



PLANNING AND REGENERATION DEPARTMENTAL PLAN 2018 - 19

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Introduction

This document provides a strategic overview for the Planning and Regeneration Department, setting out the key objectives, priorities and performance measures for the department in 2018-19. The overview is supported by strategies and service delivery plans for each service area, which provide a more comprehensive and detailed description of the key drivers, service objectives, targets for achievement and the level of performance expected.

Many of the activities dovetail with the Council's Corporate Plan 2016-2020 which sets our high level vision and priorities. These are focused on Council and Community, Health and Housing, Employment and Enjoyment which all center on our Community Leadership role.

Council and Community

- **Balanced Budget**
- **Support Rural Communities**
- **Supporting the Vulnerable**
- **Partnership Working**

Health and Housing

- **Mental Health**
- **Place Shaping**
- **Build Council Houses**
- **Local Regeneration**
- **Children's Strategy**

Employment and Enjoyment

- **Education and Skills**
- **Business Growth**
- **Making the most of our assets**

Community Leadership




The Council is keen to engage with the community, listening to what residents want from their Council and delivering high quality services, through partnership working and collaboration, engaging with the community, and supporting the vulnerable.

The Department has a clear vision. It is aware of the challenges within the District, alongside the opportunities and has a clear set of values which underpin the priorities and projects across the Department.

Examples of Community Leadership within Planning and Regeneration include:

- North Essex Garden Communities
- Progressing the new Local Plan
- Improved Broadband Connectivity
- Addressing anti-social behavior

Cabinet Members with Portfolio responsibility for the work of Planning and Regeneration

		
<p>Carlo Guglielmi (Deputy Leader) Finance and Corporate Resources</p>	<p>Fred Nicholls Corporate Enforcement</p>	<p>Zoe Fairley Investment and Growth</p>
<ul style="list-style-type: none"> • Broadband 	<ul style="list-style-type: none"> • Corporate Enforcement • Planning 	<ul style="list-style-type: none"> • Regeneration and Inward Investment




Regulatory Planning Functions

Planning Committee & Local Plan Committee

	
<p>John White Chairman – Planning Committee</p>	<p>Rosemary Heaney Vice Chair – Planning Committee</p>
	
<p>Neil Stock Chairman – Local Plan Committee</p>	<p>Nick Turner Vice-Chair Local Plan Committee</p>

About Planning and Regeneration

The Planning and Regeneration Department comprises the following service areas:-

<p><u>Planning Policy</u></p> 	<p>The Planning Policy Team is mainly concerned with ensuring that Council has the right policies in place to facilitate sustainable development and encourage economic growth. These policies need to reflect government requirements, the aspirations and corporate objectives of the Council and its partners, and the results of public consultation.</p>
<p><u>Development Management</u></p> 	<p>The Development Management Team is mainly involved in the implementation of the Council's planning policies and national planning law by determining planning applications, providing professional pre-application advice, negotiation and monitoring of S.106 agreements to secure infrastructure for the district, dealing with planning appeals and, when necessary, using enforcement powers to tackle unauthorised development.</p> <p>As well as planning applications, the Development Management section also deals with applications for Listed Building Consent, applications for works affecting protected trees and the issue of Lawful Use Certificates.</p>
<p><u>Building Control</u></p> 	<p>The Building Control Team is involved in inspecting and approving building works in line with the national building regulations to ensure they meet necessary standards of safety, resilience and accessibility. The Team works across the District for both the Council and on external contracts.</p>

Support and Development



The Planning Support Team provides customer service, administrative and technical support to all the functions within the Planning Department and also delivers the Local Land Charges service. It provides planning advice, arranges duty planner meetings and reception services for a wide range of the functions undertaken by the Council at Weeley. The Local Land Charges section carries out land and property searches for prospective buyers and others involved in the conveyancing process. It also maintains the database of records for all properties and land within the district including planning history, grants, legal agreements and listed buildings.

Regeneration, Inward Investment and Growth

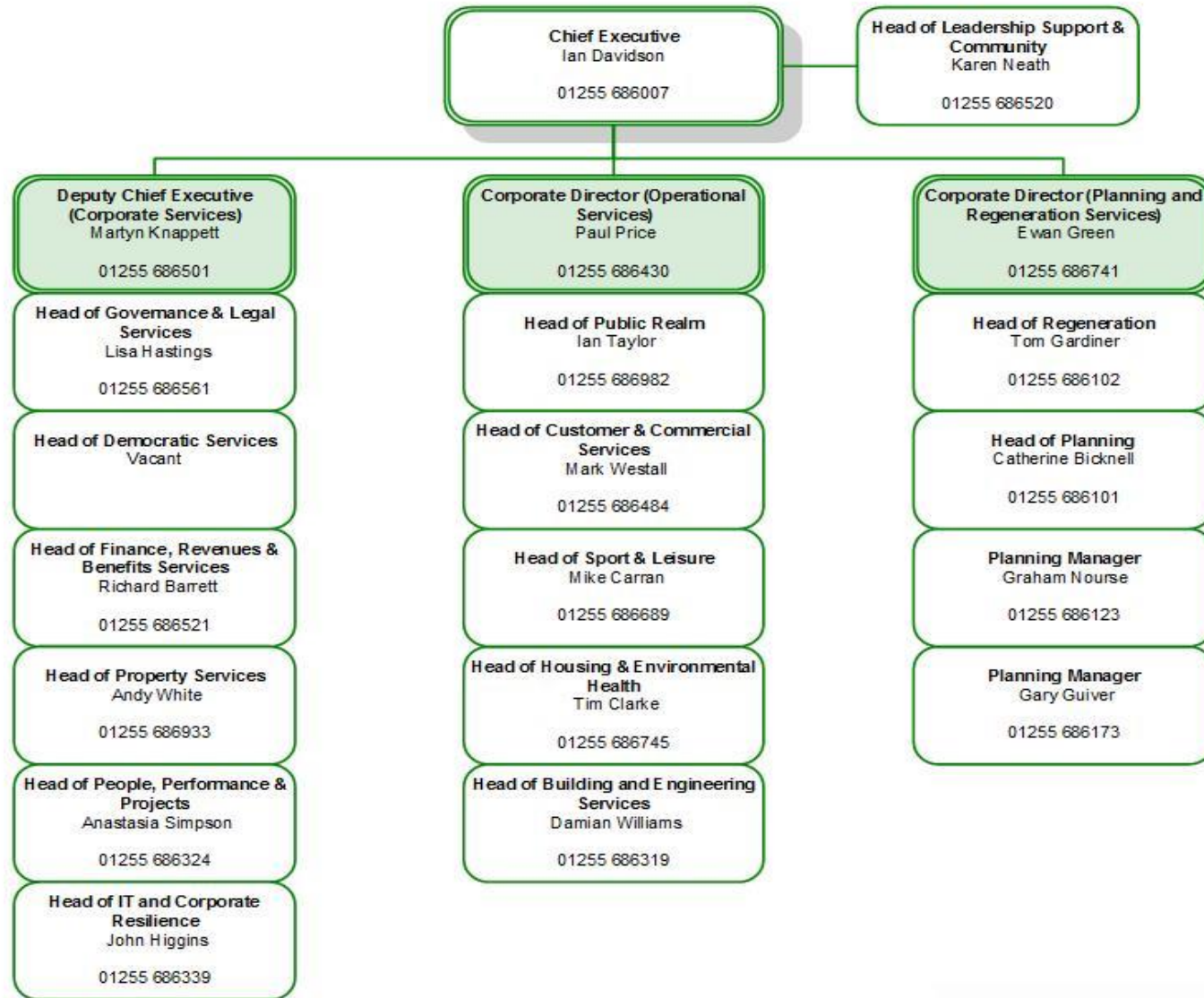


The Regeneration, Inward Investment & Growth Team seeks to deliver the Council’s Economic Development Strategy. This identifies five broad objectives and seeks to secure the economic growth and prosperity of the district by capitalising on: the commercial opportunities afforded by the offshore renewables sector at Harwich; development of key employment sites along the A120 Corridor; and exploiting the growth opportunities afforded the district by its proximity to the University of Essex and the Knowledge Gateway.

The work of the Team focuses on the economic growth and regeneration of the district and includes the following key activities: Inward Investment; Enterprise & Business Support; Economic Development & Inward Investment; Funding; Skills Development; Community Initiatives; Town Centre Co-ordination; Project Development and Delivery; and Strategy development at local and regional level.

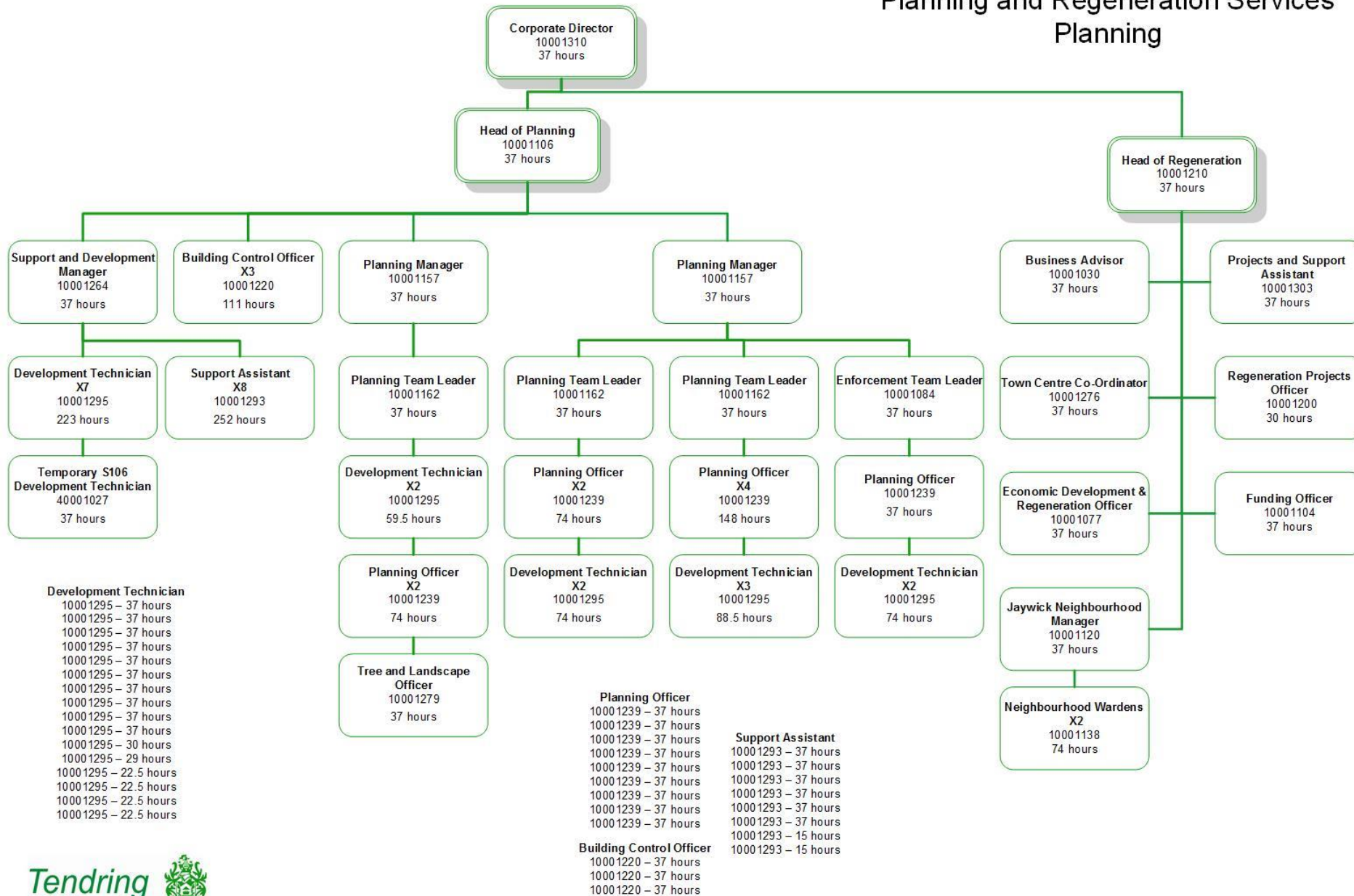
In addition the Team’s responsibilities include the day-to-day operational activity (Community Engagement and the Warden Service) of the Jaywick Neighbourhood Team.

Our Corporate Structure



Our Structure

Planning and Regeneration Services Planning



Our Short, Medium and Long Term Aspirations

Drive the development and delivery of the Tendring District Local Plan	
Complete Section 1 Examination in Public by June 2018	Short
Complete Section 2 Examination in Public by October 2018	
Local Plan adopted by March 2019	Medium
Support the Council's Business Critical Projects	
Building new homes – providing pre-application advice and dealing with planning applications	Medium
Economic Development Strategy – achieve alignment of Local Plan and support delivery of EDS	Medium
Office Transformation – contributing to project group and providing DM and BC advice	Medium
Ss.106 and preparation for CIL	Medium
Improve Service to Customers & Service Resilience	
Continued development of website – wider use of on-line payments	Medium
Develop E-Planning with the introduction of IDOX connectors – Planning & Building Control	Medium
Develop Ss.106 Exacom & Enterprise Applications	Medium
Support delivery of appropriate development	

Financial Overview

Service	Budget	Service	Budget
Corporate Director Service Unit		Planning Service Unit	
Corporate Director	£ 111,680	Head of Planning & Customer Service	£ 109,090
		Local Land Charges	£ 49,870
	£ 111,680		£ 157,960
Planning Development		Building Control	
Planning & Enforcement	£ 26,000	Building Control Management	£ 86,150
Development Control – Chargeable Account Planning	£ 86,150	Building Regulations – Non Chargeable/Other Activities Account	£ 860
Enforcement	£ 16,100	Building Regulations – Chargeable Account	£ 6,380
	£ 128,250		£ 93,390
Planning Policy		Regeneration	
Heritage and Conservation – General Land Property	£ 3,210	Regeneration Service Unit	£ 11,300
Gazetteer – Policy and Conservation	£ 2,240	Tending Citizen Advice Bureau	£ 167,000
Suffolk Coastal AONB Contribution	£ 7,650	Public Halls-Jaywick Community Centre	£ 810
Dedham Vale AONB	£ 740	Youth Initiatives	£ 5,450
LDF/Local Plan	£ 175,000	Enabling Fund	£ 8,460
Tree Planting	£ 2,230	Community Rail Partnership	£ 2,100
	£ 191,070	Industrial Units and Properties	£ 3,600
		Jaywick Enterprise Centre (Starter Units) Business	£ 24,290
		Jaywick Sands Team	£ 10,720
		Big Society	£ 100,000
		Business Investment & Growth	£ 25,250
			£ 358,980
TOTAL : £913,080			

Our Department's Impact on Climate Change

The **Planning & Regeneration Department** will play a key role in tackling climate change in the following ways:

Ensuring new building work meets the latest building regulations, which incorporate standards for insulation and energy efficiency;

Requiring developers who apply for planning permission to demonstrate how they have sought to minimise the impacts of development on climate change, both through the construction process and after construction;

Applying the new planning policy for Brooklands, Grasslands and the Village in Jaywick Sands which will enable higher quality, more resilient property to be built in the high risk flood area and, in turn, reduce the risk of damage, injury and death in those areas as sea levels rise in the future; and having positive policies for dealing with proposals for renewable energy installations and the infrastructure associated with them – both in-land and off-shore – including solar energy and wind energy.

Aspire to establish an Innovation Centre in Harwich, providing managed workspace for new and established businesses in the supply chain serving the Offshore Renewables Sector (Clean Energy). The development of wind farms in the Southern North Sea plays a significant part in the UK Government's approach to reducing the country's reliance on carbon and non-renewable forms of energy.

Our Resources

The staffing and budgetary resources for Planning & Regeneration are as follows: - (As at End of April 2018)

SERVICE	NUMBER OF STAFF (Full-Time Equivalent)	SERVICE	NUMBER OF STAFF (Full-Time Equivalent)
Corporate Director	1	Planning & Regeneration	49
		TOTAL	50

Some of Our Achievements in 2017-18

TDC JOBS FAIR



The 6th annual Jobs and Careers Fair has been confirmed for Tuesday 2nd October 2018, with the event growing year on year.

Over 2000 visitors attended in 2017 and there were 55 exhibitors covering a wide range of sectors including retail, hospitality, construction, manufacturing, tourism and care, among others. A range of companies took part once again, including Premier Inn, McDonalds and major supermarkets as well as local companies Grange Fencing, Rose Builders and Dalau to name but a few.

Some great training/volunteering opportunities were also available including representatives of Colchester Institute, Nova Training, Catten College, The Army & Army Reserves, The Royal Navy & Royal Marines, Essex Police & Essex Fire & Rescue. This mix of one to one engagement at exhibition stands as well as hands-on activities to encourage maximum involvement on the day continues to make for an exciting, enjoyable and most importantly productive event for all involved.



The Council's SME Growth Fund provides businesses in Tendring with grants of up to £150,000 to support match-funding for initiatives which will create or protect jobs and aid with business growth. Initially focused on 6 key sectors (maritime, energy, low carbon, manufacturing, engineering and R&D), the Scheme has now been extended until March 2020 and its reach has been widened to encompass all sectors (excluding retail).

The Fund has so far (Q1 2018) granted a total of £140,000 to local businesses, with projects including the purchase of an item of machinery which has increased the efficiency of a factory (Nantmor Blinds), the startup of a company inventing and bringing to market innovative products designed to help those with reduced mobility (Intellectual Products Ltd.) and the relocation to Tendring including office and warehouse setup of a company working in the sports industry (GlobalTec Ltd.).

This £140,000 total has leveraged £260,000 of private investment from different sources as well as creating/safeguarding 23 FTE roles within the District. With the extension of the Fund agreed by Cabinet, a 'relaunch' of the opportunity is ongoing to promote the new criteria, ensuring the offer of support from TDC is taken up by as many businesses as possible over the next two years.

BROADBAND



A big boost in superfast broadband coverage has been secured for Tendring District under a new multi million pound contract with BT Group as part of the Superfast Essex programme. The £9million contract signed by Essex County Council and BT Group will ensure superfast speeds of 30Mbps and above are made available to an extra 5,400 homes and businesses in the district by March 2020.

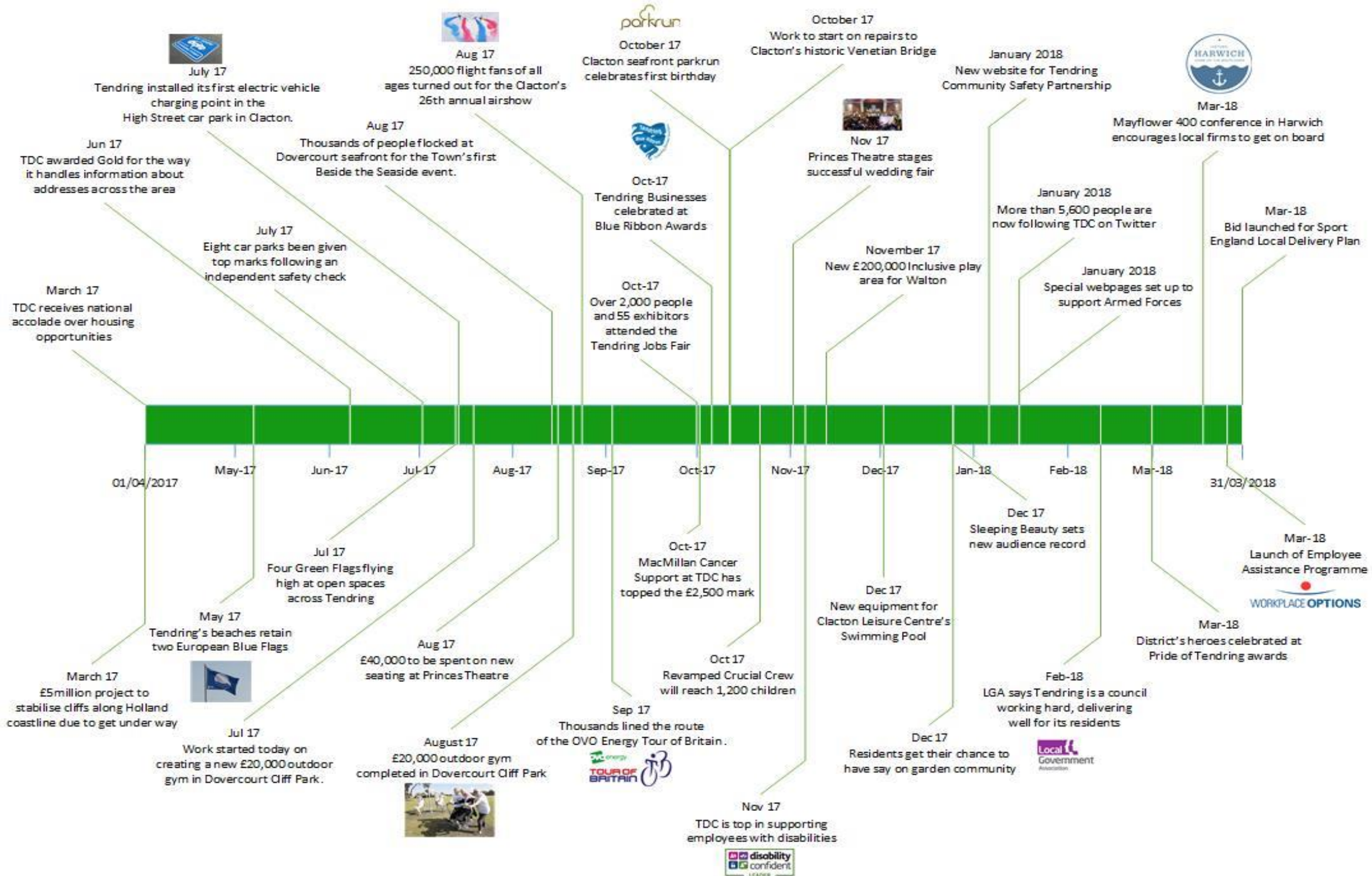
The public funding includes a contribution of £250,000 from Tendring District Council, matched by a new grant from the UK Government's Broadband Delivery UK (BDUK) programme, with the remainder of the public investment provided by Essex County Council from project savings. Work will start in late 2018 and will take place in parallel to existing fibre broadband rollout plans by Superfast Essex. The additional coverage will lift superfast broadband availability in Tendring District to more than 98% by early 2020, making the area one of the best-served Districts in Essex.

LOCAL PLAN



The Local Plan has progressed through a key milestone with the completion of Stage 1 of the Examination in Public. The examination consisted of a series of hearing sessions which took place between January and May 2018. A Government appointed Inspector heard the views of a range of interested parties and the Council is expecting his conclusion at the beginning of June. The Planning Managers for a 3 Local Authorities involved in the Local Plan (Tendring Braintree & Colchester) felt that the hearings went well and are hopeful for a positive letter from the inspector. The Local Plan will then be on course for adoption in March 2019.

Our Achievements



Departmental Targets & Projects: Corporate Priorities - Lead

Performance Target (SMART)	Milestones	Current Position	2018/19 Target	Contribution to Corporate Priorities
<p>Ensure Delivery of Improved Broadband.</p>	<p>Ensure the £9m investment programme is on target to extend coverage to an extra 5,400 homes and businesses (98% coverage) in the district by March 2020.</p>	<p>Contract signed between Essex County Council and BT Group in December 2017 requiring delivery by March 2020.</p> <p>TDC will monitor delivery through 6 monthly progress reports from Superfast Essex as part of a Funding.</p>	<p>Programme on target to achieve overall improved coverage to 98%.</p>	<p>Council and Community.</p> <p>Health and Housing.</p> <p>Employment and Enjoyment.</p>

<p>North Essex Garden Communities.</p>	<p>Council approval of North Essex Garden Communities Ltd Business Plan.</p> <p>Work with partners to develop a proposition and</p> <p>Mandate for a North Essex Garden Communities Development Corporation.</p> <p>Work with partners to develop a detailed proposal for A120/A133 Link Road for submission to Government.</p> <p>Land negotiations as part of the development of the overall programme.</p> <p>Continue to engage with communities as part of the ongoing process for the preparation of Development Plans.</p>	<p>The North Essex Garden Communities programme is progressing well and has secured revenue support from both Council Partners and Government (HomesEngland).</p> <p>There a number of key workstreams being progressed in relation to governance & delivery structures, master planning, infrastructure, economic growth and stewardship.</p>	<p>June 2018.</p> <p>December 2018.</p> <p>November 2018.</p> <p>On-going.</p> <p>On-going.</p>	<p>Council and Community.</p> <p>Health and Housing.</p> <p>Employment and Enjoyment.</p>
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<p>Lobby for road and rail crossing improvements at Manningtree.</p>	<p>Work with partners to develop outline case for improvements by 31st October 2018 and lobby for Government support.</p>	<p>A partnership group has been formed including local MP's, ECC, Suffolk CC, Babergh & Mid Suffolk Council, TDC, Haven Gateway Partnership, Essex Rail Users.</p> <p>An initial proposal will be developed, led by ECC, in order to detail the economic, social and environmental needs and benefits which future investment will address.</p>	<p>On-going.</p> <p>June 2018.</p>	<p>Council and Community.</p> <p>Employment and Enjoyment.</p>
<p>Strategy and plan for Harwich and Dovercourt Public Realm.</p>	<p>Refreshed Strategy and detailed proposals complete.</p> <p>Delivery plan agreed by Cabinet.</p> <p>Project site start.</p> <p>Project completion.</p>	<p>Consultants procured and appointed – work ongoing.</p> <p>Pre consultation work to be initiated in March 2018.</p> <p>Public consultation expected to take place in May 2018.</p>	<p>June 2018.</p> <p>July 2018.</p> <p>January 2019.</p> <p>March 2020.</p>	<p>Council and Community.</p> <p>Employment and Enjoyment.</p>

<p>Holland Haven and Seafront Opportunities.</p>	<p>Initial project scope developed and team in place.</p> <p>Identify a longlist of potential projects and opportunities.</p> <p>Projects developed to outline stage.</p> <p>Place Plan completed for Cabinet consideration.</p>	<p>Project scope in draft. Work underway to identify a longlist of potential projects and opportunities.</p>	<p>June 2018.</p> <p>June 2018.</p> <p>October 2018.</p> <p>December 2018.</p>	<p>Council and Community. Health and Housing. Employment and Enjoyment.</p>
<p>Effective Outcomes from the Corporate Enforcement Group.</p>	<p>Continue to develop corporate capacity in order to address priority issues.</p> <p>Strengthen partnerships in order to achieve more effective and quicker outcomes from joint working.</p>	<p>Corporate Enforcement Group now established, with related Problem Solving Group in place to address specific cross service / agency priorities.</p>	<p>On-going.</p>	<p>Council and Community. Health and Housing. Employment and Enjoyment.</p>

Departmental Targets & Projects: Corporate Priorities - Support

Performance Target (SMART)	Milestones	Current Position	2018/19 Target	Contribution to Corporate Priorities
<p>Jaywick Sands Regeneration and Renaissance.</p>	<p>Develop interim planning guidance to guide planning applications.</p> <p>Place Plan and Infrastructure Assessment completed.</p> <p>Dig 4 Jaywick Sands Community Garden project.</p> <p>Jaywick Sands Neighborhood Wardens services.</p>	<p>Guidance in place.</p> <p>Brief to secure external support completed and Procurement process underway.</p> <p>External funding of £15,000 attracted to support continuation of the programme.</p> <p>Neighborhood Wardens in place and actively supporting the local community.</p>	<p>October 2018.</p> <p>March 2019.</p> <p>On-going.</p>	<p>Council and Community.</p> <p>Health and Housing.</p> <p>Employment and Enjoyment.</p>
<p>Mayflower 400.</p>	<p>Proactive role in Mayflower 400 Team supporting delivery of Action Plan.</p> <p>Develop and deliver specific interventions to support businesses and the tourism sector.</p>	<p>TDC Team in place and projects ideas being developed into a costed Action Plan.</p>	<p>On-going.</p>	<p>Council and Community.</p> <p>Employment and Enjoyment.</p>

Housing Strategy.	Support the development of a TDC Housing Strategy.		Develop draft Housing Strategy – May 2018. Seek Cabinet approval – July 2018. Further development dependent on Housing Green Paper, which will inform strategy – September 2018. (Publication date: April 18).	
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Departmental Targets & Projects – Regeneration, Inward Investment and Growth Team

Performance Target (SMART)	Milestones	Current Position	2018/19Target	Contribution to Corporate Priorities
<p>Deliver the SME Growth Fund Support Programme.</p>	<p>Update and roll-out the Council's SME Growth Fund targeted on new and existing businesses within the District.</p>	<p>To date the Fund has supported five businesses with grant awards totaling £138,250. This has created 19.5 FTE new jobs, safeguarded 3.5 FTE jobs and levered £262,694 of private sector investment.</p>	<p>Support 10 businesses, create 20 FTE jobs, and secure £125k in private sector investment.</p>	<p>Council and Community. Employment and Enjoyment.</p>
<p>Develop and launch Creative Cultural Strategy.</p>	<p>Develop a Creative and Cultural Strategy and Implementation Plan to secure jobs and growth in this sector.</p>	<p>£15k funding support from Arts Council England secured and consultants appointed.</p>	<p>Strategy and Implementation Plan completed – October 2018.</p> <p>Strategy Launch – November 2018.</p>	<p>Council and Community. Employment and Enjoyment.</p>

<p>Business Engagement.</p>	<p>Business engagement events to promote economic growth in Tendring.</p>	<p>Planning for these events is underway in conjunction with partners,</p>	<p>Westminster Palace Business Event – October 2018.</p> <p>Jobs and Careers Fair – 2nd October 2018.</p> <p>Blue Ribbon Awards – Launch May 18, Awards Event October 18.</p>	<p>Council and Community. Employment and Enjoyment.</p>
<p>Reshape TDC Business Support Offer.</p>	<p>Review current business support offer and develop options for future delivery focused on businesses with growth potential.</p> <p>Prepare an options appraisal report for MT consideration.</p> <p>Identify funding to support service delivery.</p>	<p>A review of the way in which the Council provides support for businesses and sectors is underway.</p> <p>Options Appraisal scoped.</p> <p>Initial funding identified.</p>	<p>Feasibility report Options Appraisal – June 2018.</p> <p>Report drafted – August/September 2018.</p>	<p>Employment and Enjoyment.</p>

Performance Target (SMART)	Milestones	Current Position	2018/19 Target	Contribution to Corporate Priorities
<p>Develop and deliver a range of growth opportunities in Harwich linked to the energy and sustainable construction sectors.</p>	<p>Work with Colchester Institute to secure the expansion of the Energy Skills Centre (increasing the number of students, apprenticeships and participating employers).</p> <p>Review options for the development of a business incubation centre.</p> <p>Develop a North Essex Energy Strategy.</p>	<p>The Skills Centre remains operational but currently operates below its optimum capacity. Proposals for reshaping of the curriculum are being developed.</p> <p>RWE Innogy/Galloper Wind Farm has established itself in Harwich. Supply chain businesses serving the Galloper Wind Farm are emerging. Options for a business centre are being reviewed to assess deliverability.</p> <p>TDC has led the emergence of a North Essex Energy Group.</p>	<p>March 2019.</p>	<p>Council and Community. Employment and Enjoyment.</p>

Performance Target (SMART)	Milestones	Current Position	2018/19 Target	Contribution to Corporate Priorities
<p>Promote and lobby for Tendring priorities through partnerships and strategy development.</p>	<p>Engage proactively with the ongoing development and delivery of actions related to:</p> <ul style="list-style-type: none"> • North Essex Economic Strategy • SELEP Review • SELEP Coastal Strategy • Haven Gateway Partnership • Locality Plans with ECC 	<p>Team is actively involved in shaping the development of these strategies/ partnerships.</p>	<p>On-going.</p>	<p>Employment and Enjoyment</p>

Departmental Targets & Projects – Planning Team

Performance Target (SMART)	Current Position if Applicable	2018/19 Target	Contribution to Corporate Priorities
Policy Development - Local Plan			
Section 1 Examination Public Outcome.	Submitted to Secretary of State October 2017. Examination will be completed on 9 May 2018 with outcome expected by June 2018.	June 2018.	Council and Community. Health and Housing. Employment and Enjoyment.
Examination in public of Section 2 of Local Plan.	Preparatory work is underway to complete the submission of detailed information required for the Examination which will likely be held in October 2018.	October 2018.	Council and Community. Health and Housing. Employment and Enjoyment.
Adoption of Local Plan.	The process and specific timing for adoption of the new Local Plan will be determined following the above.	January - March 2019.	Council and Community. Health and Housing. Employment and Enjoyment.
Projects			
Performance Target (SMART)	Current Position if Applicable	2018/19 Target	Contribution to Corporate Priorities
Support the Council's business critical projects			
Office Transformation Project <ul style="list-style-type: none"> Provide Planning & Building Regulations advice. Undertake programme of document digitisation. Prepare for flexible working arrangements. 	Contributing as required. Work has commenced with a project plan and assessment of data soon to be prepared.	On-going. March 2019. December 2018.	Council and Community. Health and Housing. Employment and Enjoyment.

Projects			
Performance Target (SMART)	Current Position if Applicable	2018/19 Target	Contribution to Corporate Priorities
Improve service to customers and service resilience			
Undertake process review in each section. Implementation of Enterprise & Exacom systems to work alongside Uniform.	Enterprise in place and rolled out for new applications. Exacom live date March '18. Ongoing process of inputting agreements and obligations.	September 2018.	Council and Community. Health and Housing.
Deliver program of training for Councillors.	Completed 5 events during 2017/18.	Programme of events to be held in 2018/19.	Council and Community.
Develop and implement new approaches to recruitment and retention of professional staff.	Recruitment campaign underway March 2018.	On-going.	Council and Community.

Projects			
Performance Target (SMART)	Current Position if Applicable	2018/19 Target	Contribution to Corporate Priorities
Affordable Excellence			
Maximise opportunities for joint authority / agency working with a focus on health facilities for 2018-19.	Shared work with North Essex Authorities well established, especially in relation to garden communities. Initial discussions with health agencies have been positive and joint working is underway to establish Tending priorities.	On-going.	Council and Community

Performance Indicators

Performance Target (SMART)	Current Position if Applicable	2018/19 Target	Contribution to Corporate Priorities
Planning applications – speed of determination.	As at 31.03.18. Major Applications: 74.53%. Non-Major Applications: 90.42%.	Major applications determined in 13 weeks 60% Non-major applications determined in 8 weeks 70%	Council and Community. Employment and Enjoyment. Health and Housing.
Local Land Charges – Official Search provision within 5 working days.	Target exceeded 17/18	95%	Council and Community. Employment and Enjoyment.
Building Control - Plan checking.	Target exceeded 17/18	90%	Council and Community.
5 Year Housing Supply (Influencing Role).	As at 31 st March 2018, based on an OAN of 550 = 5.45 years OAN of 480 = 6.79 years housing land supply could be demonstrated.	>5 years supply	Council and Community. Employment and Enjoyment. Health and Housing.

Planning applications – quality of decision making.			
Appeals for major applications allowed as % of all major applications determined.	As at 31st March 2018 5.28%	<10%	Council and Community.
Appeals for non-major applications allowed as % of all non-major applications determined.	1.12%	<10%	Employment and Enjoyment.