

# *Tendring*

## *District Council*



### **Authority Monitoring Report**

### **April 2023 – March 2024**

# AUTHORITY MONITORING REPORT 2023 – 2024

## Table of Contents

1.	Introduction .....	3
2.	Local Development Scheme Progress.....	4
3.	Housing Delivery.....	6
4.	Employment, Commercial and Retail Development.....	11
5.	Provision of Infrastructure and Community Facilities .....	18
6.	Sustainable Travel .....	21
7.	The Historic Environment.....	22
8.	The Natural Environment.....	27
9.	Tourism Promotion.....	29
10.	Glossary of Terms.....	33

## 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 authority 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 26<sup>th</sup> January 2021 and Section 2 on 25<sup>th</sup> January 2022. Prior to that, the last adopted Local Plan was in 2007. **This AMR covers the second financial year following the full adoption of the Local Plan: 1 April 2023 – 31 March 2024.** Future AMRs will be published annually and cover each subsequent financial year.
- 1.5. The Alresford Neighbourhood Plan was formally made (adopted) on 8 October 2021. Two further Neighbourhood Plans, the Ardleigh Neighbourhood Plan and the Elmstead Neighbourhood Plan, were made on 21 October 2024. Alresford, Ardleigh and Elmstead Parish Councils are responsible for maintaining and periodically revisiting their Plans to ensure relevance and to monitor delivery.

## 2. Local Development Scheme Progress

- 2.1. In July 2024 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 2025.

Table 1 : Timetable for preparing Local Plan Documents

Document	LDS Timetable	Comments
Local Plan Review	<b>ONGOING</b> Issues and Options Consultation in Summer 2024	Due to the General Election held in July 2024, and the new Government's proposed changes to the NPPF, the programme for reviewing the Local Plan was put on hold. Now that the changes to the NPPF have been finalised, along with the updated Standard Method for calculating housing need, an updated programme for reviewing the Local Plan will be considered by the Planning Policy and Local Plan Committee.
Tendring Colchester Borders Garden Community Development Plan Document	<b>ONGOING</b> Examination in Public – Spring 2024 Inspectors Report/Consultation on Modifications – Summer 2024 Adoption (Full Council) – Winter 2024	Examination hearings into the DPD took place in the spring of 2024, and a public consultation on the Inspectors' suggested modifications took place in the summer. The Councils now await receipt of the Inspectors final report, before the document can move forward to adoption.
CIL	<b>ONGOING</b> Preparation of the document beginning in Spring 2024	Initial work, including a Viability Assessment to explore whether CIL is appropriate for the Tendring District, began in the autumn of 2024. The LDS will need to be updated to reflect this.
Authority Monitoring Report (AMR)	<b>COMPLETE</b> Annual publication following the end of the financial year.	An AMR has been published for each of the first two financial years following the adoption of the Local Plan.

Table 2 : Timetable for preparing Neighbourhood Plans

Document	LDS Timetable	Comments
Ardleigh Neighbourhood Plan	<b>COMPLETE</b> Examination complete. Potential referendum Autumn 2024	The Ardleigh Neighbourhood Plan was adopted by the Council in October 2024.
Brightlingsea Neighbourhood Plan	<b>ONGOING</b> Neighbourhood area designated. Regulation 14 consultation possible during 2024.	Brightlingsea Town Council are working to prepare their Neighbourhood Plan ahead of a formal public consultation. Regulation 14 consultation has not yet taken place.
Elmstead Neighbourhood Plan and NDO	<b>COMPLETE</b> Examination complete. Potential referendum Autumn 2024	The Elmstead Neighbourhood Plan was adopted by the Council in October 2024.

Table 3 : Timetable for Supplementary Planning Documents

Document	LDS Timetable	Comments
Hartley Gardens SPD	<b>ONGOING</b> Potential adoption autumn 2024	Work continues to develop a masterplan and SPD for Hartley Gardens, with support from Homes England. Work is progressing well, with adoption now anticipated in the summer of 2025.
Jaywick Sands Design SPD	<b>COMPLETE</b> Potential adoption Spring 2023	Adopted February 2023
Climate Change SPD	<b>ONGOING</b> Potential adoption Autumn 2023	Essex County Council have produced model Local Plan policies relating to climate change and energy efficiency, which will be considered as part of the Local Plan Review.

## 3. Housing Delivery

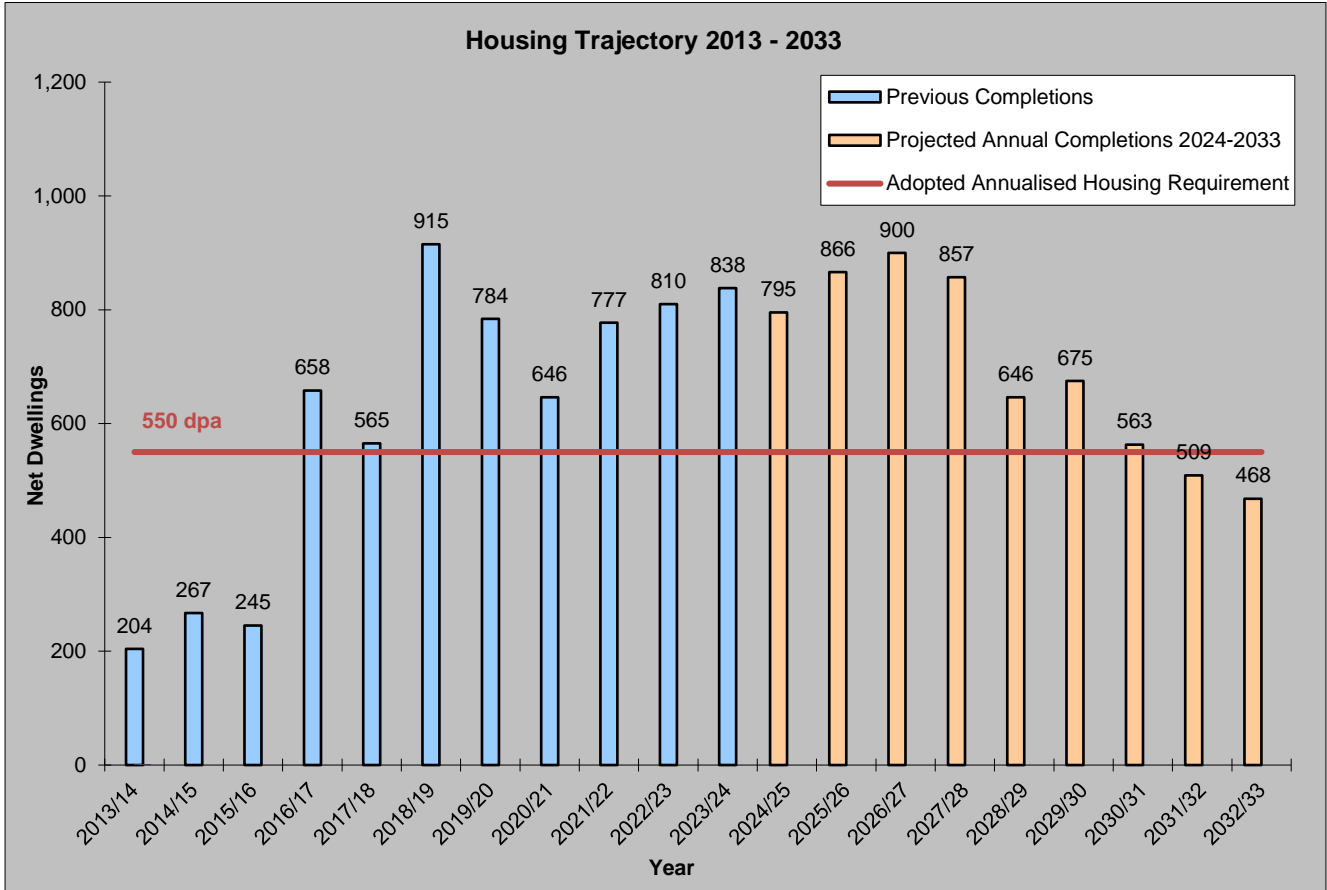
### Housing Requirement

- 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 6,700 homes already built between 2013 and 2024, the remaining requirement between now and 2033 stands at approximately 4,300.

### Housing Completions and Future Trajectory

- 3.2. In the period 1 April 2023 to 31 March 2024, a total of **838 (net)** new homes were completed in Tendring. This means that the housebuilding target of 550 homes a year has now been achieved for an eighth 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 [SHLAA \(July 2024\)](#) has been fed into an overall trajectory for housing growth over the plan period which is set out in the graph below.

Figure 1: 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 towards the end of the Plan Period. Officers will keep under review impacts on the economy arising from increasing inflation, particularly in energy and costs, which might lead to some revisions to subsequent forecasts.

### 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 **6.26-year supply of deliverable housing sites**. Around 3,600 homes are expected to be built within the five years 2024/25 – 2028/29, against a five-year requirement of approximately 2,900 homes.

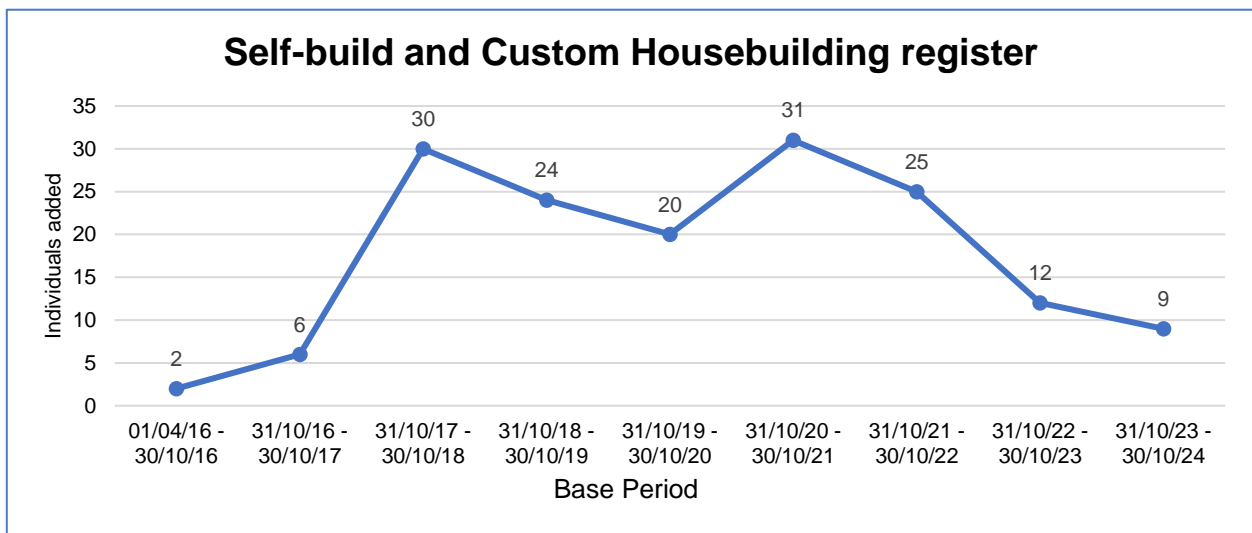
## Self-build and Custom Housebuilding

- 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 30<sup>th</sup> October 2024, the following individuals have been added to the Self-build and Custom Housebuilding register:

Table 4: 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
Base Period 9 (31/10/23 - 30/10/24)	9

Figure 2: Individuals added to the Self Build & Custom Housebuilding Register



- 3.11. No associations had applied to join the register.
- 3.12. The Levelling Up and Regeneration Act 2023 (the *LURA 2023*) amended the *SCHA 2015*, tightening the requirements to grant permission in relation to the register. There are no transitional provisions within these amendments, and so the changes apply retrospectively.

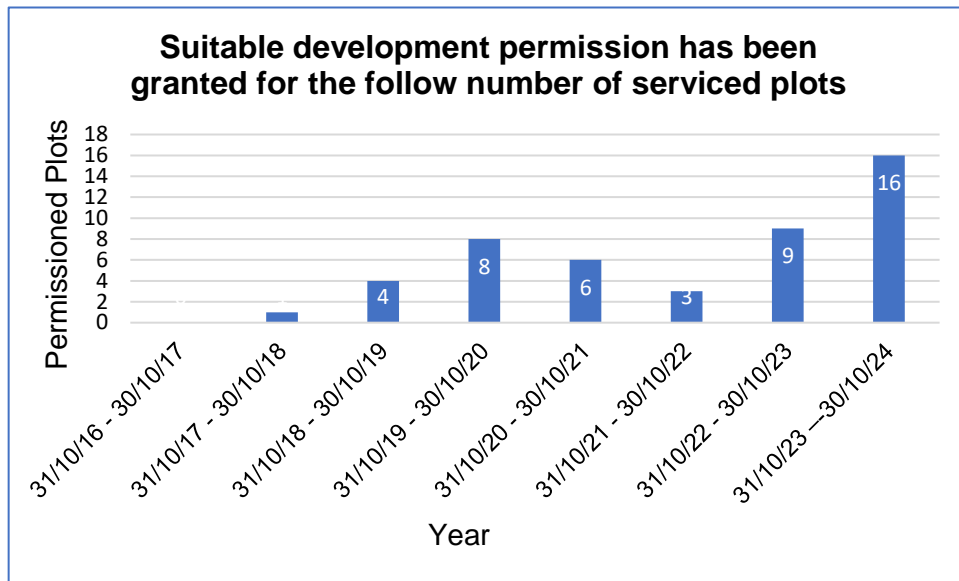


- 3.13. Section 2A of *the SCHA 2015* places a duty on the authority to give development permission for the carrying out of self-build and custom housebuilding on enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period, as evidenced by the number of entries added during that period to the register.
- 3.14. 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. Section 2A of the SCHA 2015 (as amended) stipulates that any demand that arose in an earlier base period and which has not been met within the time allowed for complying forms part of the current demand – i.e. unmet demand from previous years accumulates.
- 3.17. In each of the years following the end of a base period, planning permission has been granted for the following number of self-build or custom housebuilding proposals:

*Table 5: Suitable development permission granted for serviced plots*

<b>Year</b>	<b>Permissioned Plots</b>
31/10/16 – 30/10/17	0
31/10/17 – 30/10/18	1
31/10/18 – 30/10/19	4
31/10/19 – 30/10/20	8
31/10/20 – 30/10/21	6
31/10/21 – 30/10/22	3
31/10/22 - 30/10/23	9
31/10/23 – 30/10/24	16
<b>TOTAL</b>	<b>47</b>

Figure 3: Suitable development permission granted for serviced plots



3.18. In light of the amendments introduced by *the LURA 2023*, the Council is no longer able to demonstrate that it is meeting its duties under *the SCHA 2015*. This situation will be kept under review as part of the Local Plan Review, and consideration will be given as to how best the Local Plan can encourage and support self-build proposals in the future.

## 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. 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 6 summarises the status of these allocated employment sites in Tendring as of October 2024. 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.

Figure 4: Allocation Employment Sites

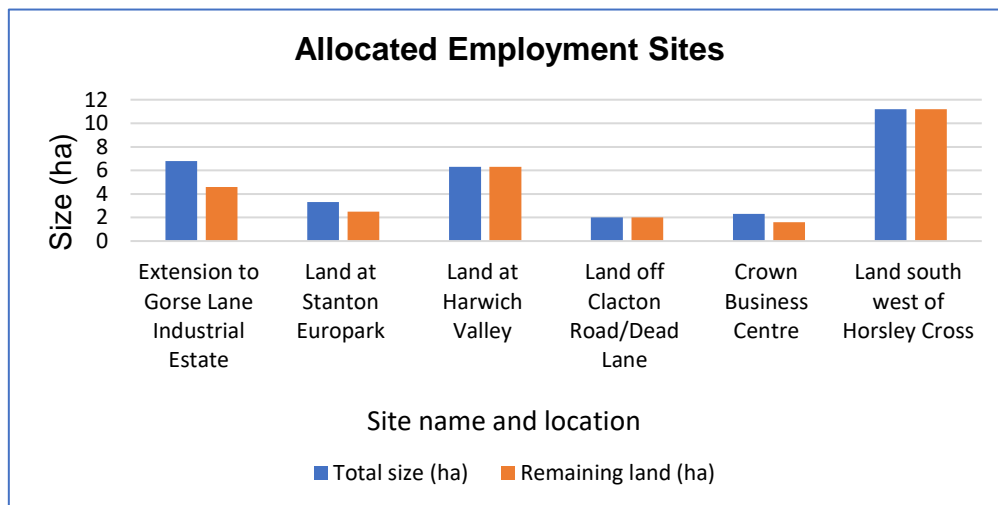


Table 6: Allocated Employment Sites with remaining available land (October 24)

Name of Site & Location	Size (ha)	Amount remaining (ha)	Comments
Extension to Gorse Lane Industrial Estate known as Telford Business Park	6.8	4.6	The development has been named as Telford Business Park. Two rows of multi let industrial units and a warehouse for Silverton Aggregates have been delivered, totalling c 1,800 sqm and taking up 2.2 ha.

Telford Road, Clacton			The south-western portion has full planning consent (21/01691/FUL) for 28 E(g), B2, B8, and E(g) business units. Additionally, there is a (23/01693/FUL) for two Class B8 storage units with ancillary offices and yards, totalling 960 sqm and 210 sqm of floorspace has now been approved. The above have not yet been delivered.
Land at Stanton Europark Parkeston	3.3	2.5	Northern site has full planning approval (21/01240/FUL) for proposed 68-bed hotel, two drive through restaurants, 10 business units (B2/B8) of between 139-1,244 sqm. Construction is underway here. The non-E(g)/B-Class employment land development is approximately 0.83 ha and is excluded from the realistic supply. The southern site has planning approval (23/00246/FUL) for a B8 commercial storage and distribution yard alongside a single storey management building.
Land at Harwich Valley East of Pond Hall Farm, Dovercourt (as part of a wider mixed-use development)	6.3	6.3	The site received reserved matters approval (19/00851/DETAIL) for a mixed-use development comprising employment units, cafe/restaurant units, public house, drive thru restaurants, cinema, hotel and 259 dwellings. In the masterplan, the E(g)/B-Class employment element will comprise four mid to large warehouses of 2,517 – 9,826 sqm and 16 smaller business spaces of 2,517 – 9,826 sqm. Construction has not started here. The land is not actively being marketed.
Land off Clacton Road/Dead Lane Mistley	2.0	2.0	The wider site received reserved matters approval (19/00539/DETAIL) for the creation of 204 dwellings and four commercial buildings. The housing is nearing completion. The employment element of this site has not come forward for development.
Crown Business Centre/ Evolve Business Park Old Ipswich Road, Ardleigh/Colchester	2.3	1.6	The site gained outline approval (19/01939/OUT) for the development of a business park comprising E(g), B2 and B8 uses. Since this, reserved matters approval (23/01033/DETAIL) was gained for the site's access, appearance, landscaping, layout and scale. Phase 1, which comprises 40 business units from 37-126 sqm (395-1,358 sqft), has already been delivered with good occupancy.
Land southwest of Horsley Cross/ Centurion Park	11.2	11.2	The site gained outline approval (19/01706/OUT) for a phased development comprising E(g), B2 and B8 uses. Since this, reserved matters approval (22/01042/DETAIL) was gained. Phase 1 of this development is under construction

			which will deliver 11 brand new warehouse/industrial units 1,022 – 6,550 sqm. The outline permission indicates that Phase 2 will deliver 18,117 sqm of E(g)/B2 and B8 uses.
<b>TOTAL</b>	<b>31.9ha</b>	<b>28.2 hectares remaining*</b>	

\* Land will not be deducted from the overall supply until the premises are completed.

- 4.3. Although 28.2ha remains available, the majority of the above sites have gained planning permission with Stanton Europark and Land Southwest of Horsley Cross already under construction. Crown Business Centre has delivered 40 business units which are now occupied.
- 4.4. Local Plan Policies SAMU1, SAMU2 and SAMU5 allocate mixed-use sites. Policies SP8 and SP9 designate the broad location of the Tendring Colchester Garden Community and the quantum of employment. The mixed-use sites, including the new Garden Community, contribute an additional 33.0 hectares to the employment land supply. These sites have been reviewed and updated since the last Annual Monitoring Report.

Table 7: Strategic Allocated Mixed-Use Sites with employment land available (October 2024)

Name of Site & Location	Area of Employment Land (ha)	Amount remaining (ha)	Comments
SAMU1, EDME Maltings, High Street, Mistley	-	-	Employment element is unspecified, but the site is 1.7 ha in size, all in E(g)/B-Class Use. The location and size of the employment uses will be determined via any future planning application. As such, this supply has not been included.
SAMU2, Hartley Gardens	up to 7.0	up to 7.0	Homes England are a landowner and lead developer. The final framework masterplan and associated planning application is being produced by a consultant team and is due in 2025.
SAMU5, Thorpe Road, Weeley	1.0	1.0	Mixed use allocation in the Local Plan. A reserved matters consent (22/00979/DETAIL) provides for up to 3,000 sqm of offices, on 1 ha of land, alongside a wider development of 277 dwellings, a primary school and nursery.
Tendring Colchester	25.0	25.0	The Tendring Colchester Borders Garden Community Development Plan Document (DPD) allocates 25 hectares of employment

Border Garden Community			land for a new Business Park, a 'Knowledge-Based Employment' site, and three Garden Community Neighbourhoods with employment uses in 'Neighbourhood Centres'. Although the Garden Community spans the boundary with Colchester, most of the site and thus the employment allocation will be in Tendring.
<b>TOTAL</b>	<b>26ha – 33ha</b>	<b>26ha – 33ha</b>	

4.5. The total remaining land area of employment allocations is therefore between 54.2ha - 61.2ha, comprising 28.2 ha of employment allocations and between 26ha - 33ha of employment land on mixed-use allocations.

4.6. The majority of the above sites are progressing well. In the early stages, progress will be centred on the development of the planning applications which have been submitted on most of the sites.

### Additional Available Employment Land

Table 8: Existing employment sites with employment land remaining available (April 2024)

Name of Site & Location	Size (ha)
Gorse Lane Industrial Estate	0.40
Kennedy Way, Valleybridge Rd, Clacton	0.19
Northern compound, West of Hall Lane, Walton on the Naze	0.12
Unit 5, 6-13 Lanswood Business Centre, Elmstead	2.17
Plough Rd, Great Bentley	1.26
Systematic, Old Ipswich Rd, Ardleigh	2.12
Morse Lane, Brightlingsea	3.98
Mistley Quay, Mistley	0.27
NEEB, Riverside Way, Mistley	0.76
<b>TOTAL</b>	<b>11.27ha</b>

4.7. The existing employment sites still have capacity (as surveyed in April 2024). The available employment land is distributed across various locations in Tendring, with the largest site being Morse Lane in Brightlingsea (3.98 ha) and the smallest being the Northern compound, West of Hall Lane in Walton on the Naze (0.12 ha). The varied sizes of the sites provide flexibility for different types of businesses, from small startups to larger enterprises looking to expand. This analysis highlights the potential for diverse business development across Tendring, leveraging the available land to support economic growth and employment opportunities.

4.8. Given the above, at present, it is anticipated that there will be a steady stream of serviced employment land over the Local Plan period. However, the Council is undertaking a qualitative assessment of the needs of various employers in 2025,

and this may lead to additional allocations in the forthcoming review of the Local Plan.

- 4.9. More detailed information regarding supply and completion rates can be found in the latest Local Employment Land Review, an updated version of which will be completed in Spring 2025.

## **Retail Development Report**

- 4.10. The Local Plan aims to boost the vitality and viability of town centres by leveraging the benefits of growth while preserving the town centres character. To evaluate the effectiveness of these planning policies, the key indicator is retail floorspace capacity. Below is an updated assessment of the main centres in Tendring.

### Clacton-on-Sea

- **Total Retail and Service Outlets:** 303 (562,000 sq. ft. as of 20.04.24)
- **Vacant Outlets:** 46 (15.18% vs. UK average of 14.08%)
- **Vacant Outlet Floorspace:** 105,200 sq. ft. (18.72% vs. UK average of 14.21%)

- 4.11. Clacton-on-Sea has a higher vacancy rate for both the number of outlets and floorspace compared to the UK averages, indicating a significant portion of retail space is currently unoccupied. To address this, a £20 million town centre improvement programme is underway, including a new library and learning space, café, community and commercial buildings, new homes, and improvements to the multi-storey car park.

### Frinton-on-Sea

- **Total Retail and Service Outlets:** 128 (205,400 sq. ft. as of 25.01.24)
- **Vacant Outlets:** 9 (7.03% vs. UK average of 14.08%)
- **Vacant Outlet Floorspace:** 23,100 sq. ft. (11.25% vs. UK average of 14.21%)

- 4.12. Frinton-on-Sea boasts notably lower vacancy rates for both outlets and floorspace compared to the UK averages, suggesting a thriving town centre with high occupancy rates for retail and service outlets.

### Walton-on-the-Naze

- **Total Retail and Service Outlets:** 98 (121,300 sq. ft. as of 20.04.24)
- **Vacant Outlets:** 13 (13.27% vs. UK average of 14.19%)
- **Vacant Outlet Floorspace:** 12,000 sq. ft. (9.89% vs. UK average of 14.48%)

- 4.13. Walton-on-the-Naze has slightly lower vacancy rates for outlets and significantly lower rates for floorspace compared to the UK averages. This indicates a relatively

healthy retail environment with opportunities for new businesses to contribute to its growth and vibrancy.

#### Dovercourt

- **Total Retail and Service Outlets:** 113 (178,000 sq. ft. as of 14.08.23)
- **Vacant Outlets:** 19 (16.81% vs. UK average of 14.08%)
- **Vacant Outlet Floorspace:** 23,900 sq. ft. (13.43% vs. UK average of 14.21%)

4.14. Dovercourt has a higher vacancy rate for outlets but a slightly lower rate for floorspace compared to the UK averages. This suggests that while there are more vacant outlets, the overall amount of unoccupied space is slightly less than the national average. The Council's investment programme for Dovercourt includes several key projects aimed at revitalising the town centre and attracting new businesses.

#### Brightlingsea

- **Total Retail and Service Outlets:** 81 (96,600 sq. ft. as of 11.10.23)
- **Vacant Outlets:** 3 (3.70% vs. UK average of 14.19%)
- **Vacant Outlet Floorspace:** 4,800 sq. ft. (4.95% vs. UK average of 14.48%)

4.15. Brightlingsea has a remarkably low vacancy rate for both the number of outlets (3.70%) and the floorspace (4.95%) compared to the UK averages of 14.19% and 14.48%, respectively. This indicates a highly occupied and thriving retail environment with Brightlingsea's town centre performing exceptionally well.

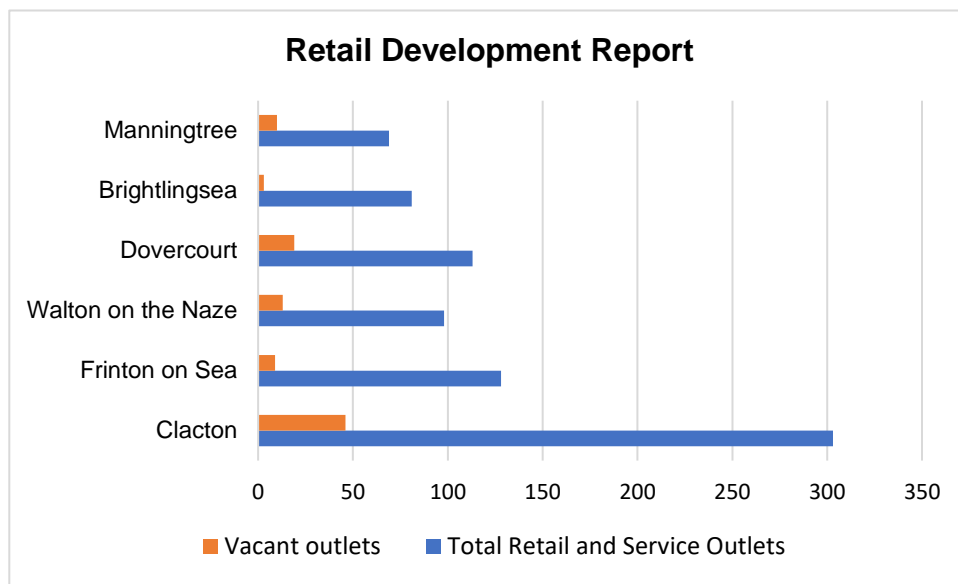
#### Manningtree

- **Total Retail and Service Outlets:** 69 (125,800 sq. ft. as of 11.10.23)
- **Vacant Outlets:** 10 (14.49% vs. UK average of 14.19%)
- **Vacant Outlet Floorspace:** 15,300 sq. ft. (12.16% vs. UK average of 14.48%)

4.16. While the vacancy rate for the number of outlets is slightly above the UK average, the floorspace vacancy rate is below the national average. This suggests that Manningtree is making efficient use of its available retail space, indicating a healthy retail environment with opportunities for new businesses to flourish.



Figure 5: Retail Development report of retail and service outlets



## 5. Provision of Infrastructure and Community Facilities

5.1. This section reflects the policies in 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. These are key to ensuring new growth enhances infrastructure provision for the benefit of new and existing communities.

Table 9: Infrastructure projects - funding and delivery

<b>Open Space Projects Delivered Off-Site in 2023/24</b>		
<b>Development Site</b>	<b>Amount</b>	<b>Project Delivered</b>
18/00194/FUL - Land at Tokely Road, Frating	£142,486.22	<b>Play Area, Tokely Road, Frating</b> Creation of a new fully inclusive play area, with ball court, designed for children of all ages.
16/00036/FUL - Glebe Farm, The Green 20/01027/FUL - Fat Goose, Heath Road	£9,534.00	<b>Heath Road, Tendring</b> New activity equipment
19/00270/FUL - Hunters Moon, Colchester Road 19/00996/FUL - Land East of Chapelfields	£40,000.00	<b>Play Area at Village Hall, Wix</b> Installation of new play equipment to enhance the existing play area.
08/00999/OUT - 52 Harwich Road, Lt Oakley 21/01803/FUL - 70-72 Rectory Road, Lt Oakley 20/00342/FUL - Land southwest of Hammonds Drive, Ramsey 21/01480/FUL - 21 Mayes Lane, Ramsey	£23,409.33	<b>Coronation Park, Little Oakley (Lodge Road)</b> Installation of new play equipment to create an additional play area/open space in Little Oakley.
21/01676/FUL - Land adj Stoney Acres, Robinson Road	£5,100.00	<b>Brightlingsea- Pawsons Play Area</b> New piece of equipment

5.2. Within the year 2023-24, details were submitted to and approved by the Council regarding the provision of ultrafast full fibre broadband for two residential development schemes: land at Stourview Close and land at long Road Mistley.

## 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 Authority, Tendring District Council is 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 2023-2024.

Table 10: Healthcare funding secured

Reference	Address	Healthcare Contribution
23/00373/FUL	Elm Tree Close, Frinton	£17,000
17/01229/OUT	Rouses Farm, Clacton	£554,900
22/01818/FUL	Weeley Road, Great Bentley	£29,863
<b>TOTAL</b>		<b>£601,763</b>

- 5.5. Money secured through developer contributions isn't collected at the same 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 2023-2024, which were originally secured through earlier planning applications.

Table 41: Healthcare funding received

Reference	Address	Healthcare Contribution	Purpose
21/01397/FUL	Henderson Road, Thorpe	<b>£17,374.97</b>	Improve surgery High Street, Thorpe
17/02168/OUT	Low Road, Dovercourt	<b>£68,900.94</b>	Improve Fronks Road surgery
17/01881/OUT	Weeley Road, Great Bentley	<b>£30,670.23</b>	Improve the Hollies, Great Bentley
18/01994/OUT	Harwich Road, Mistley	<b>£41,280.34</b>	Improve Riverside Health Centre
17/02055/FUL	Sacketts Grove Caravan Park, Clacton	<b>£31,105.99</b>	Improve Green Elms Health Centre
<b>TOTAL</b>		<b>£189,332.47</b>	

## Education

- 5.6. A number of planning applications have required financial contributions towards education in the District in the year 2023/24. These include Land south of Michael Wright Way, Great Bentley, Rouses Farm, Clacton, Land east of Halstead Road, Kirby Cross, and Land south of Weeley Road, Great Bentley.
- 5.7. The District Council does not collect these contributions or assign where they will be spent. Rather, Essex County Council has a formula which calculates the amounts collected and determines where funds should be spent.

## 6. Sustainable Travel

- 6.1. This section reflects the policies in 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. The County Council are also progressing the Tendring Local Cycling Walking and Infrastructure Plan (LCWIP) as part of their wider work preparing these plans for the whole county.

### Planning Applications

- 6.3. A condition of many planning applications is that the developer must provide a Sustainable Travel Plan, to demonstrate how the development will promote sustainable travel objectives. In other cases, specific mitigation measures, such as the provision of bicycle storage or electric vehicle charging points, are required.

Table 12: Applications with conditions requiring sustainable travel mitigations

Reference	Purpose
20/01797/FUL APP/P1560/W/21/3283544	Secure, Convenient and Covered Cycle Parking
21/01574/FUL	Cycle Storage and Charging Points
20/01055/FUL APP/P1560/W/22/3292186	Design of Cycle Storage Areas
20/00547/OUT	Cycle Parking, Residential Travel Information Pack and EV Charging.
19/00524/OUT	Cycle Storage
23/00965/FUL	Travel Plan
22/00200/VOC	Workplace Travel Plan

## 7. The Historic Environment

- 7.1. This section reflects the policies in 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 15 of the updated Conservation Area Appraisals, with the remaining 5 scheduled for January 2025.

### High Priority Actions

Table 53: 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, whilst administered by Historic England has not had any assets added to it 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 Osyth, Thorpe-le-Soken, and Thorpe-le-Soken Station and Maltings)	Complete  These conservation Area Management Plans have already been the subject of public consultation and were adopted in July 2024.
Assess need for Article 4 Directions or Areas of Special Advertisement Consent within Conservation Areas at Risk (Clacton Seafront, Dovercourt, St Osyth, 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 buildings would be assessed was adopted at the same time as the first seven Conservation Areas.

	A six-month public consultation to gather sites for a Local List was started in December 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 14: Status of Heritage Strategy Medium Priority Actions*

<b>Action</b>	<b>Status</b>
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.  15 updated Conservation Area Appraisals have been through public consultation, seven of which were adopted by the Council in summer 2024. and will be presented to members for adoption in 2024. Public consultations on the remaining 5 will take place in early 2025.
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 Priory (and Registered Park and Garden),	Not yet started.

Lawford Barrow, Clacton Seafront Registered Park and Garden	
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.
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 15: 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 established yet however Culture and Heritage features on the Essex Sunshine Coast website. The Love Tendring 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 16: 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 streetlights in Clacton.** A historical survey and costing appraisal has been commissioned to restore/replace the electric streetlights in Clacton.

## 8. The Natural Environment

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

### **The delivery of projects contained within the Essex RAMS SPD.**

- 8.2. Bird Aware is an initiative to raise awareness of the birds that feed and breed on the Essex Coast and is funded through RAMS contributions. The vision for Bird Aware is for a coastline where human recreation does not impact overwintering and beach nesting birds or their habitat. Over the past 12 months Bird Aware has undertaken a number of projects to achieve this. The key aim is to increase visitor awareness and improve understanding of coastal birds - the causes and impacts of disturbance to them and their environment.
- 8.3. Bird Aware has partnered with Share Our Shores on a 2-year project to increase engagement and communication activities. As well as volunteer engagement, there has been a focus on increasing awareness around breeding birds in both the summer and winter months which has been delivered through signage at a new zoned coastal site and monitoring.
- 8.4. Ten locations have been identified for leaflet boxes to continue the awareness raising and engagement. Monitoring of specific coastal path locations has been carried out with the installation of nine people counters.
- 8.5. Bird Aware also attended various events throughout the County, including the Mayflower Primary School Careers Day, Brightlingsea Regatta, Summer Safety Tour in Dovercourt and a Multi-Agency Event in Mistley.

### **Water Management and Flood Risk**

#### Number of developments incorporating water management schemes

- 8.6. Policy PPL5 of the adopted Local Plan requires all new dwellings to incorporate measures to achieve a water consumption rate of not more than 110 litres, per person, per day. All planning permissions for new residential development now include a planning condition requiring the submission of water, energy and resource efficiency measures for the lifetime of the development, which must be approved in writing by the Local Planning Authority. This means that all new developments must now include water management schemes in accordance with the adopted policy.

#### Number of developments approved contrary to advice from Environment Agency.

- 8.7. 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.

8.8. In the period April 2023 – March 2024 there were three applications identified on the Environment Agency's list.

Table 17: Applications in a flood zone with initial Environment Agency objections

<b>Application Number</b>	<b>Address</b>	<b>Status</b>
<b>23/00708/FUL</b>	51/51A Garland Road Parkeston Harwich Essex CO12 4PB	APPROVED
<b>23/01370/FUL</b>	Hutleys Shopping Parade Beach Road St Osyth Essex CO16 8TB	APPROVED
<b>23/01721/FUL</b>	Unit 6, 6A and 7B Rice Bridge Industrial Estate Station Road Thorpe Le Soken Clacton On Sea Essex CO16 0HH	APPROVED

8.9. These three applications 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 both the Prosperous and Protected Places chapters of the Local Plan.

9.2. The Local plan has an important role to play in facilitating the kinds of development that will contribute positively towards growth in the tourism sector. The latest Tourism Strategy focuses on three key objectives most applicable to planning. These being to:

1. **Increase visitor numbers**
2. **Boost economic benefits**
3. **Enhance the visitor experience**

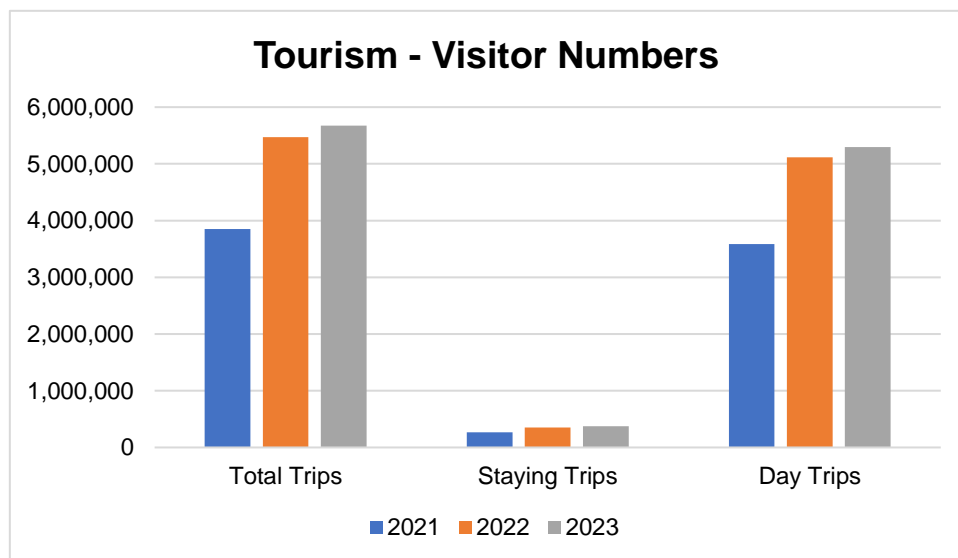
Table 18: Summary of the tourism trips and spend within Tendring between 2019 and 2023

	2023	2022	2021	2020	2019
<b>Total number of trips:</b>	5,672,600	5,471,200	3,850,400	2,690,000	5,779,200
<b>Total staying trips:</b>	375,600	353,200	266,400	171,000	380,200
<b>Total staying nights:</b>	1,414,300	1,450,500	934,100	646,800	1,502,900
<b>Total staying spend:</b>	£84,864,000	£94,136,000	£53,270,000	£33,906,000	£87,924,000
<b>Total day trips:</b>	5,297,000	5,118,000	3,584,000	2,519,000	5,399,000
<b>Total day trip spend:</b>	£212,418,000	£197,698,000	£135,938,000	£88,057,000	£211,295,000
<b>Other associated spend:</b>	£36,268,000	£39,746,800	£30,217,050	£19,492,525	£37,791,000
<b>Total visitor spend:</b>	<b>£308,210,000</b>	<b>£306,849,800</b>	<b>£203,467,050</b>	<b>£131,977,525</b>	<b>£311,623,000</b>
<b>Supplier &amp; income induced spend:</b>	<b>£105,072,000</b>	<b>£106,929,000</b>	<b>£70,443,000</b>	<b>£48,261,000</b>	<b>£106,889,000</b>
<b>Total tourism value:</b>	<b>£413,282,000</b>	<b>£413,778,800</b>	<b>£273,910,050</b>	<b>£180,238,525</b>	<b>£418,512,000</b>
<b>% +/-</b>	<b>0%</b>	<b>51%</b>	<b>52%</b>	<b>-57%</b>	<b>4%</b>
<b>2019 vs 2022 % +/-</b>	<b>-1.13%</b>				

9.3. The key findings shown in the table of tourism trips and spending in Tendring from 2019 to 2023 are:

- **Total trips:** In 2023, there were 5,672,600 trips, up from 5,471,200 in 2022 and 3,850,400 in 2021, showing strong post-pandemic recovery.
- **Staying trips:** Increased to 375,600 in 2023 from 353,200 in 2022 and 266,400 in 2021, indicating more extended visits.
- **Day trips:** Rose to 5,297,000 in 2023 from 5,118,000 in 2022 and 3,584,000 in 2021, highlighting growing interest in shorter visits.

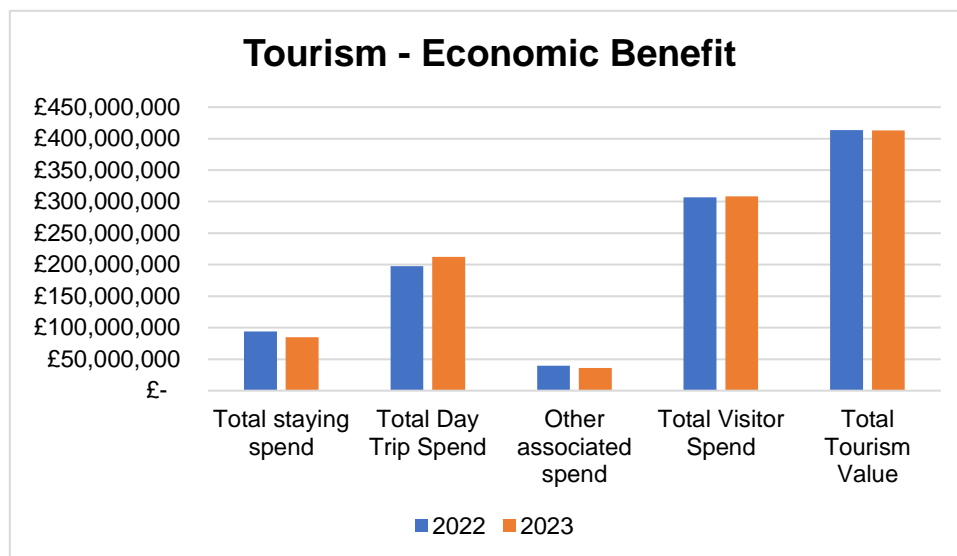
Figure 7: Tourism – Visitor Numbers



#### 9.4. Economic Benefit

- **Total staying spend:** Slightly decreased to £84,864,000 in 2023 from £94,136,000 in 2022.
- **Total day trip spend:** Increased significantly to £212,418,000 in 2023 from £197,698,000 in 2022.
- **Other associated spend:** Decreased to £36,268,000 in 2023 from £39,746,800 in 2022.
- **Total visitor spend:** Marginally increased to £308,210,000 in 2023 from £306,849,800 in 2022.
- **Total tourism value:** Slightly decreased to £413,282,000 in 2023 from £413,778,800 in 2022.

Figure 8: Tourism – Economic Benefit



### Improving the Visitor Offer

9.5. The Local Plan and Tourism Strategy aim to protect and enhance high-quality visitor attractions and accommodations. The planning section in Tendring is contributing to this by:

- Allocating land for hotels, shops, leisure, and sports facilities.
- Supporting the repurposing of town centre buildings and Martello Tower E for community, cultural, and event use.
- Assisting in improving public spaces and wayfinding between the seafront and town centre.
- Contributing to the development of The Sunspot business centre at Jaywick Sands for retail, office, studio, and workshop tenants.
- Leading on the Jaywick Sands Place Plan to enhance public spaces, develop flood defences, improve transport links, support the local economy, and create new business and tourism opportunities.
- Supporting Walton's Maritime Museum with improved wayfinding and activity programs.
- Assisting with the 5-year plan for Brightlingsea Lido, including pool expansion and a Wellbeing Centre.
- Exploring restoration options for Clacton's first electric streetlights.

- Enhancing the environment through biodiversity net gain.
  - Contributing to the Tendring Local Cycling Walking and Infrastructure Plan with Essex County Council.
- 9.6. These efforts aim to attract and retain visitors by improving facilities, accessibility, and the overall environment.



## 10. Glossary of Terms

This glossary of terms is only intended to provide a guide. It is not a statement of the law, nor does it make any claim to be an official definition.

**Authority Monitoring Report:** Section 113 of the Localism Act (2011) requires that a monitoring report must be published assessing the implementation of policy and progress of the Local Development Scheme.

**Adoption:** The process following consultation and examination by which the Council will finally make the Local Plan the statutory 'development plan' for the District.

**Ancillary Use:** A subsidiary use connected to the main use of a building or piece of land, e.g. storage space within a factory.

**Article 4 Direction:** A power available under the 1995 Town and Country Planning (General Permitted Development) Order allowing the Council to limit or remove permitted development rights of properties and land. Such a direction therefore requires planning permission to be obtained for certain works that would otherwise not require permission.

**Biodiversity:** "Biodiversity is the variability among living organisms from all sources including, among other things, terrestrial, marine and other aquatic ecosystems, and the ecological complexes of which they are part; this includes the diversity within species, between species and of ecosystems" (EU Convention on Biological Diversity Definition).

**Community Infrastructure Levy (CIL):** A mechanism which enables local authorities to obtain financial contributions from landowners and developers undertaking new building projects toward be the provision of infrastructure.

**Conditions:** Clauses attached to a planning permission considered necessary, relevant, enforceable, precise and reasonable to enable development to proceed where it might otherwise be necessary to refuse permission.

**Conservation Area:** An area designated by the Council under the Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historical interest. The Council is required to preserve or enhance the character and appearance of these areas.

**Development Plan Documents:** Spatial planning documents that are subject to independent examination and will form the development plan for a local authority area for the purposes of the 2004 Act. Each authority must set out the programme for preparing its Development Plan Document in the Local Development Scheme (LDS)

**Dwelling:** A self-contained residential unit, occupied by either a person or group of people living together as a family, or by not more than six residents living together as a single household (including a household where care is provided for residents).

**Evidence Base:** The name given to the range of technical information including surveys, studies and consultation results that have been gathered to inform the preparation of the Local Plan.

**Examination in Public (EiP):** An inspector appointed by the Secretary of State will carry out an independent examination into the soundness of the Development Plan Document.

**Flood Risk Areas:** Land that is at risk of tidal or fluvial flooding. Flood risk maps are produced by the Environment Agency which grade the level of risk in each area.

**Flood Risk Assessment:** Assessment required to accompany planning applications for development in areas of identified flood risk that both determines the level of risk and whether mitigation measures can address any flood risk problems that may be brought about by development.

**Green Infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Infrastructure:** Any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or well-being including (but not exclusively): footways, cycleways and highways; public transport; drainage and flood protection; waste recycling facilities; education and childcare; healthcare; sports, leisure and recreation facilities; community and social facilities; cultural facilities, including public art; emergency services; green infrastructure; open space; affordable housing; live/work units and lifetime homes; broadband; facilities for specific sections of the community such as youth or the elderly.

**Landscaping:** The treatment of land for the purposes of enhancing and protecting amenities, and including fencing, walls or other means of enclosure, the planting of trees, hedges, shrubs or grass, and the formation of gardens and courtyards.

**Local Development Scheme (LDS):** This sets out the programme for preparing planning guidance. The Council's LDS was approved in <date> and can be found on the Council's website.

**Local Planning Authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the District council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

**Local Plan:** The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community.

**National Planning Policy Framework (NPPF):** The NPPF sets out national planning guidance for the plan making and decision taking. The most up to date version was released Dec 2024.

**National Planning Practice Guidance (NPPG):** An online resource which provides guidance on how to apply the policies and guidance in the NPPF.

**Neighbourhood Plans:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area.

**Objectively Assessed Needs:** Objectively assessing and evidencing development needs for housing (both market and affordable); and economic development (which includes main town centre uses).

**Planning Obligations:** Legal agreements between a planning authority and a developer, or offered unilaterally by a developer, ensuring that certain extra works related to a development are undertaken, usually through Section 106 of the Town and Country Planning Act (1990).

**Regeneration:** The re-use or redevelopment of decaying or run-down buildings or urban area to bring them new life and economic vitality.

**Significance (for Heritage Policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Statement of Community Involvement (SCI):** This sets out the standards which authorities will achieve with regard to involving local communities in the preparation of planning documents and development management decisions.

**Strategic Environmental Assessment (SEA):** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Strategic Housing Land Availability Assessment (SHLAA):** The SHLAA is a technical document which seeks to provide information on potential housing sites promoted by landowners/developers with details on whether they are available, suitable and achievable.

**Strategic Housing Market Assessment (SHMA):** The SHMA forms part of the evidence base by setting out information on the level of need and demand for housing in housing market areas.

**Supplementary Planning Document (SPD):** Planning guidance that will supplement and support the implementation of policies contained in the Local Plan.

**Sustainability Appraisal (SA):** An appraisal of the policies and proposals of development plans to measure their ability to deliver sustainable development.

**The Regulations:** This relates to the Town and Country Planning (Local Planning) (England) Regulations 2012.

**Town Centre:** Area defined on the Local Plan Policies Maps, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans,

existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

**Travel Plan:** A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

**Tree Preservation Order (TPO):** Order made by a local planning authority that makes it an offence to cut, top, lop, uproot or wilfully damage or destroy a tree without that authority's permission.

**Windfall:** Windfall sites are those sources of housing land supply which have not been specifically identified but are likely to be brought forward in the Local Plan period.