ground water Source Protection Zone III (Total Catchment). The site is within FRZ1 and does not include any areas associated with surface water flood risk.	

Table 57: Detailed assessment of site CFS228

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+

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Objective / criterion and commentary	Impact
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	

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Objective / criterion and commentary	Impact
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre within Great Bentley. The site is also within close proximity to a bus stop, GP services, and a primary school. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of two Listed Buildings to the south east of the site near the site boundary. Uncertainty surrounding the significance of the impact is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Great Bentley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within ground water Source Protection Zone III (Total Catchment). The site is within FRZ1 and does not include any areas associated with surface water flood risk.	

Table 58: Detailed assessment of site CFS1094

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-/- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?

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Objective / criterion and commentary	Impact
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?

Commentary
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to a bus stop, however is distanced from the designated village centre within Great Bentley, GP services, and a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached from the settlement boundary of Great Bentley, however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however includes land throughout that is identified as having a low, medium, and high surface water flood risk.

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Table 59: Detailed assessment of site CFS173

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	-/ - -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to a bus stop, however is distanced from the designated village centre within Great Bentley, GP services, and a primary school. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the west of the site. Uncertainty surrounding the significance of the impact is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached from the settlement boundary of Great Bentley, however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however includes small areas identified as having low, medium, and high surface water flood risk.	

Table 59: Detailed assessment of site CFS484

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	+

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Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within relatively close proximity to the designated village centre within Great Bentley. The site is also within close proximity to a bus stop, GP services, and a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Great Bentley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is partly within ground	

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Objective / criterion and commentary	Impact
water Source Protection Zone III (Total Catchment) in its northern extent. The site is within FRZ1, however includes areas at the site's north-eastern and western boundaries that are identified as having low, medium, and high surface water flood risk.	

Table 59: Detailed assessment of site CFS3103

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0

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Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	0
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is close proximity to a bus stop, however is distanced from any designated town, village or neighbourhood centres, GP services, and a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is in very close proximity to a Habitats site, and is adjacent to deciduous woodland and broadleaved woodland Priority Habitat. The site is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached from the settlement boundary of Great Bentley, however does not lead to the coalescence of settlements, is brownfield land, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 4 ALC. The site is within FRZ1, and does not include any land identified as having any surface water flood risk.	

3.1.11 Allocated Sites in Bradfield

Table 60: Detailed assessment of site MSA9

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0

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Objective / criterion and commentary	Impact
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	+
4) Distance to GP services	- -
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, and Neighbourhood Centres. The site is also within	

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Objective / criterion and commentary	Impact
close proximity to a bus stop and a primary school however is distanced from GP services. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Bradfield Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however includes land in the north eastern part (along Windmill Road) that is identified as having a 'low' and 'medium' surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.12 Alternative Sites in Bradfield

Table 61: Detailed assessment of site CFS128

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?

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Objective / criterion and commentary	Impact
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0

Commentary

The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.

The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop however is distanced from GP services and a primary school.

There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.

The site is detached from the settlement boundary of Bradfield Heath, however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and includes a small area identified as having a ‘low’ surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).

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Table 62: Detailed assessment of site CFS133

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop and a primary school however is distanced from GP services. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Bradfield Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and does not include any areas identified as having a surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS1800

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	+

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Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop and a primary school however is distanced from GP services. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Bradfield Heath and does not lead to the coalescence of settlements. The site does however contain various features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins such an area to the south (Stour Valley System). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on	

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Objective / criterion and commentary	Impact
specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and includes only a small area of land in its southern extent that is identified as having a 'medium' surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS214

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	+
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?

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Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop however is distanced from GP services and a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached but in close proximity to the settlement boundary of Bradfield Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and includes a small area of land identified as having a low surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 63: Detailed assessment of site CFS223

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -

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Objective / criterion and commentary	Impact
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop and a primary school however is distanced from GP services. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby	

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Objective / criterion and commentary	Impact
SSSI and Habitats site. The site borders traditional orchard Priority Habitat to the west. The site is outside, but adjoins the settlement boundary of Bradfield Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins such an area to the south (Stour Valley System). The site is located within Grade 2 ALC. The site is within FRZ1 and does not include land identified as having any surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 64: Detailed assessment of site CFS621

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	0/?

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Objective / criterion and commentary	Impact
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop and a primary school however is distanced from GP services. Two Listed Buildings lie to the west of the site in close proximity on the opposite side of The Street and the potential for harm on the significance of these assets or their settings is highlighted at this point. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders traditional orchard Priority Habitat to the north and east. The site is outside, but adjoins the settlement boundary of Bradfield Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and includes only small areas of land identified as having a 'low' surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS1558

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0

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Objective / criterion and commentary	Impact
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house	

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Objective / criterion and commentary	Impact
types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop however is distanced from GP services and a primary school. There lies a Scheduled Monument to the north of the site within relatively close proximity. A degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders traditional orchard Priority Habitat top the west. The site is detached from the settlement boundary of Bradfield Heath and can be seen to contribute to the coalescence of Bradfield Heath and Mistley Heath to the north. The site contains multiple features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins such an area to the east (Stour Valley System). The site is located within Grade 3 ALC. The site is within FRZ1 and does not include land identified as having any surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS1064

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	+
4) Distance to GP services	- -
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-

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Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	- -
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0

Commentary
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop and a primary school however is distanced from GP services. The site is within relatively close proximity to the Bardfield Conservation Area to the south east, and a further Listed Building is close to the site on the opposite side of Mill Lane to the south. There is considered to the potential for harm to the significance of assets or their settings as a result, however uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders deciduous woodland Priority Habitat to the west, which is also an area of Ancient Woodland (Millgrove Wood and Mill Grove). The site is outside, but adjoins the settlement boundary of Bradfield Heath and does not lead to the coalescence of settlements. The site contains features of landscape value and is within a National Landscape Area (AONB). Approximately half of the site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however the eastern site is in a highly sensitive area (Stour Valley System). The site is located within Grade 3 ALC. The site is within FRZ1 and does not include land identified as having any surface water flood risk.

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Table 65: Detailed assessment of site CFS1039

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop and a primary school however is distanced from GP services. Two Listed Buildings lie to the west of the site in close proximity on the opposite side of The Street and the potential for harm on the significance of these assets or their settings is highlighted at this point. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders traditional orchard Priority Habitat to the west. The site is outside, but adjoins the settlement boundary of Bradfield Heath and does not lead to the coalescence of settlements. The site does however contain features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins such an area to the north (Stour Valley System). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not include land identified as having any surface water flood risk. The majority of the central and southern parts of the site are within ground water Source Protection Zone III (Total Catchment).	

Table 66: Detailed assessment of site CFS513

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -

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Objective / criterion and commentary	Impact
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	?/-
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop and a primary school however is distanced from GP services. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders deciduous woodland Priority Habitat to the north. The site is outside, but adjoins the settlement boundary of Bradfield Heath and does not lead to the coalescence of settlements. The site does however contain features of landscape value. The majority of the site is not within a broad area that is highly sensitive to development, as per the	

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Objective / criterion and commentary	Impact
Landscape Character Assessment (2001), however the southern part is within a highly sensitive area (Stour Valley System). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not include land identified as having any surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS394

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	0/?

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Objective / criterion and commentary	Impact
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop and a primary school however is distanced from GP services. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is partly within the settlement boundary of Bradfield Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not include land identified as having any surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.13 Allocated Sites in Brightlingsea

Table 67: Detailed assessment of site MSA6

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0

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Objective / criterion and commentary	Impact
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+/++
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of	

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Objective / criterion and commentary	Impact
house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre within Brightlingsea and a bus stop. The site is however distanced from a primary school and GP services. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside but adjoins the settlement boundary of Brightlingsea and does not lead to the coalescence of settlements. The site does however contain features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (Brightlingsea Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

Table 68: Detailed assessment of site MSA5

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0/?
2) Regeneration	0/?
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	+
5) Contaminated land	+/?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0

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Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0
9) Landscape features	0
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). An employment use was formerly on the site, however it is considered to be unused. It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre within Brightlingsea. The site is also within close proximity to a bus stop, primary school, and GP services. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of nearby Listed Buildings and the site's location within a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site within the development boundary and is considered to have no landscape implications as a result. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

Table 69: Detailed assessment of site SAH4

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+

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Objective / criterion and commentary	Impact
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-/- -
3) Distance to public transport	+
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	- -/?
14) Surface water flood risk	?/-

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Objective / criterion and commentary	Impact
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres (approximately 1.3-1.4km away). The site is also distanced from a primary school and GP services, however, is within close proximity to a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the west of the site and the site's location partly within a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence, and the possibility that mitigation could be achievable in consideration of the size of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site contains deciduous woodland Priority Habitat in its northern part, and adjoins another area of this Priority Habitat to the south east. As a result, it is considered that BNG may be difficult to achieve on site in consideration of the dwelling yield submitted. The site is outside but adjoins the settlement boundary of Brightlingsea and does not lead to the coalescence of settlements. The site does however contain features of landscape value synonymous with the Landscape Character Area. The site is in a broad area that is highly sensitive to development (Brightlingsea Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The majority of the site is within FRZ1, however the northern part includes significant areas of land within FRZ3. In addition, small areas of land within a 'high' chance of surface water flood risk area can be found within the site.	

3.1.14 Alternative Sites in Brightlingsea

Table 70: Detailed assessment of site CFS2214

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-/- -
3) Distance to public transport	+

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Objective / criterion and commentary	Impact
4) Distance to GP services	-/- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres (approximately 1.3-1.4km away). The site is also distanced from a primary school and GP services, however, is within close proximity to a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the north of the site and the site's location adjacent to a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence, and the possibility that mitigation could be achievable in consideration of	

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Objective / criterion and commentary	Impact
the size of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders Ancient Woodland and deciduous woodland Priority Habitat to the east, and also the north west (although in this area the site is separated by a road). The site is outside, but adjoins the settlement boundary of Brightlingsea, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins an area which is highly sensitive to the north (Brightlingsea Coastal Slopes); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

Table 71: Detailed assessment of site CFS29

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	?/-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	0/?

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Objective / criterion and commentary	Impact
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from a primary school and GP services, however, is within close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site contains deciduous woodland Priority Habitat in its northern part. As a result, it is considered that BNG may be difficult to achieve on site in consideration of the dwelling yield submitted. The site is outside but adjoins the settlement boundary of Brightlingsea and does not lead to the coalescence of settlements. The site does however contain features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (Brightlingsea Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however the northern part includes a small area of land within a ‘high’ chance of surface water flood risk.	

Table 72: Detailed assessment of site CFS254

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+

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Objective / criterion and commentary	Impact
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?

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Objective / criterion and commentary	Impact
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre within Brightlingsea. The site is also within close proximity to a bus stop, primary school, and GP services. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of nearby Listed Buildings and the site's location adjoining a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders traditional orchard and deciduous woodland Priority Habitat to the east. The site is outside but adjoins the settlement boundary and would not lead to the coalescence of settlements. The site is partly brownfield land however does contain feature of landscape value. The site is within a broad area that is highly sensitive to development (Brightlingsea Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within FRZ1 however includes land low, medium and high (although very small) surface water flood risk.	

Table 59: Detailed assessment of site CFS270

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	?/0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	+
5) Contaminated land	+/?
Environmentally focused objectives	

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Objective / criterion and commentary	Impact
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?

Commentary

The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). The site is currently used for storage under use class B7, and development as proposed would see a loss of this facility. It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.

The site is within close proximity to the designated village centre within Brightlingsea. The site is also within close proximity to a bus stop, primary school, and GP services.

There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of nearby Listed Buildings and the site's location in close proximity to a Conservation Area. Uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders traditional orchard and deciduous woodland Priority Habitat to the north east.

The site is outside but adjoins the settlement boundary and would not lead to the coalescence of settlements. The site is partly brownfield land however does contain feature of landscape value. The site is within a broad area that is highly sensitive to development (Brightlingsea Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within FRZ1 however includes land low, medium and high (although very small) surface water flood risk.

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3.1.15 Allocated Sites in Thorrington

Table 73: Detailed assessment of site MSA23

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0

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Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from a primary school and GP services (both in Alresford), however, is within close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Thorrington, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site.	

3.1.16 Alternative Sites in Thorrington

Table 74: Detailed assessment of site CFS155

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	

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Objective / criterion and commentary	Impact
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from a primary school and GP services (both in Alresford), however, is within close proximity to a bus stop.	

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Objective / criterion and commentary	Impact
There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Thorrington, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and only includes small areas identified as having a 'low' chance of surface water flood risk.	

Table 75: Detailed assessment of site CFS156

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	+
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?

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Objective / criterion and commentary	Impact
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from a primary school and GP services (both in Alresford), however, is within close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Thorrington, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however small areas identified as having a low, medium and high chance of surface water flood risk can be found within the site.	

Table 59: Detailed assessment of site CFS250

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+

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Objective / criterion and commentary	Impact
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	

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Objective / criterion and commentary	Impact
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from a primary school and GP services (both in Alresford), however, is within close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site partly brownfield land and is outside, but in close proximity to the settlement boundary of Thorrington. The site does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not include any areas identified as having a chance of surface water flood risk.	

Table 59: Detailed assessment of site CFS251

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?

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Objective / criterion and commentary	Impact
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0

Commentary

The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.

The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from a primary school and GP services (both in Alresford), however, is within close proximity to a bus stop.

There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.

The site partly brownfield land and is outside, but in close proximity to the settlement boundary of Thorrington. The site does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not include any areas identified as having a chance of surface water flood risk.

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Table 76: Detailed assessment of site CFS2209

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	-
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-/?

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from a primary school and GP services (both in Alresford), however, is within close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached from the settlement boundary of Thorrington, however does not lead to the coalescence of settlements. The site contains some features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The majority of the site is located within Grade 2, however the southern extent of the site is within Grade 3 ALC. The site is within FRZ1 and only small areas identified as having a 'low' chance of surface water flood risk can be found within the site.	

3.1.17 Allocated Sites in Manningtree, Mistley & Lawford

Table 77: Detailed assessment of site SAMU7

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	?/+
2) Regeneration	++
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++

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Objective / criterion and commentary	Impact
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	+
5) Contaminated land	?/+
Environmentally focused objectives	
6) Wildlife designations	?/-
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	?
9) Landscape features	0
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+
13) Renewable energy	0/?
14) Fluvial flood risk	-
14) Surface water flood risk	?/-
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is currently in employment use (similarly within an area designated as such), and within a regeneration area, within which a purely housing led scheme would lead to minor negative effects. The site has been promoted for mixed-use development, retaining some of the employment uses on site, however a level of uncertainty exists at this stage as to whether existing uses would remain on site. The site is within the designated village centre within Manningtree. The site is also within close proximity of a primary school, GP services, and a bus stop.	

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Objective / criterion and commentary	Impact
There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location adjacent to a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence, and the possibility that mitigation could be achievable in consideration of the existing use of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site, which it borders to the north. This area is also identified as mudflat Priority Habitat, however the site is separated by a walk way that follows the border of the estuary. The site is within the settlement boundary of Manningtree. The site is within a broad area that is highly sensitive to development (Cattawade Marshes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts and the fact that the site is brownfield. The site is within FRZ2 associated with the River Stour to the immediate north. The site is predominantly within an area of 'medium' surface water flood risk, however small areas identified as having a 'high' chance of surface water flood risk can also be found within the site. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 78: Detailed assessment of site MSA4

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	?
2) Regeneration	?
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	+
5) Brownfield land	+
5) Contaminated land	?/+
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-

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Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	?
9) Landscape features	0
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+
13) Renewable energy	0/?
14) Fluvial flood risk	0/-
14) Surface water flood risk	?/-

Commentary

The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site has a previous employment use, however uncertainty is highlighted due to the vacancy of the site, which represents a brownfield plot. It is unknown whether the historic use, as a maltings, could need the remediation of any contaminants.

The site is distanced from the designated village centre within Manningtree. The site is also within close proximity of a primary school, GP services, and a bus stop.

There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of nearby Listed Buildings and the site's location within a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site additionally borders deciduous woodland Priority Habitat to the south, and also 'no main habitat but additional habitats present' Priority Habitat to the south east.

The site on brownfield land within the settlement development boundary, however is within a broad area that is highly sensitive to development (Stour Valley System), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts and the site's brownfield status. The site is predominantly within FRZ1 however the western part of the site is within FRZ2. Some areas of the site are identified as having a 'high' chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).

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Table 79: Detailed assessment of site MSA3

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	?/-
2) Regeneration	?/-
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	+
5) Contaminated land	?/+
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0
9) Landscape features	0
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site has an employment use; however uncertainty is highlighted due to site being submitted for allocation for housing. The site would therefore represent a brownfield plot. It is unknown whether the current / historic use, could require the remediation of any contaminants. The site is within close proximity to the designated village centre within Manningtree. The site is also within close proximity of a primary school, GP services, and a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of nearby Listed Buildings and the site's location within a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is within the settlement boundary of Manningtree and it is considered there are no landscape implications as a result. The site is within FRZ1, however areas (associated with a water body in the site's south eastern extent), are identified as having a 'high' chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.18 Alternative Sites in Manningtree, Mistley & Lawford

Table 80: Detailed assessment of site CFS131

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	-/0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-/- -
3) Distance to public transport	++

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Objective / criterion and commentary	Impact
4) Distance to GP services	+
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	- -/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The northern part of the site has an employment use, and development as proposed would see a loss of such land. The site is distanced from the designated village centre within Manningtree. The site is however within close proximity of a primary school, GP services, and a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building (Lawford House) within the boundary of the site, which is predominantly in its setting. A degree of uncertainty is highlighted at this stage however,	

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Objective / criterion and commentary	Impact
pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The entirely of the site is wood-pasture and parkland and deciduous woodland Priority Habitat which would be lost to development. As a result, it is considered that BNG would be difficult to achieve on site in consideration of the dwelling yield submitted. The site is partly in the settlement boundary of Lawford and does not lead to the coalescence of settlements. The site does however contain multiple features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within Grade 2 ALC. The site is within FRZ1 and only a few small areas are identified as having a low, medium and high chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 81: Detailed assessment of site CFS217

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+

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Objective / criterion and commentary	Impact
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?/-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from the designated village centre within Manningtree. The site is also distanced from a primary school and GP services, however is within close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001); however borders such an area (Stour Valley System) to the south. Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is outside but adjoins the settlement boundary. The site does not lead to the coalescence of settlements and contains few features of landscape value. The site is within FRZ1, however areas (associated with a water body in the site's south eastern extent), are identified as having a 'high' chance of surface water flood risk. The majority of the site is within Grade 3 ALC, however the eastern parts are within Grade 2 ALC. The site is within FRZ1 and only a few small areas are identified as having a low, medium and high chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS239

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	

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Objective / criterion and commentary	Impact
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	-/0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-/- -
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	?/-
8) Non-designated assets	?
9) Landscape character	?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0

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Objective / criterion and commentary	Impact
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The northern part of the site has an employment use, and development as proposed would see a loss of such land. The site is distanced from the designated village centre within Manningtree. The site is however within close proximity of a primary school, GP services, and a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location adjacent to a Conservation Area albeit only marginally in its north western corner. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders wood-pasture and parkland and deciduous woodland Priority Habitat to the south east. The site is outside but adjoins the settlement boundary. The site does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001); however borders such an area to the north (Stour Valley System). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within Grade 2 ALC. The site is within FRZ1 and there are no areas identified as having a chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS2225

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	-

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Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	?/-
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from the designated village centre within Manningtree. The site is also distanced from a primary school and GP services, however is within close proximity to a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of nearby Listed Buildings to the north (Mistley Hall) and to the east, as well as site's location adjacent to a Conservation Area in the north. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders wood-pasture and parkland and Ancient Woodland pasture Priority Habitat to the north. The site is outside but adjoins the settlement boundary. The site does not lead to the coalescence of settlements and contains few features of landscape value. The majority of the site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment	

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Objective / criterion and commentary	Impact
(2001); however the eastern part of the site is within such an area (Stour Valley System). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within Grade 3 ALC. The site is within FRZ1 and only a few small areas are identified as having a low, medium and high chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.19 Allocated Sites in Little Bromley

Table 82: Detailed assessment of site MSA20

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?

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Objective / criterion and commentary	Impact
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-/- -
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from the nearest primary school (in Ardleigh), and GP services (in Ardleigh and Lawford), however is in close proximity to a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a cluster of Listed Buildings to the north west of the site. Despite this, mitigation is considered possible and uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Little Bromley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land that is predominantly Grade 2 ALC, however the western part of the site is within Grade 1 ALC. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.20 Alternative Sites in Little Bromley

Table 83: Detailed assessment of site L.BRO01

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	

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Objective / criterion and commentary	Impact
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -
13) Renewable energy	0/?
14) Fluvial flood risk	0

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Objective / criterion and commentary	Impact
14) Surface water flood risk	?/-
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from the nearest primary school (in Ardleigh), and GP services (in Ardleigh and Lawford), however is in close proximity to a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a cluster of Listed Buildings to the south east of the site. Despite this, mitigation is considered possible and uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Little Bromley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 1 ALC. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.21 Allocated Sites in Harwich and Dovercourt

Table 84: Detailed assessment of site MSA1

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	?
2) Regeneration	?
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	+

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Objective / criterion and commentary	Impact
5) Brownfield land	?
5) Contaminated land	?/+
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier One in the settlement hierarchy (the most sustainable locations for growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The proposal includes relocating the existing factory on site to a more modern building to be delivered on the Harwich Valley scheme, leaving largely uncertain effects on site due to the loss of employment land. The plot is therefore partly brownfield development; however it is uncertain whether the current / historic use would require the remediation of any contaminants. The site is distanced from the designated neighbourhood centre within Dovercourt. The site is also distanced from the nearest GP services (in Harwich), however is in close proximity to a primary school and a bus stop. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. A large proportion of the site is identified as deciduous woodland Priority Habitat, to the extent that it is considered that any BNG requirements would be difficult to meet on-site. There are no designated or known non-designated heritage assets within proximity of the site.	

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Objective / criterion and commentary	Impact
Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site is within the development boundary, however does include landscape features (deciduous woodland) that would likely be lost to development. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within FRZ1, however a small area is identified as having a 'high' chance of surface water flood risk.	

Table 85: Detailed assessment of site SAH1

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	?
8) Designated assets	- -/-/?
8) Non-designated assets	0/?
9) Landscape character	0/?

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Objective / criterion and commentary	Impact
9) Landscape features	0
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier One in the settlement hierarchy (the most sustainable locations for growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is approximately 500m from the designated neighbourhood centre within Dovercourt. The site is also distanced from the nearest GP services (in Harwich), however is in close proximity to a primary school and a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building within the red line boundary of the site, presumably where access would be required via Ramsey Road. Uncertainty surrounding the significance of the impact is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is within the settlement boundary of Harwich and Dovercourt and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

Table 86: Detailed assessment of site SAMU5

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	++
1) Housing type and tenure	?/+
2) Employment land	++/+
2) Regeneration	+

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Objective / criterion and commentary	Impact
Socially focussed objectives	
3) Distance to centres	?/-
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/-
Commentary	
The site is considered strategic for the purposes of meeting the District's housing targets and as a large site proposed for mixed-use development, could also be expected to offer significant impacts in relation to the delivery of employment land. It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.	

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Objective / criterion and commentary	Impact
At its closest point the site is within approximately 500m from a neighbourhood centre, however the majority of the site is distanced from the designated neighbourhood centre within Dovercourt. The site is also distanced from the nearest GP services (in Harwich), however is in close proximity to a primary school and a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of Listed Buildings to the north and north west of the site. Despite this, mitigation is considered possible and uncertainty is highlighted at this stage, pending further evidence. Mitigation may be considered achievable due to the size of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of nearby SSSIs and a Habitats site which borders the site to the south east. Additionally, the site borders coastal saltmarsh and 'no main habitat but additional habitats present' Priority Habitats to the east / south east. The site is outside, but adjoins the settlement boundary of Harwich and Dovercourt and does not lead to the coalescence of settlements. The site does however contain features of landscape value that are synonymous with the Landscape Character Area. The site spans two broad areas that are highly sensitive to development (Hamford Drained Marshes and Islands and Hamford Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade4, non-agricultural, and also Grade 2 ALC where it joins the built up area to the north. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site. Nevertheless, the size of the site ensures that mitigation or avoidance are likely to be successfully integrated.	

3.1.22 Alternative Sites in Harwich and Dovercourt

Table 87: Detailed assessment of site CFS28

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	+

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Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier One in the settlement hierarchy (the most sustainable locations for growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from the designated neighbourhood centre within Dovercourt. The site is also distanced from the nearest GP services (in Harwich), however is in close proximity to a primary school and a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside but adjoins the settlement boundary. The site does not lead to the coalescence of settlements and contains few features of landscape value. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any	

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Objective / criterion and commentary	Impact
further evidence on specific impacts. The site is within Grade 2 ALC. The site is within FRZ1 and does not include any land identified as having a chance of surface water flood risk.	

Table 88: Detailed assessment of site CFS172

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	- -/?
8) Non-designated assets	?
9) Landscape character	?/-
9) Landscape features	-
10) Groundwater	0

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Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?/0
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier One in the settlement hierarchy (the most sustainable locations for growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from the designated neighbourhood centre within Dovercourt. The site is also distanced from the nearest GP services (in Harwich), however is in close proximity to a primary school and a bus stop. There is the potential for substantial harm to the significance of heritage assets and their setting as the site includes three Listed Buildings (associated with Michaelstow Hall and also the Grade I listed Parish Church of St Michael) within the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. A large proportion of the site is identified as wood-pasture and parkland, deciduous woodland, and Ancient Woodland pasture Priority Habitat, to the extent that it is considered that any BNG requirements would be difficult to meet on-site. The site is outside but adjoins the settlement boundary and does not lead to the coalescence of settlements. The site however contains multiple and varied features of landscape value. The majority of the site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however the northern part is within such an area (Ramsey Creek). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The majority of the site is within Grade 3 ALC, however the northern extent is within Grade 4 ALC. The site is within FRZ1 and includes only a few small areas identified as having a low, medium and high chance of surface water flood risk.	

3.1.23 Allocated Sites in St Osyth

Table 89: Detailed assessment of site SAH9

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+

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Objective / criterion and commentary	Impact
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	

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Objective / criterion and commentary	Impact
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is within close proximity to the designated village centre of St Osyth, as well as GP services, a primary school, and a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders deciduous woodland Priority Habitat to the south. The site is outside, but adjoins the settlement boundary of St Osyth, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins two such areas in the south (St Osyth Coastal Slopes and St Osyth Coastal Ridge); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and small areas identified as having a low, medium and high chance of surface water flood risk can be found within the site.	

3.1.24 Alternative Sites in St Osyth

Table 90: Detailed assessment of site CFS420

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?

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Objective / criterion and commentary	Impact
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from the designated village centre of St Osyth, as well as GP services, and a primary school. The site is in close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached from the settlement boundary of St Osyth, however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001); however adjoins one such area (St Osyth Coastal Slopes) to the south. Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and does not include any land identified as having a chance of surface water flood risk.	

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Table 91: Detailed assessment of site CFS419

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-/- -
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	?/-
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from the designated village centre of St Osyth, as well as GP services, and a primary school. The site is in close proximity to a bus stop. There is considered the potential for harm to the significance of a heritage asset or its setting due to the presence of a Listed Building to the immediate south of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached from the settlement boundary of St Osyth, however does not lead to the coalescence of settlements, and contains few features of landscape value. The majority of the site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however the southern part is within one such area (St Osyth Coastal Slopes); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and only small areas are identified as having a 'low' chance of surface water flood risk.	

3.1.25 Allocated Sites in Great Oakley

Table 92: Detailed assessment of site MSA15

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++

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Objective / criterion and commentary	Impact
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any designated Town, Village, or Neighbourhood centres. The site is however in close proximity to a bus stop, GP services, and a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Great Oakley, does not lead to the	

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Objective / criterion and commentary	Impact
coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins one such area to the south (The Oakley Ridge); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

Table 93: Detailed assessment of site MSA16

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?

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Objective / criterion and commentary	Impact
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any designated Town, Village, or Neighbourhood centres. The site is however in close proximity to a bus stop, GP services, and a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Great Oakley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is within a broad area that is highly sensitive to development (The Oakley Ridge), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and small areas identified as having a 'low' chance of surface water flood risk can be found within the site.	

3.1.26 Alternative Sites in Great Oakley

Table 94: Detailed assessment of site CFS225

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+

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Objective / criterion and commentary	Impact
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	

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Objective / criterion and commentary	Impact
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any designated Town, Village, or Neighbourhood centres. The site is however in close proximity to a bus stop, GP services, and a primary school. The site is in close proximity to a Conservation Area to the west, however is suitably large that mitigation of any impacts could be considered possible. Nevertheless, uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside but adjoins the settlement boundary of Great Oakley and does not lead to the coalescence of settlements. The site does however contain various features of landscape value. The site is within a broad area that is highly sensitive to development (The Oakley Ridge), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however an area of land in its northern extent (presumably where access would be proposed) is identified as having a 'high' chance of surface water flood risk, in addition to other small pockets of similar risk further south.	

Table 95: Detailed assessment of site CFS225-07

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?

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Objective / criterion and commentary	Impact
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0

Commentary

The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.

The site is distanced from any designated Town, Village, or Neighbourhood centres. The site is however in close proximity to a bus stop, GP services, and a primary school.

The site is in close proximity to a Conservation Area to the west, however is suitably large that mitigation of any impacts could be considered possible. Nevertheless, uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.

The site is outside but adjoins the settlement boundary of Great Oakley and does not lead to the coalescence of settlements. The site does however contain various features of landscape value. The site is within a broad area that is highly sensitive to development (The Oakley Ridge), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and only small areas identified as having a ‘low’ chance of surface water flood risk can be found within the site.

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Table 59: Detailed assessment of site EXP05

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any designated Town, Village, or Neighbourhood centres. The site is however in close proximity to a bus stop, GP services, and a primary school. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Great Oakley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is within a broad area that is highly sensitive to development (The Oakley Ridge), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

3.1.27 Allocated Sites in Wrabness

Table 96: Detailed assessment of site MSA28

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -

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Objective / criterion and commentary	Impact
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?/-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any designated Town, Village, or Neighbourhood centres. The site is also distanced from the nearest GP services (in Great Oakley) and primary school (in Ramsey), however is within close proximity to a train station. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the east of the site. Despite this, mitigation is considered possible and uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally the site borders deciduous woodland Priority Habitat to the north, associated with the railway line.	

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Objective / criterion and commentary	Impact
The site is outside, but adjoins the settlement boundary of Wrabness, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The northern half (approximately) of the site is located within Grade 3 ALC, with the southern half within Grade 2 ALC. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site.	

3.1.28 Alternative Sites in Wrabness

Table 97: Detailed assessment of site EXT

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	-/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?

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Objective / criterion and commentary	Impact
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0

Commentary

The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.

The site is distanced from any designated Town, Village, or Neighbourhood centres. The site is also distanced from the nearest GP services (in Great Oakley) and primary school (in Ramsey), however is within close proximity to a train station.

There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is adjacent to a SSSI (Stour and Copperas Woods, Ramsey SSSI) to the east and is within the Impact Risk Zone (IRZ) of this SSSI as well as a Habitats site. Additionally the site borders deciduous woodland Priority Habitat and Ancient Woodland to the east.

The site is outside, but adjoins the settlement boundary of Wrabness, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and only small areas identified as having a ‘low’ chance of surface water flood risk can be found within the site.

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3.1.29 Allocated Sites in Great Holland

Table 98: Detailed assessment of site MSA13

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-/- -
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	-/- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0

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Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres (approximately 1.4-1.5km) and is a similar distance from GP services and a primary school (the nearest all being in Kirby Cross). The site is however within close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Great Holland, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site.	

Table 99: Detailed assessment of site MSA14

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++

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Objective / criterion and commentary	Impact
4) Distance to GP services	-
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP Services and a primary school. The site is however in close proximity of a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Great Holland, does not lead to the	

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Objective / criterion and commentary	Impact
coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site.	

3.1.30 Alternative Sites in Great Holland

Table 100: Detailed assessment of site CFS2147

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-/- -
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0

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Objective / criterion and commentary	Impact
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres (approximately 1.4-1.5km) and is a similar distance from GP services and a primary school (the nearest all being in Kirby Cross). The site is however within close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, and although directly adjoining the settlement boundary of Great Holland, is well related. The site does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

Table 101: Detailed assessment of site CFS2012(1)

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0

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Objective / criterion and commentary	Impact
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house	

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Objective / criterion and commentary	Impact
types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP Services and a primary school. The site is however in close proximity of a bus stop. The site is located within close proximity to a Listed Building to the south west, albeit on the opposite side of Clacton Road. Uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside but is in close proximity to the settlement boundary of Great Holland. The site does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins one such area (Holland Coastal Slopes) to the south. Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and only small areas identified as having a low chance of surface water flood risk can be found within the site.	

Table 102: Detailed assessment of site CFS2012(2)

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0

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Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP Services and a primary school. The site is however in close proximity of a bus stop. The site is located within close proximity to a Listed Building to the south west, albeit on the opposite side of Clacton Road. Uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside but is in close proximity to the settlement boundary of Great Holland. The site does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins one such area (Holland Coastal Slopes) to the south. Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and only small areas identified as having a low chance of surface water flood risk can be found within the site.	

Table 59: Detailed assessment of site CFS1972

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	

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Objective / criterion and commentary	Impact
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?/-
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0

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Objective / criterion and commentary	Impact
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP Services and a primary school. The site is however in close proximity of a bus stop. There is the potential for harm to the significance of a heritage asset, due to the proximity to a Listed Building to the south along Clacton Road. Uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Great Holland, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins one such area to the south (Holland Coastal Slopes). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and only small areas identified as having a low chance of surface water flood risk can be found within the site.	

3.1.31 Allocated Sites in Kirby-le-Soken

Table 103: Detailed assessment of site MSA18

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	-

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Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	-
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP services and a primary school. The site is however within close proximity of a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location adjacent to a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders traditional orchard Priority Habitat to the east. The site is outside, but adjoins the settlement boundary of Kirby-le-Soken, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage,	

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Objective / criterion and commentary	Impact
pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however the majority of the site is within an area identified as having a 'high' chance of surface water flood risk.	

Table 104: Detailed assessment of site MSA17

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0

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Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP services and a primary school. The site is however within close proximity of a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Kirby-le-Soken, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

3.1.32 Alternative Sites in Kirby-le-Soken

Table 105: Detailed assessment of site CFS122

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	

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Objective / criterion and commentary	Impact
3) Distance to centres	- -
3) Distance to public transport	+
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	?/-/- -
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP services and a primary school. The site is however within close proximity of a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its	

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Objective / criterion and commentary	Impact
setting, due to the site's location partly within a Conservation Area, presumably where access would be proposed from The Street. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Kirby-le-Soken (although is predominantly detached), does not lead to the coalescence of settlements, and contains few features of landscape value. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The southern parts of the site are within FRZ1, however the northern extent is within FRZ3 and FRZ2. The site is however not within any areas identified as having a surface water flood risk.	

Table 106: Detailed assessment of site CFS124

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	+
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+

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Objective / criterion and commentary	Impact
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP services and a primary school. The site is however within close proximity of a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location adjacent to a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached to the settlement boundary of Kirby-le-Soken, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and is not within an area identified as having a chance of surface water flood risk.	

Table 59: Detailed assessment of site CFS1215

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?

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Objective / criterion and commentary	Impact
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	-
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-

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Objective / criterion and commentary	Impact
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP services, a primary school, and a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached from the settlement boundary of Kirby-le-Soken, however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however a large proportion of the site is identified as having a low, medium and high chance of surface water flood risk.	

3.1.33 Allocated Sites in Thorpe-le-Soken / Thorpe Station and Maltings

Table 107: Detailed assessment of site SAH11

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+/++
5) Brownfield land	-

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Objective / criterion and commentary	Impact
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location being partly within a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders woodpasture and parkland, and deciduous woodland Priority Habitats to the south west. The site also includes an area of Ancient Wood Pasture associated with Thorpe Hall in its eastern extent, which would presumably be lost. As a result, it is considered that it could be difficult to ensure BNG on site. The site is outside, but adjoins the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does however contain features of landscape value synonymous with the Landscape Character Area and the aforementioned Ancient Woodland Pasture. The site is not within a broad area that is highly sensitive to development, as per the	

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Objective / criterion and commentary	Impact
Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

Table 59: Detailed assessment of site SAH10

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0

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Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location being partly within a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site includes woodpasture and parkland, and deciduous woodland Priority Habitats. The site also includes an area of Ancient Wood Pasture associated with Thorpe Hall. As a result, it is considered that it could be difficult to ensure BNG on site. The site is outside, but adjoins the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does however contain features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

3.1.34 Alternative Sites in Thorpe-le-Soken / Thorpe Station and Maltings

Table 108: Detailed assessment of site CFS1619

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+

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Objective / criterion and commentary	Impact
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?/-
3) Distance to public transport	++
4) Distance to GP services	?/-
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	

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Objective / criterion and commentary	Impact
The site has been submitted for housing, however, is within a settlement / area (Thorpe Station) that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is relatively distanced from the village centre in Thorpe-le-Soken however is within close proximity to the train station and a primary school. The site is relatively distanced to GP services. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location adjacent to two Conservation Areas to the north and south. A degree of uncertainty is highlighted at this stage however, pending further evidence, and the possibility that mitigation could be achievable in consideration of the size of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders a small area of deciduous woodland Priority Habitat to the north east. The site is outside, but adjoins the settlement boundary of Thorpe Maltings however does not lead to the coalescence of settlements. The site however does contain features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however areas identified as having a 'high' chance of surface water flood risk can be found within the site associated with a waterbody.	

Table 109: Detailed assessment of site CFS36

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?

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Objective / criterion and commentary	Impact
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders woodpasture and parkland, and deciduous woodland Priority Habitats to the south west. The site is outside, but adjoins the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does not contain features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

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Table 110: Detailed assessment of site CFS88

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location being adjacent to a Conservation Area to the west. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The entirely of the site is Ancient Wood Pasture associated with Thorpe Hall, which would presumably be lost. As a result, it is considered that it could be difficult to ensure BNG on site. The site is outside, but adjoins the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does however contain features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and only a small area of the site in its southern extent is identified as having a high chance of surface water flood risk.	

Table 59: Detailed assessment of site CFS141

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+

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Objective / criterion and commentary	Impact
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location being adjacent to a Conservation Area in the east. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached from the settlement boundary of Thorpe-le-Soken, however does not lead to the coalescence of settlements. The site contains few features of landscape value. The site is not	

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Objective / criterion and commentary	Impact
within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

Table 59: Detailed assessment of site CFS192

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?

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Objective / criterion and commentary	Impact
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site contains few features of landscape value. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and only small areas of land identified as having a low and medium chance of surface water flood risk can be found within the site.	

Table 111: Detailed assessment of site CFS244

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	

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Objective / criterion and commentary	Impact
3) Distance to centres	-
3) Distance to public transport	+
4) Distance to GP services	-
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	-
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from the village centre in Thorpe-le-Soken as well as GP services, and a primary school. The site is in close proximity to a bus stop however. There are no designated or known non-designated heritage assets within proximity of the site.	

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Objective / criterion and commentary	Impact
Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached from the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does however contain features of landscape value. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however a large proportion of the site in the west is identified as having a high and medium chance of surface water flood risk.	

Table 112: Detailed assessment of site CFS1906

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?

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Objective / criterion and commentary	Impact
8) Non-designated assets	0
9) Landscape character	?/-
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from the village centre in Thorpe-le-Soken as well as GP services, and a primary school. The site is in close proximity to a bus stop however. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders deciduous woodland Priority Habitat to the north / centrally. The site is outside, but adjoins the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does however contain features of landscape value. The majority of the site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however the northern extent is within one such area (Hamford Coastal Slopes). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however a few small areas identified as having a high and medium chance of surface water flood risk can be found within the site.	

Table 59: Detailed assessment of site CFS511

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+

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Objective / criterion and commentary	Impact
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	0/?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	-
Commentary	

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Objective / criterion and commentary	Impact
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The southern half of the site can be considered brownfield land and is within the settlement boundary of Thorpe-le-Soken and the northern half is adjoining. The site does not lead to the coalescence of settlements. The northern half of the site contains features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however a large proportion of the site includes land identified as having a high and medium chance of surface water flood risk.	

Table 59: Detailed assessment of site CFS3245

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?

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Objective / criterion and commentary	Impact
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?

Commentary

The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.

The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop.

There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location being adjacent to a Conservation Area to the east. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders woodpasture and parkland Priority Habitat to the east as well as an area of Ancient Wood Pasture associated with Thorpe Hall.

The site is detached from the settlement boundary of Thorpe-le-Soken however does not lead to the coalescence of settlements. The site contains some features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and various areas identified as having a high and medium surface water flood risk can be found within the site. Nevertheless, the size of the site can be considered to ensure suitable mitigation.

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Table 113: Detailed assessment of site CFS3246

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	- -/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location being entirely within a Conservation Area and adjacent to Listed Buildings to the south east and opposite the B1033 to the north east. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, a significant proportion of the site includes an area of Ancient Wood Pasture associated with Thorpe Hall in its eastern extent, which would presumably be lost. As a result, it is considered that it could be difficult to ensure BNG on site. The site is outside, but adjoins the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does however contain features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

Table 114: Detailed assessment of site CFS3257

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	+
4) Distance to GP services	-

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Objective / criterion and commentary	Impact
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	-
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from the village centre in Thorpe-le-Soken as well as GP services, and a primary school. The site is in close proximity to a bus stop however. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to two Listed Buildings being in close proximity to the site in the south. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached from the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does however contain features of landscape value. The site is	

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Objective / criterion and commentary	Impact
not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1; however a significant part of the site is identified as having a high surface water flood risk.	

Table 59: Detailed assessment of site CFS3293

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	+
4) Distance to GP services	-
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?

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Objective / criterion and commentary	Impact
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from the village centre in Thorpe-le-Soken as well as GP services, and a primary school. The site is in close proximity to a bus stop however. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached from the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does however contain some features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

Table 59: Detailed assessment of site CFS90

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	

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Objective / criterion and commentary	Impact
3) Distance to centres	?/-
3) Distance to public transport	++
4) Distance to GP services	?/-
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement / area (Thorpe Station) that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is relatively distanced from the village centre in Thorpe-le-Soken however is within close proximity to the train station and a primary school. The site is relatively distanced to GP services.	

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Objective / criterion and commentary	Impact
There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location adjacent to a Conservation Areas to the north and in close proximity to a Conservation Area to the south. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached from the settlement boundary of Thorpe Maltings however does not lead to the coalescence of settlements. The site however does contain features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and only a small part of the site has a low chance of surface water flood risk.	

Table 115: Detailed assessment of site CFS1668

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?/-
3) Distance to public transport	++
4) Distance to GP services	?/-
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+

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Objective / criterion and commentary	Impact
8) Designated assets	- -/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	0
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?

Commentary

The site has been submitted for housing, however, is within a settlement / area (Thorpe Station) that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.

The site is relatively distanced from the village centre in Thorpe-le-Soken however is within close proximity to the train station and a primary school. The site is relatively distanced to GP services.

There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location within a Conservation Area and in close proximity to a Listed Building to the west. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.

The site is within the settlement boundary of Thorpe Maltings and does not lead to the coalescence of settlements. The site however does contain features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 4 ALC. The site is within FRZ1, however a small part of the site in its western extent is identified as having a 'high' chance of surface water flood risk.

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3.1.35 Allocated Sites in Beaumont

Table 116: Detailed assessment of site MSA8

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0

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Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village or Neighbourhood centres as well as the nearest GP services and primary school (in Thorpe-le-Soken). The site is however within close proximity of a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Beaumont, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

3.1.36 Alternative Sites in Beaumont

No reasonable alternative sites have been submitted / identified within Beaumont.

3.1.37 Allocated Sites in Little Clacton

Table 117: Detailed assessment of site SAH8

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0

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Objective / criterion and commentary	Impact
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house	

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Objective / criterion and commentary	Impact
types and tenures could be possible, however no such information has been submitted. The site is distanced from the village centre in Little Clacton, as well as GP services (in north Clacton) and a primary school (Little Clacton). The site is however in close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders deciduous woodland Priority Habitat to the north east. The site is outside, but adjoins the settlement boundary of Little Clacton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

3.1.38 Alternative Sites in Little Clacton

Table 118: Detailed assessment of site CFS137

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	+
4) Distance to GP services	- -
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?

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Objective / criterion and commentary	Impact
6) Biodiversity features	-
7) BNG	?
8) Designated assets	- -/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-

Commentary

The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.

The site is distanced from the village centre in Little Clacton, as well as GP services (in north Clacton). The site is however in close proximity of a a primary school in Little Clacton and a bus stop.

It is considered that there is the potential for substantial harm on a heritage asset or its setting as the site contains a Listed Building, is within its setting, and is adjacent to two further Listed Buildings to the west. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. A significant proportion of the site is deciduous woodland Priority Habitat. As a result, it is considered that it would be difficult to ensure BNG on site.

The site is detached from the settlement boundary of Little Clacton, however does not lead to the coalescence of settlements. The site contains multiple features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however parts of the site are identified as of a high surface water flood risk.

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Table 59: Detailed assessment of site CFS1639

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from the village centre in Little Clacton, as well as GP services (in north Clacton) and a primary school (Little Clacton). The site is however in close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Little Clacton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however parts of the site are identified as having a high chance of surface water flood risk.	

Table 59: Detailed assessment of site CFS86

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	+

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Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is in close proximity to the village centre in Little Clacton, as well as a primary school, and a bus stop. The site is however distanced from GP services. There is considered to be the potential for harm on the significance of heritage assets or their settings due to the presence of two Listed Buildings adjacent to the site: one to the north, and one to the south. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is partly within the northern settlement boundary of Little Clacton and would see this boundary merge with that of southern Little Clacton. The site contains features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage,	

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Objective / criterion and commentary	Impact
pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however some small parts are within areas identified as of a high chance of surface water flood risk.	

Table 119: Detailed assessment of site CFS101

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0

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Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is in close proximity to the village centre in Little Clacton, as well as a primary school, and a bus stop. The site is however distanced from GP services. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Little Clacton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however some small areas identified as of a high surface water flood risk can be found within the site.	

Table 120: Detailed assessment of site CFS1643

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -

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Objective / criterion and commentary	Impact
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/- -/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from the village centre in Little Clacton, as well as GP services (in north Clacton) and a primary school (Little Clacton). The site is however in close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby	

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Objective / criterion and commentary	Impact
SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Little Clacton. The site would lead to the coalescence of Little Clacton with Weeley Heath however contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and only small areas of the site are identified as having a low, medium and high chance of surface water flood risk.	

Table 59: Detailed assessment of site CFS2203

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0

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Objective / criterion and commentary	Impact
9) Landscape character	0/?
9) Landscape features	- -/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is in close proximity to the village centre in Little Clacton, as well as a primary school, and a bus stop. The site is however distanced from GP services. A Listed Building and its setting adjoins the site to the west, albeit only a small area of the whole site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Little Clacton and contains few features of landscape value. The site would however lead to the coalescence of Little Clacton and Clacton and the merging of the two separate settlement boundaries. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however there are some areas identified as having a high chance of surface water flood risk within the site.	

Table 59: Detailed assessment of site CFS2200

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0

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Objective / criterion and commentary	Impact
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	

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Objective / criterion and commentary	Impact
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from the village centre in Little Clacton, as well as GP services (in north Clacton) and a primary school (Little Clacton). The site is however in close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached from the settlement boundary of Little Clacton, however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

Table 121: Detailed assessment of site CFS2116

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?

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Objective / criterion and commentary	Impact
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	0/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?

Commentary

The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.

The site is approximately 750-800m from a neighbourhood centre to the south. The site is distanced from GP services (in north Clacton) and a primary school. The site is however in close proximity to a bus stop.

There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.

The site is within the settlement boundary of Clacton however is currently greenfield land. The site, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and only small areas identified as having a medium and high surface water flood risk can be found within the site.

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Table 122: Detailed assessment of site CFS910

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is in close proximity to the village centre in Little Clacton, as well as a primary school, and a bus stop. The site is however distanced from GP services. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Little Clacton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

Table 59: Detailed assessment of site CFS909

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	+

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Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	- -/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	-/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is in close proximity to the village centre in Little Clacton, as well as a primary school, and a bus stop. The site is however distanced from GP services. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Little Clacton and contains few features of landscape value. The site would however lead to the coalescence of Little Clacton and Clacton and the merging of the two separate settlement boundaries. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on	

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Objective / criterion and commentary	Impact
specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however a number of areas identified as having a high surface water flood risk can be found within the site.	

Table 59: Detailed assessment of site CFS902

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	+
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0

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Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from the village centre in Little Clacton, as well as GP services (in north Clacton) and a primary school (Little Clacton). The site is however in close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders deciduous woodland and coastal and floodplain grazing marsh Priority Habitat to the north east. The site is outside, but adjoins the settlement boundary of Clacton and does not lead to the coalescence of settlements. The site does however contain some few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and only small areas identified as having a low surface water flood risk can be found within the site.	

Table 123: Detailed assessment of site CFS865

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++

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Objective / criterion and commentary	Impact
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is in close proximity to the village centre in Little Clacton, as well as a primary school, and a bus stop. The site is however distanced from GP services. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby	

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Objective / criterion and commentary	Impact
SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Little Clacton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however an area identified as having a high surface water flood risk can be found within central part of the site.	

Table 124: Detailed assessment of site CFS3260

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0

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Objective / criterion and commentary	Impact
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	-/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from the village centre in Little Clacton, as well as GP services (in north Clacton) and a primary school (Little Clacton). The site is however in close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Little Clacton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however a relatively large proportion of the site is identified as having a high and medium surface water flood risk.	

Table 59: Detailed assessment of site CFS3291

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0

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Objective / criterion and commentary	Impact
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/0
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	-/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house	

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Objective / criterion and commentary	Impact
types and tenures could be possible, however no such information has been submitted. The site is in close proximity to the village centre in Little Clacton, as well as a primary school, and a bus stop. The site is however distanced from GP services. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is partly within the settlement boundary of Little Clacton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however a relatively large proportion of the site is identified as having a high and medium surface water flood risk.	

Table 59: Detailed assessment of site CFS164

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-

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Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0

Commentary

The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.

The site is distanced from the village centre in Little Clacton, as well as GP services (in north Clacton) and a primary school (Little Clacton). The site is however in close proximity to a bus stop.

There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders traditional orchard Priority Habitat to the north east.

The site is detached from the settlement boundary of Little Clacton, however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.

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3.1.39 Allocated Sites in Horsley Cross

Table 125: Detailed assessment of site SAMU9

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	++
1) Housing type and tenure	?/+
2) Employment land	++/+
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-/- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	+
8) Designated assets	- -/-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	- -
10) Groundwater	?
10) Surface water	0

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Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	-/?
13) Renewable energy	0/?
14) Fluvial flood risk	0/- -
14) Surface water flood risk	?/-
Commentary	
The site is considered strategic for the purposes of meeting the District's housing targets and as a large site proposed for mixed-use development, could also be expected to offer significant impacts in relation to the delivery of employment land. It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however meets the threshold for new school delivery due to the scale of growth / housing quantum proposed. The site is within close proximity to a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of four Listed Buildings within the red line boundary of the site and also a Protected Lane in the site's eastern part. Uncertainty surrounding the significance of the impact is highlighted at this stage however, pending further evidence. Mitigation could be achievable in consideration of the large size of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site contains four small areas of deciduous woodland Priority Habitat, and two areas of Ancient Woodland, however it could be expected that these be integrated into any new development of the area, due to its size. The site, as a new settlement, is outside any settlement boundaries, and although neither have settlement boundaries would lead to the merging of the small settlements of Horsley Cross and Horsleycross Street. Inevitably due to its size, the site contains multiple features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within land classified as both Grade 3 and Grade 2 ALC. A small area of the site (in its western extent) includes a watercourse and associated small areas of FRZ3. Small areas identified as having a 'high' chance of surface water flood risk can be found throughout the site. Nevertheless for both fluvial and surface water flood risk, the size of the site is likely to ensure that mitigation or avoidance can be successfully implemented. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.40 Alternative Sites in Horsley Cross

Table 126: Detailed assessment of site CFS142

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	

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Objective / criterion and commentary	Impact
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0

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Objective / criterion and commentary	Impact
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village or Neighbourhood centres, as well as GP services and a primary school, however is within close proximity of a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the north of the site. Uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs. The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is entirely within Grade 3 ALC. Although the site borders a watercourse (and associated areas of FRZ3) to the west, the site is within FRZ1. The site does not include any areas of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS221

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?

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Objective / criterion and commentary	Impact
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	?/-
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-/?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village or Neighbourhood centres, as well as GP services and a primary school, however is within close proximity of a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the south east of the site and another to the west albeit on the opposite side of Clacton Road. Uncertainty is highlighted at this stage, pending further evidence and in consideration of the size of the site and the possibility of mitigation. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs. The site includes a small area of deciduous woodland Priority Habitat and Ancient and Semi-natural Woodland in its north western extent; however it is considered that this could be integrated into any development due to the site's size. The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The majority of the site is within Grade 2 ALC, however the western extent of the site is within Grade 3 ALC. The site is within FRZ1 and only has small areas identified	

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Objective / criterion and commentary	Impact
as having a low, medium and high surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS2216

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	?

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Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village or Neighbourhood centres, as well as GP services and a primary school, however is within close proximity of a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs. The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is entirely within Grade 3 ALC. Although the site borders a watercourse (and associated areas of FRZ3) to the west, the site is within FRZ1. The site only contains small areas identified with low, medium and high surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.41 Allocated Sites in Hare Green

Table 127: Detailed assessment of site SAMU8

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	++
1) Housing type and tenure	?/+
2) Employment land	++/+
2) Regeneration	+

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Objective / criterion and commentary	Impact
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-/ - -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	+
8) Designated assets	- -/-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	- -
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -/-
13) Renewable energy	0/?
14) Fluvial flood risk	0/- -
14) Surface water flood risk	?/-
Commentary	
The site is considered strategic for the purposes of meeting the District's housing targets and as a large site proposed for mixed-use development, could also be expected to offer significant impacts in relation to the delivery of employment land. It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.	

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Objective / criterion and commentary	Impact
The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however meets the threshold for new school delivery due to the scale of growth / housing quantum proposed. The site does however include numerous bus stops. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of seven Listed Buildings within the red line boundary of the site. Uncertainty surrounding the significance of the impact is highlighted at this stage however, pending further evidence. Mitigation could be achievable in consideration of the large size of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site contains approximately six areas of deciduous woodland Priority Habitat, however it could be expected that these be integrated into any new development of the area, due to its size, and much of this habitat adjoins the A120 and A133. The site, as a new settlement, is predominantly outside any settlement boundaries however subsumes the settlement of Frating (which has a settlement boundary) and would lead to the merging of Frating with the small settlements of Balls Green and Hare Green (which do not have settlement boundaries) Street. Inevitably due to its size, the site contains multiple features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 3, Grade 2, and also (predominantly) Grade 1 ALC. A small area of the site (in its eastern extent) includes a watercourse and associated small areas of FRZ3. Small areas identified as having a 'high' chance of surface water flood risk can be found throughout the site. Nevertheless for both fluvial and surface water flood risk, the size of the site is likely to ensure that mitigation or avoidance can be successfully implemented. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.42 Alternative Sites in Hare Green

Table 128: Detailed assessment of site CFS846

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -

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Objective / criterion and commentary	Impact
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/- -
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however is within close proximity of a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site contains an area of deciduous woodland Priority Habitat in its northern extent. As a result, it is considered that it could be difficult to ensure BNG on site.	

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Objective / criterion and commentary	Impact
The site is outside any settlement boundaries however does not lead to the coalescence of settlements. The site contains multiple features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS16

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?

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Objective / criterion and commentary	Impact
9) Landscape features	-/- -
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however is within close proximity of a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside any settlement boundaries however does not lead to the coalescence of settlements. The site contains multiple features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS427

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0

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Objective / criterion and commentary	Impact
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/- -
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly	

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Objective / criterion and commentary	Impact
distanced from existing primary schools and GP services, however is within close proximity of a bus stop. A Listed Building lies to the south of the site in relatively close proximity. Uncertainty is highlighted at this stage as to any impacts, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the borders an area of deciduous woodland Priority Habitat to the north. The site is outside any settlement boundaries however does not lead to the coalescence of settlements. The site contains multiple features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 129: Detailed assessment of site CFS32

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+

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Objective / criterion and commentary	Impact
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however is within close proximity of a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside any settlement boundaries however does not lead to the coalescence of settlements. The site contains features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS83

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+

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Objective / criterion and commentary	Impact
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	- -/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?

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Objective / criterion and commentary	Impact
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however is within close proximity of a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of three Listed Buildings to the immediate north boundary of the site. Uncertainty surrounding the significance of the impact is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside but adjoins the settlement boundary of Frating Green and does not lead to the coalescence of settlements. The site contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. The site is within FRZ1 however contains an area with a low, medium and high chance of surface water flood risk to the east, presumably where access would be proposed. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS165

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?

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Objective / criterion and commentary	Impact
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however is within close proximity of a bus stop. There are three Listed Buildings in relatively close proximity to the site to the east along the A133 Uncertainty surrounding the significance of any impact is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside but adjoins the settlement boundary of Frating Green and does not lead to the coalescence of settlements. The site contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. The site is within FRZ1 and only a small area is identified as having a low chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

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Table 130: Detailed assessment of site CFS82

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however is within close proximity of a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside but adjoins the settlement boundary of Frating Green and does not lead to the coalescence of settlements. The site contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. Although the site borders a watercourse to the east, the site is within FRZ1 and does not contain any areas associated with surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 131: Detailed assessment of site CFS159

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -

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Objective / criterion and commentary	Impact
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however is within close proximity of a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders an area of deciduous woodland Priority Habitat to the south. The site is outside any settlement boundaries however does not lead to the coalescence of	

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Objective / criterion and commentary	Impact
settlements. The site contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. The site is within FRZ1 and only contains a small area identified as having a low chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS3247

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?

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Objective / criterion and commentary	Impact
9) Landscape features	-/?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however is within close proximity of a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders an area of deciduous woodland Priority Habitat in the south east. The site is outside any settlement boundaries however does not lead to the coalescence of settlements. The site contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. The site is within FRZ1 however contains an area identifies having a low and medium chance of surface water flood risk in its southern extent, presumably where access would be proposed. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.43 Allocated Sites in Little Bentley

Table 132: Detailed assessment of site MSA19

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?

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Objective / criterion and commentary	Impact
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-

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Objective / criterion and commentary	Impact
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres as well as the nearest GP services and primary school. The site is however within close proximity of a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Little Clacton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however areas identified as having a 'high' chance of surface water flood risk can be found within the site. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.44 Alternative Sites in Little Bentley

No reasonable alternative sites have been submitted / identified within Little Bentley.

3.1.45 Allocated Sites in Tendring Heath

Table 133: Detailed assessment of site MSA22

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	?
2) Regeneration	?
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -

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Objective / criterion and commentary	Impact
4) Distance to primary school	- -
5) Brownfield land	+
5) Contaminated land	?/+
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is identified as having a previous employment use, however uncertainty is highlighted due to the vacancy of the site, which represents a brownfield plot. It is unknown whether the historic use, as a haulage depot, could need the remediation of any contaminants. The site is distanced from any Town, Village, or Neighbourhood centres as well as the nearest primary school and GP services. The site is however within close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.	

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Objective / criterion and commentary	Impact
The site is outside any current settlement boundaries (the countryside, as defined) however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within FRZ1, and no areas of surface water flood risk can be found within the site. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.46 Alternative Sites in Tendring Heath

No reasonable alternative sites have been submitted / identified within Tendring Heath.

3.1.47 Allocated Sites in Great Bromley

Table 134: Detailed assessment of site MSA11

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0

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Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0/- -
14) Surface water flood risk	?/-

Commentary
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres and GP services. The site is however in close proximity to a primary school and a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Great Bromley and does not lead to the coalescence of settlements. The site does however contain features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site includes land within FRZ3 in its northern extent, associated with a watercourse. This area also includes land identified as having a ‘high’ chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).

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Table 135: Detailed assessment of site MSA12

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres and GP services. The site is however in close proximity to a primary school and a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Great Bromley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 1 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

3.1.48 Alternative Sites in Great Bromley

Table 59: Detailed assessment of site CFS253

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	+
4) Distance to GP services	- -

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Objective / criterion and commentary	Impact
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres and GP services. The site is however in close proximity to a primary school and a bus stop. Two Listed Buildings lie to the west of the site on the opposite side of Parsons Hill. Uncertainty is highlighted at this stage as to any impacts, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The entirety of the site is however wood-pasture and parkland which would be lost to development. As a result, it is considered that it could be difficult to ensure BNG on site. The site is detached from the settlement boundary of Great Bromley however does not lead to the coalescence of settlements. The site does however contain multiple features of landscape value.	

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Objective / criterion and commentary	Impact
The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 136: Detailed assessment of site CFS256(1)

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?

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Objective / criterion and commentary	Impact
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres and GP services. The site is however in close proximity to a primary school and a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. A small section of the south west of the site is wood-pasture and parkland and deciduous woodland Priority Habitat. The site is outside, but adjoins the settlement boundary of Great Bromley and does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 137: Detailed assessment of site CFS256(2)

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0

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Objective / criterion and commentary	Impact
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres and GP services. The site	

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Objective / criterion and commentary	Impact
is however in close proximity to a primary school and a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. A part of the site is wood-pasture and parkland and deciduous woodland Priority Habitat. As a result, it is considered that it could be difficult to ensure BNG on site. The site is outside, but adjoins the settlement boundary of Great Bromley and does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS1369

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	+
4) Distance to GP services	- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0

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Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-/- -
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0

Commentary

The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.

The site is distanced from any Town, Village, or Neighbourhood centres and GP services. The site is however in close proximity to a primary school and a bus stop.

There is considered to be the potential for harm to a heritage asset or its setting as a result of two Listed Buildings in close proximity to, one of which is Park Farmhouse within the broad setting of which the site is located. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.

The site is detached from any settlement boundaries however does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The majority of the site is located within Grade 2 ALC, however southern parts of the site are within Grade 1 ALC. The site is within FRZ1 and only contains small areas associated with a low, medium and high chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).

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Table 59: Detailed assessment of site CFS615

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres, a primary school, and GP services. The site is however in close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached from any settlement boundaries however does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 1 ALC. The site is within FRZ1 and contains only a small area identified as having a low chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.49 Alternative Sites in Other Settlements

Table 59: Detailed assessment of site CFS115

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++

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Objective / criterion and commentary	Impact
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	- -/-/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	-
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres, a primary school, and GP services. The site is however in close proximity to a bus stop. There is considered to be the potential for substantial harm on the significance of a heritage asset of its setting as a result o the site being in very close proximity to a Scheduled Monument (Heavy Anti-aircraft gunsite 350m north east of Little Oakley Hall). Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.	

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Objective / criterion and commentary	Impact
The site is outside, but adjoins the settlement boundary of Little Oakley and does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes / The Oakley Ridge), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however a significant proportion of the site is within an area identified as having a 'high' chance of surface water flood risk.	

Table 138: Detailed assessment of site CFS116

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?

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Objective / criterion and commentary	Impact
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres, a primary school, and GP services. The site is however in close proximity to a bus stop. There is considered the potential for harm to heritage assets and their settings, as a result of three Listed Buildings being in close proximity to the site: two directly opposite north of the B1414 and another immediately north east of the site boundary. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Little Oakley and does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes / The Oakley Ridge), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk.	

Table 139: Detailed assessment of site CFS848

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0

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Objective / criterion and commentary	Impact
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?/-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house	

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Objective / criterion and commentary	Impact
types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres, a primary school, and GP services. The site is however in close proximity to a bus stop. The site is located opposite a Listed Building along the B1414, however the majority of the site is located behind those existing buildings south of this road. Nevertheless, uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Little Oakley and does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The majority of the site is located within Grade 3 ALC, however the southern extent is within Grade 2 ALC. The site is within FRZ1 and contains only small areas identified as having a low chance of surface water flood risk.	

Table 59: Detailed assessment of site CFS2195

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0

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Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres, a primary school, and GP services. The site is however in close proximity to a bus stop. The site is located in close proximity to a Listed Building along the B1414, however the majority of the site is located behind those existing buildings north of this road. Nevertheless, uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is outside, but adjoins the settlement boundary of Little Oakley and does not lead to the coalescence of settlements. The site does however contain features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes / The Oakley Ridge), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and contains only small areas identified as having a low, medium and high chance of surface water flood risk.	

Table 59: Detailed assessment of site CFS3104

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	

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Objective / criterion and commentary	Impact
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0

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Objective / criterion and commentary	Impact
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres, a primary school, and GP services. The site is however in close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached from the settlement boundary of Little Oakley however does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (The Oakley Ridge), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk.	

Table 140: Detailed assessment of site CFS3105

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?

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Objective / criterion and commentary	Impact
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	- -/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is distanced from any Town, Village, or Neighbourhood centres, a primary school, and GP services. The site is however in close proximity to a bus stop. There is considered the potential for substantial harm to a heritage asset or its setting due to the presence of a Listed Building (The White House) within the boundary of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site is detached from the settlement boundary of Little Oakley however does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (The Oakley Ridge), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk.	

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Table 141: Detailed assessment of site CFS3106

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?

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Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0

Commentary

The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.

The site is distanced from any Town, Village, or Neighbourhood centres, a primary school, and GP services. The site is however in close proximity to a bus stop.

There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.

The site is detached from the settlement boundary of Little Oakley however does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (The Oakley Ridge), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk.

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3.2 Employment Sites

In addition to the employment allocations within the adopted Local Plan, the sites within the following sub-sections are newly allocated as part of the Local Plan Review. Alternative employment sites are similarly included and signposted within this section.

3.2.1 Allocated Employment Sites

3.2.1.1 SAE3: Grovewood Business Park, Collierswood Farm, Land North of the A120

Table 142: Detailed assessment of Site SAE3

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	-
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?

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Objective / criterion and commentary	Impact
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/-

Commentary

The proposal is for employment use. The site is distanced from any Town, Village or Neighbourhood centres, as well as the nearest bus stop in Bromley Cross.

There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of three Listed Buildings to the north of the site. Uncertainty is highlighted at this stage, pending further evidence.

The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site includes a small area of deciduous woodland Priority Habitat. Due to the size of the site however, it is considered that this area of habitat could be suitably avoided or impacts on it otherwise mitigated within any development.

The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlement. The site contains features of landscape value that are synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within land identified as Grade 1 (Excellent) ALC. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site. Nevertheless, the size of the site ensures that mitigation or avoidance are likely to be successfully integrated. The site is within ground water Source Protection Zone III (Total Catchment).

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3.2.1.2 Site 146: Land North of the A120 Harwich Road

Table 143: Detailed assessment of Site 146

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	?
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0

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Objective / criterion and commentary	Impact
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	- -
14) Surface water flood risk	?/-
Commentary	
The site is distanced from any Town, Village or Neighbourhood centres. The site is within close proximity of a bus stop, however this is south of the A120 whilst the site lies north. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs. The site is outside the settlement boundary of Harwich (the countryside as defined), however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is entirely within Grade 3 ALC. The site is entirely within FRZ3, and small areas of the site are identified as having a 'high' chance of surface water flood risk. Pending the findings of any flood risk assessment and the application of sequential testing, it would be recommended that development be limited to water compatible or 'less vulnerable' uses.	

3.2.1.3 Site 62: Weeley Car Boot Site, Land to the North of Colchester Rd, Weeley

Table 144: Detailed assessment of Site 62

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	- -

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Objective / criterion and commentary	Impact
3) Distance to public transport	++
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/0
Commentary	
The site is distanced from any Town, Village, or Neighbourhood Centre. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site is outside, and does not adjoin the settlement boundary of Weeley. The site does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character	

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Objective / criterion and commentary	Impact
Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1, however some small areas of low / medium surface water flood risk are located on site.	

3.2.2 Alternative Employment Sites

3.2.2.1 Site 199: Land at Crown Quarry, Old Ipswich Road, Ardleigh, Essex, CO7 7RE

Table 145: Detailed assessment of Site 199

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	-
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	?
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?

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Objective / criterion and commentary	Impact
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?/-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/-

Commentary

The site represents a mineral working and as such can be considered neither brownfield or greenfield in its current / historic use. The site is distanced from any Town, Village or Neighbourhood centres, as well as the nearest bus stop.

There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of seven Listed Buildings adjacent to the site boundary. Uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs. The site includes areas of deciduous woodland Priority Habitat, some of which is also Ancient Woodland. Due to the size of the site however, it is considered that this area of habitat could be suitably avoided or impacts on it otherwise mitigated within any development.

The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements. The site contains features of landscape value synonymous with the Landscape Character Area including elements associated with the restoration of the mineral working. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is predominantly within land identified as Grade 2 ALC, with some Grade 3 land in the site's south eastern extent. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site. Nevertheless, the size of the site ensures that mitigation or avoidance are likely to be successfully integrated. The site is within ground water Source Protection Zone III (Total Catchment).

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3.2.2.2 Site 81: Land North East of A133, Ravens Green, Colchester, Essex

Table 146: Detailed assessment of Site 81

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0

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Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	-/- -
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/-
Commentary	
The site is distanced from any Town, Village or Neighbourhood centres, however is within close proximity of a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of two Listed Buildings to the south east of the site. Uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs. The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is predominantly within Grade 2 ALC, however the south eastern part of the site is within Grade 1 (Excellent) ALC. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site. Nevertheless, the size of the site ensures that mitigation or avoidance are likely to be successfully integrated. The site is within ground water Source Protection Zone III (Total Catchment).	

3.2.2.3 Site 80: Land South of Colchester Road, Frating, Colchester, Essex

Table 147: Detailed assessment of Site 80

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	

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Objective / criterion and commentary	Impact
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -/-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/-
Commentary	
The site is distanced from any Town, Village or Neighbourhood centres, however is within close proximity of a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs.	

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Objective / criterion and commentary	Impact
The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is predominantly within Grade 1 ALC (Excellent), however parts of the site are also within Grade 2 ALC. Although the site borders a watercourse (and associated areas of FRZ3) to the west, the site is within FRZ1. Areas identified as having a 'high' chance of surface water flood risk can be found within the site. Nevertheless, the size of the site ensures that mitigation or avoidance are likely to be successfully integrated. The site is within ground water Source Protection Zone III (Total Catchment).	

3.2.2.4 Site 2046: Land North of Harwich Road, Great Bromley, CO7 8SZ

Table 148: Detailed assessment of Site 2046

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	-
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0

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Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
The site is distanced from any Town, Village or Neighbourhood centres, as well as a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs. The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is entirely within Grade 2 ALC. The site is within FRZ1, however a relatively a large proportion of the site is identified as having a 'high' chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

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3.2.2.5 Site 220: Tendring Business and Innovation Hub (North-Western), Horsley Cross CO11 2PH

Table 149: Detailed assessment of Site 220

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0

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Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site is distanced from any Town, Village or Neighbourhood centres, however is within close proximity of a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the north of the site. Uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs. The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is entirely within Grade 3 ALC. Although the site borders a watercourse (and associated areas of FRZ3) to the west, the site is within FRZ1. The site does not include any areas of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

3.2.2.6 Site 218: Saltings Quarter - Manningtree Regeneration Area, Riverside Avenue East, Manningtree, CO11 1US (employment only)

Table 150: Detailed assessment of Site 218

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	++
Socially focussed objectives	

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Objective / criterion and commentary	Impact
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	+
5) Contaminated land	?/+
Environmentally focused objectives	
6) Wildlife designations	?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	?
9) Landscape features	0
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+
13) Renewable energy	0/?
14) Fluvial flood risk	-
14) Surface water flood risk	?/-
Commentary	
The site has been promoted for mixed-use development, retaining some of the employment uses on site, however a level of uncertainty exists at this stage as to whether existing uses would remain on site. The site is within the designated village centre within Manningtree. The site is also within close proximity of a primary school, GP services, and a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its	

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Objective / criterion and commentary	Impact
setting, due to the site's location adjacent to a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence, and the possibility that mitigation could be achievable in consideration of the existing use of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site, which it borders to the north. This area is also identified as mudflat Priority Habitat, however the site is separated by a walk way that follows the border of the estuary. The site is within the settlement boundary of Manningtree. The site is within a broad area that is highly sensitive to development (Cattawade Marshes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts and the fact that the site is brownfield. The site is within FRZ2 associated with the River Stour to the immediate north. The site is predominantly within an area of 'medium' surface water flood risk, however small areas identified as having a 'high' chance of surface water flood risk can also be found within the site. The site is within ground water Source Protection Zone III (Total Catchment).	

3.2.2.7 Site 220: Land north of A120, west of 2 Abbotts Hall Cottages Harwich Road and Abbotts Hall Clacton Road (employment only)

Table 151: Detailed assessment of Site CFS220

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	

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Objective / criterion and commentary	Impact
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site is distanced from any Town, Village or Neighbourhood centres, however is within close proximity of a bus stop. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the north of the site. Uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs. The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is entirely within Grade 3 ALC. Although the site borders a watercourse (and associated areas of FRZ3) to the west, the site is within FRZ1. The site does not include any areas of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

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Essex County Council

Tendring District Local Plan – Preferred Options (Reg 18)

Habitats Regulations Assessment

Screening Report

January 2026

Essex County Council

About Place Services

Place Services is a leading public sector provider of integrated environmental assessment, planning, design and management services. Our combination of specialist skills and experience means that we are uniquely qualified to help public organisations meet the requirements of the planning process, create practical design solutions and deliver environmental stewardship.

Our Natural Environment Team has expertise of arboriculture, biodiversity, countryside management and ecology. This multidisciplinary approach brings together a wide range of experience, whether it is for large complex briefs or small discrete projects. We aim to help our clients protect and improve the natural environment through their planning, regulatory or land management activities. This approach ensures that not only that our clients will fulfil their legal duties towards the natural environment, but they do so in a way that brings positive benefits to wildlife and people.

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Glossary of Acronyms

AA	Appropriate Assessment
AEOI	Adverse Effect On site Integrity
AMR	Annual Monitoring Report
CEMP	Construction Environmental Management Plan
CLEUD	Certificate of Lawful Existing Use or Development
DC	District Council
EA	Environment Agency
EC	European Commission
EMS	European Marine Site
EU	European Union
Ha	Hectare
HRA	Habitats Regulations Assessment
IRZ	Impact Risk Zone
JLP	Joint Local Plan
Km	Kilometre
LPA	Local Planning Authority
LTP	Local Transport Plan
LSE	Likely Significant Effect
NE	Natural England
NPPF	National Planning Policy Framework
NSIP	Nationally Strategic Infrastructure Project
PRoW	Public Right of Way
RAMS	Recreational disturbance Avoidance and Mitigation Strategy
RIS	Ramsar Information Sheet
SAC	Special Area of Conservation
SACO	Supplementary Advice on Conservation Objectives
SIP	Site Improvement Plan
SPA	Special Protection Area
SSSI	Site of Specific Scientific Interest
WFD	Water Framework Directive
WRC	Water Recycling Centres
ZOI	Zone of Influence

Summary

A Habitats Regulations Assessment (HRA) has been prepared by Place Services for the Tendring District Local Plan – Preferred Options to enable Tendring District Council to comply with Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended).

As the policies contained in the Local Plan cannot rule out Likely Significant Effects on Habitats (European) sites identified at Stage 1 HRA Screening, there is a need for further assessment of impacts and Stage 2 Appropriate Assessment is therefore necessary.

This report includes the first stage of the HRA process: it aims to consider the elements of the Local Plan Full Update which need to be screened in as having the potential for Likely Significant Effect (LSE) and hence requiring further assessment of their potential to result in adverse effects on the integrity of one of more Habitats (European) sites.

The following Habitats sites have been scoped in as it has been identified that they may be affected by impacts resulting from the Tendring District Local Plan – Preferred Options:

SPA	SAC	Ramsar site
Abberton Reservoir SPA	Essex Estuaries SAC	Abberton Reservoir Ramsar site
Blackwater Estuary SPA	Hamford Water SAC	Blackwater Estuary Ramsar site
Colne Estuary SPA		Colne Estuary Ramsar site
Dengie SPA		Dengie Ramsar site
Hamford Water SPA		Hamford Water Ramsar site
Outer Thames Estuary SPA		Stour and Orwell Estuaries Ramsar site
Stour and Orwell Estuaries SPA		

There are a wide range of potential impacts upon Habitats sites which could arise as a result of components of the Local Plan Full Update; the following have been considered most likely to cause a Likely Significant Effect:

- Impacts on protected species outside the designated site

- Disturbance (including recreational disturbance)
- Water quality
- Air Quality

The Screening of Likely Significant Effects stage of the Plan has been included in Chapter 3 of this report, with the complete list of policies screened in for further assessment set out within Appendix 1 and 2. This includes 8 policies, 43 proposed allocated sites have been screened into the Appropriate Assessment (Stage 2).

The Appropriate Assessment for the Tendring Local Plan will be completed as part of the Regulation 19 (Submission), to demonstrate compliance with the Conservation of Habitats and Species Regulations 2017 (as amended).

1. Introduction

1.1 The Purpose of This Report

1.1.1 This report is to provide a Habitats Regulations Assessment (HRA) for the Tendring District Local Plan – Preferred Options in accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This includes considerations of the Full modifications, which have been completed following the Pre-Submission stage.

1.1.2 The Conservation of Habitats and Species Regulations 2017 (as amended) require the Competent Authority (in this instance Tendring District Council) to undertake a HRA before making a decision about permission for any plan or project that may result in an adverse effect on the integrity of a Habitats site[1] as defined in the National Planning Policy Framework (NPPF, December 2024).

1.1.3 In line with the Court judgement (CJEU People Over Wind v Coillte Teoranta C- 323/17), mitigation measures cannot be taken into account when carrying out a HRA Screening assessment to decide whether a plan or project is likely to result in significant effects on a Habitats (Natura 2000) site. As the policies relate to land within the Zone of Influence (ZOI) for a number of Habitats sites, it is not possible to rule out Likely Significant Effects, without mitigation in place.

1.1.4 The Court judgement (CJEU Holohan C- 461/17) imposes more detailed requirements on the competent authority at Appropriate Assessment stage:

2. […] an 'Appropriate Assessment' must, on the one hand, catalogue the entirety of habitat types and species for which a site is protected, and, on the other, identify and examine both the implications of the proposed project for the species present on that site, and for which that site has not been listed, and the implications for habitat types and species to be found outside the boundaries of that site, provided that those implications are liable to affect the conservation objectives of the site.

3. […] the competent authority is permitted to grant to a plan or project consent which leaves the developer free to determine subsequently certain parameters relating to the construction phase, such as the location of the construction compound and haul routes, only if that authority is certain that the development consent granted

[1] Habitats site: Any site which would be included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 (as amended) for the purpose of those regulations and those listed in paragraph 194 of the NPPF (December 2024). This includes potential Special Protection Areas and possible Special Areas of Conservation; listed or proposed Ramsar sites; and sites identified, or required, as compensatory measures for adverse effects on Habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

establishes conditions that are strict enough to guarantee that those parameters will not adversely affect the integrity of the site.

4. […] where the competent authority rejects the findings in a scientific expert opinion recommending that additional information be obtained, the 'Appropriate Assessment' must include an explicit and detailed statement of reasons capable of dispelling all reasonable scientific doubt concerning the effects of the work envisaged on the site concerned.

1.1.5 This report therefore provides an updated (plan level) Stage 1 HRA Screening and Stage 2 Appropriate Assessment as required by Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended).

1.1.6 The Conservation of Habitats and Species Regulations 2017 (as amended) are commonly known as the 'Habitats Regulations'. Requirements are set out within Regulations 63 and 64 of the Habitats Regulations, where a series of steps and tests are followed for plans or projects that could potentially affect Habitats sites. The steps and tests set out within Regulations 63 and 64 are commonly referred to as the 'Habitats Regulations Assessment' process. The Government has produced core guidance for competent authorities and developers to assist with the HRA process. This can be found on the Defra website[2].

1.1.7 It demonstrates how the Plan or Project is compatible with UK obligations, which includes the need to undertake a HRA and forms a plan level HRA as required by Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended).

1.1.8 At HRA stage 2 Appropriate Assessment, plans and projects should only be permitted when it has been proven beyond scientific doubt that there will be no adverse effects on the integrity of Habitats sites. The legal process can allow projects that may result in negative impacts on the integrity of a site if the competent authority is satisfied that, there are no alternative solutions, the plan or project must be carried out for Imperative Reasons of Overriding Public Interest (IROPI) (Regulation 64). However, this will require suitable compensation to ensure that the overall coherence of the series of such sites is retained.

1.1.9 The HRA should be undertaken by the 'competent authorities' - in this case Tendring District Council - and Place Services has been commissioned to complete this on behalf of the Council. The HRA also requires close working with Natural England as the statutory nature conservation body.

1.1.10 This HRA report aims to:

[2] http://www.defra.gov.uk/habitats-review/implementation/process-guidance/guidance/sites/

- Consider the elements of the Plan screened in as having potential for Likely Significant Effect (LSE) for further assessment of their potential to result in adverse effects on the integrity of the Habitats sites at stage 2 Appropriate Assessment.
- Assess the potential for effects from the Plan alone
- Assess the potential for in combination effects from other projects and plans in the area.
- Identify if there are any outstanding issues that need further investigation.

1.1.11 It is not considered that there are any serious limitations to this HRA.

1.2 Overview of the Tendring District Local Plan

1.2.1 The Tendring District Local Plan 2013-2033 and Beyond has been adopted in two parts: Section 1 (which was prepared jointly by Tendring District, Colchester City, and Braintree District Councils, and contains strategic policies that are common between all three authorities) was adopted January 2021, and Section 2 (which contains policies that are specific to the Tendring District) was adopted in January 2022.

1.2.2 To ensure that Plans remain effective, Tendring District Council is required to review the adopted local plans and provide an update at least every five years. As a result, the 'Preferred Options' stage forms the first part of the Local Plan Review, which includes a call for sites to inform new proposed site allocation option. This aim for the updated local plan is to manage development in the Tendring District up to 2042.

1.3 Habitats (European) sites

1.3.1 Habitats sites is the term used in the NPPF (December 2024) to describe any sites which would be included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 (as amended) for the purpose of those regulations. These now form part of the UK national network of sites for nature protection. The aim of the network is to assure the long-term survival of UK's most valuable and threatened species and habitats.

1.3.2 All Special Protection Areas (SPAs) are designated for birds and Special Areas of Conservation (SACs) are designated for other species, and for Habitats. Wetlands of International Importance (Ramsar sites) are also part of the National Network of sites. This is because all SPAs and SACs are comprised of Sites of Special Scientific Interest (SSSIs) and all Ramsar sites in England are SSSIs. Together, SPAs, SACs and Ramsar Sites make up the Habitats sites in England.

1.3.3 The following table (Table 1) offers a description and explanation of SPAs, SACs and Ramsar sites.

Table 1. Description and Explanation of SPAs, SACs and Ramsar Sites

Special Protection Areas (SPAs)
SPAs are areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within EU countries. Example: Stour and Orwell Estuaries SPA. straddle the eastern part of the Essex/Suffolk border and include extensive mudflats, low cliffs, saltmarsh and small areas of vegetated shingle on the lower reaches *Legislation: Conservation of Habitats and Species Regulations 2017 (as amended).*
Special Areas of Conservation (SACs)
SACs are areas designated to protect habitat types that are in danger of disappearance, have a small natural range, or are highly characteristic of the region; and to protect species that are endangered, vulnerable, rare, or endemic. Example: Hamford Water SAC. Designated for its important Fisher's estuarine moth populations. *Legislation: Conservation of Habitats and Species Regulations 2017 (as amended).*
Ramsar sites (Wetlands of International Importance)
Ramsar sites are designated to protect the biological and physical features of wetlands, especially for waterfowl Habitats. For example, Stour and Orwell Estuaries Ramsar site is important due to the extent and diversity of saltmarsh and which supports 7 species of nationally scare plants. Ramsar sites often overlap with SACs and SPAs and UK planning policy determines that they should be accorded the same importance when developments are proposed. *Legislation: Ramsar Convention (1971) – Wetlands of International Importance.* Example: Stour and Orwell Estuaries Ramsar site. straddle the eastern part of the Essex/Suffolk border and include extensive mudflats, low cliffs, saltmarsh and small areas of vegetated shingle on the lower reaches *Legislation: Ramsar Convention (1971) – Wetlands of International Importance.*

2. Method and Approach

2.1 Four Stage Approach

2.1.1 The legislation does not require a fixed method for preparing a HRA report, but case law has shaped the way it should be undertaken. The HRA is a sequential process and it is generally divided into four stages. This stages are set out below, as well as Table 2. Each of the stages contains a number of sequential steps, comprising the tests or procedures required by the Conservation of Habitats and Species Regulations 2017 (as amended).

2.1.2 This HRA includes the first sequential stage, i.e., screening. The four stages are outlined here and Stage 1 is explored in further detail below.

Stage 1 - Screening

2.1.3 The process identifies whether a Plan, either alone or in combination with other plans or projects, is likely to have a significant effect on a Habitats site. Current guidance on HRA recommends that the screening stage should comprise the following elements:

- Determining whether the Plan is directly connected with or necessary to the management of the site – if it is then no further assessment is necessary,
- Identify Habitats (European) sites in and around the Plan area,
- Review the policies and proposals in the Plan and consider the potential effects on Habitats (European) sites (magnitude, duration, location, extent),
- Examine other plans and projects that could, 'in combination', have the potential to have significant effects on a Habitats (European) site,
- Produce screening assessment – record of screening analysis.

2.1.4 The screening exercise should be approached on a precautionary basis. If the screening stage concludes that there are likely to be no significant impacts on Habitats (European) sites, then there will be no need to progress to Stage 2. If effects are judged likely or uncertain, the precautionary principle is applied, and the Plan is then considered under Stage 2.

Stage 2 - Appropriate Assessment (AA)

2.1.5 Where a plan may cause Likely Significant Effects, the second stage is to undertake an 'Appropriate Assessment' of the implications of the Plan (either alone or in combination with other plans or projects) and establish whether there may be an Adverse Effect on Integrity (AEOI) of any Habitats sites in view of their Conservation Objectives.

2.1.6 An AA assesses the impacts of the proposed plan against the conservation objectives of the qualifying features of the relevant Habitats sites. Should the AA identify adverse effects, then alternatives, such as changes to the Plan, should be examined to avoid any potential damaging effects. If no alternative exists, mitigation measures are identified and evaluated.

2.1.7 Some policies of a plan can be used to mitigate some of the potential Likely Significant Effects identified. These can be considered at Appropriate Assessment. This stage thus becomes an iterative process as avoidance and reduction measures can be incorporated in order to be able to ascertain that there is no Adverse Effect on Integrity on any Habitats site, before making a final assessment.

2.1.8 Appropriate Assessment should be undertaken by the competent authority and should assess every aspect of the Local Plan which can by itself, or in combination with other plans and projects, affect the Habitats sites' Conservation Objectives. The assessment must consider the implications for each qualifying feature of each potentially affected Habitats site.

2.1.9 If effects remain after all alternatives and mitigation measures have been considered, the HRA proceeds to Stage 3.

Stage 3 - Assessment of Alternative Solutions

2.1.10 A HRA only moves to Stage 3 when significant effects on the integrity of Habitats sites remain, following the consideration of alternatives and development of mitigation measures in Stage 2.

Stage 4 - Imperative Reasons of Overriding Public Interest and Compensatory Measures

2.1.11 Stage 4 involves the process of identifying 'imperative reasons of overriding public interest' ('IROPI'). It must demonstrate that no alternatives exist and identify potential compensatory measures. This stage is a last resort and should be avoided if at all possible. If significant negative effects remain, a Plan may only be adopted under such circumstances if there are imperative reasons of overriding public interest, where it is deemed that the Plan should proceed.

Table 2. Stages of the Habitats Regulations Assessment Process

Stage	Tasks	Outcome
Stage 1 HRA Screening (Regulation 63)	- List the policies and Nominated Sites. - Identify potential effects to a Habitats site from the Local Plan. - Assess if any significant effects on a Habitats site from the Plan, either alone or in combination, with other plans or projects.	Where significant effects are unlikely, prepare a 'finding of no significant effect' report and Local Plan can be adopted. Where significant effects are judged likely, either alone or in combination or there is a lack of information to prove otherwise, go to Stage 2. *People over Wind CJEU ruling (April 2018) means that it is not possible to consider mitigation measures when screening for impacts.*
Stage 2 Appropriate Assessment (Regulation 63)	- List policies and allocations within scope. - List Habitats sites within scope. - Set out methodology of the AA and agree with Natural England. - Assess the implication of the policies and allocations against the designated features and species not listed but which could be using the habitat features. - Apply the integrity test. - Where there may be adverse effects on the ecological integrity of Habitats sites, in view of the Site's conservation objectives,	If no adverse effect on site integrity either alone or in combination, the Local Plan can be adopted. If it is not possible to ascertain no adverse effect on site integrity, go to Stage 3. Holohan CJEU ruling (November 2018) now imposes more detailed requirements on the competent authority at Appropriate Assessment stage.

Stage	Tasks	Outcome
	consider mitigation measures. - Ensure mitigation is embedded into the Local Plan. - Assess in combination effects with other plans and projects. - Reapply the integrity test. Where there may be adverse effects on the ecological integrity of Habitats sites, in view of the Site's conservation objectives, consider mitigation measures. - Formally Consult Natural England.	
Stage 3 Assessment of alternative solutions (Regulation 64)	- Identify whether alternative solutions exist that would achieve the objectives of the Local Plan and have no or a lesser effect on the integrity of a Habitats site(s). - If effects remain after alternative solutions have been considered, consider whether the policies and/or projects should proceed with modification or the policies (and projects) be removed from the Local Plan.	If there are alternative solutions to the Local Plan, it cannot be adopted without modification. If not financially, legally, or technically viable alternatives exist, go to Stage 4.
Stage 4 IROPI (Regulation 64)	- Consider if the risk and harm to the Habitats site is over-ridden by Imperative Reasons of Over-riding Public Interest.	If there are IROPI and compensatory measures, the Local Plan can be adopted If there are no IROPI the Local Plan cannot be adopted.

Stage	Tasks	Outcome
	- Identify and prepare delivery of compensatory measures to protect the overall coherence of the UK national network and notify Government.	

2.2 Screening Methodology - Assessment of Likely Significant Effects

2.2.1 The screening stage identifies whether the Local Plan may result in a Likely Significant Effect to any Habitats site, alone or in combination with other plans or projects. The screening process should identify all aspects of the Local Plan that are:

- Exempt from assessment
- Excluded from assessment
- Eliminated from further assessment
- Judged to have no Likely Significant Effects, alone or in combination with other plans or projects and can therefore be screened out
- Screened in as it is not possible to rule out Likely Significant Effects.

2.2.2 In line with the 2018 Court judgment (CJEU People Over Wind v Coillte Teoranta C-323/17) mitigation measures cannot be taken into account when carrying out a screening assessment. Consequently, any aspect of the Development Plan Document Submission Version Plan which cannot be ruled out as having Likely Significant Effects should continue to Stage 2 Appropriate Assessment.

2.2.3 It has been established that this Plan requires an HRA for the following reasons, outlined in Table 3 below:

Table 3. Can the plan be exempt, excluded or eliminated from requiring a HRA

Stage	Outcome
Can the plan be exempt?	No, the is not directly connected with or necessary to management of any Habitats sites.
Can the plan be excluded?	No, the Local Plan cannot be excluded as it falls within the definition of being a plan within the Habitats Regulations.

Stage	Outcome
Can the plan be eliminated?	No, the Local Plan as a whole cannot be eliminated as it proposes a number of policies which may have a Likely Significant Effect on one or more Habitats site. However, individual polices can be eliminated.

2.2.4 Plans should not contain proposals that would be vulnerable to failure under the Habitats Regulations at project assessment stage, as this would be regarded as 'faulty planning'.

2.2.5 'Significant effects' has been defined through case law. A significant effect is any effect that would undermine the conservation objectives for the qualifying features of Habitats sites potentially affected, alone or in combination with other plans or projects. There must be a causal connection or link between the Local Plan and the qualifying features of the site (s) which could result in possible significant effects on the site (s). Effects may be direct or indirect and a judgement must be taken on a case-by-case basis. The decision as to whether or not a potential impact is significant depends on factors such as: magnitude of impact, type, extent, duration, intensity, timing, probability, cumulative effects and the vulnerability of the habitats and species concerned. So, what may be significant in relation to one site may not be in relation to another.

2.2.6 An effect which is not significant can be described as 'insignificant ', 'de minimis' or 'trivial'- *i.e.* it would not undermine the conservation objectives.

2.2.7 A risk-based approach involving the application of the precautionary principle has been used in the assessment. A conclusion of 'no significant effect' was only reached where it was considered very unlikely, based on current knowledge and the information available, that a proposal in the Local Plan would have a significant effect on the integrity of a Habitats site.

2.2.8 Key advice guidance and information has also come from the following sources:

- HRAs of neighbouring authorities Local Plans
- Extensive experience of producing other HRAs
- Government information regarding Habitats sites and their 'zones of influence' or 'Impact Risk Zone', e.g. *www.magic.gov.uk*

2.3 Identifying Habitats sites, their Conservation Objectives and Qualifying Features

2.3.1 The qualifying features and conservation objectives of the Habitats sites, together with current pressures on and potential threats, was drawn from the Standard Data Forms for SACs and SPAs and the Information Sheets for Ramsar Wetlands as well as Natural England's Site Improvement Plans (SIP) and the most recent conservation objectives. An understanding of the designated features of each Habitats site and the factors contributing to its integrity has informed the assessment of the potential Likely Significant Effects of the Local Plan.

2.3.2 Key sources of the Habitats sites information were found at:

- JNCC: http://jncc.defra.gov.uk/
- Site Designation features and Conservation Objectives- Designated Sites View: https://designatedsites.naturalengland.org.uk/
- Site Improvement Plans, *e.g.*: http://publications.naturalengland.org.uk/publication/6270737467834368
- MAGIC (the Multi Agency Geographic Information website): www.magic.gov.uk
- "Managing Natura 2000 sites- The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC"http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/Provisions_Art_._nov_2018_endocx.pdf

2.3.3 The Local Plan has the potential to impact areas that are beyond the Plan's area boundary. As a starting point, a distance of 20km from the county boundary was used to identify Habitats sites which could be affected by impacts relating to the Local Plan; these are listed below. They include all Habitats sites within Tendring and those within 20km of Tendring, to take into account any windfall sites that may arise. These are listed in Table 4 below.

Table 4. Habitats sites within 20 km of Tendring District

Site	Location
Abberton Reservoir SPA	The Habitats site is located within the boundary of Colchester City, situated 5km to the West of the Tendring district.
Abberton Reservoir Ramsar site	The Habitats site is located within the boundary of Colchester City, situated 5km to the West of the Tendring district.

Site	Location
Ald-Ore Estuary SPA	The Habitats site is located within the boundary of Colchester City, situated 5km to the West of the district.
Alde-Ore Estuary Ramsar site	The Habitats site is located within the boundary of East Suffolk District, situated 11.8km to the North-East of the Tendring district.
Alde, Ore and Butley Estuaries SAC	The Habitats site is located within the boundary of East Suffolk District, situated 15.2km to the North-East of the of the Tendring district.
Blackwater Estuary SPA	The Habitats site is located within the boundary of Colchester City and Maldon District, situated 5km to the South-West of the Tendring district.
Blackwater Estuary Ramsar site	The Habitats site is located within the boundary of Colchester City and Maldon District, situated 5km to the South-West of the Tendring district.
Colne Estuary SPA	The Habitats site is located to south of the Tendring district, with the site also located within the boundary of Colchester City.
Colne Estuary Ramsar site	The Habitats site is located to south of the Tendring district, with the site also located within the boundary of Colchester City.
Crouch & Roach Estuaries SPA	The Habitats site is located within the boundary of Rochford District, Maldon District and Chelmsford City, situated 18.1km to the South-West of the Tendring district.
Crouch & Roach Estuaries Ramsar site	The Habitats site is located within the boundary of Rochford District, Maldon District and Chelmsford City, situated 18.1km to the South-West of the Tendring district.
Deben Estuary SPA	The Habitats site is located within the boundary of East Suffolk District, situated 7.8km to the North-East of the Tendring district.
Deben Estuary Ramsar site	The Habitats site is located within the boundary of East Suffolk District Council, situated 7.8km to the North-East of the Tendring district.
Dengie SPA	The Habitats site is located within the boundary of Maldon District, situated 5.9km to the South-West of the Tendring district.
Dengie Ramsar site	The Habitats site is located within the boundary of Maldon District, situated 5.9km to the South-West of the Tendring district.

Site	Location
Essex Estuaries SAC	The Habitats site is located across the majority of the Essex coast, with part of the site within Tendring, located South of the district.
Foulness SPA	The Habitats site is located within the boundary of Rochford District, situated 12.5km to the South of the Tendring district.
Foulness Ramsar site	The Habitats site is located within the boundary of Rochford District, situated 12.5km to the South of the Tendring district.
Hamford Water SPA	The Habitats site is located within the Tendring, located to the East of the district.
Hamford Water Ramsar site	The Habitats site is located within the Tendring, located to the East of the district.
Hamford Water SAC	The Habitats site is located within the Tendring, located to the East of the district.
Orfordness - Shingle Street SAC	The Habitats site is located within the boundary of East Suffolk District, situated 11.8km to the North-East of the district.
Outer Thames Estuary SPA	The Habitats site is located to the East of Tendring district, approximately 0.56km from the coast.
Sandlings SPA	The Habitats site is located within the boundary of East Suffolk District, situated 13.9km to the North-East of the of the Tendring district
Southern North Sea	The Habitats site is located to the North-East of Tendring district, approximately 8.82km from the coast.
Staverton Park and The Thicks SAC	The Habitats site is located within the boundary of East Suffolk District, situated 19.4km to the North-East of the of the Tendring district
Stour and Orwell Estuaries SPA	The Habitats site is located within the Tendring, located to the North of the district.
Stour and Orwell Estuaries Ramsar site	The Habitats site is located within the Tendring, located to the North of the district.

2.3.4 A map of all 28 Habitats sites with the 20 km radius of the County boundary can be found in Appendix 4.

2.4 Identifying potential effects to a Habitats site from the Local Plan and Use of Impact Pathways

2.4.1 There are a wide range of potential impacts upon Habitats sites and the following potential pathways for unmitigated effects arising from the Local Plan are grouped into categories, and these are summarised below:

- **Land take** - Direct or indirect impacts to a Habitats site causing habitat loss, degradation or fragmentation.
- **Impacts on protected species outside the designated site** - e.g. loss of functionally linked land (outside Habitats sites). The impact on site features (species) which travel outside the protected sites may be relevant where a development could result in effects on qualifying interest species within the Habitats sites, for example through the loss of feeding grounds for an identified species.
- **Disturbance** - Increase of any type of disturbance from construction and operation phases, such as those arising from dust, noise and lights, as well as from increased recreational disturbance during operation phases.
- **Water quality** - Changes in water quality to water-dependent Habitats sites e.g. nutrient increases
- **Water quantity** - Changes in surface or ground water availability from increased surface runoff or increased groundwater extraction.
- **Air quality** - Changes in localised atmospheric pollution levels from vehicle emissions or dust during the construction phase.

2.4.2 During the Screening stage each policy is screened for Likely Significant Effects, based upon the above categories. Where it is not possible to rule out Likely Significant Effects without mitigation, it is necessary to progress to Appropriate Assessment stage.

2.4.3 There are many uncertainties associated with using trigger distances as there are very few standards available as a guide to how far impacts will travel. When considering the potential for effects on Habitats sites, distance itself is not a definitive guide to the likelihood or severity of an impact. There are other factors that will influence the relative distance at which an impact can occur, such as the prevailing wind or river flow direction. This means that development proposed in a plan that is some distance away from a Habitats site could potentially affect the site, and therefore should be considered as part of HRA screening.

2.4.4 Rather than rely on distance alone, best practice is to use a ‘source-pathway-receptor’ model which focuses on whether there is a potential link or causal connection (pathway) from the source (the direct or indirect change occurring as a result of development) by which impacts from a plan can affect the vulnerabilities/sensitivities of a Habitats site’s features to the predicted changes. The pathway is the route or mechanism by which any

Likely Significant Effect would be manifest in the environment and would reach the receptor (i.e. the Habitats site). Therefore, during the screening stage a number of assumptions based on professional judgement have been applied in relation to assessing the Likely Significant Effects on Habitats sites that may result from the Local Plan, as described below.

2.4.5 The risks of effects to occur are predicted in light of assumptions, limitations and confidence in predictions. Then, taking no account of the mitigation measures incorporated into the Local Plan, the potential effects on qualifying features are determined and assessed on whether they are likely to be 'significant'.

2.4.6 The Impact Risk Zones (IRZ) which are provided on the MAGIC website (www.magic.gov.uk) have been used as a starting point in determining Likely Significant Effect on Habitats sites and spatial data has been used to determine the proximity of potential development locations to the Habitats sites.

2.4.7 Each potential impact pathway is considered in more detail below.

Land Take

2.4.8 Direct or indirect impacts to a Habitats site could cause habitat loss, degradation or fragmentation.

2.4.9 Loss of land may have the potential to result in Likely Significant Effects to Habitats sites where the habitat affected contributes towards maintaining the interest feature for which the Habitats sites are designated.

2.4.10 Land take is therefore within scope of the HRA screening.

Impacts on protected species outside the designated site

2.4.11 Functionally linked land is land situated outside the Habitats site which supports designated features of Habitats sites. Loss of land may have the potential to result in Likely Significant Effects to Habitats sites where the habitat affected contributes towards maintaining the interest feature for which the Habitats site is designated, for example through the loss of feeding grounds for an identified species.

2.4.12 Mobile interest features listed in the relevant Habitats sites- i.e. the birds- may use off-site habitat (land outside of the SPA and Ramsar site boundary) for feeding, roosting, foraging and loafing, especially large fields comprising arable and pastoral land uses and coastal habitats, for example, Hen Harrier, Brent Geese, Lapwing and Golden Plover.

2.4.13 Natural England has previously advised that their recognised foraging distance threshold for the majority of wetland bird (excluding Lapwing and Golden Plover) species is 2km from a Habitats site. However, Lapwing and Golden Plover can be found considerably further from the coastal sites.

2.4.14 Impacts on protected species outside the designated site is therefore within scope of the HRA screening.

Disturbance

2.4.15 Disturbance concerns species, rather than habitats e.g. wetland birds and it may be limited in time (noise, source of light etc.). The intensity, duration and frequency of repetition of disturbance are therefore important parameters. The following factors can be regarded as significant disturbance. Any event, activity or process contributing to the:

- The long-term decline of the population of the species on the site.
- The reduction, or to the risk of reduction, of the range of the species within the site.
- The reduction of the size of the available habitat of the species.

2.4.16 Managing Natura 2000 Sites states that: *"Disturbance of a species occurs on a site from events, activities or processes contributing, within the site, to a long-term decline in the population of the species, to a reduction or risk of reduction in its range, and to a reduction in its available habitat. This assessment is done according to the site's conservation objectives and its contribution to the coherence of the network."*

2.2.1 Increase of any type of disturbance from construction phases, such as those arising from noise, light and vibration and visual disturbance are capable of causing significant disturbances for species, e.g. wintering waterfowl populations.

2.4.17 In addition, recreation can create increased pressure on the qualifying features. Potentially disturbing activities could include visual and noise disturbance of bird populations by walkers, especially those with dog. Localised damage to vegetation and soils by frequent pedestrian traffic, mountain bikes and trail bikes could also result in adverse effects, particularly if there are qualifying habitats which are sensitive to erosion.

2.4.18 Disturbance, including from recreational impacts, is therefore within scope of the HRA screening. A precautionary distance of 2km from an allocation site has been used for the purpose of this screening assessment for non-recreational related disturbance.

Water Quality

2.4.19 An important determinant of the nature of wetland Habitats sites and the species that they support is the quality of the water that feeds them. Poor water quality can have a range of environmental impacts.

2.4.20 High levels of toxic chemicals and metals can result in immediate death of aquatic life and have detrimental effects even at lower levels, including changes in wildlife behaviour and increased vulnerability to disease. Therefore, any discharge from construction sites into water sources which are functionally linked to designated sites could therefore result in a

Likely Significant Effect if management plans or discharge consents from Environment Agency are not provided to support schemes.

2.4.21 The enrichment of plant nutrients in water by any high nutrient discharges can also cause eutrophication, which increases plant growth and consequently results in oxygen depletion. In the marine environment, nitrogen is the limiting plant nutrient, so eutrophication is often associated with discharges containing available nitrogen. Algal blooms, which commonly occur due to eutrophication, increase turbidity and decrease light penetration. The decomposition of organic wastes that often accompanies eutrophication deoxygenates water further, increasing the oxygen-depleting effects of eutrophication.

2.4.22 Any sewage or industrial waste discharges can also contribute to increased nutrients levels in Habitats sites, particularly to phosphate levels in watercourses leading into them. Some components of sewage effluent, pesticides, and industrial chemicals, are suspected to interfere with hormones, possibly having negative effects on the reproduction and development of aquatic life. Diffuse pollution, including that from urban run-off, is considered to be a major factor in the unfavourable condition of some Habitats sites. Tidal mudflats, on which many SPA bird species depend, are vulnerable to smothering by increased macroalgal growth due to treated effluent discharge and scouring by increased flow volumes.

2.4.23 Furthermore, greater pressure on water treatment services due to new development, especially housing, may increase the risk of effluent entering aquatic environments. This is because the allocation of large numbers of new homes in certain locations may result in the capacity of existing available infrastructure being exceeded, a situation that could potentially cause service failures to water and wastewater customers.

2.4.24 The Water Cycle Study (AECOM 2025) has identified that the following Wastewater Recycling Centres has no further capacity to address increased growth as a result of the Local Plan:

- Clacton Holland Haven WRC
- Great Bromley WRC
- Manningtree WRC
- St Osyth WRC

2.4.25 Therefore, development within the catchment of these WRC, which flows directly into Habitats sites, could result in adverse impacts from water quality. Clacton Holland Haven WRC is not considered to be significantly hydrologically linked to any Habitats sites, but the remaining three WRC could result in impacts if investment is not secured to cope within additional housing. As a result, any housing within the catchment of these WRC, will need to be screened in to appropriate assessment stage.

2.4.26 In addition, due to the very nature of watercourses, it is indicated that hydrological connectivity can continue for considerable distances. However, Natural England have advised that professional judgement is required when looking at hydrological impacts and greater than 20km is considered over precautionary. Therefore, allocation sites will be screened in where there is clear impact pathway within a Habitats site with water quality sensitivities.

2.4.27 Water quality is therefore within scope of the HRA screening.

Water Quantity

2.4.28 Changes in the depth, duration, frequency, magnitude and timing of water supply or flow, can have significant implications for some waterbirds in sensitive habitats. Such changes may affect the quality and suitability of habitats used by birds for drinking, preening, feeding or roosting.

2.4.29 Increased water usage can have wide ranging effects on river and wetland habitat parameters, including increased temperatures and nutrient concentrations and reduced oxygen concentrations. Such impacts can be significantly detrimental to rivers' floristic characteristics and to notable species.

2.4.30 Increased use of water sources by a proposal also has the potential to affect terrestrial habitats. Excessive abstraction from underlying aquifers could cause a lowering of the water table and affect the water quality of sensitive wetland habitats. Therefore, Quarries that are below the water table will require dewatering on a regular basis. Dewatering can lead to a reduction in the water table and "draw down" from hydraulically linked groundwater dependent habitats (including streams and rivers).

2.4.31 Due to the very nature of watercourses, hydrological connectivity can continue for considerable distances. Natural England have advised on project level HRAs that it requires professional judgement when looking at hydrological impacts. Sites are screened in where there is a potential risk of significant of increased or reduction of water resources affecting a Habitats site.

2.4.32 Water quantity is therefore within scope of the HRA screening.

Air Quality

2.4.33 There are number of atmospheric pollutants which can result in direct or indirect impacts to Habitats sites. These impacts are usually caused when the qualifying features are plants, soils and wetland habitats. However, some species may also be indirectly impacted from air pollution causing changes in habitat composition. Potential impacts from pollutants and their sources have been highlighted within Table 5.

Table 5. Main sources and effects of air pollutants on Habitats sites

Pollutants	Source	Effects on habitats and species
Acid Deposition	SO_2, NO_x and ammonia all contribute to acid deposition. Although future trends in sulphur emissions and subsequent deposition to terrestrial and aquatic ecosystems will continue to decline, it is likely that increased nitrogen emissions may cancel out any gains produced by reduced sulphur levels	Can affect habitats and species from acid rain, as well as dry deposition. Some habitats will be more susceptible depending on soil type, geology, weathering rate and buffering capacity.
Ammonia (NH_3)	Ammonia is released following decomposition and volition of animal wastes. It is naturally occurring trace gas, but levels have increased considerably within increased agricultural practices (primarily pig or poultry farming). Ammonia reacts with acid pollutants such as the products of SO_2 and NO_x emissions to produce fine ammonium (NH_4) containing aerosol which may be transferred much longer distances (Can therefore be a significant trans-boundary issue).	Adverse effects are as a result of nitrogen deposition leading to eutrophication. As emissions mostly occur at ground level in the rural environment and NH_3 is rapidly deposited, some of the most acute problems of NH_3 are for small relict nature reserves located near to intensive agricultural landscapes.
Nitrogen oxides (NO_x)	Nitrogen oxides are mostly primarily produced in combustion processes, such as coal fire power stations.	Deposition of nitrogen compounds (nitrates, nitrogen dioxide and nitrous oxide), can lead to both soil and freshwater acidification. In addition, nitrogen compounds can cause eutrophication of soils and water. This alters the species composition of plant communities and can eliminate sensitive species.
Nitrogen deposition (N)	The pollutants that contribute to nitrogen deposition are derived mainly from NO_x and NH_3 emissions. These pollutants cause acidification (see also acid deposition) as well as eutrophication.	Species-rich plant communities with relatively high proportions of slow growing perennial species and bryophytes are most at risk from nitrogen eutrophication, due to its promotion of competitive and invasive species which can respond readily to elevated levels of N. N disposition can also increase the risk of damage from abiotic factors *e.g.* drought and frost.

Pollutants	Source	Effects on habitats and species
Ozone (O_3)	A secondary pollutant generated by photochemical reactions from NO_x and volatile organic compounds. These are mainly released by the combustion of fossil fuels in the UK has led to a large increase in background ozone concentration, leading to an increased number of days when levels across the region are above 40ppb. Reducing ozone pollution is believed to require action at international level to reduce levels of the precursors that form ozone.	Concentrations of O_3 above 40 ppb can be toxic to humans and wildlife and can affect buildings. Increased ozone concentrations may lead to a reduction in growth of agricultural crops decreased forest production and altered species composition in semi-natural plant communities.
Sulphur Dioxide SO_2	Main sources of sulphur dioxide emission are electricity generation, industry and domestic fuel combustion. May also arise from shipping and increased atmospheric concentrations in busy ports. Total sulphur dioxide emissions have decreased substantially in the UK since the 1980's.	Wet and dry depositions of sulphur dioxide acidify soils and freshwater, and alters the species composition of plant and associated animal communities. The significance of impacts depends on levels of deposition and the buffering capacity of soils.

2.4.34 Nitrogen deposition (*i.e*. primarily NO_x and NH_3 emissions) has been included as a key vulnerability/ factor affecting site integrity as part of the Site Improvement Plans for the following Habitats sites:

- Abberton Reservoir SPA
- Ald-Ore Estuary SPA
- Alde, Ore and Butley Estuaries SAC
- Deben SPA
- Hamford Water SPA
- Hamford Water SAC
- Sandlings SPA
- Staverton Park and The Thicks SAC
- Stour and Orwell Estuaries SPA

2.4.35 This is because nitrogen deposition exceeds relevant 'critical loads' for these sites. Critical Loads are defined as: "*a quantitative estimate of exposure to one or more pollutants below which* significant *harmful effects on specified sensitive elements of the environment do not occur* according *to present knowledge"* [3].

2.4.36 Therefore, where nitrogen deposition exceeds relevant critical loads there is a possibility that eutrophication, acidification and changes to habitat type will be caused, which could affect qualifying features of a Habitats site. Critical loads for nitrogen deposition are in units of kilogrammes of nitrogen per hectare per year (kg N/ha/year) and vary with habitat sensitivity[4].

2.4.37 The leading cause of increased nitrogen deposition at Habitats sites are typically locally intensive agricultural practices, *i.e*., land spreading, outdoor pigs, high nutrient inputs on fields. This may result in protected habitats being altered, which may in turn, may impact the supporting species / qualifying features which rely on these specific habitats.

2.4.38 In addition, the creation of new site allocation and infrastructure within the county could result in increases of traffic on roads, which may result in increases in air pollution (ammonia NH_3, nitrogen oxides NO_x and sulphur dioxide SO_2) from traffic emissions upon Habitats sites, if increases of traffic are caused within 200m as referenced within the Highways Agency Design Manual for Road and Bridges (DMRB)[5].

2.4.39 Furthermore, construction can also generate dust. Effects of dust on vegetation will depend on the prevailing wind direction and the distance the dust can travel is related to particle size. It is likely that the large and intermediate size particles would create more harm by smothering vegetation and preventing light to reach chloroplasts.

2.4.40 Any potential impacts upon specific Habitats sites identified will need to consider habitat / pollution impacts information from the Air Pollution Information System (APIS), as well as professional judgement on the proposed likely impacts upon the habitats associated with the relevant Habitats site.

2.4.41 Consequently, adverse air quality has been included within the scope for the HRA screening.

[3] Air Pollution Information System. Critical Loads and Critical Levels - a guide to the data provided in APIS. Available from http://www.apis.ac.uk/critical-loads-and-critical-levels-guide-data-provided-apis#_Toc279788052 [Accessed October 2023].
[4] IAQM (June 2019). Available from https://iaqm.co.uk/text/guidance/air-quality-impacts-on-nature-sites-2019.pdf [Accessed April 2024].

[5] Design Manual for Roads and Bridges (DMRB) (2019). Sustainability & Environment Appraisal LA 105 Air quality. Available at: https://www.standardsforhighways.co.uk/dmrb/search/10191621-07df-44a3-892e-c1d5c7a28d90 [Accessed April 2024]

2.3 Screening categorisation

2.4.42 Screening is set out in Chapter 3 of this report and Appendix 1 and Appendix 2 considers each policy and proposed site allocation in the Local Plan and the results of the screening exercise recorded, using the precautionary principle. Each policy and allocation site included in the Local Plan has been categorised using criteria in Table 6 below. This system has been used to record the potential policies and proposed allocation sites to have a Likely Significant Effect.

Table 6. Habitats Regulations Assessment Screening Categorisation

Category A: Significant effects not likely
Category A identifies those polices that would not result in a Likely Significant Effect and are considered to have no adverse effect. These policies can be 'screened out' and no further assessment is required. This is because, if there are no adverse effects at all, there can be no adverse effect to contribute to in-combination effects of other plans or projects.
Category B: Significant effects uncertain
Category B identifies those polices which will have no significant adverse effect on any Habitats site. That is, there could be some effect but none which would undermine the conservation objectives, when the policy is considered on its own. Given that there may be some effect this now needs to be considered in combination with other plans or projects. If these effects can be excluded in-combination, the policy can be screened out and no further assessment required. However, if the possibility of a significant adverse effect in combination cannot be ruled out there will be a Likely Significant Effect in combination, and Appropriate Assessment will be required.
Category C: Likely Significant Effect
Category C identifies those polices which cannot be ruled out as having a Likely Significant Effect upon a Habitats site, alone, that is the effect could undermine the conservation objectives. In this case an Appropriate Assessment is triggered without needing to consider in-combination effects at screening stage, although they may need to be considered at Appropriate Assessment.

3. Screening of Likely Significant Effects

3.1 Screening Policies for Likely Significant Effect

3.1.1 The key Habitats sites information (i.e. the qualifying features and conservation objectives of the Habitats sites) together with current pressures and potential threats have been referenced. Impact Risk Zones (IRZ) have been interrogated on MAGIC and these help to show which elements may have an effect.

3.1.2 The Habitats sites scoped in or out are set out in Table 7 below. Impacts on Habitats sites over 20km from the Plan's area have been scoped out for Likely Significant Effects due to the distance and the identified Impact Risk Zones on the MAGIC Map. This distance is considered to be over precautionary for a water pollution and air quality impact pathways. This is based on previous advice from Natural England.

3.1.3 The list of Habitats sites, their qualifying features and conservation objectives can be found in Appendix 3 including web links to further information.

3.1.4 The list of key vulnerabilities / factors affecting site integrity can also be found in Appendix 3.

3.1.5 A map of the Habitats sites within 20km of the Tendring District boundary has been included in Appendix 4.

Table 7. Lists of Habitats sites within the scope of the assessment

Site	Scoping assessment	Included within screening assessment?
Abberton Reservoir SPA	The Habitats site is located only 5km from the Tendring district border. Whilst there will be no direct impacts or clear impact pathways to the Habitats site, proposals within Tendring could result in impacts to the over wintering bird qualifying features and conservation objectives of the SPA, via impacts to functionally linked land.	**Yes**
Abberton Reservoir Ramsar	The Habitats site is located only 5km from the Tendring district border. Whilst there will be no direct impacts or clear impact pathways to the Habitats site, proposals within Tendring could result in impacts to the over	**Yes**

Site	Scoping assessment	Included within screening assessment?
	wintering bird qualifying features of the Ramsar site, via impacts to functionally linked land.	
Ald-Ore Estuary SPA	The Habitats site is located a sufficient distance away from the district boundary and no impact pathways have been identified. Therefore, it is considered unlikely that proposals could affect the qualifying features of the Habitats site.	**No**
Alde-Ore Estuary Ramsar site	The Habitats site is located a sufficient distance away from the district boundary and no impact pathways have been identified. Therefore, it is considered unlikely that proposals could affect the qualifying features of the Habitats site.	**No**
Alde, Ore and Butley Estuaries SAC	The Habitats site is located a sufficient distance away from the district boundary and no impact pathways have been identified. Therefore, it is considered unlikely that proposals could affect the qualifying features of the Habitats site.	**No**
Blackwater Estuary SPA	The Habitats site is located 5km from the Tendring district border. The LPA is located within the Zone of Influence for the Habitat site. Therefore, it is considered likely that proposals could potentially affect the qualifying features and conservation objectives of the Habitats site.	**Yes**
Blackwater Estuary Ramsar site	The Habitats site is located 5km from the Tendring district border. The LPA is located within the Zone of Influence for the Habitat site. Therefore, it is considered likely that proposals could potentially affect the qualifying features of the Habitats site.	**Yes**
Colne Estuary SPA	The Habitats site is located within district boundary with potential impact pathways from new site allocations.	**Yes**
Colne Estuary Ramsar site	The Habitats site is located within district boundary with potential impact pathways from new site allocations.	**Yes**

Site	Scoping assessment	Included within screening assessment?
Crouch & Roach Estuaries SPA	The Habitats site is located a sufficient distance away from the district boundary and no impact pathways have been identified. Therefore, it is considered unlikely that proposals could affect the qualifying features of the Habitats site.	**No**
Crouch & Roach Estuaries Ramsar site	The Habitats site is located a sufficient distance away from the district boundary and no impact pathways have been identified. Therefore, it is considered unlikely that proposals could affect the qualifying features of the Habitats site.	**No**
Deben Estuary SPA	The Habitats site is located a sufficient distance away from the district boundary and no impact pathways have been identified. Therefore, it is considered unlikely that proposals could affect the qualifying features of the Habitats site.	**No**
Deben Estuary Ramsar site	The Habitats site is located a sufficient distance away from the district boundary and no impact pathways have been identified. Therefore, it is considered unlikely that proposals could affect the qualifying features of the Habitats site.	**No**
Dengie SPA	The Habitat is located 5.9km from the Tendring district border. The LPA is located within the Zone of Influence for the Habitats site. Therefore, it is considered likely that proposals could potentially affect the qualifying features and conservation objectives of the Habitat site.	**Yes**
Dengie Ramsar site	The Habitats site is located 5.9km from the Tendring district border. The LPA is located within the Zone of Influence for the Habitats site. Therefore, it is considered likely that proposals could potentially affect the qualifying features and conservation objectives of the Habitats site.	**Yes**
Essex Estuaries SAC	The Habitats site is located within district boundary with potential impact pathways from new site allocations.	**Yes**
Foulness SPA	The Habitats site is located a sufficient distance away from the district boundary and no impact pathways have been identified. Therefore, it is considered unlikely that	**No**

Site	Scoping assessment	Included within screening assessment?
	proposals could affect the qualifying features of the Habitats site.	
Foulness Ramsar site	The Habitats site is located a sufficient distance away from the district boundary and no impact pathways have been identified. Therefore, it is considered unlikely that proposals could affect the qualifying features of the Habitats site.	**No**
Hamford Water SPA	The Habitats site is located within district boundary with potential impact pathways from new site allocations.	
Hamford Water Ramsar site	The Habitats site is located within district boundary with potential impact pathways from new site allocations.	**Yes**
Hamford Water SAC	The Habitats site is located within district boundary with potential impact pathways from new site allocations.	**Yes**
Orfordness - Shingle Street SAC	The Habitats site is located a sufficient distance away from the district boundary and no impact pathways have been identified. Therefore, it is considered unlikely that proposals could affect the qualifying features of the Habitats site.	**No**
Outer Thames Estuary SPA	The Habitats site is located only 0.56km from the Tendring district border. Therefore, it is considered necessary to include the Habitats site within the scope of the assessment.	**Yes**
Sandlings SPA	The Habitats site is located a sufficient distance away from the district boundary and no impact pathways have been identified. Therefore, it is considered unlikely that proposals could affect the qualifying features of the Habitats site.	**No**
Southern North Sea SAC	The Habitats site is located a sufficient distance away from the district boundary and no impact pathways have been identified. Therefore, it is considered unlikely that proposals could affect the qualifying features of the Habitats site.	**No**

Site	Scoping assessment	Included within screening assessment?
Staverton Park and The Thicks SAC	The Habitats site is located a sufficient distance away from the district boundary and no impact pathways have been identified. Therefore, it is considered unlikely that proposals could affect the qualifying features of the Habitats site.	**No**
Stour and Orwell Estuaries SPA	The Habitats site is located within district boundary with potential impact pathways from new site allocations.	**Yes**
Stour and Orwell Estuaries Ramsar site	The Habitats site is located within district boundary with potential impact pathways from new site allocations.	**Yes**

3.2 Screening of Policies and Nominated Sites for Likely Significant Effect

3.3.1 This chapter summarises the potential for Likely Significant Effects identified, based upon Chapter 2 and using Categories A, B and C above. It advises as to where Likely Significant Effects can be ruled out. The need for an 'Appropriate Assessment' is triggered where the HRA Screening stage identifies policies which may have a Likely Significant Effect on any Habitats sites (see Appendix 1).

3.3.2 A number of impact pathways have been identified in Chapter 2 above and these have been screened in below. 15 Habitats sites have been scoped in for HRA screening. Where this is likely to result in a significant effect, or where there is uncertainty, in line with the precautionary approach being applied in the HRA, until significant effects can be ruled out, they are treated as giving rise to Likely Significant Effects.

3.3.3 A summary of the assessment is set out in Appendix 1 and Appendix 2. Conclusions take into account the potential effects of other plans and projects. Each policy and proposed allocation site were considered in the context of the policy Screening criteria above.

3.3.4 Table 8, below, lists the policies to consider if any have the potential to cause a Likely Significant Effect, before taking mitigation into account and therefore require Appropriate Assessment.

Table 8. Policies and Allocation sites that may Cause a Likely Significant Effect

Policy Reference	Land take	Impacts on protected species outside the designated site	Disturbance	Water Quality	Water Quantity	Air Pollution	Screening Categorisation
Proposed Policies							
LP1 - Housing Supply		Yes	Yes	Yes		Yes	**Screen In, Category B**
LP9 - Gypsy and Traveller Sites			Yes				**Screen In, Category B**
PP6a - Extensions to Existing Employment Sites in the Countryside			Yes	Yes		Yes	**Screen In, Category B**
PP7 - Employment Allocations		Yes	Yes	Yes		Yes	**Screen In, Category B**
PP8 -Tourism			Yes				**Screen In, Category B**
PP16 - St Osyth Village Centre		Yes	Yes				**Screen In, Category B**
SAE 2 - Freeport East, Bathside Bay and the A120 Corridor						Yes	**Screen In, Category B**
SAE3 - Collierswood Farm A120		Yes					**Screen In, Category B**

Policy Reference	Land take	Impacts on protected species outside the designated site	Disturbance	Water Quality	Water Quantity	Air Pollution	Screening Categorisation
Strategic Business Park							
Proposed Site Allocations							
SAMU8 - Tendring Central, Hare Green GV			Yes	Yes			**Screen In, Category C**
MSA1 - Durite Works, Valley Road, Harwich and Dovercourt			Yes				**Screen In, Category B**
SAH1 - Vicarage Farm, Main Road, Harwich and Dovercourt			Yes				**Screen In, Category B**
SAMU5 - Land South of Oakley Road, Harwich and Dovercourt		Yes	Yes	Yes		Yes	**Screen In, Category C**
SAMU9 - Horsley Garden Community, Horsley Cross GV		Yes	Yes				**Screen In, Category B**
MSA5 - Brightlingsea Telephone Exchange, 16 New Street, Brightlingsea			Yes				**Screen In, Category B**

Policy Reference	Land take	Impacts on protected species outside the designated site	Disturbance	Water Quality	Water Quantity	Air Pollution	Screening Categorisation
MSA6 - Land at Pannell Palce, Brightlingsea			Yes	Yes			**Screen In, Category B**
SAH4 - Land East of Church Road, Brightlingsea			Yes	Yes			**Screen In, Category B**
MSA2 - Land adjacent Branscombe Close, Frinton, Walton, Kirby Cross			Yes				**Screen In, Category B**
SAH2 - Land north of Thorpe Road, Kirby Cross, Frinton, Walton, Kirby Cross			Yes				**Screen In, Category B**
SAH3 - Land off Arthur Ransome Way, Walton, Frinton, Walton, Kirby Cross		Yes	Yes	Yes		Yes	**Screen In, Category C**
MSA3 - Affinity Water, Mill Hill, Manningtree, Mistley and Lawford			Yes	Yes			**Screen In, Category C**
MSA4 - Crisp Malting, School Lane, Mistley,			Yes	Yes		Yes	**Screen In, Category C**

Policy Reference	Land take	Impacts on protected species outside the designated site	Disturbance	Water Quality	Water Quantity	Air Pollution	Screening Categorisation
Manningtree, Mistley and Lawford							
SAMU7 - Saltings Quarter, Riverside Avenue, Manningtree, Mistley and Lawford			Yes	Yes		Yes	**Screen In, Category C**
MSA7 - Land south-west of Colchester Main Road, Alresford		Yes	Yes				**Screen In, Category B**
SAH6 - Land east of Cockaynes Lane, Alresford		Yes	Yes				**Screen In, Category B**
MSA10 - Land south of Weeley Road			Yes				**Screen In, Category B**
SAH7 - Land east of Admirals Green and north of Weeley Road			Yes				**Screen In, Category B**
MSA21 - Land east of Heckfords Road			Yes				**Screen In, Category B**

Policy Reference	Land take	Impacts on protected species outside the designated site	Disturbance	Water Quality	Water Quantity	Air Pollution	Screening Categorisation
SAH8 - Land east of Amerells Road, Little Clacton			Yes				**Screen In, Category B**
SAH9 - Land south of Clacton Road, St Osyth			Yes	Yes			**Screen In, Category B**
SAH10 - Land south of Colchester Road		Yes	Yes				**Screen In, Category B**
SAH11 - Land North of Lifehouse Spa & Hotel, Thorpe-le-Soken/Thorpe Station and Maltings		Yes	Yes				**Screen In, Category B**
SAMU6 - Land South of Colchester Road, Weeley		Yes	Yes				**Screen In, Category B**
MSA8 - Land adj Village Hall, Harwich Road, Beaumont			Yes				**Screen In, Category B**
MSA9 - Land south of Windmill Road and east of Straight Road, Bradfield			Yes	Yes			**Screen In, Category B**

Policy Reference	Land take	Impacts on protected species outside the designated site	Disturbance	Water Quality	Water Quantity	Air Pollution	Screening Categorisation
MSA11 - Land west of Parsons Hill, Great Bromley			Yes	Yes			**Screen In, Category C**
MSA12 - Land south of Hall Road, Great Bromley			Yes	Yes			**Screen In, Category C**
MSA13 - Land west of Main Road, Great Holland			Yes				**Screen In, Category B**
MSA14 - Land east of Kirby Road, Great Holland			Yes				**Screen In, Category B**
MSA15 - Land north east of Wix Road, Great Oakley			Yes				**Screen In, Category B**
MSA16 - Land south of Orchard Close, Great Oakley			Yes				**Screen In, Category B**
MSA17 - Land north of Walton Road, Kirby-le-Soken			Yes				**Screen In, Category B**
MSA18 - Land north of Kirby-le-Soken Evangelical Church, Kirby-le-Soken			Yes				**Screen In, Category B**

Policy Reference	Land take	Impacts on protected species outside the designated site	Disturbance	Water Quality	Water Quantity	Air Pollution	Screening Categorisation
MSA19 - Land west of Manningtree Road, Little Bentley			Yes				**Screen In, Category B**
MSA20 - Land south of Shop Road, Little Bromley			Yes				**Screen In, Category B**
MSA22 - Haulage Depot, Heath Road, Tendring Village			Yes				**Screen In, Category B**
MSA23 - Land at Avocet Place, Thorrington			Yes				**Screen In, Category B**
MSA24 - Land east of Bentley Road, Weeley Heath			Yes				**Screen In, Category B**
MSA25 - Land south of Mill Lane, Weeley Heath			Yes				**Screen In, Category B**
MSA26 - Land south of Colchester Road, Wix			Yes				**Screen In, Category B**
MSA27 - Abbey Bottom Farm, Wix			Yes	Yes			**Screen In, Category B**

Policy Reference	Land take	Impacts on protected species outside the designated site	Disturbance	Water Quality	Water Quantity	Air Pollution	Screening Categorisation
MSA28 - Land North of Rectory Road, Wrabness			Yes				**Screen In, Category B**

3.4 Policies carried forward to Appropriate Assessment Stage

3.5.1 All polices are shown in the HRA Screening Table in Appendix 2 and those marked red or amber are screened in as having the potential for Likely Significant Effects, alone or in combination with other plans and projects, before taking mitigation into account and therefore require Appropriate Assessment (AA).

3.6 Habitats sites Screened in for Appropriate Assessment

3.6.1 The screening assessment has identified 8 policies and 43 proposed allocation sites which will needing to be taken forward to AA should they be considered for incorporation as preferred sites in the next stage of the Local Plan.

Land take

3.6.2 There are no policies or allocations sites which will result will cause a direct land take of a Habitats site.

Impacts on protected species outside the designated site

3.6.3 There are 4 policies and 8 allocations sites, which have the potential to support qualifying bird species outside of the Habitats site for which they are listed.

3.6.4 This includes the following proposed policies:

- LP1 - Housing Supply
- PP7 - Employment Allocations
- PP16 **-** St Osyth Village Centre
- SAE3 **-** Collierswood Farm A120 Strategic Business Park

3.6.5 This includes the following proposed allocations sites:

- SAMU5 - Land South of Oakley Road, Harwich and Dovercourt
- SAMU9 - Horsley Garden Community, Horsley Cross GV
- SAH3 - Land off Arthur Ransome Way, Walton, Frinton, Walton, Kirby Cross
- MSA7 - Land south-west of Colchester Main Road, Alresford
- SAH6 - Land east of Cockaynes Lane, Alresford
- SAH10 - Land east of Station Road, Thorpe-le-Soken/Thorpe Station and Maltings
- SAH11 - Land North of Lifehouse Spa & Hotel, Thorpe-le-Soken/Thorpe Station and Maltings
- SAMU6 - Land South of Colchester Road, Weeley

3.6.6 This is because the policies and allocation sites may potentially include development located in areas which may contain habitat which is suitable for foraging overwintering birds which are listed as qualifying features of the relevant Habitats sites. Therefore, a Likely Significant Effect cannot be ruled out for the policies and allocations.

Disturbance

3.6.7 There are 6 policies which have the potential to result in disturbance (including recreational disturbance) upon a Habitats site based on their proximity. This includes:

- LP1 - Housing Supply
- LP9 - Gypsy and Traveller Sites
- PP6a - Extensions to Existing Employment Sites in the Countryside
- PP7 - Employment Allocations
- PP8 -Tourism
- PP16 - St Osyth Village Centre

3.6.8 It is indicated that policies ‘LP1 – Housing Supply’ and ‘LP9 – Gypsy Travellers Sites’ have been screened in due to potentially containing development which will result in an increased recreational disturbance, within consideration of the Essex Coast RAMS. This is because all development will likely fall within the Essex Coast RAMS Zone of Influence and will meet the criteria of the strategic mitigation measures.

3.6.9 Policy ‘PP8 – Tourism’ has also been screened in as a Likely Significant Effect from increased recreational disturbance upon coastal Habitats sites within Tendring could not be ruled out. This is because the policy wording actively promotes tourism to coastal

Habitats sites, which could result in impacts without further measures to ensure compliance with the Habitats Regulations.

3.6.10 The Policies 'PP6a - Extensions to Existing Employment Sites in the Countryside', 'PP7 - Employment Allocations' and 'PP16 - St Osyth Village Centre' have been screened in, as it is not certain whether the policies will result in visual or noise disturbance impacts, due to the potential development being located in close proximity of coastal Habitats Sites within Tendring.

3.6.11 All 42 proposed allocations sites have been screened in, as the proposals will result in an increased recreational disturbance, within consideration of the Essex Coast RAMS, as the developments fall within the Essex Coast RAMS Zone of Influence. Furthermore, development which is over 99 residential units will likely result in impacts from increased recreational disturbance from the development alone.

3.6.12 Only the proposed employment area (SAMU7) 'Saltings Quarter - Manningtree' is considered to potentially result in a Likely Significant Effect from visual or noise disturbance, due it being located immediately adjacent to the Stour and Orwell Estuaries SPA and Ramsar site.

Water Quality

3.6.13 There are 3 policies and 13 allocations sites, which have the potential to result in adverse water quality upon a Habitats site based on their proximity to potential impact pathways.

3.6.14 This includes the following proposed policies:

- LP1 - Housing Supply
- PP6a - Extensions to Existing Employment Sites in the Countryside
- PP7 - Employment Allocations

3.6.15 This includes the following proposed allocations sites:

- SAMU8 - Tendring Central, Hare Green GV
- SAMU5 - Land South of Oakley Road, Harwich and Dovercourt
- SAH9 - Land south of Clacton Road, St Osyth
- SAH3 - Land off Arthur Ransome Way, Walton, Frinton, Walton, Kirby Cross
- MSA3 - Affinity Water, Mill Hill, Manningtree, Mistley and Lawford
- MSA4 - Crisp Malting, School Lane, Mistley, Manningtree, Mistley and Lawford
- SAMU7 - Saltings Quarter, Riverside Avenue, Manningtree, Mistley and Lawford
- MSA6 - Land at Pannell Palce, Brightlingsea

- MSA9 - Land south of Windmill Road and east of Straight Road, Bradfield
- MSA11 - Land west of Parsons Hill, Great Bromley
- MSA12 - Land south of Hall Road, Great Bromley
- SAH9 - Land south of Clacton Road, St Osyth
- MSA27 - Abbey Bottom Farm, Wix

3.6.16 These policies and allocations sites have been screened in because they may include development which contains a potential impact pathway to a coastal Habitats site due to being in close proximity to main rivers. Alternatively, they screen in if they include development which is within Great Bromley WRC, Manningtree WRC or St Oysth WRC, as these Wastewater Recycling Centres feed into the Stour and Orwell Estuaries SPA and Ramsar site, Colne Estuary SPA and Ramsar site and the Essex Estuaries SAC and do not have sufficient headroom capacity to cope within new development within the catchment.

3.6.17 It is considered that 'SAMU5 – Land South of Oakley Road, Harwich and Dovercourt' could have impacts from adverse water quality upon Hamford Water SPA, Ramsar site and SAC due to the close proximity of the development to the Habitats sites.

Water Quantity

3.6.18 There are no policies or allocations sites which will result will cause a direct land take of a Habitats site. None of the Habitats sites within the scope of the Habitats Regulations Assessment, which have hydrological impact pathways, are considered sensitive to increased water usage or increased water input, as they are all estuarine habitats.

Air Quality

3.6.19 There are 4 policies and 4 allocation sites which have the potential to result in a Likely Significant Effect from adverse air quantity upon a Habitats site based on their proximity to potential impact pathways.

3.6.20 This includes the following proposed policies:

- LP1 - Housing Supply
- PP6a - Extensions to Existing Employment Sites in the Countryside
- PP7 - Employment Allocations
- SAE 2 - Freeport East, Bathside Bay and the A120 Corridor

3.6.21 This includes the following proposed allocations sites:

- SAMU5 - Land South of Oakley Road, Harwich and Dovercourt

- SAH3 - Land off Arthur Ransome Way, Walton, Frinton, Walton, Kirby Cross
- MSA4 - Crisp Malting, School Lane, Mistley, Manningtree, Mistley and Lawford
- SAMU7 - Saltings Quarter, Riverside Avenue, Manningtree, Mistley and Lawford

3.6.22 These policies and allocation sites have been screened in for potential impacts from air quality, as they include development within 200m of the Stour and Orwell Estuaries SPA and Ramsar site, Hamford Water SPA, Ramsar site and SAC, Colne Estuary SPA and Ramsar site, as well as the Essex Estuaries SAC.

3.7 HRA Screening Conclusion and Considering the Next Stage

3.7.1 The range of potential impacts on Habitats sites has been considered and assessed. In line with the *recent Court judgment (CJEU People Over Wind v Coillte Teoranta C-323/17)*, mitigation measures can no longer be taken into account when carrying out a HRA screening assessment to decide whether a plan or project is likely to result in Likely Significant Effects on a Habitats site. Consequently, HRA screening has concluded that it is not possible to rule out the potential for Likely Significant Effects without further assessment and possible mitigation for the indicated polices.

3.7.2 An Appropriate Assessment is therefore required under the UK Conservation of Habitats and Species Regulations 2017 (as amended). The Local Plan may only be adopted after having ascertained that it will not result in adverse effect on integrity of the Habitats sites within scope of this assessment.

3.7.3 The screening stage is an iterative process as measures can be incorporated in order to be able to ascertain that there is no significant adverse effect on the integrity, before re-screening and making a final assessment.

3.7.4 The Appropriate Assessment stage shall also consider impacts in combination with other plans and projects, thus no detailed consideration on cumulative effects have been considered as part of this screening assessment.

4. Conclusion

4.1.1 This Habitats Regulations Assessment considers the impacts arising from the Tendring District Local Plan – Preferred Options (Reg 18).

4.1.2 As a result, 8 policies and 42 proposed allocated sites which have been screened in for further consideration at the Appropriate Assessment stage.

4.1.3 This due to potential to result in a Likely Significant Effect from functionally linked land and disturbance of qualifying features upon the Stour and Orwell Estuaries SPA and Ramsar site, the Colne Estuary SPA and Ramsar site, as well as Hamford Water SPA and Ramsar site.

4.1.4 It is also due to potential impacts from visual and noise disturbance during the construction and operation phases upon the Stour and Orwell Estuaries SPA and Ramsar site, the Colne Estuary SPA and Ramsar site, Hamford Water SPA, Ramsar site and SAC, and the Essex Estuaries SAC, as well as potential impacts from recreational disturbance from coastal Habitats Sites where development falls within the Zone of Influence of the Essex Coast RAMS.

4.1.5 It is also due to potential impacts from water quality and air quality impacts upon the Stour and Orwell Estuaries SPA and Ramsar site, the Colne Estuary SPA and Ramsar site, Hamford Water SPA, Ramsar site and SAC, and the Essex Estuaries SAC.

4.1.6 The potential impacts from these polices and allocations will be considered as part of an Appropriate Assessment (Stage 2) to support the Tendring District Council Local Plan - Regulation 19 stage. This shall confirm whether impacts will not result in an adverse effect on the integrity of the Habitats sites within scope of this assessment, from alone or in combination with other plans and projects and allow the Local Plan to demonstrate compliance under the Conservation of Habitats and Species Regulations 2017 (as amended).

5. References

- AECOM (2025) Tendring Water Cycle Study
- Air Pollution Information System - www.apis.ac.uk
- Anglian Water (December 2022) Draft WRMP24 Main Document. Available at:https://www.anglianwater.co.uk/siteassets/household/about-us/wrmp/draft-wrmp24-main-report.pdf
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6. Appendices

Appendix 1. HRA Screening of Individual Policies

Where mitigation is necessary to avoid Likely Significant Effects (LSE), then in line with CJEU *People over Wind* court ruling, this cannot be taken into consideration at HRA Screening Stage 1. Any policies providing mitigation are therefore also carried forward to Stage 2 Appropriate Assessment.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
SPL1a - Presumption in Favour of Sustainable Development									The policy provides confirmation that the Council will be in favour of sustainable development which improves the economic, social and environmental conditions in the area. No impact pathways identified from the proposed policy. An LSE is not predicted on Habitats

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									sites within the scope of the HRA. Therefore, this policy can be **screened out**.
SPL1 - Managing Growth									The policy outlines the settlement hierarchy to manage growth across District. No impact pathways identified from the proposed policy. An LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
SPL2 - Settlement Development Boundaries									The policy outlines that development will be favoured within a defined 'Settlement Development Boundary', with development relating to Policy LP6 and LP7 exempt from this position. No impact pathways identified from the proposed policy. An LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
SPL3 - Sustainable Design									The policy sets out sustainable design for new development, with consideration to design,

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									practical requirements, impacts and compatibility. No impact pathways identified from the proposed policy. An LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
HP1 - Improving Health and Wellbeing									The policy aims to ensure availability for healthy and active lifestyles and long-term prevention of avoidable illness, as well as health services and infrastructure.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									No impact pathways identified from the proposed policy. An LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
HP1a - Managing the location of hot food takeaways									The policy sets out the criteria for where hot food takeaways will be supported. No impact pathways identified from the proposed policy. An LSE is not predicted on Habitats sites within the scope of the HRA.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this policy can be **screened out**.
HP2 - Community Facilities									The policy sets where the provision of new community centres or the loss of change of use of existing community centres will be supported. No impact pathways identified from the proposed policy. An LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
HP4 - Safeguarded Open Space									The policy sets out where the loss of open space may be

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									permitted, in line with specified criteria. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
HP5 - Open Space, Sports and Recreation Facilities									The policy sets out measures to maintain, expand and improve the quality and accessibility of public open space, sports and recreational facilities of different types. No impact pathways identified from the proposed policy. A LSE

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
LP1 - Housing Supply		Yes	Yes	Yes	Yes	Yes		Yes	The policy sets out strategic development areas and housing allocations, with a commitment to deliver 18,071 (net) new homes between 1 April 2025 and 31 March 2042. Therefore, a LSE is predicted on Habitats sites from numerous impact pathways (recreational disturbance, visual or noise disturbance, loss of functionally linked land, air quality and water

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									quality. Therefore, this policy must be **screened in**.
LP2 - Housing Choice									The policy relates to housing types to reflect the needs of the District. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
LP3 - Housing Density and Standards									The policy relates to housing densities and standards. No impact pathways identified from the proposed policy. A LSE

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
LP4 - Development Layout and Design									The policy sets out design expectations for new residential and mixed-use developments. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
LP5 - Affordable Housing									The policy sets out the requirements for affordable housing in new developments. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
LP6 - Rural Exception Sites									The policy sets out where affordable housing may be permitted on site adjoining Settlement Development Boundaries of a 'Rural Service Centre' or 'Smaller Rural Settlement', as defined by the settlement hierarchy.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
LP7 - Self-build and Custom-built homes									The policy sets out the requirements for self-build and Custom House buildings within the District. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this policy can be **screened out**.
LP8 - Backland Residential Development									The policy sets out the criteria for new residential development in the back of residential gardens. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
LP9 - Gypsy and Traveller Sites									New gypsy and traveller accommodation could result in increased impacts from recreational disturbance.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, there is potential for a LSE from this impact pathway. As a result, this policy must be **screened in**.
LP10 - Care, Independent and Assisted Living, Secure Institutions									The policy sets out the criteria of care homes, extra-care housing and other forms of specialist accommodation. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
LP11 - HMO and Bedsits									The policy sets out criteria for where house in multiple occupation or bedsits within

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									defined town centres may be permitted by the Council. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PP1 - New Retail Development									The policy encourages new retail development within town centres. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this policy can be **screened out**.
PP2 - Retail Hierarchy									The policy sets out a retail hierarchy for new retail development. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PP3 - Village and Neighbourhood Centres									The policy sets out where small scale retail development will be permitted within villages and neighbourhood centres.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PP4 - Local Impact Threshold									The policy sets when an impact assessment will be required where development is over specified floorspace thresholds. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
PP5 - Town Centre Uses									The policy sets out where development or changes of use will be permitted within Town Centre boundaries or Primary Shopping Areas. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PP6 - Employment Sites									No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this policy can be **screened out**.
PP6a - Extensions to Existing Employment Sites in the Countryside		Yes	Yes		Yes	Yes	Yes	Yes	The policy does not mention how any potential employment extensions will ensure impacts upon Habitats sites will be avoided. As existing employment areas are in close proximity of Habitats sites, notably the Stour and Orwell Estuaries SPA and Ramsar site, there is existing impact pathways (air quality, water quality and visual or noise disturbance) to these Habitats sites and a potential for LSE.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this policy must be **screened in**.
PP7 - Employment Allocations			Yes		Yes	Yes		Yes	The policy includes employment areas which may result in LSE from loss of Functionally linked land or water quality and air quality impacts. As a result, a LSE cannot be ruled out. Therefore, this policy must be **screened in**.
PP8 -Tourism			Yes		Yes	Yes		Yes	The policy actively promotes tourism to coastal Habitats sites, but references that any development must be subject to other policies of the Local Plan, which includes PPL4 (Biodiversity and Geodiversity).

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Nevertheless, the policy alone has the potential to result in LSE. Therefore, this policy must be **screened in**.
PP9 - Hotels and Guesthouses									No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PP10 - Camping and Touring Caravan Sites									The policy clearly states that new camping and / or touring caravan/motorhome sites and extensions to existing camping and/or touring caravan/motorhome sites, will

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									only be supported where compliance under the Habitats Regulations can be demonstrated. Therefore, an LSE is not expected, and this policy can be **screened out**.
PP11 - Holiday Parks									The policy clearly states that extensions or improvements of Holiday parks will only be supported where compliance under the Habitats Regulations can be demonstrated. Therefore, an LSE is not expected, and this policy can be **screened out**.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
PP12 - Improving Education and Skills									No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PP13 - The Rural Economy									No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PP14 - Priority Areas for Regeneration									No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this policy can be **screened out**.
PP15 - Walton Mere									The policy includes works adjacent to Hamford Water SPA, Ramsar site and SAC. However, the policy clearly states that wider proposals will need to comply with the Habitats Regulations to allow applications to be permitted, even if the wider works are supported in principle. Therefore, with these measures embedded, a LSE is not predicted on Habitats sites within the scope of the HRA.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this policy can be **screened out**.
PP16 - St Osyth Village Centre			Yes		Yes				The policy indicates the Councils support for a new car park within St Osyth village centre, as well as within the Coastal Protection Belt, in exceptional circumstances. The Coastal Protection Belt includes Habitats sites and is not just related to landscape character. Therefore, based on the policy wording there is a risk of LSE upon the Colne Estuary SPA and Ramsar and Essex Estuaries SAC due to uncertainty of the location of the proposed car park.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this policy must be **screened in**.
PPL1 - Development and Flood Risk									The policy relates to ensuring appropriate measures to respond to flood risks are incorporated into the development. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PPL2 - Coastal Protection Belt									The policy sets out the Council's to development within the Coastal Protection Belt, as well

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									as an adaptive approach to coastal protection. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PPL3 - The Rural Landscape									No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PPL4 - Biodiversity and Geodiversity									The policy set outs the Councils approach to Biodiversity and Geodiversity, which includes

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									measures to ensure that developments comply with the Habitats Regulations. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PPL4a - Biodiversity in Tendring									The policy sets out the Councils approach to Biodiversity Net Gains and habitat banks. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this policy can be **screened out**.
PPL5 - Water Conservation, Drainage and Sewerage									No impact pathways identified from the proposed policy, the text ensures that development will be required to deliver appropriate SUDs and sewage treatment. Therefore, a LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PPL6 - Strategic Green Gaps									No impact pathways identified from the proposed policy, as the policy relates to ensuring

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									separate identities for new or existing settlements. Therefore, a LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PPL7 - Archaeology									The policy relates the protection of designated or non-designated assets. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this policy can be **screened out**.
PPL8 - Conservation Area and Registered Parks and Gardens									The policy relates to where new development of works which may affect its setting may be permitted. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PPL9 - Listed Buildings									The policy sets out where development affect a listed building or its setting may be permitted.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PPL9a - Non-Designated Heritage Assets									The policy sets out the Councils approach for the protection and enhancement of non-designated heritage assets. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
PPL10a - Operational Energy and Carbon (Net Zero) in Homes and Buildings									The policy sets the Council's approach to ensure that new development must Net Zero Energy and Carbon in operation. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PPL10b - Embodied Carbon and Circular Economy in Homes and Buildings									The policy sets the approach to minimise embodied carbon and circular economy in homes and buildings.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PPL10c - Renewable Energy Installations									The policy sets the principle that the Council will support proposals for renewable and low carbon energy generation and distribution networks. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this policy can be **screened out**.
PPL11 - The Avenues Area of Special Character, Frinton on Sea									The policy sets out measures that development will conserve and enhance the character and appearance of 'The Avenues' of Frinton-On-Sea. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PPL12 - The Gardens Area of Special									The policy sets out measures that development will conserve and enhance the character and

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
Character, Clacton on Sea									appearance of 'The Gardens' Clacton-On-Sea. No impact pathways identified from the proposed policy. A LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PPL12a - Thorpe Station and Maltings									No impact pathways identified from the proposed policy. An LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
PPL12b - St Osyth Priory									No impact pathways identified from the proposed policy. An LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PPL12c – Protection of the Naze									The policy promotes the protection of the Naze at Walton from coastal erosion, whilst supporting measures which will enhance the heritage, geology and biodiversity of the site or provide flood defence. An LSE is not predicted on Habitats sites within the scope of the HRA.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this policy can be **screened out**.
PPL13 - Ardleigh Reservoir Catchment Area									The policy sets out that the Council will support proposals which support the role, function and operation of Ardleigh Reservoir and its treatment works. An LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PPL14 - Safeguarding of Civil Technical Site, North East of Little									The policy sets out that restrictions will be imposed to development within a

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
Clacton/South of Thorpe-le-Soken									safeguarded area around civil technical site in north east of Little Clacton and south of Thorpe-le-Soken. An LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
PPL15 - Safeguarding of Hazardous Substance Site, South East of Great Oakley/South West of Harwich									The policy relates to the hazardous substance site located at Bramble Island to the east of Great Oakley and south west of Harwich. This site is located immediately adjacent to Hamford Water SPA, Ramsar site and SAC. However, the

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									policy works states that any new development at Bamble Island will be required to demonstrate no harmful effects upon the national, European and international environmental designations which exist. Therefore, the policy wording ensures embedded mitigation to ensure compliance under the Habitats regulations and this policy can be **screened out**.
CP1 - Sustainable Transport and Active Travel									No impact pathways identified from the proposed policy. An LSE is not predicted on Habitats sites within the scope of the HRA.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this policy can be **screened out**.
CP2 - Improving and Maintaining the Transport Network									No impact pathways identified from the proposed policy. An LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.
CP3 - Improving the Telecommunications Network									No impact pathways identified from the proposed policy. An LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
SAE1 - Carless Extension, Harwich									The policy wording ensures that any new extension to the existing refinery must ensure compliance with the Habitats regulations to allow it to be permitted. Therefore, an appropriate mitigation strategy has been embedded as part of the policy. Therefore, this policy can be **screened out**.
SAE 2 – Freeport East, Bathside Bay and the A120 Corridor								Yes	Bathside Bay has received planning consent for the construction of an operational container terminal alongside a new small boat harbour, so the policy primarily considers impacts upon improvements upon A120 corridor. There are

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									points in which the A120 corridor is within 200m of the Stour and Orwell Estuary SPA and Ramsar. Therefore, there is potential for a LSE from air quality from any improvements and upgrades to the A120, which may increase overall traffic along the A-Road. Therefore, a LSE can not be ruled out and this policy must be **screened in**.
Policy SAE3 – Collierswood Farm A120 Strategic Business Park			Yes					Yes	The proposed employment area includes a large area of arable land, which could provide functionally linked land for qualifying features of the Colne Estuary SPA and Ramsar and

Policy	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									The Stour and Orwell Estuaries SPA and Ramsar site. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**
DI1 - Infrastructure Delivery and Impact Mitigation									No impact pathways identified from the proposed policy. An LSE is not predicted on Habitats sites within the scope of the HRA. Therefore, this policy can be **screened out**.

Appendix 2. HRA Screening of allocation sites

Where mitigation is necessary to avoid Likely Significant Effects (LSE), then in line with CJEU *People over Wind* court ruling, this cannot be taken into consideration at HRA Screening Stage 1. Any site allocations providing mitigation are therefore also carried forward to Stage 2 Appropriate Assessment.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
Adopted Strategic Housing Allocations from Tendring Local Plan 2013-2033 and Beyond - Section 2 (Adopted 25th January 2022)									
Policy SAMU1 - Development And Delivery Of Tendring/Colchester Borders Garden Community									The strategic housing allocation has been adopted as part of the previous Local Plan. No changes have been identified and embedded mitigation remains the same.
Policy SAMU2 – Development at Hartley Gardens, Clacton									The strategic housing allocation has been adopted as part of the previous Local Plan.c No changes have been identified and embedded mitigation remains the same.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
Policy SAMU3 – Development at Oakwood Park, Clacton									The strategic housing allocation has been adopted as part of the previous Local Plan. No changes have been identified and embedded mitigation remains the same.
Policy SAMU4 – Development at Rouses Farm, Jaywick Lane, Clacton									The strategic housing allocation has been adopted as part of the previous Local Plan. No changes have been identified and embedded mitigation remains the same.
Proposed Housing Allocations									
SAMU8 - Tendring Central, Hare Green GV	Yes	Yes	Yes	Yes	Yes			Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. There

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									are also potential impacts upon functionally linked land, as the majority of the habitat on-site is arable land. Furthermore, the site is located within Great Bromley WRC, which does not have the headroom capacity to deal with increased housing demand. Therefore, there could result in water quality impacts as unmanaged wastewater or other water quality impacts could be caused due to the hydrological links of Tenpenny Brook and Bentley Brook to the Colne Estuary SPA and Ramsar site, as well as the Essex Therefore, an LSE is predicted on the listed Habitats sites.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this site allocation must be **screened in**.
MSA1 - Durite Works, Valley Road, Harwich and Dovercourt						Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
SAH1 - Vicarage Farm, Main Road, Harwich and Dovercourt						Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. No

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									other impact pathways have been identified by the proposals. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
SAMU5 - Land South of Oakley Road, Harwich and Dovercourt						Yes		Yes	This allocation site is location within the Zone of Influence of the Essex Coast RAMS. In addition, it is located immediately adjacent to Hamford Water SPA, Ramsar site and SAC. Therefore, the proposals could result in adverse impacts from impacts upon functionally linked land, disturbance during the construction and operation phase, recreational disturbance,

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									water quality and air quality impacts. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
SAMU9 - Horsley Garden Community, Horsley Cross GV	Yes	Yes	Yes	Yes	Yes	Yes		Yes	This strategic site allocation is located within the Zone of Influence of the Essex Coast RAMS. There are also potential impacts upon functionally linked land, as well as water quality impacts. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
MSA5 - Brightlingsea Telephone Exchange, 16 New Street, Brightlingsea		Yes	Yes	Yes	Yes				This site allocation is located within the Zone of Influence of the Essex Coast RAMS, where new residential development is predicted to result in recreational disturbance upon coastal Habitats sites. No other impact pathways have been identified by the proposals. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA6 - Land at Pannell Palce, Brightlingsea		Yes	Yes	Yes	Yes				This strategic site allocation is located within the Zone of Influence of the Essex Coast RAMS, where new recreational disturbance is predicted to result in residential developments

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									upon coastal Habitats sites. In addition, the site is within the catchment of the St Oysth WRC, so capacity issues will need to be addressed to ensure no water quality impacts. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
SAH4 - Land East of Church Road, Brightlingsea	Yes	Yes	Yes	Yes	Yes				This strategic site allocation is located within the Zone of Influence of the Essex Coast RAMS, where new residential development is predicted to result in recreational disturbance upon coastal Habitats sites. There is also a potential for impacts upon

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									functionally linked land, as well as water quality as the site is adjacent to a Statutory Main River which feeds into the Colne Estuary. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA2 - Land adjacent Branscombe Close, Frinton, Walton, Kirby Cross		Yes			Yes	Yes		Yes	This site allocation is located within the Zone of Influence of the Essex Coast RAMS, where new residential development is predicted to result in recreational disturbance upon coastal Habitats sites. No other impact pathways have been identified by the proposals.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
SAH2 - Land north of Thorpe Road, Kirby Cross, Frinton, Walton, Kirby Cross		Yes	Yes	Yes	Yes	Yes		Yes	This site allocation is located within the Zone of Influence of the Essex Coast RAMS, where new residential development is predicted to result in recreational disturbance upon coastal Habitats sites. No other impact pathways have been identified by the proposals. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
SAH3 - Land off Arthur Ransome Way, Walton, Frinton, Walton, Kirby Cross						Yes		Yes	This site allocation is located within the Zone of Influence of the Essex Coast RAMS, where new residential development is predicted to result in recreational disturbance upon coastal Habitats sites. The site allocation is located within 200m of Hamford Water SPA, Ramsar site and SAC. Therefore, the proposals could result in adverse impacts from impacts upon functionally linked land, disturbance during the construction and operation phase, recreational disturbance, water quality and air quality impacts.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA3 - Affinity Water, Mill Hill, Manningtree, Mistley and Lawford		Yes			Yes			Yes	This site allocation is located within the Zone of Influence of the Essex Coast RAMS, where new residential development is predicted to result in recreational disturbance upon coastal Habitats sites. The development is also within the Manningtree WRC, which has no headroom capacity for new development. As a result, the development may also result in water quality impacts. Therefore, an LSE is predicted on the listed Habitats sites.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this site allocation must be **screened in**.
MSA4 - Crisp Malting, School Lane, Mistley, Manningtree, Mistley and Lawford		Yes			Yes			Yes	This site allocation is located within the Zone of Influence of the Essex Coast RAMS, where new residential development is predicted to result in recreational disturbance upon coastal Habitats sites. The development is also located within 100m of the Stour and Orwell Estuaries SPA and Ramsar site. In addition, it is within Manningtree WRC which contains no headroom capacity. Therefore, there is considered potential impacts upon the Habitats sites from water quality, air quality and

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									disturbance during the construction and operation phases. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
SAMU7 - Saltings Quarter, Riverside Avenue, Manningtree, Mistley and Lawford		Yes			Yes			Yes	This site allocation is located within the Zone of Influence of the Essex Coast RAMS, where new residential development is predicted to result in recreational disturbance upon coastal Habitats sites. The allocation is also located within an employment area of Manningtree, which is located

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									immediately adjacent to the Stour and Orwell Estuaries SPA and Ramsar site. Furthermore, the development is within the Manningtree WRC catchment, which does not have the headroom capacity to deal with increased growth. Therefore, there is considered potential impacts upon the Habitats sites from water quality, air quality and disturbance during the construction and operation phases. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
MSA7 - Land south-west of Colchester Main Road, Alresford	Yes	Yes	Yes	Yes	Yes			Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. There is also a potential for impacts upon functionally linked land. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
SAH6 - Land east of Cockaynes Lane, Alresford	Yes	Yes	Yes	Yes	Yes			Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. There

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									is also a potential for impacts upon functionally linked land. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA10 - Land south of Weeley Road		Yes	Yes	Yes	Yes			Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
SAH7 - Land east of Admirals Green and north of Weeley Road		Yes	Yes	Yes	Yes			Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA21 - Land east of Heckfords Road		Yes	Yes	Yes	Yes			Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
SAH8 - Land east of Amerells Road, Little Clacton		Yes	Yes	Yes	Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
SAH9 - Land south of Clacton Road, St Osyth		Yes	Yes	Yes	Yes				The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									adverse impacts from recreational disturbance. The site could also result in impacts from adverse water quality, due its proximity to a Statutory Main River, which feeds into the Colne Estuary. In addition, there is capacity issues within the St Oysth WRC which must be addressed. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
SAH10 - Land south of Colchester Road		Yes	Yes	Yes	Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									recreational disturbance. There is also a potential for impacts upon functionally linked land within the on-site arable land. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
SAH11 - Land North of Lifehouse Spa & Hotel, Thorpe-le-Soken/Thorpe Station and Maltings		Yes	Yes	Yes	Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. There is also a potential for impacts upon functionally linked land within the on-site arable land.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
SAMU6 - Land South of Colchester Road, Weeley		Yes	Yes	Yes	Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. There is also a potential for impacts upon functionally linked land within the on-site arable land. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
MSA8 - Land adj Village Hall, Harwich Road, Beaumont		Yes	Yes		Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. No other impact pathways have been identified by the proposals. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA9 - Land south of Windmill Road and east of Straight Road, Bradfield		Yes			Yes			Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. The site is also within the

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Manningtree WRC, which contains no headroom capacity. As a result, impacts from water quality upon the Stour and Orwell Estuaries SPA and Ramsar site cannot be ruled out. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA11 - Land west of Parsons Hill, Great Bromley		Yes	Yes	Yes	Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. In addition, the development is within the Great Bromley WRC, which does not have sufficient

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									capacity to deal with increased housing. Great Bromley WRC feeds into Tennypenny Brook, which provides an impact pathway to the Colne Estuary SPA and Ramsar site and Essex Estuaries SAC. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA12 - Land south of Hall Road, Great Bromley		Yes	Yes	Yes	Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. In addition, the development is within the Great Bromley WRC,

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									which does not have sufficient capacity to deal with increased housing. Great Bromley WRC feeds into Tennypenny Brook, which provides an impact pathway to the Colne Estuary SPA and Ramsar site and Essex Estuaries SAC. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA13 - Land west of Main Road, Great Holland		Yes	Yes	Yes	Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. No

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									other impact pathways have been identified by the proposals. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA14 - Land east of Kirby Road, Great Holland		Yes	Yes	Yes	Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. No other impact pathways have been identified by the proposals. Therefore, an LSE is predicted on the listed Habitats sites.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this site allocation must be **screened in**.
MSA15 - Land north east of Wix Road, Great Oakley		Yes			Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. No other impact pathways have been identified by the proposals. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA16 - Land south of Orchard Close, Great Oakley		Yes			Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									adverse impacts from recreational disturbance. No other impact pathways have been identified by the proposals. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA17 - Land north of Walton Road, Kirby-le-Soken		Yes			Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. No other impact pathways have been identified by the proposals.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA18 - Land north of Kirby-le-Soken Evangelical Church, Kirby-le-Soken		Yes			Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. No other impact pathways have been identified by the proposals. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
MSA19 - Land west of Manningtree Road, Little Bentley		Yes			Yes			Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. No other impact pathways have been identified by the proposals. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA20 - Land south of Shop Road, Little Bromley		Yes			Yes			Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. No

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									other impact pathways have been identified by the proposals. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA22 - Haulage Depot, Heath Road, Tendring Village		Yes			Yes			Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. No other impact pathways have been identified by the proposals. Therefore, an LSE is predicted on the listed Habitats sites.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this site allocation must be **screened in**.
MSA23 - Land at Avocet Place, Thorrington		Yes	Yes	Yes	Yes				The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA24 - Land east of Bentley Road, Weeley Heath		Yes	Yes	Yes	Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. No

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									other impact pathways have been identified by the proposals. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA25 - Land south of Mill Lane, Weeley Heath		Yes	Yes	Yes	Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. No other impact pathways have been identified by the proposals. Therefore, an LSE is predicted on the listed Habitats sites.

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									Therefore, this site allocation must be **screened in**.
MSA26 - Land south of Colchester Road, Wix		Yes			Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. No other impact pathways have been identified by the proposals. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA27 - Abbey Bottom Farm, Wix		Yes			Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									adverse impacts from recreational disturbance. The site is also immediately adjacent to a Statutory Main River, which feeds into the Stour Estuary. Therefore, there is potential for impacts from adverse water quality upon the relevant Habitats sites. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.
MSA28 - Land North of Rectory Road, Wrabness		Yes			Yes	Yes		Yes	The allocation site is location within the Zone of Influence of the Essex Coast RAMS, so the proposals could result in adverse impacts from recreational disturbance. No

Proposed allocation sites	Abberton Reservoir SPA & Ramsar site	Blackwater Estuary SPA and Ramsar site	Colne Estuary SPA and Ramsar site	Denige SPA and Ramsar site	Essex Estuaries SAC	Hamford Water SPA, Ramsar site and SAC	Outer Thames Estuary SPA	Stour and Orwell Estuaries SPA and Ramsar site	Will Policy have Likely Significant Effect (LSE) on Habitats sites?
									other impact pathways have been identified by the proposals. Therefore, an LSE is predicted on the listed Habitats sites. Therefore, this site allocation must be **screened in**.

Appendix 3. Characteristics of Habitats sites within 20km

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
Abberton Reservoir Abberton Reservoir is a large storage reservoir built in a long shallow valley. It is the largest freshwater body in Essex and is one of the most important reservoirs in Britain for wildfowl. It is less than 8 km from the coast and its primary role is as a roost for the local estuarine wildfowl population.				
Abberton Reservoir SPA **EU Code:** UK9009141	718.31	• A005 *Podiceps cristatus*; Great crested grebe (Non-breeding) • A017 *Phalacrocorax carbo*; Great cormorant (Breeding) • A036 *Cygnus olor*; Mute swan (Non-breeding) • A050 *Anas penelope*; Eurasian wigeon (Non-breeding) • A051 *Anas strepera*; Gadwall (Non-breeding)	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: • The extent and distribution of the habitats of the qualifying features • The structure and function of the habitats of the qualifying features • The supporting processes on which the habitats of the qualifying features rely • The population of each of the qualifying features, and,	**1. Siltation** Silt entering the reservoir via Layer Brook is gradually accumulating in the western and central sections. This increases water turbidity and reduces light penetration, limiting the growth of the submerged aquatic plants on which the reservoir's fauna – including many of the waterbirds – largely depends. Siltation also reduces the water depth and increases the already high nutrient load. Now that concrete banks have been removed as part of the water-level raising scheme, siltation in the eastern section might also increase as a result of wave action until the earth banks have become vegetated. Essex and Suffolk

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		• A052 *Anas crecca*; Eurasian teal (Non-breeding) • A056 *Anas clypeata*; Northern shoveler (Non-breeding) • A059 *Aythya ferina*; Common pochard (Non-breeding) • A061 *Aythya fuligula*; Tufted duck (Non-breeding) • A067 *Bucephala clangula*; Common goldeneye (Non-breeding) • A125 *Fulica atra*; Common coot (Non-breeding) • Waterbird assemblage	• The distribution of the qualifying features within the site.	Water is monitoring water quality, aquatic vegetation and bird numbers and carrying out a programme of work to accelerate vegetation colonisation of the new earth banks. **2. Public Access/Disturbance** Human disturbance to feeding and resting waterbirds reduces their energy intake and increases energy expenditure. This can be critical if the birds are already stressed by severe weather or other factors. Disturbance at ground level is well controlled by Essex & Suffolk Water, though there is occasional trespassing. Disturbance from the air by low-flying civilian and military aircraft occurs several times each year and is more difficult to manage **3. Changes in species distributions** The reservoir's breeding colony of tree-nesting cormorants has declined from a peak of over 500 pairs in the

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				mid-1990s to about 160 pairs in 2010. Reasons for the decline are unknown. Possibilities include a reduction in suitable nest sites, predation (possibly linked to lower water levels in the central section), cormorant control measures at fisheries, or a decline in summer food supply within foraging distance of the colony **4. Bird strike** Mute swans, and possibly other species, have been killed as a result of colliding with overhead powerlines near the reservoir **5. Water Pollution** Water stored in the reservoir is high in nutrients (eutrophic) as it comes from intensively farmed catchment areas. As a result, algal blooms are regular in summer. In some years these may include toxic blue-green algae that can kill wildfowl, though no significant mortality has been recorded.

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				6. Air Pollution: risk of atmospheric nitrogen deposition The site is identified as at risk from air pollution as Nitrogen deposition levels exceed the site-relevant critical load for ecosystem protection. However the site's Nitrogen load is likely to be dominated by levels in the water entering the reservoir (mainly from the distant Ouse catchment) rather than direct deposition.
Abberton Reservoir Ramsar site **RIS Code:** UK11001	726.2	Ramsar criterion 5 Assemblages of international importance: Species with peak counts in winter: 23787 waterfowl (5 year peak mean 1998/99-2002/2003) Ramsar criterion 6 – species/populations occurring at levels of international importance.	Not applicable.	None present.

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		Qualifying Species/populations (as identified at designation): Species with peak counts in spring/autumn: • Gadwall, *Anas strepera strepera* • Northern shoveler, *Anas clypeata* Species with peak counts in winter: • Eurasian wigeon, *Anas Penelope*. Species/populations identified subsequent to designation for possible future consideration under criterion 6. Species with peak counts in spring/autumn: • Mute swan, *Cygnus olor*,		

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		• Common pochard, *Aythya ferina*		
Alde–Ore Estuary The site comprises the estuary complex of the rivers Alde, Butley and Ore, including Havergate Island and Orfordness. There are a variety of habitats including, intertidal mudflats, saltmarsh, vegetated shingle (including the second-largest and best-preserved area in Britain at Orfordness), saline lagoons and grazing marsh. The Orfordness/Shingle Street landform is unique within Britain in combining a shingle spit with a cuspate foreland. The site supports nationally-scarce plants, British Red Data Book invertebrates, and notable assemblages of breeding and wintering wetland birds.				
Ald-Ore Estuary SPA **EU Code:** UK9009112	2403.5	• A081 – *Circus aeruginosus* – Western Marsh Harrier • A183 – *Larus fuscus* – Lesser Black-backed Gull • A151 – *Philomachus pugnax* – Ruff • A132 – *Recurvirostra avosetta* – Pied Avocet • A195 – *Sterna albifrons* – Little Tern	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: • The extent and distribution of the habitats of the qualifying features • The structure and function of the habitats of the qualifying features • The supporting processes on which the habitats of the qualifying features rely	**7. Hydrological changes** Flood wall breaches in December 2013 (due to tidal surge) has lead to flooding of Hazelwood Marshes and Lantern Marshes south (both currently intertidal). This has lead to a loss of nesting habitat and saline lagoons **8. Public Access/Disturbance** Human disturbance to nesting birds on beaches, notably on Orfordness and Shingle Street, by people accessing the southern end of the ness by boat, plus walkers along beach from Aldeburgh, and

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		• A191 – *Sterna sandvicensis* – Sandwich Tern • A162 – *Tringa totanus* – Common Redshank	• The population of each of the qualifying features, and, • The distribution of the qualifying features within the site.	recreational beach users at Shingle Street. Human trampling affects vegetated shingle habitat. Military and private aircraft (paramotors, helicopters and planes) regularly fly low over the site leading to disturbance of SPA features, wintering and breeding birds. **9. Inappropriate coastal management** Maintaining coastal defences at Bawdsey and Slaughden is leading to increased shingle recharge requirements at Slaughden, and loss of shingle beach at southern end of SAC at Bawdsey. **10. Coastal squeeze** Seawalls afford little scope for natural adaption of the estuary to sea level rise through roll back of habitat. Saltmarsh is at risk of being squeezed in the future (although currently the estuary is perceived as in balance) and limited areas of natural habitat

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				transition within the site could be lost. The developing policy of the Alde and Ore Estuary Partnership should consider scope for natural adaption to sea level rise. **11. Inappropriate pest control** Fox predation/disturbance is a key issue for breeding birds on Orfordness, particularly Lesser black backed gulls. Foxes can cause gulls and other breeding birds to abandon nesting sites, and predate adult birds and chicks. **12. Changes in species distributions** There are negative population trends in bird species using the site. Breeding locations are moving within and away from the designated site, possibly due to habitat change on site, as a reaction to other species and due to draw of other adjacent hinterland habitat. This requires further investigation and possible mitigation.

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				13. Invasive species Spartina is encroaching on estuarine muds. With Spartina at the front, and reed encroaching at the back, saltmarsh could be squeezed out. **14. Air Pollution: impact of atmospheric nitrogen deposition** Air pollution impacts on vegetation diversity. Aerial deposits of nitrogen may exceed the site relevant critical load (20 – 30 kg N ha-1 yr-1) above which the diversity of saltmarsh vegetation begins to be altered (possibly to reed) and adversely impacted. Many land use practices contribute to this problem locally including land spreading, outdoor pigs, high nutrient inputs on fields **15. Fisheries: Commercial marine and estuarine** There are many different fishing pressures close to shore that may include bycatch of juvenile fish and

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				disturbance of fish nursery areas that could potentially have an impact on Little tern Sterna Albifrons by reducing suitable feeding areas.
Alde-Ore Estuary Ramsar **RIS Code:** UK11002	2546.99	Ramsar criterion 6 – species/populations occurring at levels of international importance. Qualifying Species/populations (as identified at designation): Species regularly supported during the breeding season: • Lesser black-backed gull, *Larus fuscus graellsii* Species with peak counts in winter: • Pied avocet, *Recurvirostra avosetta.* • Common redshank, *Tringa totanus totanus*	Not applicable.	**1. Erosion** English Nature provides advice to the Environment Agency and coastal local authorities in relation to flood and coastal protection management. This will inform the development of the Suffolk Estuaries strategies and the second generation shoreline management plan. A Management Scheme is required, taking into account the effects of erosion. A Coastal Habitat Management Plan will be produced for this site.

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
Alde, Ore and Butley Estuaries SAC **EU Code:** UK0030076	1632.63	• H1130. Estuaries • H1140. Mudflats and sandflats not covered by seawater at low tide; Intertidal mudflats and sandflats • H1330. Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; • The extent and distribution of qualifying natural habitats • The structure and function (including typical species) of qualifying natural habitats, and • The supporting processes on which qualifying natural habitats rely	Same as Alde-Ore Estuary SPA (See above)
Blackwater Estuary (Mid-Essex Coast Phase 4) The Blackwater Estuary is the largest estuary in Essex north of the Thames and, is one of the largest estuarine complexes in East Anglia. Its mudflats, fringed by saltmarsh on the upper shores, support internationally and nationally important numbers of overwintering waterfowl. Shingle and shell banks and offshore islands are also a feature of the tidal flats. The surrounding terrestrial habitats; the sea wall, ancient grazing marsh and its associated fleet and ditch systems, plus semi-improved grassland are also of high conservation interest. This rich mosaic of habitats supports an outstanding assemblage				

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
of nationally scarce plants and a nationally important assemblage of rare invertebrates. There are 16 British Red Data Book species and 94 notable and local species.				
Blackwater Estuary SPA UK9009245	4395.15	• A046a *Branta bernicla bernicla*; Dark-bellied brent goose (Non-breeding) • A059 *Aythya ferina*; Common pochard (Breeding) • A082 *Circus cyaneus*; Hen harrier (Non-breeding) • A137 *Charadrius hiaticula*; Ringed plover (Breeding) • A141 *Pluvialis squatarola*; Grey plover (Non-breeding) • A149 *Calidris alpina alpina*; Dunlin (Non-breeding)	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: • The extent and distribution of the habitats of the qualifying features • The structure and function of the habitats of the qualifying features • The supporting processes on which the habitats of the qualifying features rely • The population of each of the qualifying features, and, • The distribution of the qualifying features within the site.	Same as Essex Estuaries SAC (see below)

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		• A156 *Limosa limosa islandica*; Black-tailed godwit (Non-breeding) • A195 *Sterna albifrons*; Little tern (Breeding) • Waterbird assemblage		
Blackwater Estuary Ramsar site UK11007	4395.15	Ramsar criterion 1 Qualifies by virtue of the extent and diversity of saltmarsh habitat present. This site, and the four others in the Mid-Essex Coast complex, includes a total of 3,237 ha that represent 70% of the saltmarsh habitat in Essex and 7% of the total area of saltmarsh in Britain. Ramsar criterion 2 The invertebrate fauna is well represented and includes at least 16 British Red Data Book	Not applicable.	None present.

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		species. In descending order of rarity these are: Endangered: a water beetle *Paracymus aeneus*; Vulnerable: a damselfly *Lestes dryas*, the flies *Aedes flavescens*, *Erioptera bivittata*, *Hybomitra expollicata* and the spiders *Heliophanus auratus* and *Trichopterna cito*; Rare: the beetles *Baris scolopacea*, *Philonthus punctus*, *Graptodytes bilineatus* and *Malachius vulneratus*, the flies *Campsicemus magius* and *Myopites eximia*, the moths *Idaea ochrata* and *Malacosoma castrensis* and the spider *Euophrys*. Ramsar criterion 3 This site supports a full and representative sequences of saltmarsh plant communities covering the range of variation in Britain.		

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		Ramsar criterion 5 Assemblages of international importance; species with peak counts in winter; 105061 waterfowl (5 year peak mean 1998/99-2002/2003) Ramsar criterion 6 Species/populations occurring at levels of international importance: Species with peak counts in winter: • *Pluvialis squatarola*; Grey plover • *Calidris alpina alpina*; Dunlin • *Limosa limosa islandica;* Black-tailed godwit Species/populations identified subsequent to designation for		

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		possible future consideration under criterion 6. Species with peak counts in winter: • *Tadorna tadorna*; Common shelduck • *Pluvialis apricaria apricaria; European golden plover* • *Tringa totanus tetanus; Common redshank*		
Colne Estuary Colne Estuary is a comparatively short and branching estuary, with five tidal arms which flow into the main river channel. The estuary has a narrow intertidal zone predominantly composed of flats of fine silt with mudflat communities typical of south-eastern estuaries. The estuary is of European / international importance for wintering Brent Geese and Black-tailed Godwit and of national importance for breeding Little Terns and five other species of wintering waders and wildfowl. The variety of habitats which include mudflat, saltmarsh, grazing marsh, sand and shingle spits, disused gravel pits and reedbeds, support outstanding assemblages of invertebrates and plants				
Colne Estuary SPA	2,719.93	• Dark-bellied brent goose (*Branta bernicla*	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to	Same as Essex Estuaries SAC

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
EU Code: UK9009243		*bernicla*), Non-breeding • Hen harrier (*Circus cyaneus*), Non-breeding • Little tern (*Sternula albifrons*), Breeding • Pochard (*Aythya ferina*), Breeding • Redshank (*Tringa totanus*), Non-breeding • Ringed plover (*Charadrius hiaticula*), Breeding • Waterbird assemblage, Non-breeding	achieving the aims of the Wild Birds Directive, by maintaining or restoring: • The extent and distribution of the habitats of the qualifying features • The structure and function of the habitats of the qualifying features • The supporting processes on which the habitats of the qualifying features rely • The population of each of the qualifying features, and • The distribution of the qualifying features within the site	

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
Colne Estuary Ramsar site **RIS Code:** UK11015	2,719.93	**Ramsar criterion 1** The site is important due to the extent and diversity of saltmarsh present. This site, and the four other sites in the Mid-Essex Coast complex, includes a total of 3,237 ha, that represent 70% of the saltmarsh habitat in Essex and 7% of the total saltmarsh in Britain **Ramsar criterion 2** The site supports 12 species of nationally scarce plants and at least 38 British Red Data Book invertebrate species. **Ramsar criterion 5** Assemblages of international importance. species with peak counts in winter: 32041 waterfowl (5 year peak mean 1998/99-2002/2003)	Not applicable.	Not present.

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		Ramsar criterion 6 Species/populations occurring at levels of international importance: Species with peak counts in winter: • *Branta bernicla bernicla*; Dark-bellied Brent Goose - 3165 individuals, representing an average of 1.4% of the population (5 year peak mean 1998/9-2002/3) • *Tringa totanus tetanus*; Common redshank - 1624 individuals, representing an average of 1.3% of the GB population (5 year peak mean 1998/9-2002/3)		

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		Species/populations identified subsequent to designation for possible future consideration under criterion 6. Species with peak counts in winter: • *Limosa limosa islandica*; Black-tailed godwit - 402 individuals, representing an average of 1.1% of the population (5 year peak mean 1998/9-2002/3)		
Crouch & Roach Estuaries The Rivers Crouch and Roach are situated in South Essex. The River Crouch occupies a shallow valley between two ridges of London Clay, whilst the River Roach is set predominantly between areas of brick earth and loams with patches of sand and gravel. The intertidal zone along the Rivers Crouch and Roach is 'squeezed' between the sea walls of both banks and the river channel. This leaves a relatively narrow strip of tidal mud unlike other estuaries in the county, which, nonetheless, is used by significant numbers of birds. One species is present in internationally important numbers, and three other species of wader and wildfowl occur in nationally important numbers. Additional interest is provided by the aquatic and terrestrial invertebrates and by an outstanding assemblage of nationally scarce plants				

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
Crouch & Roach Estuaries SPA **EU Code:** UK9009244	1735.58	• Dark-bellied brent goose; Branta bernicla bernicla (Non-breeding) • Waterbird assemblage	The objectives are to ensure that, subject to natural change, the integrity of the site is maintained or restored as appropriate, and that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: • the extent and distribution of the habitats of the qualifying features • the structure and function of the habitats of the qualifying features • the supporting processes on which the habitats of the qualifying features rely • the populations of qualifying features • the distribution of qualifying features within the site	Same as Essex Estuaries SAC (see below)
Crouch & Roach Estuaries Ramsar site **RIS Code:**	1735.58	Ramsar criterion 2 Supports an appreciable assemblage of rare, vulnerable or endangered species or subspecies of plant	Not applicable.	Not present.

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
UK11058		and animal including 13 nationally scarce plant species: • Slender Hare's Ear *Bupleurum tenuissimum* • Divided Sedge *Carex divisa* • Sea Barley *Hordeum marinum* • Golden-Samphire *Inula crithmoides*, • Lax Flowered Sea-*Lavender Limonium humile* • Curved Hard-Grass *Parapholis incurva* • Borrer's Saltmarsh grass *Puccinellia fasciculata*		

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		• Stiff Saltmarsh Grass *Puccinellia rupestris* • Spiral Tasselweed *Ruppia cirrhosa* • One-Flowered Glasswort *Salicornia pusilla* • Small Cord-Grass *Spartina maritima* • Shrubby Seablite *Suaeda vera* • Sea Clover *Trifolium squamosum* Several important invertebrate species are also present on the site, including • Scarce Emerald Damselfly *Lestes dryas*, • Shorefly *Parydroptera discomyzina*,		

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		• Rare Soldier Fly *Stratiomys singularior*, • Large Horsefly *Hybomitra expollicata*, • Beetles *Graptodytes bilineatus* and *Malachius vulneratus*, • Ground Lackey Moths *Malacosoma castrensis* and *Eucosoma catoprana*. Ramsar criterion 5 Assemblages of international importance; species with peak counts in winter; 16970 waterfowl (5 year peak mean 1998/99-2002/2003) Ramsar criterion 6		

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		Species/populations occurring at levels of international importance: Species with peak counts in winter: • Dark-*bellied* brent goose; *Branta bernicla bernicla*		
The Deben Estuary The Deben Estuary lies within Suffolk Coastal District at the southern border of Suffolk. The estuaries include extensive mud-flats, low cliffs, saltmarsh and small areas of vegetated shingle on the lower reaches. The mud-flats hold Enteromorpha, Zostera and Salicornia spp. In summer, the site supports important numbers of breeding Avocet while in winter they hold major concentrations of waterbirds, especially geese, ducks and waders. The geese also feed, and waders roost, in surrounding areas of agricultural land outside the SPA.				
Deben Estuary SPA **EU Code:** UK9009261	978.93	• A046a Dark-bellied brent goose *Branta bernicla bernicla* (Non-breeding); • A132 Pied avocet , *Recurvirostra avosetta* (breeding)	The objectives are to ensure that, subject to natural change, the integrity of the site is maintained or restored as appropriate, and that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: • the extent and distribution of the habitats of the qualifying features	**1. Coastal squeeze** The Deben Estuary coastline is undergoing widespread decline in the quality of saltmarsh, and an increase in lower marsh habitats at the expense of mid and upper marsh vegetation communities. This is likely due to impacts from climate change, such as rising sea level. Unless changes are

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
			• the structure and function of the habitats of the qualifying features • the supporting processes on which the habitats of the qualifying features rely • the populations of qualifying features • the distribution of qualifying features within the site	made to the management of the coastline, Habitats supporting qualifying SPA birds will be lost or degraded through coastal squeeze, sedimentation and reduced exposure. **2. Public access/disturbance** The Deben Estuary is subject to land and water-based activities, including boating and water sports; walking; wildfowling; and low flying aircrafts. These activities are likely to impact Habitats supporting breeding and overwintering water birds. A better understanding of which species and Habitats are most susceptible; which types of activity are most disturbing; and which locations and times of year are most sensitive is required to ensure the Estuaries are appropriately managed **3. Changes in species distribution** *Spartina anglica* is encroaching onto estuarine muds. This may reduce bird

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				roosting and feeding areas of saltmarsh and mudflat. **4. Air Pollution: Impacts of atmospheric nitrogen deposition** Modelled aerial deposits of nitrogen within Deben Estuary exceed the threshold limit above which the diversity of saltmarsh vegetation begins to be altered (possibly to reed) and adversely impacted. This is likely being caused by in combination impacts from land spreading and land use practices with high nutrient inputs e.g. outdoor pig farms. **5. Water Pollution** Inappropriate water quality may impact on the supporting habitats of SPA birds. Eutrophication may be having an influence on reed growth and saltmarsh composition. Increased flood events could lead to habitat change/loss of diversity. Nutrient run off from farming operations could

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				exacerbate the issue. Further monitoring and management of key issues are required. **6. Fisheries: Commercial marine estuarine** In combination impacts from fisheries in European Marine Sites need to be monitored and appropriately managed to avoid potential threats to site condition.
Deben Estuary Ramsar site **RIS Code:** UK11017	978.93	Qualifying Species/populations (as identified at designation) Ramsar criterion 2 Supports a population of the mollusc *Vertigo angustior* (Habitats Directive Annex II (S1014); British Red Data Book Endangered). Martlesham Creek is one of only about fourteen sites in	Not applicable.	**1. Erosion** English Nature provides advice to the Environment Agency and coastal local authorities in relation to flood and coastal protection management. This will inform the development of the Suffolk Estuaries strategies and the second generation shoreline management plan.

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		Britain where this species survives Species with peak counts in winter: • Dark-bellied brent goose, *Branta bernicla bernicla*, Species currently occurring at levels of national importance: Species with peak counts in spring/autumn: • Black-tailed godwit , *Limosa limosa islandica.* • Bean goose, *Anser fabalis fabalis*. • Common shelduck, *Tadorna tadorna.* • Pied avocet, *Recurvirostra avosetta* • Spotted redshank, *Tringa erythropus*,		

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		• Common redshank , *Tringa totanus totanus*, Species Information Nationally important species occurring on the site. Invertebrates: • Vertigo *angustior* (Nationally Scarce) & *Vertigo pusilla* (Nationally Scarce)		
Dengie Dengie is a large and remote area of tidal mudflat and saltmarsh at the eastern end of the Dengie peninsula, between the Blackwater and Crouch Estuaries. The saltmarsh is the largest continuous example of its type in Essex. Foreshore, saltmarsh and beaches support an outstanding assemblage of rare coastal flora. It hosts internationally and nationally important wintering populations of wildfowl and waders, and in summer supports a range of breeding coastal birds including rarities. The formation of cockleshell spits and beaches is of geomorphological interest				
Dengie SPA (Mid-Essex Coast Phase 1)	3127.23	• *Branta bernicla bernicla*; Dark-bellied brent goose (Non-breeding)	The objectives are to ensure that, subject to natural change, the integrity of the site is maintained or restored as appropriate, and that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:	Same as Essex Estuaries SAC

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
EU Code: UK9009242		• *Pluvialis squatarola;* Grey plover (Non-breeding) • *Circus cyaneus* Hen harrier (Non-breeding) • *Calidris canutus;* Knot (Non-breeding) • Waterbird assemblage (Non-breeding)	• the extent and distribution of the habitats of the qualifying features • the structure and function of the habitats of the qualifying features • the supporting processes on which the habitats of the qualifying features rely • the populations of qualifying features • the distribution of qualifying features within the site	
Dengie Ramsar Site (Mid-Essex Coast Phase 1) **RIS Code:** UK11018	3127.23	Ramsar criterion 1 Qualifies by virtue of the extent and diversity of saltmarsh habitat present. Dengie, and the four other sites in the Mid-Essex Coast Ramsar site complex, includes a total of 3,237 ha, that represent 70% of the saltmarsh habitat in Essex and	Not applicable.	None available.

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		7% of the total area of saltmarsh in Britain. <u>Ramsar criterion 2</u> Dengie supports a number of rare plant and animal species. The Dengie has 11 species of nationally scarce plants: sea kale *Crambe maritima*, sea barley *Hordeum marinum*, golden samphire *Inula crithmoides*, lax flowered sea lavender *Limonium humile*, the glassworts *Sarcocornia perennis* and *Salicornia pusilla*, small cord-grass *Spartina maritima*, shrubby sea-blite *Suaeda vera*, and the eelgrasses *Zostera angustifolia*, *Z. marina* and *Z. noltei*. The invertebrate fauna includes the following Red Data Book species: a weevil *Baris scolopacea*, a horsefly *Atylotus latistriatus* and a		

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		jumping spider *Euophrys browningi*. Ramsar criterion 3 This site supports a full and representative sequences of saltmarsh plant communities covering the range of variation in Britain. Ramsar criterion 5 Assemblages of international importance; species with peak counts in winter; 43828 waterfowl (5 year peak mean 1998/99-2002/2003) Ramsar criterion 6 Species/populations occurring at levels of international importance: Species with peak counts in winter:		

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		• *Tringa totanus tetanus; Common redshank* Species/populations identified subsequent to designation for possible future consideration under criterion 6. Species with peak counts in winter: • *Branta bernicla bernicla*; Dark-bellied brent goose • *Haematopus ostralegus ostralegus*; Eurasian oystercatcher • *Pluvialis squatarola;* Grey plover • *Limosa lapponica lapponica*; Bar-tailed godwit		

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		• *Calidris canutus*; Red knot		
Essex Estuaries The Mid-Essex Coast comprises an extensive complex of estuaries and intertidal sand and silt flats, including several islands, shingle and shell beaches and extensive areas of saltmarsh. The proposed SPA follows the boundaries of five SSSIs: the Colne Estuary, the Blackwater Estuary, Dengie, the River Crouch Marshes and Foulness.				
Essex Estuaries SAC UK0013690	46109.95	• H1110 Sandbanks which are slightly covered by sea water all the time; Subtidal sandbanks • H1130 Estuaries • H1140 Mudflats and sandflats not covered by seawater at low tide; Intertidal mudflats and sandflats. • H1310 Salicornia and other annuals colonizing mud and sand; Glasswort and	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring: • The extent and distribution of qualifying natural habitats • The structure and function (including typical species) of qualifying natural habitats, and • The supporting processes on which qualifying natural habitats rely	**1. Coastal Squeeze:** Coastal defences along much of the Essex coastline prevent intertidal habitats from shifting landward in response to rising sea levels. As a result, these habitats are being gradually degraded and reduced in extent, with knock-on effects on the waterbirds and other species they support. 'managed realignment' schemes and additional intervention measures to create new areas of intertidal habitat and reduce erosion rates are being implemented but more will be needed to offset future losses. Grazing marshes in the SIP area are

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		other annuals colonising mud and sand • H1320 Spartina swards (*Spartinion maritimae*); Cord-grass swards • H1330 Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) • H1420 Mediterranean and thermo-Atlantic halophilous scrubs (*Sarcocornetea fruticosi*)		important for waterbirds and are also threatened by sea level rise because most are near or below mean high tide level, currently protected behind seawalls. **2. Public Access/Disturbance:** Breeding and overwintering waterbirds are susceptible to human disturbance from a range of land- and water-based activities - including boating and watersports, walking, bait-digging, fishing and wildfowling - as well as low-flying aircraft. Some activities, such as powerboating, may produce physical disturbance to habitats. Moderate levels of disturbance in less sensitive locations may have no significant effect on the numbers of birds using the SIP area but the types, levels and locations of potentially disturbing activities are constantly changing. Managing the changes to minimise the risk of disturbance impacts will require a

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				better understanding of which species and habitats are most susceptible, which types of activity are most disturbing, and which locations and times of year are most sensitive. **3. Fisheries: Commercial marine and estuarine** Commercial fishing activities categorised as Amber or Green under Defra's revised approach to commercial fisheries in EMSs are being assessed by Kent and Essex Inshore Fisheries and Conservation Authority (KEIFCA) to determine whether management is required. For activities categorised as Amber and Green these assessments should take account of any relevant in-combination effects with other fishing activities. Shellfish dredging over subtidal habitats has been identified as an Amber activity and is considered a high priority for assessment and

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				development of possible management for the site. **4. Planning Permission: general** Several of the issues affecting the Essex Estuaries and the management of disturbance effects on the sites are related to each other, and addressing them is likely to require an improved overview of the relative sensitivities of different habitats, species and locations to different types of development (perhaps summarised as sensitivity maps and matrices for the SIP area). Difficult issues include: (a) Assessing the cumulative effects of numerous, small and often 'non-standard' developments (b) Development outside the SPA/SAC boundaries can have negative impacts, particularly on the estuaries' birds (c) Assessing the indirect, 'knock-on' effects of proposals (d) Pressure to relax planning conditions on existing developments.

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				5. Changes in species distributions Declines in the numbers of some of the waterbird species using the Essex Estuaries SIP area may be due to changes in their distributions or population levels at a national or continental scale, possibly linked to climate change. For example, milder winters may be allowing birds to overwinter closer to their northern breeding grounds, or changes on the breeding grounds may be reducing breeding success. When assessing SPA condition, distinguishing these types of large-scale effect from effects produced by changes within the site itself is important. 6. **Invasive Species**: An increase in Pacific oyster Crassostrea gigas settlement and colonisation within the European Marine Site (EMS) may result in areas of foreshore being covered in such numbers as to make them difficult to

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				access and utilise as feeding grounds for overwintering birds. The importance of Pacific oysters for the local shellfish industry is recognised, however Natural England would not like to see an overall increase in the extent of foreshore across the EMS populated by Pacific oysters. Other non-native invasive species such as the American whelk tingle Urosalpinx cinerea and Slipper limpet Crepidula fornicata are known to occupy subtidal muddy habitats, potentially impacting native communities through competition for resources and predation. **7. Fisheries: Recreational marine and estuarine** Recreational bait digging may impact waterbirds by reducing prey availability and creating disturbance in intertidal feeding areas. It could also damage the intertidal mudflats and sandflats and associated sub-features

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				and communities, such as eelgrass beds. The extent of the activity and potential impacts on site features are not currently well understood. **8. Fisheries: Recreational marine and estuarine** Bottom towed fishing gear (i.e. any fishing instrument designed to take sea fisheries resources from the seabed) has been categorised as a 'Red' for the interest features listed, specifically the seagrass beds Zostera spp, a sub-feature of the SAC, as part of Defra's revised approach to commercial fisheries management in European Marine Sites (EMS). Appropriate management measures will be implemented and enforced by Kent and Essex Inshore Fisheries and Conservation Authority (IFCA) who have put in place the 'Bottom Towed Fishing Gear Byelaw' within the SAC to prohibit the above fishing gear

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				being used over the majority of known seagrass beds.
Foulness Foulness is part of an open coast estuarine system comprising grazing marsh, saltmarsh, intertidal mudflats and sandflats which support nationally rare and nationally scarce plants, and nationally and internationally important populations of breeding, migratory and wintering waterfowl				
Foulness SPA **EU Code:** UK9009246	10968.9	• Hen harrier; *Circus cyaneus* (Non-breeding) • Dark-bellied brent goose; *Branta bernicla* bernicla(Non-breeding) • Eurasian oystercatcher; *Haematopus ostralegus ostralegus* (Non-breeding) • Grey plover; *Pluvialis squatarol* (Non-breeding) • Bar-tailed godwit; *Limosa lapponica lapponica* (Non-breeding) • Red knot; *Calidris canutus* (Non-breeding)	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: • The extent and distribution of the habitats of the qualifying features • The structure and function of the habitats of the qualifying features • The supporting processes on which the habitats of the qualifying features rely • The population of each of the qualifying features, and,	Same as Essex Estuaries SAC (see above)

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		• Pied avocet; *Recurvirostra avosetta* (Breeding) • Ringed plover; *Charadrius hiaticula*; (Breeding) • Common redshank; *Tringa totanus* (Non-breeding) • Sandwich tern; *Sterna sandvicensis* (Breeding) • Common tern; *Sterna hirundo* (Breeding) • Little tern; *Sterna albifrons* (Breeding) • Waterbird assemblage	• The distribution of the qualifying features within the site	
Foulness Ramsar site RIS Code: UK11026	10968.9	Ramsar criterion 2 The site supports a number of nationally-rare and nationally-scarce plant species, and British Red Data Book invertebrates. Ramsar criterion 3	Not applicable.	None present.

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		The site contains extensive saltmarsh habitat, with areas supporting full and representative sequences of saltmarsh plant communities covering the range of variation in Britain. Ramsar criterion 5 Assemblages of international importance; species with peak counts in winter; 82148 waterfowl (5 year peak mean 1998/99-2002/2003) Ramsar criterion 6 Species/populations occurring at levels of international importance: Species with peak counts in spring/autumn: • Dark-bellied brent goose; *Branta bernicla bernicla*		

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		• Grey plover; *Pluvialis squatarola* • Red knot; *Calidris canutus* Species with peak counts in winter: • Bar-tailed godwit; *Limosa lapponica lapponica*		
Hamford Water Hamford Water is a large, shallow estuarine basin comprising tidal creeks and islands, intertidal mud and sand flats, and saltmarsh supporting rare plants and invertebrates, as well as internationally important species/populations of migratory waterfowl.				
Hamford Water SPA EU Code: UK9009131A	3,532.56	• *A046a Branta bernicla bernicla; Dark-bellied brent goose (Non-breeding)* • *A048 Tadorna tadorna; Common shelduck (Non-breeding)* • *A052 Anas crecca; Eurasian teal (Non-breeding)*	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: • The extent and distribution of the habitats of the qualifying features • The structure and function of the habitats of the qualifying features	**1. Coastal squeeze** Areas of intertidal saltmarsh, mudflats, sand and shingle used by overwintering and breeding birds for feeding, roosting and/or nesting are under threat from coastal squeeze. The consequences of climate change, including sea level rise and an increased frequency in coastal storms and tidal surges, are likely to be contributing factors in coastal

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		• *A132 Recurvirostra avosetta; Pied avocet (Non-breeding)* • *A137 Charadrius hiaticula; Ringed plover (Non-breeding)* • *A141 Pluvialis squatarola; Grey plover (Non-breeding)* • *A156 Limosa limosa islandica; Black-tailed godwit (Non-breeding)* • *A162 Tringa totanus; Common redshank (Non-breeding)* • *A195 Sternula albifrons; Little tern (Breeding)*	• The supporting processes on which the habitats of the qualifying features rely • The population of each of the qualifying features, and, • The distribution of the qualifying features within the site	squeeze. Tectonic subsidence along the east coast of England and hard sea defences are also likely to exacerbate the issue. **2. Changes in species distributions** The decline in numbers of some species of bird in Hamford Water may be related to international changes in distribution and/or population levels related to climate change. This includes climatic variables and habitat quality issues at breeding grounds outside of the UK. **3. Public Access/Disturbance** There is some unauthorised public access on foot, from boats and by quad bike/motorbike to sensitive localised areas in Hamford Water. **4. Air Pollution: risk of atmospheric nitrogen deposition** Nitrogen deposition exceeds the site-relevant critical load for ecosystem

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				protection and hence there is a risk of harmful effects, but the sensitive features are currently considered to be in favourable condition on the site. This requires further investigation. **5. Fisheries: Commercial marine and estuarine** Commercial fishing activities categorised as 'amber or green' under Defra's revised approach to commercial fisheries in European Marine Sites require assessment and (where appropriate) management. This assessment will be undertaken by Kent and Essex Inshore Fisheries Conservation Authority (IFCA). For activities categorised as 'green', these assessments should take account of any in-combination effects of amber activities, and/or appropriate plans or projects, in the site.
Hamford Water Ramsar site	2187.21	Ramsar criterion 6 – species/populations occurring	Not applicable.	**1. Erosion**

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
RIS Code: UK11028		at levels of international importance. Qualifying Species/populations (as identified at designation): Species with peak counts in spring/autumn: • Ringed plover, *Charadrius hiaticula* • Common redshank , *Tringa totanus totanus* Species with peak counts in winter: • Dark-bellied brent goose, *Branta bernicla* • Black-tailed godwit, *Limosa limosa islandica*, Iceland/W Europe Species/populations identified subsequent to designation for possible future consideration under criterion 6.		There is a programme of recharge of dredged material from off-site that has alleviated some of the habitat loss on site. The Essex Coast and Estuaries Coastal Habitat Management Plan (CHaMP) (Anon. 2002) covers the site and it is expected to inform the shoreline management plan as well as local plan policies. The possibility of managed realignment schemes to address erosion impacts may be considered

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		Species with peak counts in winter: • Grey plover, *Pluvialis squatarola*		
Hamford Water SAC **EU Code:** UK0030377	50.34	• S4035. *Gortyna borelii lunata*; Fisher's estuarine moth	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: • The extent and distribution of the habitats of the qualifying features • The structure and function of the habitats of the qualifying features • The supporting processes on which the habitats of the qualifying features rely • The population of each of the qualifying features, and,	Same as Hamford Water SPA (See above)

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
			• The distribution of the qualifying features within the site	
Orfordness - Shingle Street Orfordness is an extensive shingle structure consisting of a foreland, a 15 km-long spit and a series of recurves running from north to south. It supports some of the largest and most natural sequences in the UK of shingle vegetation affected by salt spray. The southern end has a particularly fine series of undisturbed ridges, with zonation of communities determined by the ridge pattern. Pioneer communities with sea pea *Lathyrus japonicus* and false oat-grass *Arrhenatherum elatius* grassland occur. Locally these are nutrient-enriched by the presence of a gull colony; elsewhere they support rich lichen communities. Drift-line vegetation occurs on the sheltered, western side of the spit, at the transition from shingle to saltmarsh, as well as on the exposed eastern coast. The drift-line community is widespread and comprises sea beet *Beta vulgaris ssp. maritima* and orache *Atriplex spp*. The site also includes a series of percolation lagoons that have developed in the shingle bank adjacent to the shore at the mouth of the Ore estuary. The salinity of the lagoons is maintained by percolation through the shingle, although at high tides sea water can overtop the shingle bank. The fauna of these lagoons includes typical lagoon species, such as the cockle *Cerastoderma glaucum*, the ostracod *Cyprideis torosa* and the gastropods *Littorina saxatilis tenebrosa* and *Hydrobia ventrosa*. The nationally rare starlet sea anemone *Nematostella vectensis* is also found at the site. The adjacent estuarine and intertidal habitats are designated separately as the Alde, Ore and Butley Estuaries SAC.				
Orfordness - Shingle Street SAC **EU Code:** UK0014780	888	• *H1150. Coastal lagoons* • *H1210. Annual vegetation of drift lines* • *H1220.Perennial vegetation of stony banks;*	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;	Sames as Alde-Ore Estuaries (see above)

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		Coastal shingle vegetation outside the reach of waves	• The extent and distribution of qualifying natural habitats • The structure and function (including typical species) of qualifying natural habitats, and • The supporting processes on which qualifying natural habitats rely	
Outer Thames Estuary The Outer Thames Estuary SPA is located on the east coast of England between the counties of Norfolk (on the north side) and Kent (on the south side) and extends into the North Sea. The site comprises areas of shallow and deeper water, high tidal current streams and a range of mobile mud, sand, silt and gravely sediments extending into the marine environment, incorporating areas of sand banks often exposed at low tide. Intertidal mud and sand flats are found further towards the coast and within creeks and inlets inland down the Blyth estuary and the Crouch and Roach estuaries. The diversity of marine habitats and associated species is reflected in existing statutory protected area designations, some of which overlap or about the SPA.				
Outer Thames Estuary SPA **EU Code:** UK9020309	392451.66	• A001 *Gavia stellata*; Red-throated diver (Non-breeding) • A193 *Sterna hirundo*; Common tern (Breeding) • A195 *Sternula albifrons*; Little tern (Breeding)	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:	**1. Fisheries: Commercial marine and estuarine:** Commercial fishing activities categorised as 'amber or green' under Defra's revised approach to commercial fisheries in European Marine Sites (EMS) require

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
			• The extent and distribution of the habitats of the qualifying features • The structure and function of the habitats of the qualifying features • The supporting processes on which the habitats of the qualifying features rely • The population of each of the qualifying features, and, • The distribution of the qualifying features within the site	assessment and (where appropriate) management. This assessment will be undertaken by the Eastern IFCA and the Kent & Essex IFCA, and the Marine Management Organisation. For activities categorised as 'green', these assessments should take account of any in-combination effects of amber activities, and/or appropriate plans or projects, in the site. The gear types being assessed are towed demersal gear and dredges, and suction dredges for cockles as well as static/passive fishing gear methods such as set gillnets and drift netting represent potentially the most serious direct risk from fishing activity to the birds themselves. Disturbance and displacement effects may arise from boat movements associated with fishing activities. Removal of fish and larger molluscs can have a significant impact on the structure and functioning of benthic communities. Entanglement in static fishing nets is

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				an important cause of death for red-throated divers in the UK waters. Netting is widespread across the sandbanks but is seasonal and occurs primarily when the Red-throated diver population is not at its peak. The scale of by-catch within the site has been assessed by the Kent & Essex IFCA and was not found to be problematic and so can be deemed to be low-risk.
Sandlings The Sandlings SPA lies near the Suffolk Coast between the Deben Estuary and Leiston. In the 19th century, the area was dominated by heathland developed on glacial sandy soils. During the 20th century, large areas of heath were planted with blocks of commercial conifer forest and others were converted to arable agriculture. Lack of traditional management has resulted in the remnant areas of heath being subject to successional changes, with the consequent spread of bracken, shrubs and trees, although recent conservation management work is resulting in their restoration. The heaths support both acid grassland and heather-dominated plant communities, with dependant invertebrate and bird communities of conservation value. Woodlark *Lullula arborea* and Nightjar *Caprimulgus europaeus* have also adapted to breeding in the large conifer forest blocks, using areas that have recently been felled and recent plantation, as well as areas managed as open ground.				
<u>Sandlings SPA</u> **EU Code:** UK9020286	3,391.80	• A224 Caprimulgus europaeus; European nightjar (Breeding)	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to	**2. Changes in species distributions** Woodlark and Nightjar populations on the Suffolk coast have declined by

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		• A246 Lullula arborea; Woodlark (Breeding)	achieving the aims of the Wild Birds Directive, by maintaining or restoring: • The extent and distribution of the habitats of the qualifying features • The structure and function of the habitats of the qualifying features • The supporting processes on which the habitats of the qualifying features rely • The population of each of the qualifying features, and, • The distribution of the qualifying features within the site	65% and 66% respectively since notification in 2001. **3. Inappropriate scrub control** Scrub encroachment is reducing habitat suitability for Woodlark and Nightjar. Regular management is essential to maintain and restore the supporting heathland habitat to favourable condition. **4. Deer** A large deer population exerting grazing pressure on habitats will affect quality of nesting habitat. There is also potential for deer to trample nests **5. Air Pollution: impact of atmospheric nitrogen deposition** Nitrogen deposition exceeds site relevant critical loads **6. Public Access/Disturbance** The need to understand recreational pressure and implement appropriate

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				management is an ongoing issue. Recreational pressure could be increased by new housing developments in the area and by the potential displacement of visitors during the construction of Sizewell C.
Southern North Sea				
Southern North Sea SAC **EU Code:** UK0030395	3695100	• harbour porpoise (*Phocoena phocoena*)	To ensure that the integrity of the site is maintained and that it makes the best possible contribution to maintaining Favourable Conservation Status (FCS) for Harbour Porpoise in UK waters In the context of natural change, this will be achieved by ensuring that: 1. Harbour porpoise is a viable component of the site; 2. There is no significant disturbance of the species; and 3. The condition of supporting habitats and processes, and the availability of prey is maintained.	**1. Entanglement/Bycatch** **2. Contaminants** **3. Anthropogenic underwater sound** **4. Reduction in prey resource** **5. Collision with vessels or installations**

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
Staverton Park and The Thicks, Wantisden This site is representative of old oak *Quercus spp.* woods, and its ancient oaks have rich invertebrate and epiphytic lichen assemblages. Despite being in the most 'continental' part of southern Britain, the epiphytic lichen flora of this site includes rare and Atlantic species, such as *Haemotomma elatinum*, *Lecidea cinnabarina*, *Thelotrema lepadinum*, *Graphis elegans* and *Stenocybe septata*. Part of the site includes an area of old holly *Ilex aquifolium* trees that are probably the largest in Britain. The site has a very well-documented history and good conservation of woodland structure and function.				
Staverton Park and The Thicks SAC **EU Code:** UK0012741	84.28	• H9190. Old acidophilous oak woods with *Quercus robur* on sandy plains; Dry oak-dominated woodland	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; • The extent and distribution of qualifying natural habitats ¬ The structure and function (including typical species) of qualifying natural habitats, and • The supporting processes on which qualifying natural habitats rely	**1. Forestry and woodland management** Dense bracken in places prevents regeneration. **2. Disease** Acute Oak Dieback is found at the site, other tree disease may be present. **3. Public Access/Disturbance** The site is accessed illegally, leading to an increased risk of damage and fires on the site. **4. Deer** Deer browsing prevents regeneration in parts of the wood.

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				5. Hydrological changes A change in the water table could be leading to stress in the older trees. **6. Air Pollution: impact of atmospheric nitrogen deposition** Nitrogen deposition exceeds site relevant critical loads. The impact is unclear, but this could be a contributing factor to the observed thick bracken which prevents regeneration of the wood.
The Stour and Orwell estuaries These estuaries straddle the eastern part of the Essex/Suffolk border in eastern England. The estuaries include extensive mud-lats, low cliffs, saltmarsh and small areas of vegetated shingle on the lower reaches. The mud-lats hold Enteromorpha, Zostera and Salicornia spp. The site also includes an area of low-lying grazing marsh at Shotley Marshes on the south side of the Orwell. In summer, the site supports important numbers of breeding Avocet *Recurvirostra avosetta*, while in winter they hold major concentrations of water birds, especially geese, ducks and waders. The geese also feed, and waders roost, in surrounding areas of agricultural land outside the SPA. The site has close ecological links with the Hamford Water and Mid-Essex Coast SPAs, lying to the south on the same coast				
Stour and Orwell Estuaries SPA	3676.92	Qualifying Features potentially affected:	With regard to the individual species and/or assemblage of species for which	1. **Coastal squeeze**

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
EU Code: UK9009121		Annex I species: Over winter: Hen Harrier *Circus cyaneus* This site also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species: Over winter: • Black-tailed Godwit *Limosa limosa islandica* • Dunlin *Calidris alpina alpina* • Grey Plover *Pluvialis squatarola* • Pintail *Anas acuta* • Redshank *Tringa totanus* • Ringed Plover *Charadrius hiaticula* • Shelduck *Tadorna tadorna*	the site has been classified ("the Qualifying Features" listed below); Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive. Subject to natural change, to maintain or restore: The extent and distribution of the habitats of the qualifying features; The structure and function of the habitats of the qualifying features; The supporting processes on which the habitats of the qualifying features rely; The populations of the qualifying features; The distribution of the qualifying features within the site.	Coastal defences are present along most of the Orwell coastline to mitigate for impacts from climate change, such as rising sea level. Unless changes are made to the management of the coastline, Habitats supporting qualifying SPA birds will be lost or degraded through coastal squeeze, sedimentation and reduced exposure. 2. **Public access/disturbance** Stour and Orwell Estuaries is subject to land- and water-based activities, including boating and water sports; walking; bait-digging; fishing; wildfowling; and military overflight training. These activities are likely to impact habitats supporting breeding and overwintering water birds. A better understanding of which species and habitats are most susceptible; which types of activity are most disturbing; and which locations and times of year are most sensitive is

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		• Turnstone *Arenaria interpres* The area qualifies under Article 4.2 of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl including: • Cormorant *Phalacrocorax carbo* • Pintail *Anas acuta* • Ringed Plover *Charadrius hiaticula* • Grey Plover *Pluvialis squatarola* • Dunlin *Calidris alpina alpine* • Black-tailed Godwit *Limosa limosa islandica* • Redshank *Tringa totanus* • Shelduck *Tadorna tadorna* • Great Crested Grebe *Podiceps cristatus*		required to ensure the Estuaries are appropriately managed. 3. **Changes in species distribution** Declines in the number of bird species present at Orwell coastline have occurred. This is likely to be the result of changes in population and distribution on an international scale, due to climate change. 4. **Invasive species** An increase in Spartina anglica may be affecting the growth of Spartina maritima, a key habitat feature for qualifying bird roosting and feeding areas of saltmarsh and mudflat. 5. **Planning permission: General** The issue of development in combination with other factors is not fully understood. To ensure management is appropriate to the SPA a better understanding of the sensitivities relating to each habitat,

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		• Curlew *Numenius arquata* • Dark-bellied Brent Goose *Branta bernicla bernicla* • Wigeon *Mareca penelope* • Goldeneye *Bucephala clangula* • Oystercatcher *Haematopus ostralegus* • Lapwing *Vanellus vanellus* • Knot *Calidris canutus* • Turnstone *Arenaria interpres*		species and location to different types of development is required. Difficult issues highlighted by the SIP include; a) Assessing the cumulative effects of numerous, small and often 'non-standard' developments. b) Development outside the SPA boundary can have negative impacts, particularly on the estuaries' birds. c) Assessing the indirect, 'knock-on' effects of proposals. d) Pressure to relax planning conditions on existing developments. 6. **Air pollution: impact from atmospheric nitrogen deposition** Atmospheric nitrogen deposition exceeds the relevant critical loads for coastal dune Habitats used by breeding terns and hence there is a risk of harmful effects. 7. **Inappropriate coastal management** Due to the presence of existing hard sea defences, such as sea walls there

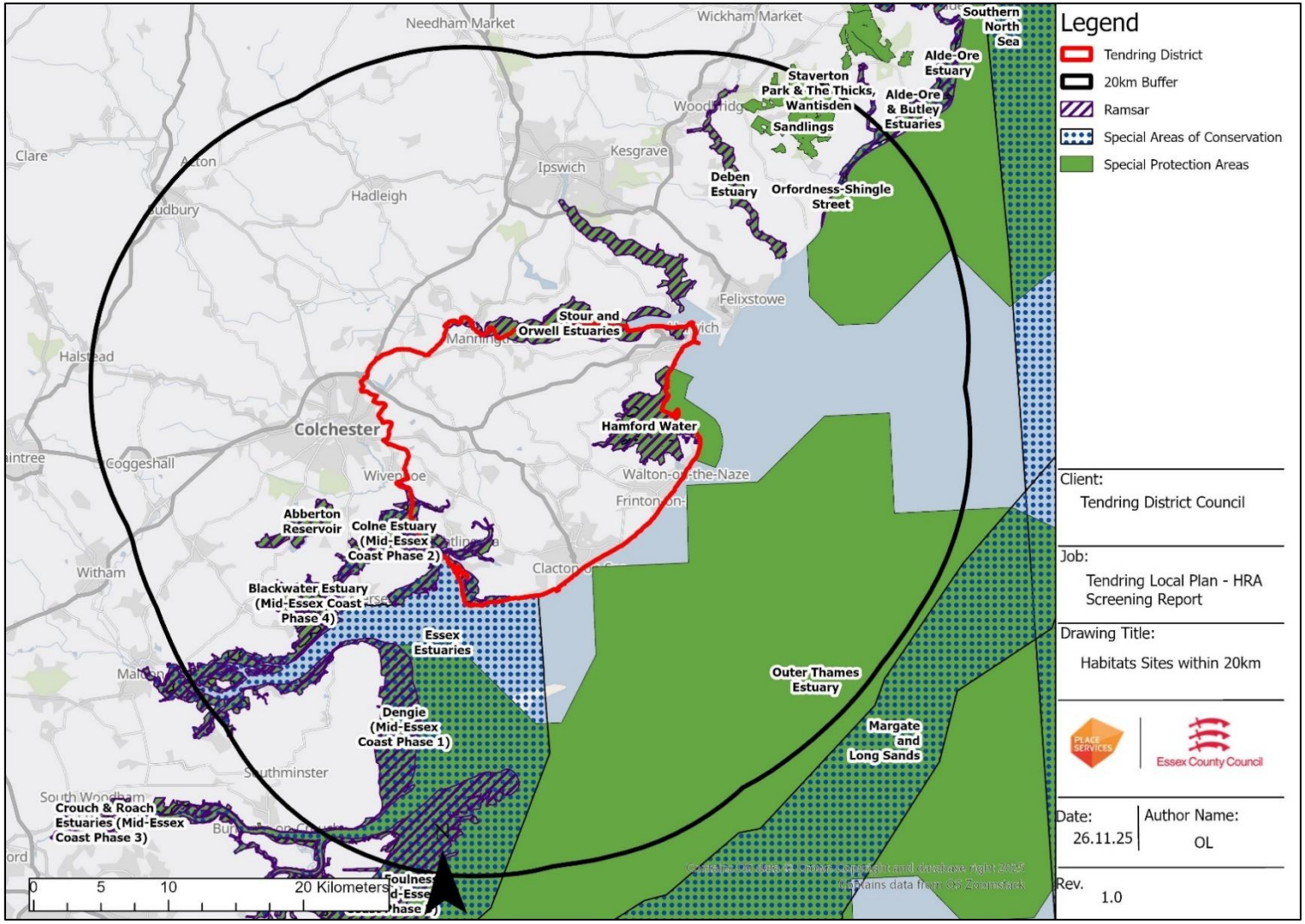
Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				is little scope for adaptation to rising sea levels. Any freshwater habitats behind failing seawalls are likely to be inundated by seawater, which would result in the loss of this habitat within the SPA. 8. **Fisheries: Commercial and estuarine** Commercial fishing activities can be very damaging to inshore marine habitats and the bird species dependent on the communities they support. Any 'amber or green' categorised commercial fishing activities in marine Habitats sites are assessed by Kent and Essex Inshore Fisheries Conservation Authority (IFCA). This assessment takes into account any in-combination effects of amber activities and/or appropriate plans or projects.

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
Stour and Orwell Estuaries Ramsar site **RIS Code**: UK11067	3676.92	Ramsar criterion 2 Contains seven nationally scarce plants: • Stiff Saltmarsh-grass *Puccinellia rupestris* • Small Cord-grass *Spartina maritime* • Perennial Glasswort *Sarcocornia perennis* • Lax-flowered Sea Lavender *Limonium humile* • *Eelgrasses Zostera angustifolia, Z. marina* and *Z. noltei.* Ramsar criterion 5 Assemblages of international importance; species with peak counts in winter; 63,017 waterfowl.	There are no Conservation Objectives set for Ramsar sites.	1. **Erosion** Natural coastal processes exacerbated by fixed sea defences, port development and maintenance dredging. Erosion is being tackled through sediment replacement for additional erosion that can be attributed to port development and maintenance dredging. A realignment site has been created on-site to make up for the loss of habitat due to capital dredging. General background erosion has not been tackled although a Flood Management Strategy for the site is being produced. The notes in the RIS for Ramsar sites of factors affecting site's ecological character are not considered as necessary for HRA screening purposes. The assessment under the provisions of the Habitats Regulations is strictly limited to the qualifying features which meet the Ramsar criteria. Where the qualifying features

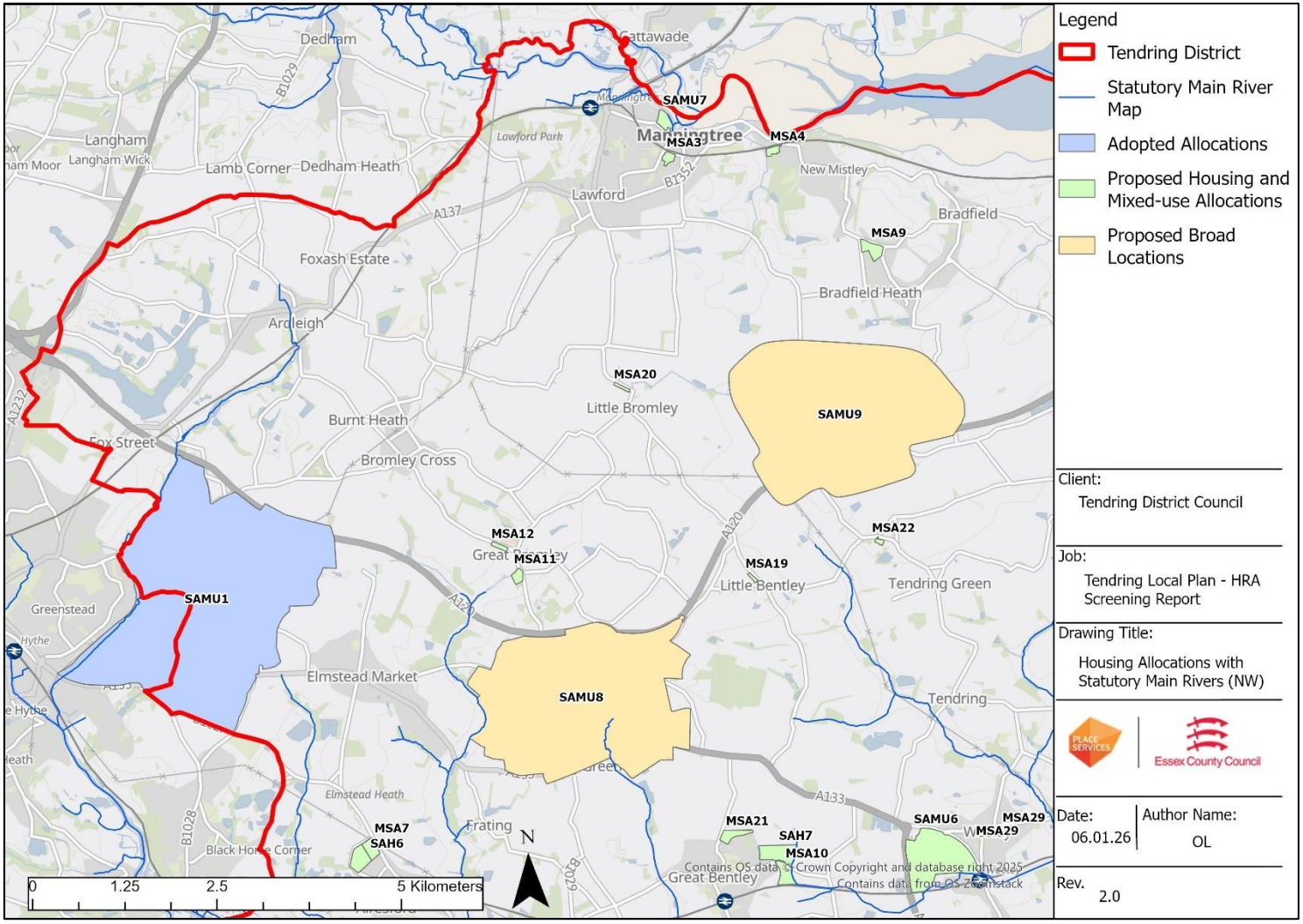
Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		Ramsar criterion 6 Species/ populations occurring at levels of international importance: Species with peak counts in spring/autumn: • Redshank, *Tringa totanus totanus* • Species with peak counts in winter: • Dark-bellied Brent Goose, *Branta bernicla bernicla* • Northern Pintail, *Anas acuta* • Grey Plover, *Pluvialis squatarola* • Red Knot, *Calidris canutus islandica* • Dunlin, *Calidris alpina alpina* • Black-tailed Godwit, *Limosa limosa islandica*		of a Ramsar site would or could be adversely affected by a plan or project, the tests at Appropriate Assessment would need to be based on Article 4 of the Ramsar Convention, which allows a Contracting Party (in this case the UK government) to delete or restrict the boundaries of sites only " in its urgent national interest".

Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		• Redshank , *Tringa totanus totanus*		

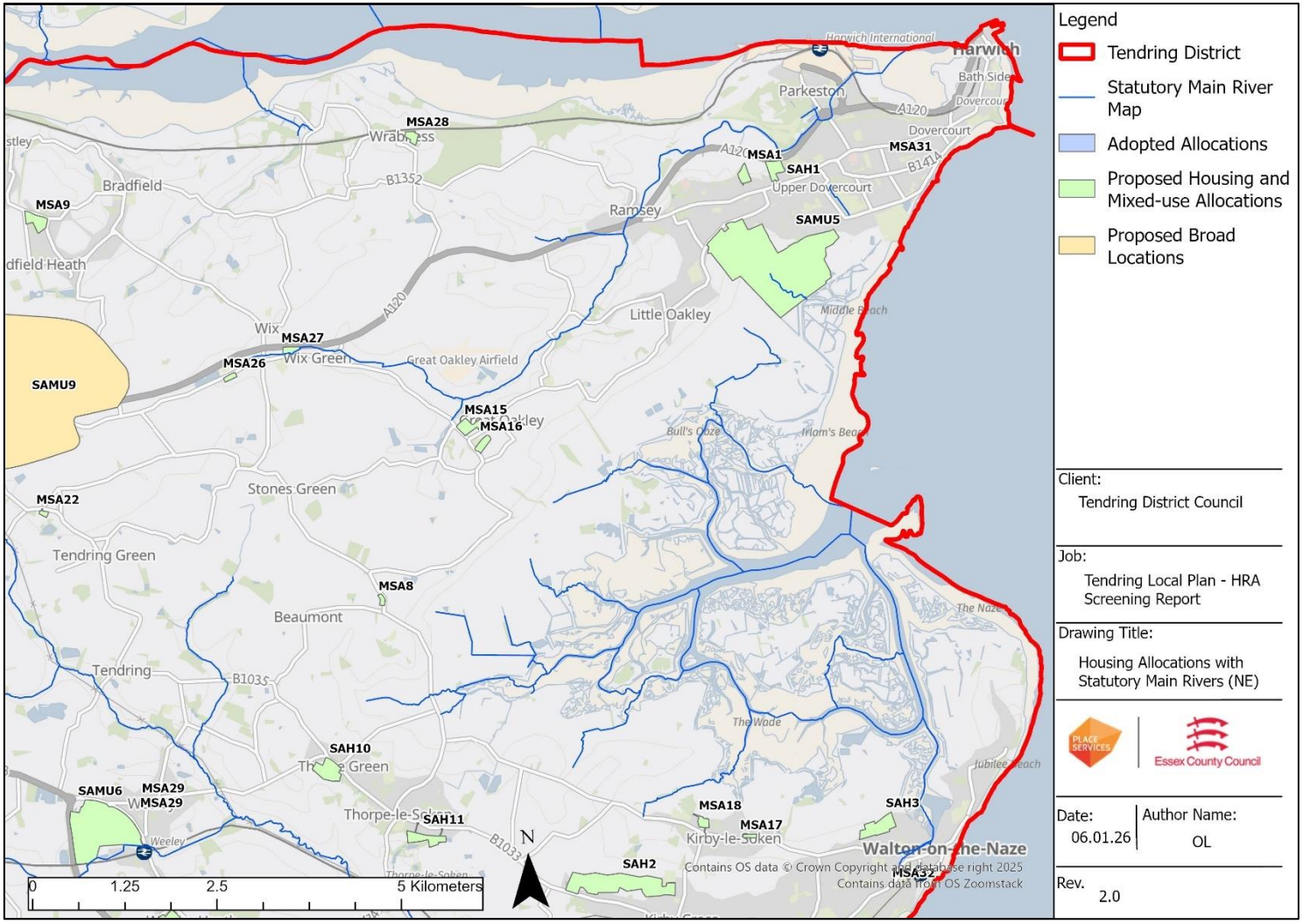
Appendix 4. Habitats sites within 20km of the District boundaries



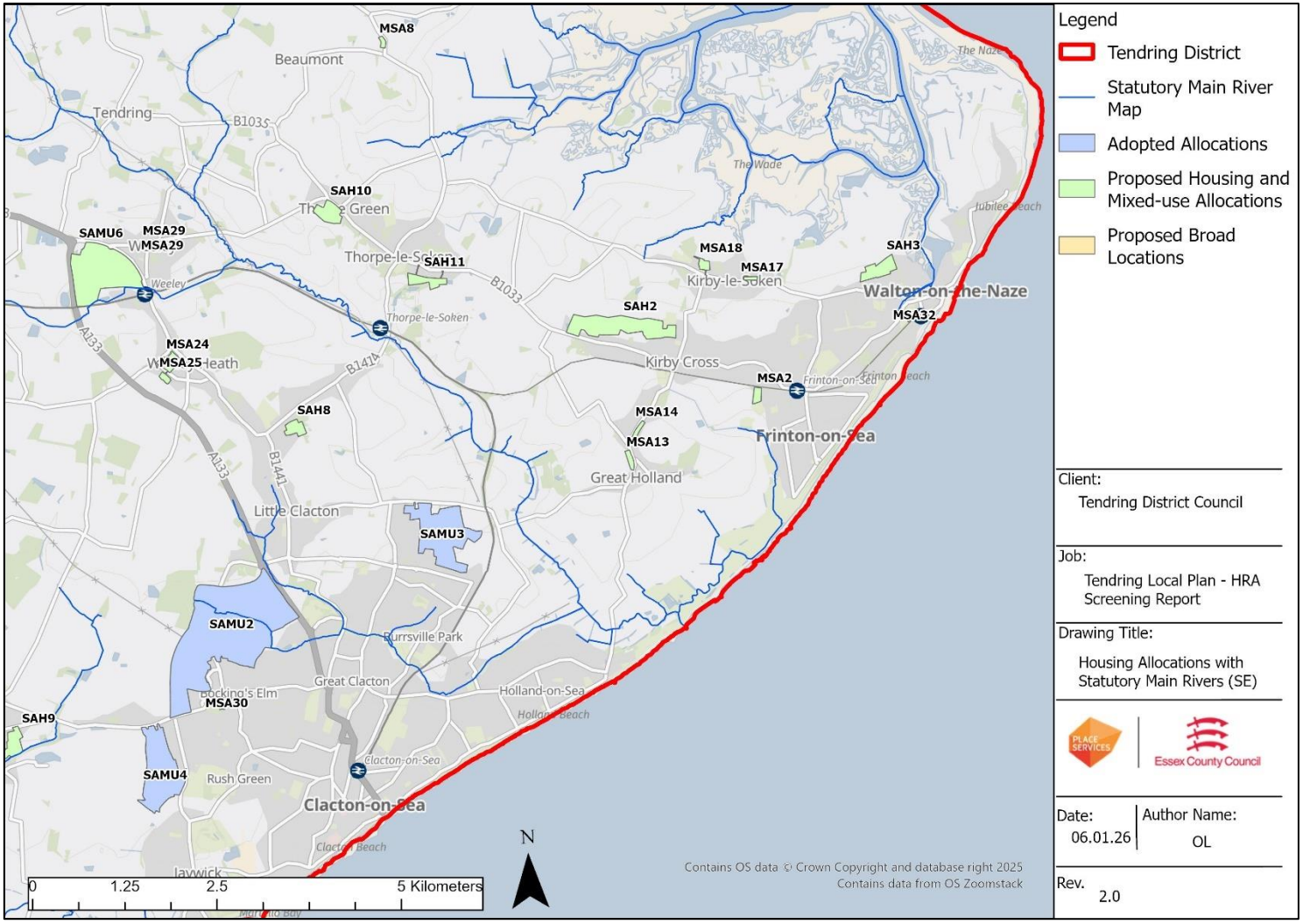
Appendix 5. Proposed Housing Allocations and Statutory Main Rivers - North West



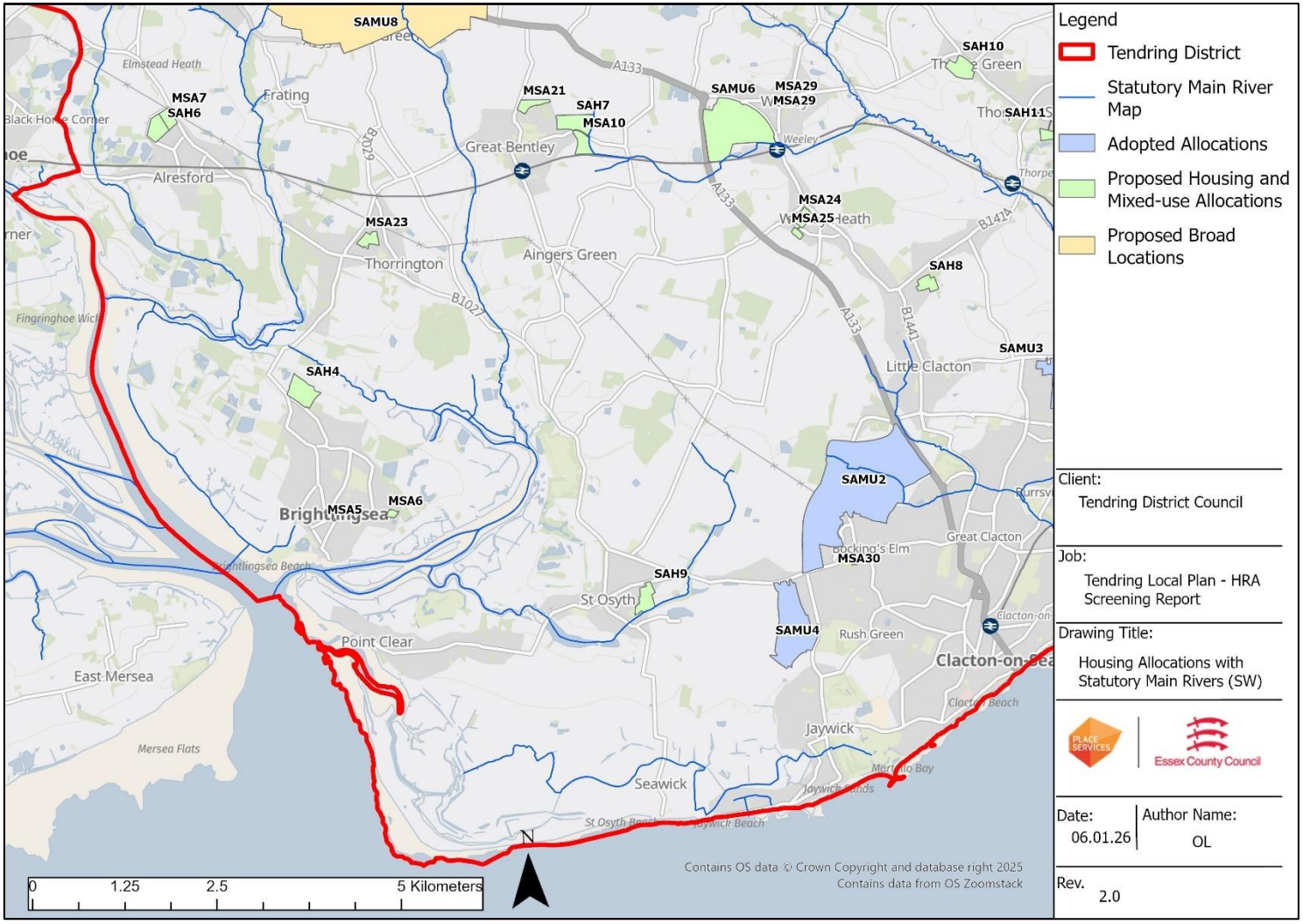
Appendix 6. Proposed Housing Allocations and Statutory Main Rivers - North East



Appendix 7. Proposed Housing Allocations and Statutory Main Rivers - South East



Appendix 8. Proposed Housing Allocations and Statutory Main Rivers - South West



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