

Appendix 2: Suggested amendments to Policies PP6, PP7 and PP13 shown as ‘tracked changes’

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

Policy PP6

EMPLOYMENT SITES

The Council will seek to protect existing employment sites, as ~~set out in the Council’s current Employment Land Review shown on the relevant Policies Maps and Local Maps~~. These will be safeguarded for B1 (Business), B2 (General Industry) and B8 (Storage or Distribution) purposes and ~~uses that are classified as sui generis if they are akin to employment type uses and also where appropriate A1 (Retail)~~.

Proposals for employment uses falling outside of use classes B1, B2 or B8 (such as retail, 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 considered acceptable if they clearly demonstrate that the alternative use(s):

- ~~a. Will not have an adverse impact on the primary employment use(s) in the locality;~~
- ~~b. Will not reduce the overall supply and quality of employment land and premises within the locality;~~
- ~~c. Will deliver economic regeneration benefits to the site and/or area;~~
- ~~d. Will resolve existing conflicts between land uses;~~
- ~~e. Involve a vacant building for which there is clear and robust evidence of prolonged marketing, with registered commercial agents at a reasonable price, to demonstrate that there is no realistic prospect for continued employment use.~~

~~Proposals for retail and town centre on these sites will also be subject to the requirements of Policies PP1—PP5 (inclusive) of this Local Plan.~~

- a. it can be demonstrated that the land or premises have become inherently unsuitable for any form of employment use or 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 potential loss of employment land or premises on the protected site.

If criteria a) or b) 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.

~~The Council will permit sustainable development proposals for farm and other land based~~

diversification schemes that benefit the rural area. Proposals for re-use or redevelopment of rural buildings for employment purposes will be considered against the following criteria unless the economic benefits outweigh these criteria:

- a. the building is structurally sound and capable of accommodating the proposed use without the need for significant extension or alteration or reconstruction;
- b. 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;
- c. the proposed use would not create significant 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);
- d. proposals which would create a significant number of jobs should be readily accessible by public transport;
- e. 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; and
- f. early years and childcare provision.

Policy PP 7

EMPLOYMENT ALLOCATIONS

New Employment allocations are needed to provide job opportunities for residents in Tendring District and to support the growth aspirations for the towns. To achieve this objective, at least 20 hectares of new employment land is provided for through the allocation of sites listed below, and defined on the Policies Map, to provide for B1 (Business and Office Use), B2 (General Industry) and B8 (Storage and Distribution) uses. The range of uses will allow for diversification of employment opportunities within Tendring District will increase the skills base and retain employees within the towns.

Proposals for employment development in the B use classes specified will be supported. Sites allocated for employment use will be protected against future loss to alternative uses. Additional sites suitable for small and medium sized businesses will be considered on a site by site basis within settlement boundaries, as defined by the Policy 'The Rural Economy and in close proximity to public transport nodes'.

Employment Allocations

Table 6.1

Name of Site	Local Plan Allocation (ha)	Potential further aspirational growth/growth beyond 2033
Garless Refinery, Parkeston	4.5 ha	0 ha
Stanton Europark, Parkeston	2-4ha	0ha

Tending Colchester Borders Garden Community	6 ha	4-24 ha
Mercedes Site, Harwich	3 ha	4.4 ha
South of Thorpe Road, Weeley	1 ha	0 ha
Land South of Long Road, Mistley	2 ha	0 ha
Lanswood Park, Elmstead Market	1.2 ha	0 ha
Total Employment Land Area	19—21.8 ha	8.4-28.4 ha

Just over 25ha of land is allocated for new development in use classes B1 (Business and Office Use, B2 (General Industry) and B8 (storage and Distribution) to support a diversity of employment opportunities, the majority 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

<u>Name of Site</u>	<u>Local Plan Allocation (ha)</u>
<u>Extension to Gorse Lane Industrial Estate, Telford Road, Clacton</u>	<u>6.8ha</u>
<u>Land at Brook Park West, Clacton</u>	<u>1.3ha (as part of a wider mixed use development)</u>
<u>Land at Stanton Europark, Parkeston</u>	<u>3.3ha</u>
<u>Land at Harwich Valley, East of Pond Hall Farm, Dovercourt</u>	<u>6.3ha (as part of a wider mixed use development)</u>
<u>Land at Dale Hall, Cox's Hill, Lawford</u>	<u>0.2ha</u>
<u>Land off Clacton Road/Dead Lane, Mistley</u>	<u>2ha</u>
<u>Extension to Lanswood Park, Elmstead Market</u>	<u>1.2ha</u>
<u>Extension to Plough Road Business Centre, Great Bentley</u>	<u>1ha</u>
<u>Land at Ash Farm, Thorpe Road, Weeley</u>	<u>1ha</u>
<u>Crown Business Centre, Old Ipswich Road, Ardleigh/Colchester</u>	<u>2.3ha</u>
<u>Land south west of Horsley Cross</u>	<u>11.2ha</u>
<u>Total Employment Land Area</u>	<u>36.6ha</u>

On these sites, proposals for development in use classes B1, B2 and B8 will be supported. Proposals for employment uses falling outside of use classes B1, B2 or B8 (such as retail, 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.

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 on their merits 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 on their merits 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 will also be identified as part of the mix of uses proposed at the

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, leisure or tourism use:
- b. business and domestic equine related activities;
- c. agricultural and key workers' dwellings; and
- d. buildings that are essential to support agriculture, aquaculture, horticulture and forestry; and farm diversification schemes.

The Council will permit sustainable development proposals for farm and other land based diversification schemes that benefit the rural area. Proposals for re-use or redevelopment of rural buildings for employment purposes will be considered against the following criteria unless the economic benefits outweigh these criteria:

- g. the building is structurally sound and capable of accommodating the proposed use without the need for significant extension or alteration or reconstruction;
- h. 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;
- i. the proposed use would not create significant 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);
- j. proposals which would create a significant number of jobs should be readily accessible by public transport;
- k. 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; and
- l. early years and childcare provision.