

## **A.1 APPENDIX C**

### **LOCAL PLAN COMMITTEE**

**12 JUNE 2017**

### **REPORT OF THE HEAD OF PLANNING**

#### **A.3 PUBLICATION DRAFT LOCAL PLAN**

(Report prepared by Simon Meecham)

#### **PART 1 – KEY INFORMATION**

##### **PURPOSE OF THE REPORT**

The purpose of this report is to provide an opportunity for the committee to review those parts of the Publication Draft of the Local Plan that were not considered at the meeting held on 20 April 2017 as well as to consider the Plan as a whole. Revisions have been made to take account of the consultation representations and address reduce the extent to which there are outstanding objections to the Preferred Options Draft Local Plan.

The Local Plan comprises 2 sections. Section 1 has been jointly prepared with Braintree District Council and Colchester Borough Council and deals with strategic issues including proposals for garden communities. Section 2 of the Plan relates just to Tendring. Some chapters in Section 2 were considered by the Local Plan Committee on 20 April 2017. This report covers Section 1 of the Local Plan, and the remaining chapters for Section 2 of the Local Plan.

The remaining Section Two chapters in this report are: Introduction; Living Places; Prosperous Places; Delivering Places; Monitoring and Review; Policies Maps; Local Inset Maps and appendices.

Committee is asked to recommend to Council that the complete revised version of the Local Plan, the Publication Draft Local Plan, be approved for public consultation and submission to government.

Sustainability Appraisals, which assess the likely significant environmental implications of policies and site allocations and considers reasonable alternatives have been carried out for of both sections of the Publication Draft Local Plan.

Committee is asked to recommend to Council that the Sustainability Appraisals for Sections 1 and 2 be approved for public consultation and submission to Government.

## EXECUTIVE SUMMARY

The Council is preparing a new Local Plan to guide future development in the Tendring area between now and 2033. Having an up to date plan is critical for creating job opportunities, attracting investment for improved infrastructure, protecting the environment and ensuring that the new homes required to meet the needs of a growing population are built in the right locations and achieve good standards of quality and design. Without an up to date plan it is more difficult for the Council to secure investment and protect the area from developments that are unplanned.

Following the 'Preferred Options' consultation last year, the next stage of plan preparation is to consult on the 'Publication' version of the Local Plan, (previously known as the 'pre-submission version'). This new iteration of the Local Plan takes account of the Preferred Options consultation. Officers have worked with the objectors and have been able to agree changes to remove a significant number of objections through alterations to text. These changes are presented to Committee to consider and can be seen in Appendix A. The changes are also summarised in section 3 of this report.

The revisions to Section 1 (previously titled Part 1) have been jointly prepared with Braintree District Council and Colchester Borough Council. Section One includes the spatial portrait, vision, objectives and policies for the proposed garden communities across north Essex. The Committee is requested to approve Section 1 of the Local Plan. This is the strategic section to the Local Plan covering the three Local Planning Authority areas. Braintree District Council and Colchester Borough Council will also consider Section 1 for their respective Local Plans at their meetings in May and June. Consultation for each authority is programmed to commence on 16 June in Tendring and end on 28 July 2017.

The Section 2 chapters addressed in this report relate to Tendring District only and are: Introduction; Living Places; Prosperous Places; Delivering Places; Monitoring and Review; Policies Maps; Local Inset Maps and appendices. The other chapters to Section 2 were approved at the Local Plan Committee meeting on 20 April 2017. All chapters in Section 2 together with Section 1 will form the Publication Draft Local Plan. The Committee is asked to recommend that following consultation with Cabinet, Council approves the content of the Publication Draft Local Plan, agrees to publish it, hold a public consultation and submit the representations from the public consultation, along with Local Plan, Sustainability Appraisal and supporting evidence base to Government for an Examination in Public.

The consultation will seek the views of statutory bodies, local people and other interested parties on the soundness of the Publication Draft Local Plan, the Sustainability Appraisal and whether the Council has met the 'Duty to Co-operate' in its preparation.

Appendix A contains the full text and mapping with the revisions made to Section 1 and the relevant Section 2 chapters following the Preferred Options consultation. Appendix B provides a table of reasons for these changes. Appendix C contains the Sustainability Appraisals for Section 1 and 2. Appendix D contains a legal opinion regarding an aspect of the Sustainability Appraisal and

Appendix E provides the consultation drop in venues and times.

## **RECOMMENDATIONS**

That the Committee:

1. Endorses the content of Section 1 and the remaining chapters of Section 2, as set out in Appendix A, incorporating the highlighted changes to form part of the Council's Publication Draft Local Plan;
2. endorses the Sustainability Appraisals prepared by Place Services, as summarised in Appendix C, and attached as Appendix C;
3. refers Section 1 and the remaining chapters of the Tendring District Council Publication Draft Local Plan to Cabinet, together with its decision on 21<sup>st</sup> April 2017, as a complete document for consultation; and
4. delegates authority to the Head of Planning Services in consultation with the Chairman of the Local Plan Committee to make minor administrative corrections and changes to the Publication Draft Local Plan;

### **Recommends to Council that:**

5. the content of the Tendring District Council Publication Draft Local Plan and Sustainability Appraisals be approved;
6. a six-week public consultation and engagement process on the Tendring District Council Publication Draft Local Plan and its Sustainability Appraisals be undertaken;
7. following said consultation and engagement, the Publication Draft Local Plan and Sustainability Appraisals, along with the representations received during the public consultation, be submitted to the Government's Secretary of State to appoint a Planning Inspector to hold an Examination in Public; and
8. Tendring District Council requests the Planning Inspector to recommend any changes to the Publication Draft Local Plan to make it sound.

## **PART 2 – IMPLICATIONS OF THE DECISION**

### **DELIVERING PRIORITIES**

The Local Plan helps to implement place shaping priorities in the Corporate Plan 2016-2020 for Tendring District Council through:

- Community Leadership by engagement with the community and effective partnership working with technical stakeholders, developers and other interested parties;
- Health and Housing through policies that promote healthier lifestyles, a quality living environment, local regeneration and council house building; and
- Employment and Enjoyment through policies to support business growth and skill development and the protection and promotion of the natural and built environments.

The Local Plan is a project in the 2016-2020 Corporate Plan and is on target at the time of writing this report. The implication of a decision to support the recommendation in this report will demonstrate assistance in the delivery of the Local Plan.

## RESOURCES AND RISK

**Resources:** The Local Plan Committee's recommendation to Council, in consultation with Cabinet and subsequent approval by Full Council will enable the Council's Planning Policy Team to carry out public consultation within Tendring district and liaise formally with partner organisations and infrastructure providers. The costs involved in this work are met through the agreed 'LDF Budget'.

**Risks:** Policies in the Publication Local Plan may lead to some objections; however, the Council has sought to resolve objections to the Preferred Options Local Plan and has made substantial revisions to create the Publication version of the Local Plan. To be adopted the Local Plan will need to meet the tests of soundness in the National Planning Policy Framework (NPPF) and pass the tests of the Duty to Co-operate. The Sustainability Appraisals will be considered at the Examination in Public to assess if they adequately consider the significant environmental effects of the proposals in the Local Plan and the main alternatives.

Braintree District Council and Colchester Borough Council, like Tendring, are also in the process of preparing new Local Plans to guide future development. Through a Memorandum of Cooperation, the local authorities have agreed to cooperate on strategic planning matters of cross-boundary significance, including Section One of the Local Plan. Colchester Borough Council and Tendring District Council have agreed to work together, in partnership with other bodies, to explore the option of major development on the Tendring Colchester borders.

## LEGAL

The planning legislation and the National Planning Policy Framework (NPPF) placed 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. They are a critical tool in guiding decisions about individual development proposals (Planning Guidance Paragraph 001 Reference ID: 12-001-20140306).

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

Section 33A of the Planning and Compulsory Purchase Act 2004, as amended, places a legal duty upon local authorities and other public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation, this is known as the 'Duty to Cooperate' on strategic matters of cross-boundary significance, which includes housing supply. Before a Planning Inspector can begin the process of examining a Local Plan, they need to be satisfied that the local authority has demonstrated it has done everything it can to ensure effective cooperation with neighbouring authorities and other partner organisations and has sought to resolve, as far as is possible, any cross-boundary planning issues.

Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a Sustainability Appraisal of each of the proposals in a Local Plan and the consequence of reasonable alternatives, during its preparation. 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 Appraisals for Sections 1 and 2 incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'Strategic Environmental Assessment Regulations'), which implement the requirements of the European Directive 2001/42/EC (the 'Strategic Environmental Assessment Directive') on the assessment of the effects of certain plans and programmes on the environment. The purpose of a Sustainability Appraisal is to ensure that potential environmental effects are given full consideration alongside social and economic issues.

There are two Sustainability Appraisals for the Publication Draft Local Plan. One for Section 1 and one for Section 2. Section 1 is common with Colchester and Braintree Councils, Section 2 relates solely to Tendring District Council. Both Sustainability Appraisals will be published and consulted upon as part of the Publication Draft Local Plan consultation.

The NPPF requires a local planning authority to submit a plan for examination which it considers to be "sound" meaning that it is:

- **Positively prepared:**

- the plan should be prepared based on a strategy which seeks to meet objectively

assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

- **Justified:**

the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

- **Effective:**

the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

- **Consistent with national policy:**

the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF

Working in co-operation with Colchester Borough Council and Braintree District Council it has been agreed that the most appropriate long term strategy for North Essex is to meet part of the housing need in a three new garden communities, Having regard to the Sustainability Appraisal, and other factors, it is considered that new garden communities to the west of Braintree, between Braintree and Colchester, and the east of Colchester is most appropriate. Section 1 identifies the proposed locations of each of the proposed new communities. Appendix D contains a note on a Legal Opinion obtained in relation to one of the potential alternative locations.

If the Local Plan Committee recommends to Council the approval of the Publication Draft Local Plan for public consultation then, in accordance with its terms of reference, as set out in the Constitution, it is required to consult Cabinet.

## **OTHER IMPLICATIONS**

**Crime and Disorder:** The Local Plan must focus development in locations where it will support economic growth and job creation (in line with the objectives of the Economic Development Strategy) which will help, alongside non-planning measures, to improve prosperity and tackle crime and disorder.

**Equality and Diversity:** An Equality Impact Assessment for the Publication Draft Local Plan will be prepared to ensure that the equality and diversity implications of the plan are properly considered and assessed. The provisional vision and spatial strategy advocates a distribution of growth that will help to meet the housing and employment needs of people of all ages and abilities across all parts of the district.

**Health Inequalities:** The Local Plan will need to ensure that the preferred housing developments achieve the critical mass necessary to justify and secure the provision of new medical facilities and incorporate areas of public open space for the health and enjoyment of residents.

**Area or Ward affected:** All.

**Consultation/Public Engagement:** Public consultation is being carried out in accordance with the Council's Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012 and entails publication of the document and associated evidence on the council's website, notification to stakeholders, and ensuring the availability of hard copies of the documents at the Council office and the main library. The Publication Draft Local Plan and its Sustainability Appraisals are subject to a statutory six-week public consultation period. The Sustainability Appraisals will inform public views on the local plan and provide an opportunity for consultation and engagement.

### **PART 3 – SUPPORTING INFORMATION**

#### **CONTEXT**

If adopted the Local Plan will be the statutory development plan for Tendring up to 2033. Planning guidance requires all Local Planning Authorities in England and Wales to prepare a Local Plan and ensure it is kept up to date. Without an up-to-date plan, the presumption in favour of sustainable development in paragraph 14 of the NPPF applies. In those circumstances the Council would have less power to influence the scale, location and quality of new development in the district by reference to the development plan, making it difficult to bring about the positive changes that the area needs and difficult to resist inappropriate development proposals that will have a detrimental effect on our area.

The National Planning Policy Framework was formally introduced by the government on 27 March 2012. The Council must ensure that the Local Plan is consistent with its objectives, principles and policies. The framework advocates a 'presumption in favour of sustainable development' which requires local authorities, in their Local Plans to positively seek opportunities to meet the development needs in their area; and meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. The National Planning Policy Framework is also a 'material consideration' in determining planning applications alongside the policies in the Local Plan.

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.

In Essex, as elsewhere, the influences of population and economic growth do not stop at administrative boundaries. Settlement patterns, migration flows, commuting and strategic

infrastructure needs all have significant influences within and between local authority areas.

Local Plans are the main vehicle for conveying an area's growth requirements and how these will be accommodated. However, individual local authority boundaries cannot encapsulate the geographies of issues that transcend those boundaries. Through active and on-going collaboration, the authorities can plan, manage and review strategic objectives for the effective implementation of sustainable development and enhanced environments.

The Preferred Options Local Plan was divided into two sections. Section 1 – comprised of the strategic policies including the Garden Communities and was jointly prepared with Braintree District Council and Colchester Borough Council. Section 2 comprised of local policies and site allocations for Tendring District Council. The Preferred Options consultation consulted on both Section 1 and Section 2 elements. This Committee received summaries of the representations received at its meeting on 3 November 2016.

A new chapter has been added to Section 2 the Local Plan; this chapter provides policies for the mixed use, housing and employment site allocations. These policies have been developed with the relevant land owners or their agents and have been subject to flood risk sequential testing, Habitats Regulation Assessment, Sustainability Appraisal, viability appraisal and infrastructure delivery assessment.

The sites in Chapter 9 - Delivering Places, provide for the residual housing and employment requirements of the Local Plan.

The recommended changes to the Preferred Options Local Plan for Sections 1 and 2, plus the new chapter 9 are presented in Appendix A. The changes have been written in consultation with the bodies that objected to or requested variations to policy wording in their representations. To aid the identification of changes, **Bold** is used to denote new text, whilst ~~strike-through~~ denotes deleted text.

For Section 1 – a summary of the points made in the representations and officers' responses are provided below. Comments made to Braintree and/or Colchester in respect of Section 1 policies have been treated as equally made in respect of Tendring's Section 1 and are included in the summary below.

For Section 2 - Appendix B provides a table which identifies the derivation of a request for change and the officers' consideration. A brief summary of those changes is also provided below:

## **Section 1**

Section 1 of the Local Plan is the Strategic Plan for North Essex; it covers garden the community allocations and policies and is same Braintree, Colchester and Tendring Councils' Publication Draft Local plan. Section 1 provides a strategic approach to the requirement for the authorities to meet the objectively assessed need for development land.



Its main purposes are to:

- Articulate a spatial portrait of the combined area, including its main settlements and strategic infrastructure, as a framework for accommodating future planned growth;
- Provide a strategic vision for how planned growth in North Essex will be realised; set strategic objectives and policies for key growth topics;
- Set out the numbers of additional homes and jobs across the area that will be needed covering the period to 2033. The choices made, particularly in relation to the location of garden communities, will also set the framework for development well beyond the plan period; and
- Highlight the key strategic growth locations across the area and the necessary new or upgraded infrastructure to support this growth.

Responses to the Section 1 of the Local Plan could be submitted to any of the three local authorities and the number of comments referred to below apply equally to all 3. Most comments were made in relation to the broad locations for garden communities and the policies on those garden communities. The responses on the other policies can be summarised as follows:

### **SP1 Presumption in Favour of Sustainable Development**

Fifteen comments were received on this policy. Broad support for the sustainable development principles was clear in most of the responses although there were concerns about the definition of sustainable development and a concern that the presumption in favour of sustainable development has led to too much growth and that 'sustainable development' is not suitably defined.

Officer Comments: A locally derived policy on sustainable development has become a standard in Local Plans. Both the presumption in favour of sustainable development and the definition of sustainable development are set out in the National Planning Policy Framework.

### **SP2 Meeting Housing Needs**

Seventy eight comments were received on this policy. The comments can be summarised as:

- This policy could be overstating housing need. A review mechanism should be added
- The assumptions need to be justified and may need reappraising post Brexit
- OAN should be based on demographic trends
- The Councils should negotiate a much lower figure from government
- 2014 projections should be taken into account
- Impacts of markets in Chelmsford and London should be factored into the figures
- Unmet housing need should be considered
- Plan period should be 2016 – 2033

- The base date of the figures should be 2013
- The housing requirement is inadequate given that ¼ of young people live with their parents
- A hierarchy of sites should be set out and only when sites are built on the edges of towns and the homes finished, then additional sites would be released.
- Councils rely on large sites with upfront infrastructure requirements and should be explicit support for small scale development
- The word minimum should be added to the third column
- Support the policy

Officer Comments: Since the work was Preferred Options Local Plan consultation was published, updated demographic projections from 2014 have been released. A revised Objectively Assessed housing Needs was published in November 2016, using the latest trends and the revised figures have been added to the table. The table itself has been amended slightly and the figures reflect the entire plan period for all three authorities from 2013 – 2033. Supporting text around the policy has also been updated which includes text on how the three local authorities will share the housing which is built in shared garden communities.

### **SP3 Providing for Employment**

This policy sets out the overall quantity of employment development in the three authorities. The summary of themes raised is set out below:

- Support
- Good to encourage jobs in the area. Where will people park?
- References should be made to potential rapid transit services in Braintree
- Unfortunate that the A120 are not lined up with the Local Plan as the alignment would have significant effects on the south east of Braintree
- Need to balance job availability with housing, but still need timely infrastructure delivery
- Clear strategy needed to attract potential new employers
- Little provision has been made for jobs or to encourage business into the area Commuting would cause congestion and pollution and strain on road and rail. Bus services have been cut, making it difficult for people to work at weekends
- Stansted is important but is in Uttlesford who have not established there plans yet
- Development should be in the north of the district to provide access to Cambridge and Haverhill
- Financial industry will be difficult to attract due to online operations
- Braintree should be made more attractive to attract London business
- Knowledge gateways in Essex should meet their full potential
- Land needs vary depending on industry type
- An appropriate scale should be identified for the garden communities and broken down for each settlement. Superfast broadband is also proposed for all uses
- Policy only refers to B uses and should make reference to the UK retail sector as B uses are not the only means to create employment
- Priority should be for the development of employment on suitable brownfield sites, and existing employment sites should be safeguarded.

Officer Comments: The policy and support text has been revised to reflect the findings from the evidence base on the employment opportunities which would be presented by the garden communities. This includes reference to retail employment as suggested by one of the responses. The table has also been amended with a range for each local authority on the supply of employment land needed to support development.

#### **SP4 Infrastructure and Connectivity**

Fifty one comments have been made on this section. Many of them relate to specific pieces of infrastructure, especially the A120 and the A12 and when they will be delivered and how. Other comments include:

- Should emphasise the need for infrastructure to be in place before homes are built
- There is no increase in commercial and industrial land
- A whole plan viability assessment is needed
- The policy should emphasise how infrastructure could be delivered.

Officer Comments: The concerns over the uncertainty regarding the delivery of the A120 and A12 are noted. However, the A12 scheme to widen the road between junctions 19 and 25 is within a committed government programme to begin building by 2020. Both Essex County Council Highways and Highways England are key consultees in this programme. A whole plan viability assessment has been completed. Updates to the supporting text, particularly the section regarding highways have been included, with only minor changes to the policy itself.

#### **SP5 Place Shaping Principles**

Twenty four comments were made to SP5. These can be summarised as:

- Supported
- Biodiversity and semi natural habitats should be improved as part of the policy
- An increased sense of locality should be proposed by the policy
- Standards once set must be adhered to
- A set standard and definition of terms used is required to deliver the greenspace
- Highlight the role that a comprehensive design approach can have

Officer Comments: Comments against this policy were relatively limited and primarily related to matters of detail. Standards for greenspace levels are set out in the section 2 of the Local Plans, however greenspace on the garden communities is expected to substantially exceed those minimum levels and this will be set out in more detail in the Strategic Growth Development Plan Documents. Only minor changes are therefore proposed to this section.

#### **SP6 Spatial Strategy for North Essex**

Forty seven comments were made on this policy which relates to the overall spatial strategy of north Essex. These can be summarised as follows:

- Evidence base for garden communities is not sufficiently robust to justify the delivery of

7,500 homes within the Plan period

- Supportive of a focus of growth at existing towns
- Policy should include a spatial strategy for the creation and enhancement of an ecological functional network of greenspaces
- The non-inclusion of Uttlesford District Council in the North Essex Plan is a major weakness
- Garden communities offer the least sustainable solution to housing need
- Policy should be amended to include that the countryside will be protected and enhanced
- Rural areas are not inherently unsustainable
- Welcome commitment for settlements to maintain distinctive character

Officer Comments: Given the importance of the policy it is proposed to move this to the second policy in the strategic section. The evidence base for the Local Plan and on garden communities has been enhanced since these comments were made. Officers believe the strategy remains justified and the most appropriate, and propose only minor changes to this policy and its supporting text. Several responses raised the issue of Uttlesford not being of the North Essex group. The Councils continue to engage strongly and actively on an ongoing basis on strategic cross boundary issues and if West of Braintree is taken forward in both Braintree and Uttlesford Local Plans then it is expected that a Development Plan Document would be produced jointly.

### **Conclusion of changes made to policies SP1 – 6 1**

No significant changes are proposed to section 1 from the Preferred Options Local Plan to the Publication Draft Local Plan. The changes proposed in Appendix A are made jointly by the three authorities and Essex County Council and relate primarily to providing greater clarity and any minor modifications required to reflect updated evidence and process as well as the representations made during the consultation.

The three authorities met with a Planning Inspector in April 2017 for an informal review of Section 1 and Section 2 of the three Local Plans. Committee is asked to note that because this Planning Inspector gave the authorities feedback on the emerging Local Plans, he will not be able to conduct the Examination in Public. He did not raise any substantive issues of soundness, but did provide guidance on the expectations for the two-part examination of the Local Plans and noted scope for more explanation on the background to policies.

One major formatting change of note is that the Spatial Strategy, formerly policy SP6, has now been moved to the front of the plan to reflect its importance and has become Policy SP2. Finally the section on delivery arrangements has been enhanced to include more detail on the Local Development Vehicle (LDV) model which is being proposed and to set out monitoring targets specifically in relation to the section 1. The plan states: 'Establishment at an early stage in the development of the garden communities, 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 developments and include community representation to ensure residents have a stake in the long-term development, stewardship and management of their community.'

The Councils are confident that an LDV model is viable and can deliver successful and sustainable garden communities, but will continue to explore other ways of achieving the vision that offer similar levels of confidence that the right quality of development will be delivered at the right time. As noted in Appendix D the Council should not take into account the prospect of any commercial

returns from its potential participation in an LDV. The LDV option is relevant to the consideration of the Publication Draft Local Plan only in so far as it evidences a means of being confident that the proposed garden communities can be delivered.

The policies on the garden communities are intended to be followed by separate Strategic Growth Development Plan Documents for each community which will be developed jointly by the relevant authorities and reported to this committee at each stage prior to formal consultation and ultimately submission.

### **SP7 Development and Delivery of New Garden Communities in Essex**

Seventy eight comments have been received on this policy and are summarised below:

- Text regarding mineral resource areas should be added into this policy
- Provision of adequate 'destination' green space is required to ensure that existing areas such as Hatfield Forest don't become too busy
- Trajectories must recognise long led in times with the garden communities
- Object strongly to SP7 as it proposes to restrict allocated sites where they impact on only a broad location for growth in the garden communities
- Principle xi is supported and should be better reflected in the site specific policies
- Garden communities are a good way to avoid development in smaller rural communities
- There is no mention of additional land within Uttlesford
- Allocate reserve sites in case these sites do not come forward
- Need to consider the implications on Babergh and Mid Suffolk
- Need a comprehensive and accessible transport system around Colchester
- Affected communities should be fully involved
- Where will the funds for the infrastructure come from?
- Delivery rates in the plan period are unrealistic
- Garden communities is a misleading term, in reality they are huge new towns
- Community and stakeholder empowerment is questionable
- Proposal had vague intentions and not constructive analysis
- Additional design minerals on sustainable drainage and mineral safeguarding should be added
- Recommend a criterion on the historic environment and heritage assets
- Support

Officer Comments: The comments on this policy are noted. Broadly there was much support for the principles set out in this policy which are in line with those in the garden communities charter. Additional suggestions for criterion in the policy have been reflected where officers believe these are necessary and are not covered by other policies. Minor changes only to the policy are proposed for clarity and brevity.

### **SP8 – East Colchester/West Tendring New Garden Community**

One hundred and eight comments have been received on this policy and are summarised below:

- Spatial strategy needs clarification and amendment

- We choose to live on the outskirts of Colchester because of the access to the open green spaces and countryside
- There is no existing infrastructure around which a new settlement can gradually grow
- The land proposed is almost entirely graded as excellent and the Sustainability Appraisal does not take this sufficiently into account
- The A133 is already subject to severe congestion at peak times
- Even if a rapid transit system could be developed it is not clear that this would be sufficient to deal with traffic issue
- Provision of land for expansion of the Knowledge Gateway is supported on the site towards the south and would be supported even if the garden settlement does not go ahead
- It is not made clear whether there will be a link to the A120 for the businesses suggested for the north of the site
- The provision of health facilities and schools is welcomed but the residents of Wivenhoe are concerned about the timing of such provision and whether there will be adverse impacts on facilities in Wivenhoe in the early years of the development before a critical mass of housing is built
- The provision of a country park is welcomed
- Some indoor leisure facilities should be provided on the site
- A buffer zone of 1.5km from Salary Brook would be advantageous
- Salary Brook is home to rare species which would be effected. This is an important green ring around the edge of Colchester
- Our infrastructure is already overloaded, especially sewerage
- Colchester Hospital is at crisis point
- Our schools are oversubscribed
- This plan is too vague to be meaningful
- The development should not go ahead without a link road joining the A120 and A133
- Our concerns relate principally to the need to ensure that assumptions regarding deliverability in the Plan period are realistic for this location

The comments on this policy are noted. Broadly there was much support for the principles set out in this policy which are in line with those in the garden communities charter. Some comments were made regarding protecting Salary Brook; this brook is protected as a country park in the previous and current versions of the policy. Existing and prospective infrastructure deficits are raised as concerns; the garden communities model will ensure infrastructure is delivered in-line with growth. The changes to the policy include more detail on the Strategic Growth DPD's which will follow on after the submission of the Publication draft Local Plan. Additional changes have been made to the transport section which provides more detail on the connectivity and phasing of delivery. Functional green spaces, sports facilities, community development and the stewardship paragraphs have been made clearer.

Committee is asked to note SP9 and SP10 which relate to the other two garden communities are covered in Braintree and Colchester Council's Local Plan reports.

## Section Two

### **Introduction Chapter:**

Minor text changes to reflect to change the status of the Local Plan from Preferred Options Local Plan to Publication Draft Local Plan.

### **Living Places Chapter**

Policy LP 1 – Living Places updated to reflect that Objectively Assessed housing Needs for Tendring District have been confirmed as 550 homes each year. This includes the consequential changes, removing the Preferred options allocations ‘land north of Thorpe Road’ and ‘land adjacent to Tendring Park Services’.

Policy LP 5 – Housing Layout amended to include the open space requirements from the saved policies of the 2007 Local Plan.

Policy LP 6 - Rural Exception Policy in relation to the geography of local need, if the need does not arise in the parish, the text has changed from it being met from ‘elsewhere’ to Tendring District.

Policy LP 7 – Travellers – updated for the September 2016 Gypsy, Traveller and Accommodation Assessment and for compliance with Policy for Gypsy and Traveller guidance from government.

The housing supply tables have been updated with site specific allocations and data from the five years housing land supply position (paper A1 on today’s agenda).

**Table 1 – Mixed Use and Housing Allocations**

<b>Site</b>	<b>Total housing numbers</b>	<b>2018/19 – 2022/23</b>	<b>2023/24 - 2027/28</b>	<b>2028/29 - 2032/33</b>	<b>And Beyond</b>	<b>Reference</b>
<i>Sites of 10 or more Homes with Planning Permission (with / without S106)</i>	4,796	3,933	746	100	17	
<i>Sites of 9 or less homes / windfall</i>	1,399	864	361	174	0	
EDME Maltings	150	0	0	150		SAMU1
Hartley Garden Village	1700	0	300	300	1,100	SAMU2
Oakwood Park	750	0	300	300	150	SAMU3
Rouses Farm	850	0	300	300	250	SAMU4

Land south of Council Offices	280	0	200	80	0	SMAU5
Greenfield Farm	164	0	100	64	0	SAH1
Land west of Low Road	300	0	100	100	100	SAH2
Robinson Road	100	0	100	0	0	SAH3
Tendring Colchester Borders Garden Community	3,500-4,500	0	500	750	2,250-3,250	SP7
Land at Weeley Council Offices	24	0	0	24	0	MSA1
Land off Cotswold Road	12	0	12	0	0	MSA2
Orchard Works site rear of London Road	20	0	20	0	0	MSA3
Land rear of 522-524 St. Johns Road	43	0	43	0	0	MSA4
Station Gateway development	60	0	0	60	0	MSA5
Former Tendring 100 Waterworks Site	90	0	90	0	0	MSA6
Mayflower Primary School	15	0	15	0	0	MSA7
Land at Harwich and Parkeston Football club	89	0	0	89	0	MSA8
Old Town Hall site	15	0	15	0	0	MSA9
Southcliffe Trailer	15	0	15	0	0	MSA10
Station Yard	40	0	40		0	MSA11
Land at the Farm Kirby Road	47	0	47	0	0	MSA12
Montana Roundabout	35	0	35	0	0	MSA14
<b>TOTALS</b>	14,494-15,494	4,797	3,339	2,491	3,867-4,867	
<b>Total Plan Period</b>	<b>10,627</b>					

### Prosperous Places Chapter

Policy PP1 – New Retail Development, amended to take account of the 2017 retail update. The



2017 update established that there was no headroom for additional retail growth in Clacton and Walton on the Naze; this is primarily due to permission being granted since the 2016 study for Lidl in Walton on the Naze and Brook Park West in Clacton.

Policy PP7 – Employment Allocations, sites amended following visits and further consultation with land owners and promoters. Some sites in the Preferred Options Local Plan have been deleted and new sites added as follows:

**Table 2 – Changes to employment Allocations**

<b>Site</b>	<b>Reason for Removal</b>	<b>Reason for Inclusion</b>
Pond Hall Farm	This site already forms part of the employment land supply	N/A
Oakwood Extension	This site already forms part of the employment land supply	N/A
Mistley Port Expansion	This was expansion on land at Mistley Marine. It has been policy for over 30 years but has never been delivered and both Mistley Marine and Mistley Port have sought different designation to employment land in the Local Plan. Officers agree with these changes and chapter 9 contains the policies developed with the employers and landowners.	N/A
Weeley	The large site – north of Colchester Road has been deleted because it received no support and the change of status for Weeley does not make a 10ha allocation sustainable. The 1ha site for a land south of Thorpe Road remains sustainable.	N/A
EDME Maltings		This site has been added in liaison with EDME Maltings to secure employment uses in the Mistley Regeneration Area.

### **Delivering Places – New Chapter**

A new chapter has been added to provide site specific policies on mixed use, housing and employment allocations. This takes forward the sites that have not gained planning permission

since the Preferred Options Local Plan. The sites that have gained planning permission are considered as part of the existing supply for Local Plan purposes. One additional site has been added to this version of the Local Plan – EDME Maltings and the site for Carless has been confirmed as the westerly site.

- A mixed use allocation for EDME Maltings. This policy takes forward the 2007 saved policies for EDME and the Mistley Regeneration Area. Its purpose is to help EMDE modernise in new premises elsewhere in Tendring and regenerate and safeguard the listed assets in the EDME complex.
- A site for Carless Refinery to expand westwards. This takes forward a request from the Planning Inspectors report in 2007 to consider extensions in the next Local Plan. The inspector in 2007 opted for northern rather than a western extension. The northern extension area has proved undeliverable due to land ownership issues. The western extension is owned by Carless.

Both these sites plus the housing site, Land at Low Road, Harwich have been appraised in the Publication Draft Local Plan's Habitats Regulation Assessment through to Appropriate Assessment. The requirement from the Appropriate Assessment is that:

*'assessment of any impact on nature conservation, including on the Stour and Orwell Estuaries SPA and Ramsar site 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'.*

The policy for Carless Refinery and Land at Low Road, Harwich has been amended to add:

*'assessment of any impact on nature conservation, including on the Stour and Orwell Estuaries SPA and Ramsar site should be ~~submitted~~ 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'.*

The policy for EDME Maltings has been amended to add:

*'assessment of any impact on nature conservation, including on the Stour and Orwell Estuaries SPA and Ramsar site 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'.*

Horsley Cross

Comment has been made at committee regarding the draft 2014 Local Plan allocation at Horsley Cross. This site has extant planning permission for employment and is therefore not an allocation. Officers continue to work with the scheme promoters on implementation.

## **Delivering Infrastructure Chapter**

Policy DI1 – Infrastructure Delivery and Impact Mitigation policy added in liaison with Essex County Council. This reflects a county wide approach for Local Plans in regards to infrastructure.

Monitoring and Review: No changes

Policies Maps, Local Inset Maps and appendices:

Changes to reflect the changes in the written parts of the Local Plan as appropriate.

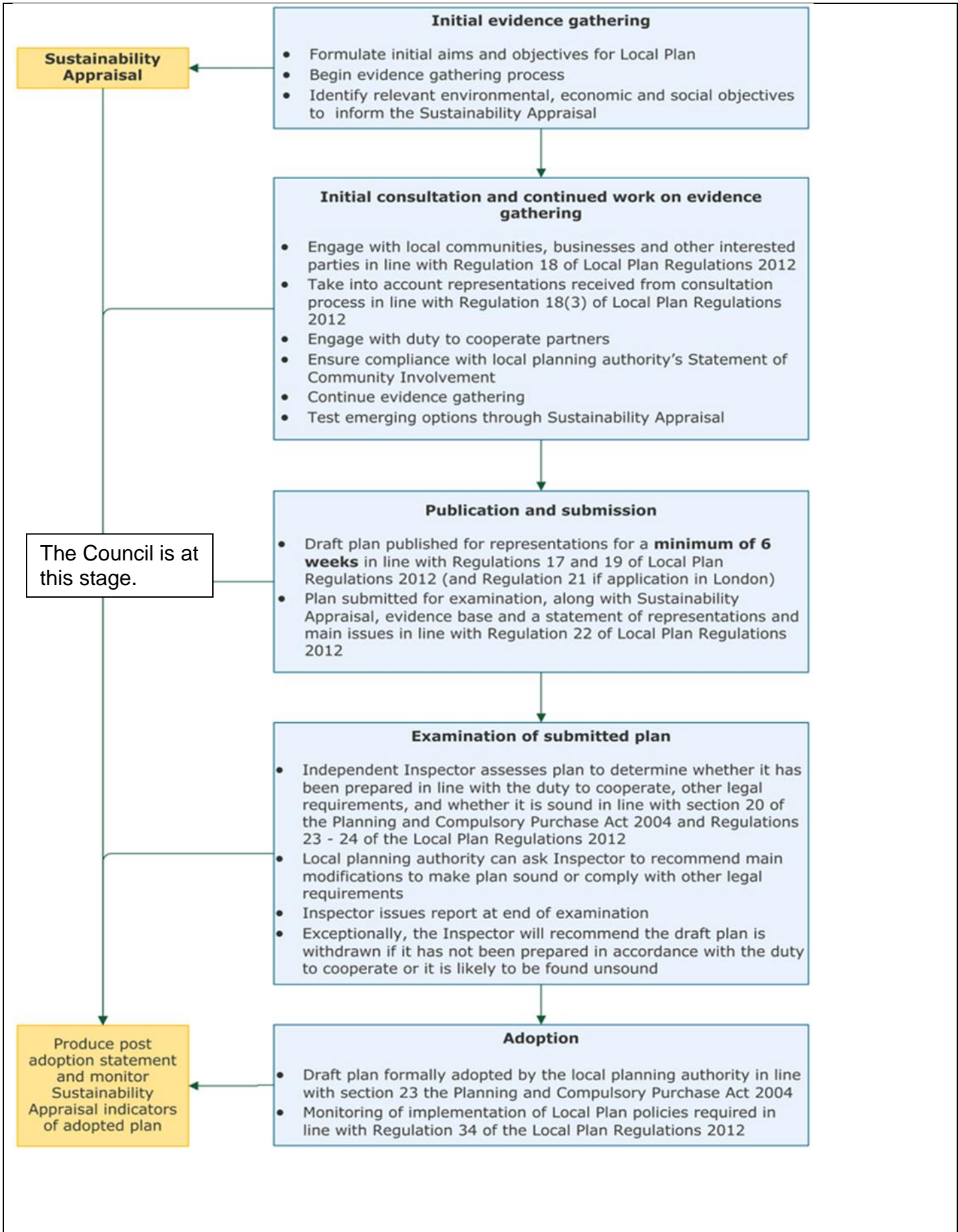
Part of the Coastal Protection Belt has been re-instated in Brightlingsea to reflect representations from the Town Council.

Settlement boundary changes made to reflect developments that have been permitted and removal of garden land at a property in Little Bromley given the status of this settlement in the spatial hierarchy.

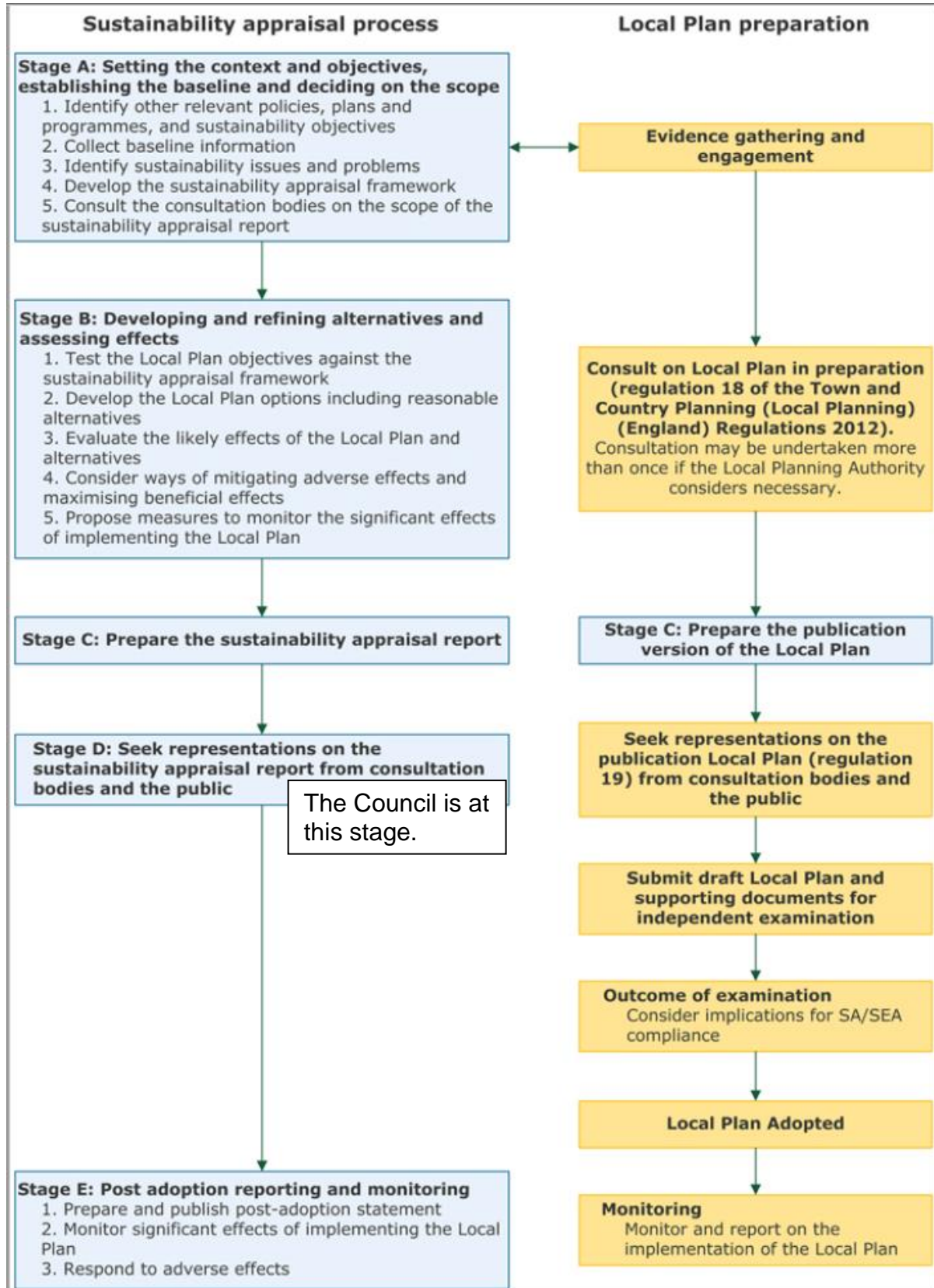
The changes are shown in **Appendix A**.

### **Local Plan – Stages of Production**

The National Planning Policy Framework and Planning Practice Guidance consider that council is at an advanced stage of plan making when it submits the Publication Local Plan to the Secretary of State for Communities and Local Government. Submission of the Local Plan (regulation 22) follows publication and consultation of the Local Plan (regulations 17 and 19) of the Town and Country Planning (Local Planning) (England) Regulations 2012. The flowchart below illustrates the process and the stage the Council has reached.



The flowchart below illustrates the process the council has reached in regard to Sustainability Appraisal.



## Sustainability Appraisals

Sustainability Appraisals have been carried out for Section 1 and Section 2 of the Publication Draft Local Plan. These are attached in Appendix C of this report along with a summary.

An extract, Table 3 shows the overall effects of the Local plan and Table 4 below shows the effects of the site allocations.

### Key

Possible impact	Basis for judgement
++	Strong prospect of there being significant positive impacts
+	Strong prospect of there being minor positive impacts
?	Possibility of either positive or negative impacts, or general uncertainty
0	No impact
N/A	The sustainability objective is not applicable to the scope or context of the appraised content
-	Strong prospect of there being minor negative impacts and mitigation would be possible
--	Strong prospect of there being significant negative impacts with mitigation unlikely to be possible (pending further investigation)

Table 3 The Effects of the Plan

Policy	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Sustainable Places Policies	++	++	++	++	++	++	+	+
Healthy Places Policies	0	0	0	0	++	+	0	0
Living Places Policies	++	++	0	+	++	0	0	0
Prosperous Places Policies	0	++	++	++	++	+	0	0
Protected Places Policies	0	+	+	0	0	++	0	++
Connected Places Policies	0	++	++	++	0	0	+	0
Delivering Places Policies	++	++	++	++	++	+	0	0
Site Allocations (including, the Garden Community)	++	++	++	+	+	?	?	?



**Table 4 The Plan's Site Allocations, including the reasons for their selection in light of reasonable alternatives**

Preferred Site	Use and Yield
<b>Tending Colchester Borders Garden Community</b>	
Tending Colchester Borders Garden Community	7,000-9,000 dwellings in total, with 2,500 in the Plan period to 2033
Reason for Selection: See Section One SA.	
<b>Allocated Strategic Mixed Use, Housing and Employment Allocations</b>	
Policy SAMU1 – Development at Edme Maltings, Mistley	150 homes, 0.13 ha employment land
Reason for Selection: The selection of this site for mixed use development responds to the redevelopment of brownfield land that will become vacant in the plan period. The site is within close proximity to the rail station and the future of such a sustainable site in this regard is best ensured through a plan led approach which can ensure additional policy criteria to ensure the most sustainable outcomes. The development of site can also offer key enhancements to the Conservation Area that might otherwise not be forthcoming without specific appropriate site policy criteria.	
Policy SAMU2 – Development at Hartley Gardens, Clacton	800-1,000 homes within plan period (up to an additional 700 beyond), 7ha employment
Reason for Selection: The site forms a sustainable extension of Clacton, with the ability to meet infrastructure thresholds for new education and healthcare provision. The allocation supports the Spatial Strategies of both Sections One and Two of the Plan in focusing proportionate growth to existing settlements in order to meet OAN requirements and supporting employment opportunities, and is suitable in response to the lack of available brownfield land within Clacton and the wider plan area.	
Policy SAMU3 – Development at Oakwood Park, Clacton	500 homes, non-employment uses
Reason for Selection: The site forms a sustainable extension of Clacton, with the ability to meet infrastructure thresholds for new education and healthcare provision. The allocation supports the Spatial Strategies of both Sections One and Two of the Plan in focusing proportionate growth to existing settlements in order to meet OAN requirements and supporting employment opportunities, and is suitable in response to the lack of available brownfield land within Clacton and the wider plan area.	
Policy SAMU4 – Development at Rouses Farm, Jaywick Lane, Clacton	850 homes, non-employment uses
Reason for Selection: The site forms a sustainable extension of Clacton, with the ability to meet infrastructure thresholds for new education and healthcare provision. The allocation supports the Spatial Strategies of both Sections One and Two of the Plan in focusing proportionate growth to existing settlements in order to meet OAN requirements and supporting employment opportunities, and is suitable in response to the lack of available brownfield land within Clacton and the wider plan area.	
Policy SAMU5 – Development South of Thorpe Road, Weeley	280 homes, 1.0ha employment
Reason for Selection: Weeley is a broadly sustainable location, with both strategic road and rail links in a central district location with ease of access to the main town of Clacton. Located within a rural service centre, the allocation makes a meaningful contribution toward addressing local housing and associated development needs, supports the village economy and assists with the overall housing growth proposed for the District.	
Policy SAH1 – Development at Greenfield Farm, Dovercourt	164 homes
Reason for Selection: Harwich and Dovercourt represent a Strategic Urban Settlement within the District, and a primary focus of growth in regard to the	

Spatial Strategies of both Sections One and Two of the Local Plan. The site has good access to the B1352, is in close proximity to services and represents a logical extension to the built up area.	
Policy SAH2 – Development at Low Road, Dovercourt	300 homes
Reason for Selection: Harwich and Dovercourt represent a Strategic Urban Settlement within the District, and a primary focus of growth in regard to the Spatial Strategies of both Sections One and Two of the Local Plan. The site has good access to the B1414, is in close proximity to services and represents a logical extension to the built up area.	
Policy SAH3 – Development at Robinson Road, Brightlingsea	115 homes
Reason for Selection: Brightlingsea represents a Smaller Urban Settlement within the District, and a focus of growth in regard to the Spatial Strategies of both Sections One and Two of the Local Plan and the settlement hierarchy (Policy SP1). The principle of growth established, the site represents a proportional sized development within the area, and preferable in this regard to the larger strategic sites proposed (alternative sites BR4, BR5, BR6 and BR7 in this SA – see Appendix 2), or a combination of smaller piecemeal developments within the settlement.	
Policy SAE1 – Carless Extension, Harwich	4.5ha employment (extension to existing refinery)
Reason for Selection: The proposal as allocated within the Plan represents a modest expansion of the existing refinery. The expansion of an existing employment site ensures that the principle of development for such uses, and supporting infrastructure are largely established. The proposed site represents a logical extension in terms of the built form of the area.	
Policy SAE2 – Land South of Long Road, Mistley	2.0ha employment (B1, B2, B8)
Reason for Selection: This employment site development is expected to be delivered within this Plan period and is envisaged to include warehousing, distribution yard and office development to accommodate an industrial use. The site benefits from planning permission to include financial and professional services, restaurants and cafes, non-residential institutions and business space (A2, A3, D1 and B1).	
Policy SAE3 – Lanswood Park, Elmstead Market	1.2ha (non-specific employment uses)
Reason for Selection: Lanswood Park is an existing high quality, semi-rural commercial development situated to the south of the A133 between Elmstead Market and Frating, five miles west of Colchester. Phases 1 and 2 form a business centre offering commercial and office floorspace which has attracted a wide range of occupiers. The third phase has been completed and let. Phases four and five remain to be developed. Given the on-going success of employment development at this site, it is proposed to extend the existing extent of employment land by way of a further allocation.	
Policy SAE4 – Mercedes Site, Bathside Bay	7.4ha (port related development)
Reason for Selection: Planning permission has already been granted for open air storage and distribution, an office, welfare facilities in the form of porta cabins and the instillation of perimeter and lighting towers on the site. The Mercedes site is included within the larger boundary of the proposed Bathside Bay development. The wider Bathside Bay project has secured planning permission which is subject to a condition that development must be commenced before 2021 (10/0202/FUL). It is considered that the Mercedes site will aid the enabling of this permission by providing a site for the relocation of an existing small boat quay, as well as further facilities.	
Policy SAE5 – Development at Mistley Port	Safeguarded port related development
Reason for Selection: Mistley Quay is currently occupied by Mistley Port, a commercial port handling a range of cargoes, including the transhipment of bulk malts. These operations provide a source of local employment within the warehousing and distribution sectors. The industrial character of the quayside is an important part of the character of the wider Manningtree and Mistley Conservation Area and contributes to Mistley's unique sense of place. As such, the Council is safeguarding this land for port-related development only. The port has the potential to achieve modest growth to meet future demands by developing value-added processing and dredging the channel adjacent to Mistley Quay to allow larger shipping.	
Policy SAE6 – Development at Mistley Marine	Safeguarded marine related employment



Reason for Selection: Mistley Quay is currently occupied by Mistley Port, a commercial port handling a range of cargoes, including the transhipment of bulk malts. These operations provide a source of local employment within the warehousing and distribution sectors. The industrial character of the quayside is an important part of the character of the wider Manningtree and Mistley Conservation Area and contributes to Mistley's unique sense of place. As such, the Council is safeguarding this land for port-related development only. The port has the potential to achieve modest growth to meet future demands by developing value-added processing and dredging the channel adjacent to Mistley Quay to allow larger shipping.

Policy SAE7 – Stanton Europark

2-4ha (B2/B8, A1, D2)

Reason for Selection: Stanton Europark is a brownfield site in single ownership located near to Harwich Port. The site already benefits from an outline planning permission granted in March 2012 for 1.6 hectares of employment uses. Development has already taken place on either side of the proposed site access road. Development at Stanton Europark has the ability to provide higher value retail and leisure development.

### Other Allocations in Clacton

Former Tendring 100 Waterworks Site, Clacton-on-Sea, CO16 8AW

Total: 90

Reason for Selection: The site responds to the allocation of brownfield land for development within the District's main settlement / town.

522-524 St. John's Road, Clacton-on-Sea, CO16 8DY.

Total: 43

Reason for Selection: The allocation responds to the redevelopment of a number of existing dwellings for wider housing gains (brownfield land) within the District's main settlement / town.

Orchard Works, r/o London Road, Clacton-on-Sea, Essex CO15 3SY.

Total: 20

Reason for Selection: The site responds to the allocation of brownfield land for development within the District's main settlement / town.

Land off Cotswold Road, Clacton-on-Sea

Total: 12

Reason for Selection: The site responds to the allocation of brownfield land for development within the District's main settlement / town.

Station Gateway Development, Clacton-on-Sea

Total: 60

Reason for Selection: The site responds to the allocation of brownfield land for development within the District's main settlement / town in an accessible location for public transport links.

### Other Allocations in Harwich and Dovercourt

Harwich & Parkeston Football Club, Main Road, Harwich

Total: 89

Reason for Selection: The site responds to the allocation of brownfield land for development within a Strategic Urban Settlement in an accessible location for a range of existing services.

Part of Mayflower Primary School, Main Road, Harwich

Total: 15

Reason for Selection: The site responds to the allocation of brownfield land for development within a Strategic Urban Settlement in an accessible location for a range of existing services.

### Other Allocations in Walton

Southcliffe Trailer Park, Woodberry Way, Walton-on-Naze

Total: 15

Reason for Selection: The site responds to the allocation of brownfield land for development within a Smaller Urban Settlement in an accessible location for a range of existing services.

Land at the Farm, Kirby Road, Walton-on-Naze CO14 8QS	Total: 47
Reason for Selection: The site represents a modest development and logical extension of the settlement. The represents the most suitable greenfield proposal for development at this scale, and is preferable to the allocation of a larger amount of smaller piecemeal options.	
Station Yard and Former Avon Works, Walton-on-Naze	Total: 40
Reason for Selection: The site responds to the allocation of brownfield land for development within a Smaller Urban Settlement in an accessible location for a range of existing services.	
Old Town Hall Site, Mill Lane, Walton-on-Naze	Total: 15
Reason for Selection: The allocation responds to the allocation of brownfield land for development within a Smaller Urban Settlement in an accessible location for a range of existing services.	
<b>Other Allocations in Manningtree / Mistley</b>	
Land south of Pound Corner (Note this now has planning permission at the time of the publication of this committee report)	Total: 25
Reason for Selection: The site responds to the allocation of brownfield land for development within a Smaller Urban Settlement in an accessible location.	
<b>Other Allocations in Rural Service Centres</b>	
Land at Montana Roundabout, Little Clacton	Total: 35
Reason for Selection: The site responds to a modest amount of growth proportionate to Little Clacton, and is the most sustainable option considered in the area regarding access to services.	
Land at Weeley Council Offices	Total: 24
Reason for Selection: The site responds to the allocation of brownfield land for development within a Rural District Centre in an accessible location for a range of existing services.	

## **Alternative Locations**

Braintree, Colchester and Tendring councils' have considered a variety of options for meeting objectively assessed development and infrastructure requirements. It was agreed that the most appropriate strategy for doing so was by promoting three garden communities distributed across the North Essex area – one to the west of Braintree, one between Braintree and Colchester and one to the east of Colchester. The broad locations identified in Section 1 are the preferred locations. Alternatives have been considered as outlined in the Sustainability Appraisal and Appendix D contains a response to the legal opinion obtained by a promoter of one alternative site. The main alternative proposed in Tendring is summarised below.

- **Colchester Metrotown**

Colchester Metrotown is an alternative spatial distribution model for delivering growth in Tendring submitted by a campaign group which opposes the Colchester Braintree Borders

## Garden Community

The Sustainability Appraisal assessed the Campaign Against Urban Sprawl in Essex (CAUSE) proposal for a Metrotown. Essentially the plan proposes to use the railway line between Clacton and Colchester and put a series of new or expanded communities within walking distance of the railway station and adjacent to existing settlements such as Weeley and Great Bentley. The sites would be entirely within the Tendring District but would be expected to provide for the housing need of Colchester and Tendring.

The option being promoted by CAUSE relies on land that which was not identified during the Calls for Sites process. The land is in fragmented ownership and with limited exceptions is not currently being promoted for development Officers have concerns that the land required is not available to the extent that would be required to be a deliverable alternative housing strategy. The Councils asked independent consultants to undertake a review of this option, the full document of which is available on the Council's website, link provided in 'background papers' section of this report. Overall the site was considered to perform poorly against some of the 10 principles of the North Essex Garden Community Charter including delivery and the provision of green space, employment and community facilities as part of new development.

Overall it is not considered that the Colchester Metrotown offers an appropriate alternative solution for development, given that it fails to meet many of the sustainability criteria set out in the Sustainability Appraisal, does not provide sufficient housing numbers and there are doubts about deliverability.

## APPENDICES

**Appendix A:** Section 1 and the remaining chapters of Section 2

**Appendix B:** A table of reasons for the changes to Section 2

**Appendix C:** The Sustainability Appraisals and a summary of them

**Appendix D:** Legal opinion

**Appendix E:** Consultation Events

## BACKGROUND DOCUMENTS

The Local Plan is supported by an evidence base commensurate with requirements of the National Planning Policy Framework.

A link to the evidence is provided below:

<http://www.tendringdc.gov.uk/planning/local-plans-and-policies/view-our-local-plan/view-technical-studies-and-background-evidence>