

Tendring
District Council



Jaywick Sands Design Guide Draft Supplementary Planning
Document (SPD)

Consultation Statement May 2022

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Consultation Statement

(Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulation 12))

1 Introduction

Under Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 it is a requirement to prepare and make available a Consultation Statement setting out:

- i. the persons the local planning authority consulted when preparing the supplementary planning document;
- ii. a summary of the main issues raised by those persons; and
- iii. how those issues have been addressed in the supplementary planning document;

This statement is a record of consultation undertaken during the production stage of the SPD prior to formal public consultation.

The Jaywick Sands Design Guide Supplementary Planning Document provides guidance to support policies within the Tendring Local Plan (2013 - 2033), and the regeneration of Jaywick Sands. It specifically supports the following policies:

- PP 14 Priority Areas for Regeneration
- SPL 3 Sustainable Design
- LP 3 Housing Density and Standards
- LP 4 Housing Layout
- PPL 5 Water Conservation, Drainage and Sewerage

It applies specifically to development within Flood Zone 3 and the Priority Area for Regeneration as defined in Policy PP14, and not to development in the norther part of Jaywick Sands (the Tudor Estate)

2 Preparation of the draft SPD

Jaywick Sands is a unique and resilient community with a distinctive sense of place. It is a rare example of a plotlands development where the original small plots, gridded street pattern and chalet-style buildings survives largely unchanged since it was founded in the 1930s. Jaywick Sands' position by the sea is both its greatest asset and also its greatest challenge as the community now faces an increasing risk of flooding, which is particularly concerning as many homes in Jaywick Sands are now in very poor condition. It is therefore vital to encourage the sympathetic replacement and upgrading of homes in

Jaywick Sands to a flood safe standard while also enhancing the character of the area and supporting its regeneration.

The need for design guidance for Jaywick Sands was identified through the work to develop the Jaywick Sands Place Plan and analysis of planning applications submitted, and consents granted, over the last several years.

The draft SPD was developed by HAT Projects as consultants to Tendring District Council, and in consultation with a range of stakeholders.

Early drafts of the SPD were produced in spring 2020 and shared iteratively with key stakeholders including the Environment Agency and Essex County Council, ecology specialists engaged to support the Place Plan work, and the development management team within Tendring District Council as the Local Planning Authority, who would be using and applying the guidance in pre-application discussions and the determination of applications. The following feedback was received:

- Strongly positive feedback from the TDC development management team, that the document was helpful and easy to use
- TDC development management team requested that further information on flood resilience measures be included in the design guide
- Environment Agency supported the principle of developing design guidance in a SPD form for Jaywick Sands, and the majority of the design principles set out in the draft SPD.
- Environment Agency commented that the level of actual present day flood risk in their latest coastal modelling was not fully represented, and that dry finished floors for present day flood risk would be expected. Clear evidence of betterment would be supported.
- Environment Agency also submitted detailed comments on various aspects of the SPD wording.
- Essex County Council as the highways authority supported the principle of developing design guidance in a SPD form for Jaywick Sands, and the majority of the design principles set out in the draft SPD.
- ECC as the highways authority confirmed what reduced parking standards would be acceptable for replacement dwellings.
- Woodfield Ecology commented on the specific ecological sensitivities in Jaywick Sands, in particular bats and house sparrows.

Work on the draft SPD was paused during the Covid-19 pandemic and restarted in December 2021. This included a review of updated national policy and guidance and updates to reflect the final adopted Tendring Local Plan, which was adopted in January 2022. An updated draft of the SPD was prepared and shared with the above consultees for further review and input. Further work was undertaken with the Environment Agency to ensure full clarity around the sequential and exception test, and the design issues that would trigger a holding objection from the Environment Agency as a statutory consultee. Updated modelling of flood levels, including updated climate change allowances, were provided by the Environment Agency and incorporated into the design guidance.

Strategic Environmental Assessment and Habitats Regulations Assessment screening reports were prepared independently by Clearlead Consulting and sent to the relevant

statutory consultees for comment. The consultation exercise confirmed that an SEA is not required.

3 Consultation on the draft Jaywick Sands Design Guide SPD

It is proposed that a public consultation takes place on the draft SPD for a period of six weeks. As the draft SPD supports the Tendring Local Plan, and does not propose additional development, there is no further need to undertake a separate Strategic Environmental Assessment or Habitats Regulations Assessment for this document, although screening reports have been completed and will be made available during the consultation. An Equalities Impact Assessment has been completed and will be made available during the consultation.

4 Consultation Methodology

A four-week consultation period for the draft Jaywick Sands Design Guide SPD will take place from 9am on 5th September 2022 to 5pm on 17th October 2022.

The draft SPD and other supporting documents will be available for inspection during the consultation period at the following locations:

- online on the Council's website;
- in hard copy at the Council's offices and libraries through the district

A Public Notice will be published in [TBC]

The local planning authority maintains a Planning Policy consultations database, which currently contains [TBC] consultees. All of these consultees will be notified of the consultation and invited to make representations. A list of organisations on the LPAs consultation database is included in [appendix 1 - TBC]. Please note that the individuals on this database have not been listed in the appendix.

In addition, drop-in events are proposed to be held during the consultation period, in liaison with community groups and venues in Jaywick Sands and in conjunction with the planned consultation on the Jaywick Sands Place Plan. Times and venues for drop-in events will be publicised on the Council's website and social media as well as through flyers to all households in Jaywick Sands.

A press release will be issued to raise awareness of the consultation through local media outlets.

Comments can be made using:

- an online questionnaire, which is available via the Council's website
- a paper response form, which will be available at drop-in events, as a download on the Council's website and on request to the Planning Policy team at planning.policy@tendringdc.gov.uk.

5 Next steps

After the close of consultation, the key issues raised will be considered by the Council and changes made to the draft SPD where appropriate prior to adoption.