

Tendring *District Council*



Authority Monitoring Report **April 2022 – March 2023**

AUTHORITY MONITORING REPORT 2022 – 2023

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1. Introduction

- 1.1. Under the Planning and Compulsory Purchase Act 2004 (as amended by Part 6 Section 113 of the Localism Act 2011) the Council is required to publish a regular monitoring report which monitors and reviews the progress made with the Local Plan and the extent to which its planning policies are being successfully implemented. Part 8 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) sets out the requirements for the content of these authorities monitoring reports.
- 1.2. The primary purpose of the Authority Monitoring Report (AMR) is to provide factual data to determine the extent to which policies in the local plan have achieved their objectives. There is no longer a requirement to submit a report to central government but the overall duty to monitor and report remains. An AMR also presents an opportunity to share the performance and achievements of the planning service with the local community.
- 1.3. Through Planning Policy and Development Management, the Planning Service delivers the Council's spatial objectives. The AMR can demonstrate to the authority, its partners, fee payers and taxpayers what priorities the planning service is using to make decisions about how the area will look and function.
- 1.4. The Local Plan was adopted in two Sections – Section 1 on 26th January 2021 and Section 2 on 25th January 2022. Prior to that, the last adopted Local Plan was in 2007. **This AMR covers the first financial year following the full adoption of the Local Plan: 1st April 2022 – 31st March 2023.** Future AMRs will be published annually and cover each subsequent financial year.
- 1.5. One Neighbourhood Plan has been made within the Tendring District. Alresford Neighbourhood Plan was formally made (adopted) on 8th October 2021. Alresford Parish Council are responsible for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery.

2. Local Development Scheme Progress

- 2.1. In January 2023 the Planning Policy and Local Plan Committee approved an updated version of the Local Development Scheme, setting out the projected timetable for preparation of key Planning Policy documents. The tables below evaluate the Council's performance against those timetables and indicates where revisions will need to be made in the updated LDS in 2024.

Table 1 : Timetable for preparing Local Plan Documents

Document	LDS Timetable	Comments
Local Plan Review	Issues and Options Consultation in Summer 2023	Due to a number of factors including the change of administration following the Local Elections in May 2023 and the accelerating progress of the Government's Planning Reform proposals, the programme of reviewing the Local Plan is likely to begin in 2024. The Planning Policy and Local Plan Committee are considering an updated programme for the review, and this will be reflected in an updated LDS early in 2024.
Tendring Colchester Borders Garden Community Development Plan Document	Submission of the DPD to the Secretary of State – Summer 2023 Examination in Public – Autumn 2023	Tendring District Council and Colchester City Council submitted the DPD for examination in September 2023. The Councils are now awaiting confirmation from the Planning Inspectorate as to the timing of the Examination hearings.
CIL	Preparation of the document beginning in Spring 2023	The LDS provides an indicative timeframe for preparation of a CIL Charging Schedule, with the caveat that it is in 'optional' document. Work has not yet begun, but officers have been exploring the potential for implementing CIL in the Tendring District.
Authorities Monitoring Report (AMR)	Annual publication in Summer following the end of the financial year.	The first AMR has been published following adoption of the Local Plan. Updates will be published annually.

Table 2 : Timetable for preparing Neighbourhood Plans

Document	LDS Timetable	Comments
Ardleigh Neighbourhood Plan	Reg 16 Plan submitted 2022. Consultation, examination and referendum expected 2023.	The Ardleigh Neighbourhood Plan is currently being examined, and the referendum is expected in 2024.
Brightlingsea Neighbourhood Plan	Regulation 14 Consultation expected mid-2023.	Brightlingsea Town Council are working to prepare their Neighbourhood Plan ahead of a formal public consultation.
Elmstead Neighbourhood Plan and NDO	Reg 16 Plan and NDO due to be submitted early 2023 with consultation to run shortly after, examination and referendum later in the year.	The Elmstead Neighbourhood Plan has been submitted for Examination. The referendum is now anticipated in 2024.

Table 3 : Timetable for Supplementary Planning Documents

Document	LDS Timetable	Comments
Hartley Gardens SPD	Potential adoption late 2023.	Work continues to develop a masterplan and SPD for Hartley Gardens. Early-stage public engagement has taken place, with further public engagement expected to happen early in 2024.
Jaywick Sands Design SPD	Potential adoption Spring 2023	Adopted February 2023
Open Space SPD	Potential adoption Spring 2023	Work is ongoing, and it is expected that the evidence produced while preparing the SPD will also inform the review of the Local Plan.
Climate Change SPD	Potential adoption Autumn 2023	Essex County Council have produced model Local Plan policies relating to climate change and energy efficiency, which will be considered by TDC in due course.

3. Housing Delivery

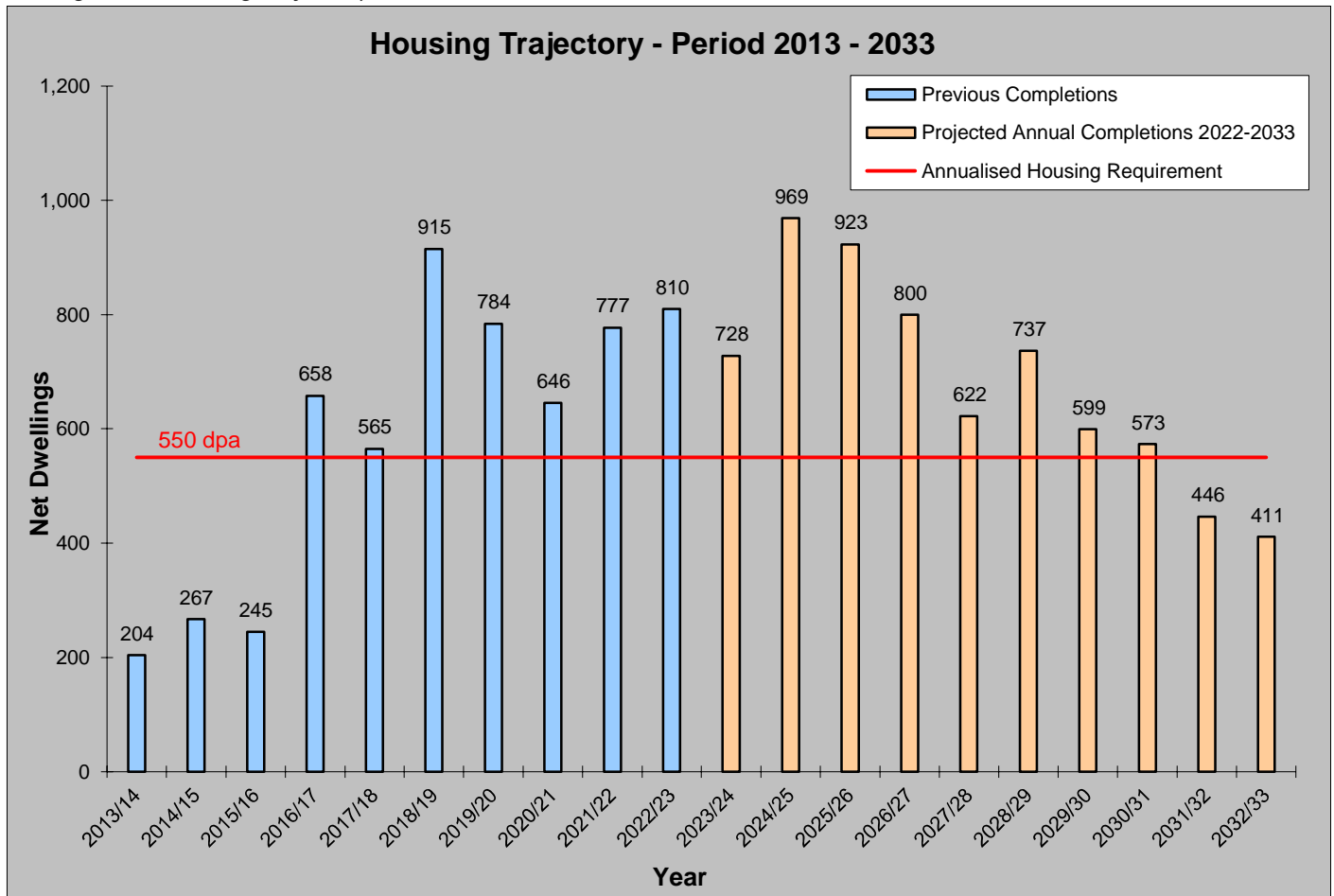
Housing Requirement

- 3.1. 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.

Housing Completions and Future Trajectory

- 3.2. 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.
- 3.3. 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.
- 3.4. 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.

Figure 4 : Housing Trajectory 2013 - 2033



3.5. 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.

3.6. 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.

Five Year Housing Supply and Decision Making

3.7. The government requires Councils to demonstrate an ongoing ‘five-year supply’ of deliverable housing sites to ensure that they are well placed to meet their future housing needs. Following the adoption of Section 1 of the Local Plan in January 2021, the Council’s local housing need has been confirmed as 550 homes per year.

- 3.8. Taking into account the future trajectory set out in the SHLAA, the Council can demonstrate a **6.44 year supply of deliverable housing sites**. Around 3,700 homes are expected to be built within the five years 2023/24 – 2027/28, against a five-year requirement of approximately 2,900 homes.

Self-build and Custom Housebuilding

- 3.9. 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.
- 3.10. 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 5 : 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

- 3.11. No associations had applied to join the register.
- 3.12. 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.
- 3.13. Development permission is "**suitable**" if it is permission in respect of development that could include self-build and custom housebuilding.
- 3.14. 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.
- 3.15. Regulation 2 of [The Self-build and Custom Housebuilding \(Time for Compliance and Fees\) Regulations 2016](#) states that the time allowed for an authority to comply with the duty is the period of **3 years** beginning immediately after the end of that base period.

- 3.16. The legislation does not stipulate that ‘suitable permissions’ must explicitly be described as self-build. In fact, many applications for a single dwelling are submitted by an applicant who intends to occupy it, despite not using the terms self-build or custom housebuilding in their application. Furthermore, the legislation does not state that the proposed development must eventually be delivered as self-build housing, in order for the permission to be considered ‘suitable’. Future occupants are not usually known to the Council at the time permission is granted. Therefore, the methodology used by the Council in determining the number of suitable development permissions granted is to identify approved planning applications which either:
- a. Stipulate that the development is for self-build or custom housebuilding; or
 - b. propose the creation of a single dwelling that is accessible from the highway and could therefore be provided with services within the period before that permission expires.

- 3.17. 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:

Table 6 : 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

- 3.18. 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.

4. Employment, Commercial and Retail Development

Overview

4.1. 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.

Allocated Employment Sites

4.2. Policy PP7 allocates 32ha of land for new development in use classes B2 (General Industry) and B8 (Storage and Distribution) on sites across the District. Table 7 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 7: Allocated Employment Sites with remaining available land

Name of Site	Location	Size (ha)	Status
Extension to Gorse Lane 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	East of Pond Hall Farm, Dovercourt (as part of a wider mixed use development)	6.3	6.3 ha 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)
Land south west of Horsley Cross	Horsley Cross	11.2	11.2 ha remaining – Outlined planning permission granted (13/00745/OUT plus a series of detailed planning applications). Currently under construction
TOTAL			29.9ha remaining

4.3. In March 29.9ha remained available, 11.2 ha of which has secured planning permission and is now under construction.

Commercial Development

4.4. 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.

Table 8 : Commercial Development - applications for planning permission

Location	Description	Reference number	Type of application	Floor area (m2)
Kellys Farm Clacton Road Horsley Cross Manningtree Essex CO11 2NZ	Change of use of agricultural buildings to B8 commercial storage	22/00468/FUL	Full	2026.00
Harwich Road, Ardleigh CO7 7LT	Demolition of existing industrial units and erection of bespoke administration building with associated parking	22/00539/FUL	Full	1857.00
Old House Farm Harwich Road Beaumont Clacton On Sea Essex CO16 0AU	Change of use of agricultural building to flexible B2 general industrial / B8 storage use	22/01616/FUL	Full	1350.00
Park Farm Hilliards Road Great Bromley Essex CO7 7US	B2 commercial building	22/00541/FUL	Full	1000.00
The Farm Office Allens Farm Tye Road Elmstead Essex CO7 7BB	Proposed erection of class B8 storage and distribution unit.	22/01782/FUL	Full	886.00
Old House Farm Harwich Road Beaumont Clacton On Sea Essex CO16 0AU	Proposed change of use of agricultural building to commercial B2 use	22/01023/FUL	Full	758.00
Sladburys Farm Sladburys Lane	Proposed conversion of an agricultural building into a Class	22/00940/COU NOT	Prior Approval	290.00

Clacton On Sea Essex CO15 4SS	B8 use under Class R of the GPDO			
Foxash Estate Harwich Road Lawford Essex, CO11 2LS	Replacement of B8 storage building with larger unit (additional floor space is only counted)	22/01254/FUL	Full	241.00
Old Ipswich Road Ardleigh Colchester Essex CO7 7QR	Erection of 2 no. detached single storey buildings forming 10 no. commercial units and retention of 2 existing buildings to be used for mixed Class E(g), B2 and B8 uses (with ancillary office building)	22/00121/FUL	Full	446.00
Pond Farm Hall Road Great Bromley Colchester Essex CO7 7TP	Change of use from agricultural to B2 commercial	22/01555/FUL	Full	400.00
Stephenson Road Clacton On Sea Essex CO15 4NS	Storage in connection with the existing industrial use on the site	22/01130/LUEX	Certificate of Lawfulness	300.00
Land South West of Horsley Cross Roundabout Clacton Road Horsley Cross Essex CO11 2NZ	Erection of three buildings (use classes Eg (iii), B2 and B8), a new access and highway works	22/01047/FUL	Full	146.32
TOTAL				9,700.32 m2

4.5. Table 8 shows that there is a high demand for commercial development in Tendring, especially for B2 general industrial units and B8 storage and distribution units. The total floor area of all the applications is **9,700.32 square meters**, which indicates a significant increase in commercial activity in the area.

Retail Development

4.6. 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. Tables 9 - 14 below provide an updated assessment of retail floorspace capacity within the main centres of Tendring.

Clacton on Sea

Table 9 : Retail floorspace capacity – Clacton on Sea

Address	Gross Internal Area (Square Metres) * (estimated)
16 Station Road	129
17 Station Road	203*
24 Station Road	96*
75a Station Road	28
75b Station Road	60
8 High Street/ 46 -48 Rosemary Road	300*
10 High Street	40
12 High Street	82*
39 High Street	2,865
40-42 High Street	54*
Clacton Covered Market	184
Former Post Office, High Street	816
16 Rosemary Road	51
17 Rosemary Road	0 (Being converted to residential)
24 Rosemary Road	104*
66 – 68 Rosemary Road	80
69 Rosemary Road	97
29-31 Pier Avenue	200
44 Pier Avenue	160*
68B – 70 pier Avenue	113
85 Pier Avenue	185
50 Beach Road	28
Magnet House, Jackson Road	107 (ground floor only)
TOTAL	5,982 square metres

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.

Dovercourt

Table 10: Retail floorspace capacity - Dovercourt

Address	Gross Internal Area (Square Metres) * <i>(estimated)</i>
1 Central House, High Street	59*
177 High Street	60*
173 High Street	69*
171 High Street	118*
244 High Street	63
220 High Street	145*
180 High Street	98
48 Kingsway	211
58 Kingsway	233
38 Kingsway	37
20 Kingsway	37 (partial conversion to residential)
268 High Street	251*
288 High Street	75
2 Steele House	50*
5 Steele House	94

4.7. 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.

Frinton on Sea

Table 11: Retail floorspace capacity - Frinton on Sea

Address	Gross Internal Area (Square Metres) * <i>(estimated)</i>
52-54 Connaught Avenue	96
122 Connaught Avenue	75
139 Connaught Avenue	75

4.8. The total vacant retail floorspace is approximately **246 square metres** across 3 locations. All locations have similar sizes around 75-96 square metres.

Brightlingsea

Table 12: Retail floorspace capacity - Brightlingsea

Address	Gross Internal Area (Square Metres) * <i>(estimated)</i>
18 Victoria Place	126*
1a New Street	75
6 High Street	100*

4.9. 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.

Walton on the Naze

Table 13: Retail floorspace capacity - Walton on the Naze

Address	Gross Internal Area (Square Metres) * <i>(estimated)</i>
57 High Street	64
2 Mill Lane	30*
3 Mill Lane	30*
5 Mill Lane	30*
46-48 High Street	52*
9 Old Pier Street	56
2 North Street	30

4.10. 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.

Manningtree

Table 14: Retail floorspace capacity - Manningtree

Address	Gross Internal Area (Square Metres) * <i>(estimated)</i>
7 High Street	81*
9 High Street	0 converted to residential
18 High Street	0 converted to residential
19 High Street	23
33–35 High Street	183*
40 High Street	110*
22 South Street Exchange House	56

4.11. 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.

5. Provision of Infrastructure and Community Facilities

5.1. This section reflects the policies in the both the Connected and Sustainable Places chapters of the Local Plan. The delivery of infrastructure projects includes sustainable transport opportunities, internet provision, community facilities, water and waste management. This is key to ensuring new growth enhances existing infrastructure provision for the benefit of new and existing communities.

Table 15 : Infrastructure projects - funding and delivery

Application / Project	Funds/Delivery
Clacton to Jaywick Cycle Network	Delivery of a significantly upgraded 3 metre cycleway with new drainage, wind powered lighting. It was opened by members of the Essex Pedal Power based in Jaywick.
Clacton Leisure Centre: New skate park delivered by TDC 3G football pitch	TDC delivered a new upgraded skate park and facilitated the delivery of a new 3G football pitch through partnership working with the Football Foundation.
Strengthening sea defences at Cockett Wick	Enabling environmental works undertaken by Environment Agency in preparation for the construction phase to raise and strengthen the sea wall.
08/00677/FUL Land at former Harwich Primary School, Harwich	£40,000 Flood Memorial Harwich Creation of a new garden from a piece of scrubland to commemorate the victims of the 1953 floods.
15/01277/OUT Land south of St Andrews Close, Alresford	£65,191.00 St Andrews Close, Alresford Installation of new play equipment for toddlers and juniors at the existing play area.
16/01137/FUL Land west of Edwards Drive, Thorrington 18/01558/FUL Land adj 5 Chapel Lane, Thorrington	£38,037.71 Chapel Lane, Thorrington Installation of new play equipment to enhance the existing play area.
16/00782/OUT Land at Bradley Hall Farm, Gt Bromley 19/01353/OUT Wisteria House, Back Lane, Gt Bromley 20/00259/FUL Land Frating Road, Gt Bromley	£34,053.71 Hare Green, Great Bromley Installation of new play equipment to enhance the only recreation ground in Great Bromley.
20/00380/FUL 56-66 Frinton Road, Kirby Cross	£24,660.45 Halstead Road, Kirby Cross Installation of a net climber and trim trail to add to the ongoing improvements to the only play area in Kirby

5.2. Within the year 2022-23, details were submitted to and approved by the Council regarding the provision of ultrafast full fibre broadband for three residential development schemes: Land West of Sladburys Lane, Clacton; Turpins Farm, Kirby-le-Soken; and Lawford House, Bromley Road, Lawford.

Education and Health

5.3. Provision of good quality health and education facilities are key to support growing, sustainable communities. These functions are delivered by partners in Essex County Council and the National Health Service. As the Local Planning, Tendring District Council are responsible for securing the funds through planning obligations that enable our partners to deliver these services.

Health

5.4. The following table sets out how much money has been secured for healthcare through S106 agreements related to planning applications approved in 2022-2023.

Table 16 : Healthcare funding secured

Reference	Address	Healthcare Contribution
21/01397/FUL	Land east of Henderson Road, Thorpe	£16,500
21/01000/FUL	St Johns Plant Centre, Earls Hall Drive, Clacton	£109,900
22/00958/FUL	Land South of Long Road, Mistley	£46,700
TOTAL		£173,100

5.5. Money secured through developer contributions isn't collected at the time that planning permission is granted, but at various trigger points stipulated in the legal agreement. The following table sets out the developer contributions collected during 2022-2023, which were originally secured through earlier planning applications.

Table 17 : Healthcare funding received

Reference	Address	Healthcare Contribution	Purpose
16/01250/OUT	Brook Park West, Clacton	£80,961.58	Improvements at Great Clacton Medical Practice
21/00104/FUL	Admirals Farm, Great Bentley	£5,699.27	Healthcare facilities at The Hollies
20/00179/FUL	Oakwood Park, Thorpe Road, Clacton	£28,527.52	Improvements at North Clacton Medical Group
15/01234/OUT	Land East of Halstead Road, Kirby Cross	£50,772.49	Increase patient capacity within development area
15/01710/OUT	The Laurels, Thorpe Road, Kirby Cross	£43,345.84	Improvements at Thorpe and/or Frinton Surgery
20/00462/FUL	The Laurels, Thorpe Road, Kirby Cross	£2,093.55	Improvements at Thorpe and/or Frinton Surgery
TOTAL		£211,400.25	

Education

5.6. This table sets out the amount of contributions towards education facilities secured through S106s agreements linked to planning applications granted in 2022-2023.

Table 18 : Education funding secured

Reference	Address	Education Contribution	Purpose
20/01797/FUL	Land east of Tye Road, Elmstead	£17,268.00	Great Bentley 1fe expansion circa 2024
21/01552/FUL	Land east of School Road, Elmstead	£30,749.00	Colne Community 1fe expansion 2022, Secondary School Transport
21/02176/FUL	Land at Moorlands Farm, Great Bentley	£60,421.60	Secondary School Transport – Tendring Technology College
21/01000/FUL	St Johns Plant Centre, Earls Hall Drive, Clacton	£17,268.00	Early Years & Childcare Scheme
TOTAL		£125,406.60	

1fe = 1 form of entry

6. Sustainable Travel

- 6.1. This section reflects the policies in the both the Healthy and Sustainable Places chapters of the Local Plan. The Settlement Hierarchy sets out the areas where development is directed within the District. Locations are prioritised to ensure development is located with access to the strategic road network, public transport and has the potential to offer the widest range of services so daily needs can be met with minimal travel required.

Strategic Work

- 6.2. Essex County Council (ECC) have begun work on the **Tendring Future Transport Strategy**, and public engagement on the vision and objectives of this strategy will be undertaken in due course. They are also are progressing the **Tendring Local Cycling Walking and Infrastructure Plan** (LCWIP) as part of their wider work preparing this plans for the whole county.

Planning Applications

- 6.3. The S106 agreement associated with development at St Johns Plant Centre, Earls Hall Drive, Clacton (21/01000/ FUL – allowed at appeal) has secured £104,000 towards the procurement of bus services, upgrading existing bus stops and create cycle and pedestrian access onto St Johns Road.
- 6.4. A Travel Plan was submitted to the Council and approved for the development at Samphire Meadow (Turpins Farm, Walton Road, Kirby-le-Soken) in the year covered by this AMR, under reference 22/01522/DISCON.

7. The Historic Environment

- 7.1. This section reflects the policies in the both the Protected and Sustainable Places chapters of the Local Plan and the delivery of projects and proposals set out within the Councils adopted Heritage Strategy 2020 (as amended). The adopted Tendring Heritage Strategy contains thirty-five actions and three local projects. The actions are split into four categories: high, medium, and low-urgency, and those which were ongoing at the time the strategy was adopted.
- 7.2. Many of the priority actions are dependent on the completion of the district wide review of Conservation Areas, which officers in the Planning Policy team have been working on. Consultations have been conducted on 10 of the updated Conservation Area Appraisals, with the remaining 10 scheduled for early 2024.

High Priority Actions

Table 19 : Status of Heritage Strategy High Priority Actions

Action	Status
Reassess condition and status of assets on the Heritage at Risk Register, including ownership	Ongoing. The 'Heritage at Risk' register, whist administered by Historic England has not had any assets added to in over the last year. This is likely to change on the completion of the conservation area appraisal work as there are a number of properties identified within the appraisals which could be added to the register.
Adopt Conservation Area Character Appraisals and Management Plans for five conservation areas on the Heritage at Risk Register (Clacton Seafront, Dovercourt, St Oysth, Thorpe-le-Soken, and Thorpe-le-Soken Station and Maltings)	Ongoing. These conservation Area Management Plans have already been the subject of public consultation and are due for adoption in early 2024.
Assess need for Article 4 Directions or Areas of Special Advertisement Consent within Conservation Areas at Risk (Clacton Seafront, Dovercourt, St Oysth, Thorpe-le-Soken, and Thorpe-le-Soken Station and Maltings)	Ongoing. This work will be informed by the new conservation area appraisals once adopted.
Update "Conservation in Tendring" booklets providing practical advice to owners of historic buildings	Ongoing. Heritage awareness leaflets were circulated to all households alongside Council Tax bills in April 2023.
Create and adopt a Local List	Ongoing. The criteria to which Local Listed buildings to be assessed was subject to public consultation and

	due for adoption in early 2024. The consultation on those building to be Locally Listed will start in mid-2024.
Promote the District's Heritage Champion and raise awareness of their duties	Complete.
Promote the District's events and festivals	Ongoing. The Council's Tourism team continue with District-wide promotional activities covering arts and heritage locally, including for the International Day For Monuments and Sites in April, and Heritage Open Days in September each year. The Districts events and festivals appear on the Essex Sunshine Coast website, Visit Essex, TDC website and the Love Tendring app.
Audit into current condition of signage and information boards, and maintenance of these where required	Not yet started. This work will follow the adoption of the new Conservation Area Appraisals.

Medium Priority Actions

Table 20: Status of Heritage Strategy Medium Priority Actions

Action	Status
Facilitate pre-application discussions to find solutions to problematic and redundant sites/buildings, including Harwich and Dovercourt Lighthouses	Ongoing
Adoption of Character Appraisals and Management Plans for every Conservation Area	Ongoing. 10 updated Conservation Area Appraisals have been through public consultation, and will be presented to members for adoption in 2024. Public consultations on the remaining 10 will take place in 2024.
Ensure Conservation Area boundary maps are updated and made available online	Ongoing. Work to publish interactive maps showing Conservation Area boundaries as well as Local Plan data is nearing completion.
Assess need for Conservation Management Plans for sites including Beaumont Quay, St Osyth's Priory (and Registered Park and Garden), Lawford Barrow, Clacton Seafront Registered Park and Garden	Not yet started.

Produce design guidance documents for historic areas, including shopfront and signage design guides and guidance for high quality new developments	Ongoing. Early internal conversations have started.
Provide targeted training courses with Parish Councils	Not yet started.
Promote communication between organisations who make decisions affecting historic environment	Ongoing.
Promote communication and improved partnership working between Tendring District Council, regional partners, volunteer groups, local societies and business owners	Ongoing.
Encourage development of educational programmes between museums and visitor attractions and schools	Ongoing. COVID-19 has severely impacted schools however the Tendring Local Cultural Education Partnership- Established April 2021 and working towards developing cultural aspirations in young people, and this includes access to and engagement with local heritage and cultural assets.
Investigate potential of hosting courses for building contractors and apprentices in traditional construction techniques at venues such as St Osyth's Priory and partnership with National Heritage Training Group	Not yet started.
Use of imagery and displays on hoarding to generate public interest and promote heritage during archaeological excavations and development	Ongoing. This kind of signage was used for the Jaywick Market site.
Encourage local schools to take part in heritage trips	Ongoing.
Establish collaborative approach with commercial teams to ensure heritage visitor sites are easily accessible to all	Ongoing.
Organise and promote Heritage Open Days	Ongoing.

Low Priority Actions

Table 21: Status of Heritage Strategy Low Priority Actions

Action	Status
Establish a 'Cultural Partnership'	Ongoing:

	The Tendring Local Cultural Education Partnership (TCEP) was established in April 2021. This post, funded by Royal Opera House Bridge aims to bring together partners to support young people and their creative aspirations. Officers in Economic Growth & Leisure continue to work with arts and cultural organisations to facilitate partnership and discussions, also meeting aims within the Creative and Cultural Strategy.
Investigate opportunities provided by the University of Essex and other higher education facilities to carry out research into aspects of Tendring's heritage, particularly key themes of military and coastal heritage	Not yet started.
Create a shared approach to branding for the District's heritage to connect the historic environment, cultural heritage and the arts	Ongoing: There is no distinctive brand establish yet however Culture and Heritage features on the Essex Sunshine Coast website. The LoveTendring app continues to be updated to include more events and activities, and Clacton150 has highlighted Heritage through the Heritage Trail and commemoration activities.
Creation of additional signage and information boards	Not yet started.
Introduction of blue plaques	Not yet started.
Creation of further heritage trails such as 'Hidden Heritage' to respond to wider national trends and interests	Completed.
Create digital interpretive mapping	Not yet started.
Undertake research into existing apps and resources to assess potential for future initiatives and collaboration	Ongoing.
Create a 'healthy heritage' brand across Tendring	Ongoing

Ongoing actions at the time the Heritage Strategy was adopted

Table 22: Status of Heritage Strategy Ongoing Actions

Action	Status
Ensure effective conservation of heritage assets and their significance through the Development Management process	Ongoing.
Utilisation of Local Authority enforcement powers	Ongoing.

Use of up-to-date GIS mapping system within Tendring District Council and Essex County Council	Completed.
Continue to provide conservation advice to owners of historic buildings through the "Conservation in Tendring" booklets	Ongoing. Quotes have been submitted from Essex Place Services for this work, but due to its low priority this action has not yet been commissioned.
Promote training courses relating to conservation and the historic environment, including Traditional Building Skills courses run by Place Services (Essex County Council)	Not yet started.
Collaborate with the aims, objectives and actions of the Tourism Strategy to promote the historic environment	Ongoing.
Consider approach to events and exhibitions	Not yet started.

Local Projects

7.3. The three locally specific heritage projects are:

- **Support the future of Walton's Maritime Museum in Walton.** Create improved way finding, linking the Museum with other attractions and facilities, taking advantage of the coastal path and support the Trust to work with nearby facilities to develop a programme of activities for key dates and summer season. It is understood that the Walton Forum are now leading on this project.
- **Support with the 5 year development plan for the Brightlingsea Lido.** Expansion of the pool to ensure it is fully accessible for all, and construction of a Wellbeing Centre. The Council have supported Brightlingsea Town Council with a submission to phase 2 of Sport England Swimming Pool Support Fund.
- **Explore options for the restoration or sympathetic reinterpretation of the first electric street lights in Clacton.** A historical survey and costing appraisal has been commissioned to restore/replace the electric street lights in Clacton.

8. The Natural Environment

- 8.1. This section reflects the policies in the both the Protected and Sustainable Places chapters of the Local Plan.

The delivery of projects contained within the Essex RAMS SPD.

- 8.2. Over the 2022/23 period three rangers have been employed by the Essex Coast RAMS/ Bird Aware team. Their first duties included the distribution of leaflets and posters along the Colne and Blackwater Estuaries and engagement with sailing clubs, holiday homeowners, and caravan parks managers, the response has been generally positive. The rangers have also been patrolling and monitoring the breeding sites and their surroundings, with a particular focus on Colne Point and Point Clear Bay, which so far this season have seen the highest rate of disturbance.

Water Management and Flood Risk

- 8.3. This section reflects the policies in the Protected Places chapter of the Local Plan.

Number of major developments incorporating water management schemes

- 8.4. Through the 2022/23 year, a number of planning applications were approved with conditions requiring that all new dwellings should meet a water consumption rate of no more than 110 litres per person per day, in accordance with Policy PPL5. Those developments which did not include such a condition were required to meet the Building Regulations standard of 125 litres per person per day. Therefore, all major developments approved in the year will have incorporated some level of water management scheme. A more consistent approach to water management is proposed over the coming year, to ensure full compliance with Local Plan policy.

Number of developments approved contrary to advice from Environment Agency.

- 8.5. The National Planning Practice guidance note states:

For any planning application for major development where the local planning authority is minded to grant permission and the proposal:

1. Is within Flood Zones 2 or 3, or on land within Flood Zone 1 which has been notified to the local planning authority as having critical drainage problems; and

2. Is the subject of a sustained objection by the Environment Agency on flood-risk grounds,

the local planning authority must follow the procedure provided for in the [Town and Country Planning \(Consultation\) \(England\) Direction 2021](#). Prior to this, the authority, the Agency and the applicant should first make all reasonable endeavours to negotiate and come to an agreement as to whether changes could be made to the application that would enable the Agency to withdraw its objection. The referral process set out in the Direction will need to be followed by the local planning authority unless the Environment Agency withdraws its flood risk objection in writing.

This means that if the Agency still concludes that it is unable to withdraw its objection and the authority is still minded to grant permission, then the authority must refer the application to the Secretary of State for possible call-in.[...]

The Environment Agency publishes transparency data comprising an annual list of all those planning applications to which it made an initial objection on the basis of flood risk.

8.6. In the period April 2022 – March 2023 there were three applications identified on the Environment Agency’s list.

Table 23 : Applications in a flood zone with initial Environment Agency objections

Application Number	Address	Status
21/01585/FUL	3 Eastern Promenade St Osyth Clacton On Sea Essex CO16 8LG	APPROVED
22/00492/FUL	51 Garland Road Parkeston Harwich Essex CO12 4PB	REFUSED
22/00949/OUT	Land North of Mill Lane Walton On The Naze Essex CO14 8GA	REFUSED

8.7. Out of these three, two were refused planning permission. The third had a holding objection from the Environment Agency, which was overcome with the preparation of a flood risk assessment. The decisions for all three applications were in accordance with Environment Agency advice and did not need to go before the Secretary of State.

9. Tourism Promotion

- 9.1. This section reflects the policies in the both the Prosperous and Protected Places chapters of the Local Plan.
- 9.2. Tendring District Council has a Tourism Strategy in place for the period of 2021—2026. The strategy covers the development and promotion of tourism with input and integration from partners in the private, voluntary, and wider public sector.
- 9.3. The tourism sector is worth almost £414 million* to Tendring, with the industry responsible for almost 9,000 jobs, equivalent to 17.9% of the District's employment. The net worth of Tendring's tourism economy has grown by around £66 million since 2012.
- 9.4. The Council is working with partners to develop a programme of events that will draw visitors to Tendring and raise the profile of the area with significant investment by both the public and private sector in tourism over recent years.

** Data from 2022 Economic Impact of Tourism – Tendring Report*