PLACE SERVICES

Tendring District Council Local Plan Review (Regulation 19)

Integrated Sustainability Appraisal (ISA): Environmental Report

August 2026

PLACE SERVICES

Essex County Council

© Place Services 2026

About us

Place Services is a leading public sector provider of environmental assessment, planning, design, and management services. Our combination of specialist skills and experience means that we are uniquely qualified to help public organisations meet the requirements of the planning process, create practical design solutions, and deliver environmental stewardship.

Place Services has a proven track record of delivering sustainable, creative, and effective solutions for the built environment. Our in-house expertise comprises a multidisciplinary team which includes planners, urban designers, landscape architects, flood specialists and public art consultants. Our approach is client led; we work alongside our clients to deliver services, projects, and planning objectives in a collaborative and cost effective way.

Copyright

This report may contain material that is non-Place Services copyright (e.g. Ordnance Survey, British Geological Survey, Historic England), or the intellectual property of third parties, which Place Services is able to provide for limited reproduction under the terms of our own copyright licences or permissions, but for which copyright itself is not transferable by Place Services. Users of this report remain bound by the conditions of the Copyright, Designs and Patents Act 1988with regard to multiple copying and electronic dissemination of the report.

Disclaimer

The material contained in this report was designed as an integral part of a report to an individual client and was prepared solely for the benefit of that client. The material contained in this report does not necessarily stand on its own and is not intended to nor should it be relied upon by a third party. To the fullest extent permitted by law Place Services will not be liable by reason of breach of contract, negligence, or otherwise for any loss or damage (whether direct, indirect or consequential) occasioned to any person acting or omitting to act or refraining from acting in reliance upon the material contained in the report. Loss or damage as referred to above shall be deemed to include, but is not limited to, any loss of profits or anticipated loss of profits damage to reputation or goodwill, loss of business, or anticipated loss of business, damages, costs, expense incurred or payable to any third party (in all cases whether direct, indirect or consequential) or any other direct, indirect or consequential loss or damage.

Contents

1.	**Introduction**	7
2.	**Sustainability and Environmental Context, Baseline, and Objectives**	13
3.	**Detailed Integrated Sustainability Appraisal (ISA) Frameworks**	31
4.	**What ISA work has been done to date?**	61
5.	**The Appraisal of the Plan's Site Allocation Options**	69
6.	**The Appraisal of the Plan Review's Policy Framework**	134
7.	**Cumulative, Synergistic and Transboundary Effects**	210
8.	**The Plan's Spatial Strategy & Reasonable Alternatives explored to date**	218
9.	**Conclusions and Recommendations**	237
10.	**Next Steps**	247
Appendix 1: Health Impact Assessment		248
Appendix 2: Equalities Impact Assessment		273
Appendix 3: Quality Assurance Checklist		293

© Place Services 2026

List of Tables

Table 1: Other relevant policies, plans and programmes 14
Table 2: Key Sustainability Issues 22
Table 3: The Integrated Sustainability Appraisal (ISA) Objectives 28
Table 4: ISA Framework (Policies) 32
Table 5: ISA Framework (Sites) 47
Table 6: Broad impacts identified in the Regulation 18 Preferred Options ISA Report 61
Table 7: Regulation 18 consultation comments received and responses 63
Table 8: SHLAA determinations explained 69
Table 9: Allocated Sites within the Local Plan Review 73
Table 10: Assessment Summary – Allocated Sites (SAMU Sites) 78
Table 11: Assessment Summary – Allocated Sites (SAH Sites) 80
Table 12: Assessment Summary – Allocated Sites (MSA Sites 1/2) 83
Table 13: Assessment Summary – Allocated Sites (MSA Sites 2/2) 85
Table 14: Assessment Summary – Allocated Sites (SAE / Employment sites) 88
Table 15: Reasons for the selection of the allocated sites 96
Table 16: Reasons for the omission of site options 104
Table 17: Reasons for the rejection of reasonable site options 108
Table 18: 'Policy-on' Assessment of the Strategic Allocation Policies 159
Table 19: Spatial Strategy options explored through the plan-making process 220
Table 20: Adopted Local Plan Allocations carried forward (with new Local Plan Review policy references) 222
Table 21: Consideration of suitable sites (excluding allocated Garden Villages and the Tendring Colchester Borders Garden Community) 223
Table 22: Summary of constraints per settlement 225
Table 23: Dwellings per hectare of the Harwich allocations (as submitted) 233
Table 24: Reasonable Garden Village alternatives (as submitted) 234
Table 25: Assessment of the Plan Review's Spatial Strategy and Reasonable Alternatives 234
Table 26: Health related issues as identified within the ISA 251
Table 27: Health related objectives in the Integrated Sustainability Appraisal Framework of this ISA 252
Table 28: Screening of health impacts associated within the Plan Review 254

© Place Services 2026

Table 29: EqIA – provisional assessment 274
Table 30: EqIA – Full Assessment 282
Table 31: Quality Assurance Checklist 293

© Place Services 2026

1. Introduction

1.1 Background

On behalf of Tendring District Council (TDC), Place Services has been commissioned to undertake an independent Integrated Sustainability Appraisal (ISA) for the emerging Tendring District Local Plan Review.

1.2 The Tendring District Council Local Plan

1.2.1 The Adopted Local Plan

The 'Tendring District Local Plan 2013-2033 and Beyond: North Essex Authorities' Shared Strategic Section One Plan' was adopted by the Council on the 26th of January 2021. The Local Plan Section One covers a plan area that encompasses the administrative boundaries of Tendring District Council, Colchester Borough Council and Braintree District Council. It sets out numerous requirements of a Local Plan, including:

- A minimum total housing requirement for the plan period;
- The amount of employment land required for office, research & development, industrial, storage and distribution uses;
- Place shaping principles for all new development;
- A 'garden community' at the Tendring/Colchester Borders which will deliver between 2,200 and 2,500 homes, 7 hectares of employment land and provision for Gypsies and Travellers within the Plan period (as part of an expected overall total of between 7,000 and 9,000 homes and 25 hectares of employment land to be delivered beyond 2033);
- That a Development Plan Document (DPD) approach will be forthcoming to address various principles and requirements in the design, development, and delivery of the new garden community;
- The provision of the infrastructure, services and facilities that are identified to serve the needs arising from the development; and
- The adoption of a Recreational disturbance Avoidance Mitigation Strategy (RAMS), in order for the Council to collect contributions towards mitigating effects on wildlife at the coast from an increase in population visiting such areas.

The adopted Local Plan Section Two was developed at the same time as the abovementioned Section One and offers a more locally specific framework for the administrative area of Tendring alone. This includes:

© Place Services 2026

- Strategic Policies;
- Development management policies; and
- Site allocations for housing and employment needs.

1.2.2 The Local Plan Review

The Town and Country Planning Regulations 2017 sets out that reviews at least every five years are a legal requirement for all local plans. This is supported by the National Planning Policy Framework (NPPF).

The performance of the Plan is subject to regular monitoring and the results are published in the council's Authority Monitoring Reports (AMRs). The council is also required to undertake a more in-depth review of the Plan every five years in order to assess whether the policies in the plan are performing effectively or need updating. It has been determined that elements of the Local Plan as adopted are in need of amendment and these are required to be subject to Sustainability Appraisal.

1.3 The Requirement for Integrated Sustainability Appraisal

1.3.1 Legislative Requirements – Sustainability Appraisal

The legislative requirement for Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) emanates from a high level national and international commitment to sustainable development. The most commonly used definition of sustainable development is that drawn up by the World Trade Commission on Environment and Development in 1987 which states that sustainable development is:

> 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs'

This definition is consistent with the themes of the NPPF, which draws upon The UK Sustainable Development Strategy Securing the Future's five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

SEA originates from the European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment" (the 'SEA Directive') which came into force in 2001. It seeks to increase the level of protection for the environment; integrate environmental considerations into the preparation and adoption of plans and programmes; and promote sustainable development. The Directive was transposed into English legislation in 2004 by the Environmental Assessment of Plans and Programmes Regulations (the 'SEA

© Place Services 2026

Regulation') which requires SEA to be carried out for plans or programmes,

> 'subject to preparation and/or adoption by an authority at national, regional or local level or which are prepared by an authority for adoption, through a legislative procedure by Parliament or Government, and required by legislative, regulatory or administrative provisions.'

This includes Local Plans. The aim of the SEA is to identify potentially significant environmental effects created as a result of the implementation of the plan or programme on issues such as:

> 'biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors' as specified in Annex 1(f) of the Directive.'

SA examines the effects of proposed plans and programmes in a wider context, taking into account economic, social, and environmental considerations in order to promote sustainable development. It is mandatory for Local Plans to undergo a Sustainability Appraisal in accordance with the Planning and Compulsory Purchase Act 2004 as amended by the Planning Act 2008, and in accordance with paragraph 165 of the NPPF.

Whilst the requirements to produce a SA and SEA are distinct, Government guidance considers that it is possible to satisfy the two requirements through a single approach providing that the requirements of the SEA Directive are met. This integrated appraisal process will hereafter be referred to as SA.

1.3.2 Legislative Requirements – Health Impact Assessment

There is no statutory duty in place to undertake a Health Impact Assessment (HIA) as part of undertaking a Local Plan, however the policies and site allocations identified within a Local Plan may have the potential to impact on health, which could be a cause for concern amongst members of the public. HIA can have a strong role in the plan-making process, as well as for individual projects that emanate from the Plan.

The Department of Health provides a brief overview of what a HIA of a policy document (in the case of this assessment, a Local Plan) should achieve:

- Screen the Plan area to determine if the Plan is likely to result in health impacts, paying specific mind to any local inequality issues;
- Provide recommendations throughout the decision making process, allowing for responses to be made to any issues that are raised;
- Seek to maximise positive impacts, while minimising the negative impacts of the Plan.

Appendix 1 of this ISA Report includes the HIA Screening of the Local Plan.

© Place Services 2026

1.3.3 Legislative Requirements – Equalities Impact Assessment

An Equality Impact Assessment (EqIA) is an assessment designed to assist authorities to ensure that policies are fair and do not present barriers to participation or disadvantage any protected groups from participation. EqIAs help to ensure that:

- The potential effects of the Plan are understood by assessing the impacts on different groups;
- Any adverse impacts are identified, and actions identified to remove or mitigate them; and
- Policies are based on evidence and clearly justified.

As EqIA is an evidence-led process of assessment, consultation with key groups is crucial to ensuring that equality duties are met. It is considered that this ISA Report be updated post-consultation at every stage, alongside any other necessary assessment details that may emanate from consultation, prior to adoption of the Local Plan. Appendix 2 of this ISA Report offers a provisional assessment.

1.3.4 The Requirement Concerning the Tendring District Local Plan

The adopted Local Plan has been subject to SA as required by the above legislation throughout that plan-making process. This has, to date, consisted of the following documents that have been produced and consulted upon:

- Sustainability Appraisal Scoping Report, 2015
- Interim Sustainability Appraisal Report, 2016
- Section Two Sustainability Appraisal & Strategic Environmental Assessment – Non-Technical Summary, 2017
- Section Two Sustainability Appraisal & Strategic Environmental Assessment – Environmental Report, 2017
- (Section Two) Sustainability Appraisal Addendum: Appraisal of New Policy HP4, 2017
- Tendring District Council (TDC) Local Plan – Section Two: Main Modifications Sustainability Appraisal (SA) Addendum (2021)

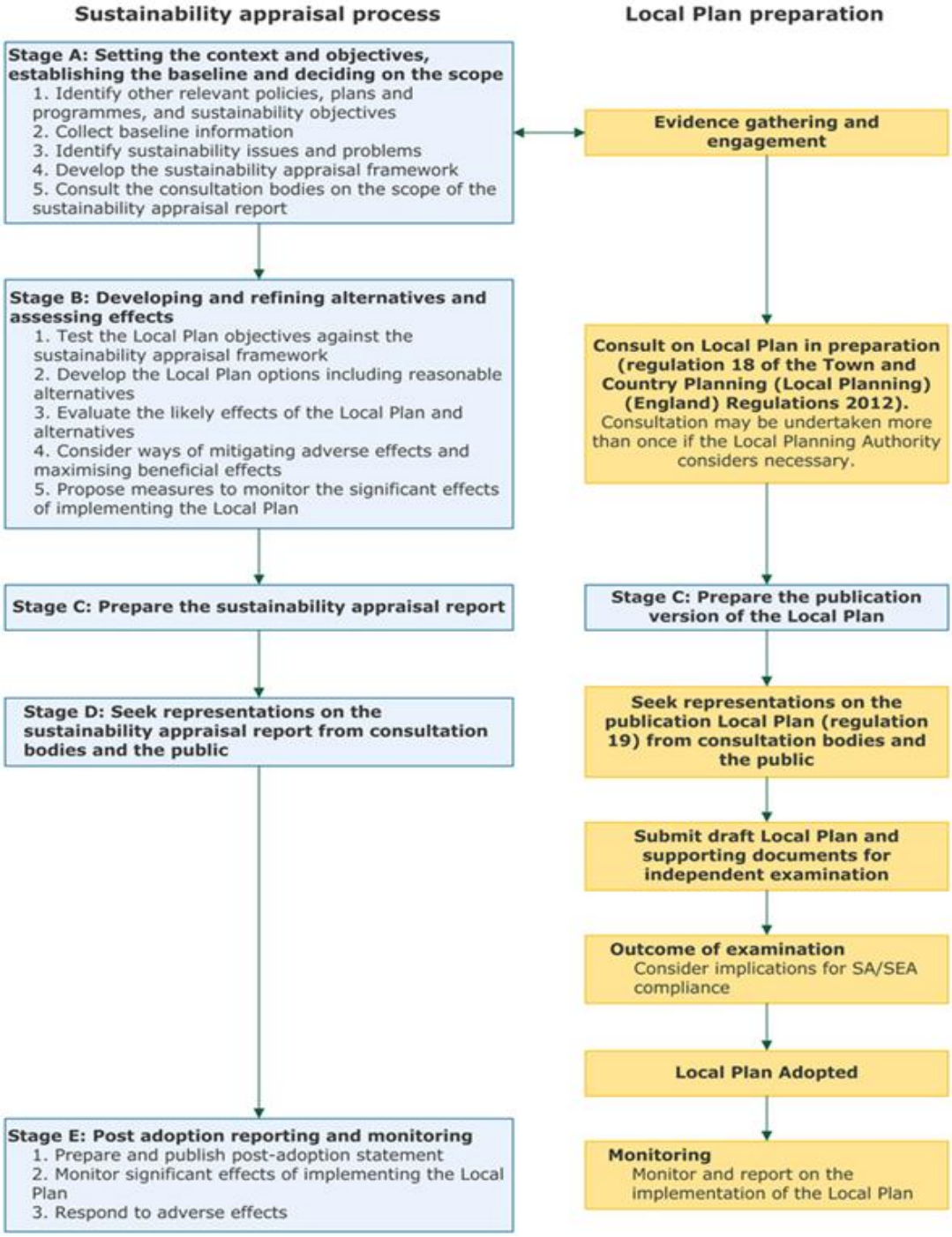
Carrying out SA work throughout the plan preparation was part of an integrated approach. The Plan review process, which will culminate in a revised Local Plan, will need SA work to inform and justify revisions alongside reasonable alternative approaches if required. In summary, the progression of the adopted Local Plan was influenced by an assessment of its sustainability implications and effects, and any changes to that document will also need such an assessment.

© Place Services 2026

1.4 The Sustainability Appraisal Process

The methodology adopted for the SA of the Local Plan Review at this stage follows that of the Sustainability Appraisal process. The following 5 sequential stages are:

Figure 1: Stages in the SA Process and Local Plan Preparation



Source: Planning Practice Guidance – Sustainability appraisal requirements for local plans (Paragraph: 013 Reference ID: 11-013-20140306 Revision date: 06 03 2014)

© Place Services 2026

1.5 The Aim and Structure of this Report

The aim of this Report responds to the requirements identified in the above figure under Stages A, B and Stage C. These stages represent the full assessment of all elements of the Plan Review and at the previous Issues and Options and Preferred Options stages where necessary and relevant.

© Place Services 2026

2. Sustainability and Environmental Context, Baseline, and Objectives

2.1 Introduction

The ISA of the Plan Review is required to set the scope for the assessment of options and Plan content relevant to that Plan area. Stage A of the ISA process sets out how the context and the objectives of the SEA should be set, whilst establishing the baseline relevant to the Plan area. This involves:

- Identifying other relevant policies, plans and programmes, and sustainability objectives;
- Collecting baseline information;
- Identifying sustainability issues and problems; and
- Developing the ISA frameworks (formulating relevant criteria against which the Plan's policy content and site allocations will be assessed).

The following section outlines the relevant plans and programmes and the baseline information profile for the Plan review area and where relevant beyond.

2.2 Policies, Plans, and Programmes (Stage A1)

Any amendment to the Local Plan must have regard to existing policies, plans and programmes at national and regional levels and strengthen and support other plans and strategies. It is therefore important to identify and review those policies, plans and programmes which are likely to influence the Plan review at an early stage. The content of these plans and programmes can also assist in the identification of any conflicting content of plans and programmes in accumulation with the Plan review. Local supporting documents have also been included within this list as they will significantly shape policies and decisions in the area.

It is recognised that no list of plans or programmes can be definitive and as a result this report describes only the key documents which influence the Plan review. The table below outlines the key documents, whilst a comprehensive description of these documents together with their relevance to the Plan review is provided within Annex B.

© Place Services 2026

Table 1: Other relevant policies, plans and programmes

Relevant Plans and Programmes
International Plans and Programmes
European Landscape Convention (Florence, 2002)
European Union Water Framework Directive 2000 (Directive 2000/60/EC)
European Union Nitrates Directive 1991 (91/676/EEC)
European Union Environmental Noise Directive 2002 (2002/49/EC)
European Union Floods Directive 2007 (2007/60/EC)
European Union Air Quality Directive 2008 (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC and 2002/3/EC)
European Union Directive on the Conservation of Wild Birds 2009 (2009/147/EC)
European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992 (92/43/EEC)
European Union Biodiversity Strategy for 2030
United Nations Kyoto Protocol
World Commission on Environment and Development ‘Our Common Future’ 1987
The World Summit on Sustainable Development Johannesburg Summit 2002
Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations)

© Place Services 2026

Relevant Plans and Programmes
The Conservation of Habitats and Species Regulations, 2019
The Industrial Emissions Directive 2010 (2010/75/EU)
European Convention on the Protection of the Archaeological Heritage (Valletta, 1992)
European Union Groundwater Directive (2006/118/EC)
European Union Waste Framework Directive (2008/98/EC)
European Union Soil Strategy for 2030, 2021
Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat, UNESCO, 1971
National Plans and Programmes
Nature Recovery Network (2022)
Local Nature Recovery Strategies (forthcoming)
Safeguarding our Soils: A Strategy for England (Defra, 2009)
The Countryside and Rights of Way (CRoW) Act, 2000
Future Water: The Governments water strategy for England (2008)
Flood and Water Management Act, 2010
The Environment Agency's approach to groundwater protection (2018)

© Place Services 2026

Relevant Plans and Programmes
Planning (Listed Buildings and Conservation Areas) Act, 1990
Ancient Monuments and Archaeological Areas Act 1979
The Governments Statement on the Historic Environment for England (2010)
National Heritage Protection Plan Framework (2012)
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, 2007
(National) Planning Practice Guidance (updated 2021)
National Planning Policy Framework (including proposed amendments 2025)
Natural Environment and Rural Communities Act (2006)
National Flood and Coastal Erosion Risk Management Strategy, 2020
Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)
UK Geodiversity Action Plan: A framework for enhancing the importance and role of geodiversity
National Flood and Coastal Erosion Risk Management Strategy for England (2020)
Air Pollution: Action in a Changing Climate (2010)
Climate Change Act (2050 Target amendment) (2008) Order 2019
Environment Act, 2021

© Place Services 2026

Relevant Plans and Programmes
Flood Risk Regulations, 2009
A Green Future: Our 25 Year Plan to Improve the Environment, Defra, 2018
Net Zero Strategy: Build Back Greener, 2021
Clean Air Strategy, 2019
Land Use: Reducing emissions and preparing for climate change, Climate Change Committee, 2018
UK Climate Change Risk Assessment, Committee on Climate Change, 2022
Water Abstraction Plan, Defra, 2011
Meeting our Future Water Needs: A National Framework for Water Resources, 2020
County and Regional Plans and Programmes
Essex Minerals Local Plan (2014) and emerging Review
Essex and Southend-on-Sea Waste Local Plan (2017)
Essex Green Infrastructure Strategy
The Essex County Council Local and Neighbourhood Planners' Guide to School Organisation
10 Year Plan -Meeting the demand for mainstream school places in Essex 2025-2033 (January 2025)

© Place Services 2026

Relevant Plans and Programmes
Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) (2026)
Essex Coast Recreational disturbance Avoidance and Mitigation Strategy Draft Supplementary Planning Document (SPD) May 2020
The Essex County Council Developers' Guide to Infrastructure Contributions (2026)
Essex Local Transport Plan 3 / Essex Local Transport Plan 4 (emerging)
Essex Walking and Cycling Strategy 2021
District level Plans and Programmes
Tendring 2025 Air Quality Annual Status Report (ASR)
Alresford Neighbourhood Plan 2018-2033
Ardleigh Neighbourhood Plan 2020 - 2033
Elmstead Market Neighbourhood Plan (2013- 2033)
Tendring District Council Leisure Facilities Framework & Needs Assessment 2023
Tendring District Council Open Space Report 2023
Tendring District Council Playing Pitch and Outdoor Sport Strategy and Needs Assessment 2023
Tendring District Council Community Infrastructure Levy Viability Study (2025)

© Place Services 2026

Relevant Plans and Programmes
Strategic Housing Land Availability Assessment (2025)
Tendring District Council Strategic Flood Risk Assessment 2026
Tendring District Council Strategic Housing Market Assessment 2025
Garden Community DPD 2025
Colchester's Local Plan and Neighbourhood Plans
Tendring District Council Gypsy and Traveller Accommodation Assessment 2024
Supported and Specialist Housing and Accommodation Needs Assessment For Essex County Council (2025)
Tendring Economic Strategy 2020-24 (2019)
Tendring Retail & Town Centre Uses Study (2020)
Tendring Employment Land Review (ELR) (2025)
Tourism Strategy for Tendring 2021—2026
Tendring District Council Integrated Water Cycle Study 2026
Tendring District Council Strategic Green Gaps Review 2020
Tendring Heritage Strategy (2020)
Tendring District Protected Lanes Assessment 2015

© Place Services 2026

Relevant Plans and Programmes
Tendring Local Plan Review Habitats Regulations Assessment / Appropriate Assessment (2026)
Tendring Local Plan Review Infrastructure Delivery Plan (2026)
Tendring Local Plan Review Transport Modelling (ECC) (2025 & 2026)
Tendring Local Plan Review Sustainable Travel Assessment (2025)
Tendring Landscape Character Assessment (2026)
Tendring Local Plan Viability Assessment (2026)

2.3 Collecting Baseline Information (Stage A2)

This sub-section details the Baseline Information profile for the Local Plan area and those neighbouring areas that are considered relevant to the content of the Local Plan review. The following section outlines a summary of the key baseline information and therefore the current state of the environment for the Plan review area. The SA Directive requires the production of the following information:

> ‘The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;” Annex 1(b);
>
> The environmental characteristics of areas likely to be significantly affected;” Annex 1(c); and
>
> Any existing problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance such as areas designated pursuant to Directives 79/409/EEC and 92/43/ECC” Annex 1(d).’

The baseline information identifies current sustainability issues and problems in the Local Plan area which should be addressed and provides a basis for predicting and monitoring the effects of implementing the document. To ensure the data collected was relevant and captured the full range of sustainability issues, it was categorised under various thematic topics. They cover all the topics referred to in Annex 1(f) of the SEA Directive and follow the order of:

© Place Services 2026

- Population
- Housing
- Economy and employment
- Health and wellbeing
- Transport and connectivity
- Cultural heritage
- Biodiversity and nature conservation
- Landscapes
- Water
- Climate and energy
- Air
- Soils
- Minerals
- Waste

Annex A to this Report outlines the full baseline information profile for the Local Plan area, and where relevant further afield. The key sustainability issues for the Local Plan area are outlined in the following sub-section.

2.4 Sustainability Issues (Stage A3) and the formulation of ISA Objectives (Stage A4)

The outcome of the above processes related to the identification of relevant plans and programmes and the baseline information profile of the Plan review area is the identification of key sustainability and environmental issues. These represent those sustainability and environmental problems facing the Plan review area which assist in the finalisation of a set of relevant SA Objectives that can be subsequently expanded upon in an ISA Framework.

The assessment of the Local Plan review will be able to evaluate, in a clear and consistent manner, the nature and degree of impact and whether significant effects are likely to emerge from the Local Plan review's content. The following table outlines the thought process which has led to the formulation of the ISA Objectives for the Local Plan review, bearing in mind that they build upon those of the SA of the adopted Local Plan.

© Place Services 2026

Table 2: Key Sustainability Issues

General Theme	Description and supporting evidence	State of environment in the absence of the Local Plan
Population increase	Tendring is forecast to see an increase of over 12,000 people in the next 10 years, the third largest increase of Essex districts, with neighbouring Colchester forecast to see the largest increase in Essex by nearly 15,000 people.	It can be expected that without a Plan-led system, new housing and employment development to meet the demands of an increased population would not be delivered in a manner that would ensure necessary benefits in terms of location, scale, and supporting infrastructure.
Internal net migration	In regard to internal migration, a significant number of people, in comparison to other Local Authority areas, moved to Tendring in 2019/2020 (1,743).	It can be expected that without a Plan-led system, new housing and employment development to meet the demands of an increased population would not be delivered in a manner that would ensure necessary benefits in terms of location, scale, and supporting infrastructure.
Ageing population	Tendring has a high population of people aged over 65. This age group is also predicted to increase over the Local Plan period. The highest median age of Local Authority populations in Greater Essex is in Tendring at 50 years. This is above the England and Wales median of 40.	As indicated by need, market forces alone cannot be expected to deliver all types of housing need in the District. The exploration of relevant policy and suitable housing requirements that explore type and tenure across the District enables growth that reflects need and ensures the delivery of such housing.
Life expectancy	Tendring has lowest life expectancies in Essex for both males and females at 78.17 and 82.02, respectively. These are also lower than the averages for Essex, the Eastern region,	As indicated by need, market forces alone cannot be expected to deliver all types of housing need in the District. The exploration of relevant policy and suitable housing requirements that explore type and tenure across the District enables growth that reflects

© Place Services 2026

General Theme	Description and supporting evidence	State of environment in the absence of the Local Plan
	and England.	need and ensures the delivery of such housing.
Deprivation	Tendring is the overall most deprived district in Essex, and also for health related deprivation. Deprivation is higher than the England and Wales averages.	Social integration is an important issue and can be aided through policy requirements that seek social infrastructure and through sensitive and appropriate housing allocations within the District. A plan-led system is able to ensure proportionate growth is allocated to the most sustainable areas, or with a focus on regeneration, rather than being led by market forces alone as could perhaps be expected in the absence of a Local Plan.
Housing needs	The proposed changes to the NPPF (2025) set new targets for each Local Authority area. The current standard methodology for calculating housing need identifies a significant increase in annual housing requirements.	The Plan can ensure that housing needs are met in the most sustainable areas through allocations that benefit from a plan-led system and all the evidence base requirements that they entail. In the absence of the Plan, new development sites can be expected to be more ad hoc and without the exploration of cumulative effects.
Employment opportunities	Tendring District is predominantly rural in nature; however the majority of businesses are located in an urban location.	The link between homes and jobs is a key tenet of sustainability. This is best addressed at the plan level and cannot be ensured through a reliance on suitable proposals coming forward. Without a plan-led approach it could be expected that the location of new housing and employment opportunities could be disparate.
Employment mix	Significant elements of the District's employment are in the care, tourism, and	The link between homes and jobs is a key tenet of sustainability, as is ensuring progressive growth in

© Place Services 2026

General Theme	Description and supporting evidence	State of environment in the absence of the Local Plan
	agricultural sectors. The District registers significant proportions of residents travelling outside to other local authority areas to find employment.	employment opportunities across a range of sectors and in sustainable locations. This is best addressed at the plan level and cannot be ensured through a reliance on suitable proposals coming forward. Without a plan-led approach it could be expected that out commuting will continue.
Accessible green space	In Essex only 9% of Essex households have all of their Accessible Natural Greenspace requirements met. Tendring has the highest proportion of households without access to natural greenspace in Essex at 59%.	Ensuring that open space standards are met is a requirement of the adopted Local Plan, as are strategic solutions where necessary and thresholds are met. This is unlikely to change through the Plan review, however, remains a key sustainability issue in the District
Activity	Sport England's Active Lives Survey indicates Tendring residents as being the least active in Essex.	Ensuring that open space standards are met is a requirement of the adopted Local Plan, as are strategic solutions where necessary and thresholds are met. This is unlikely to change through the Plan review, however, remains a key sustainability issue in the District
Heritage / Historic Environment	There are 17 listings on the Heritage at Risk Register in Tendring. Notably, these include the Conservation Areas of Clacton Seafront, Dovercourt, St Osyth, Thorpe-le-Soken, and Thorpe-le-Soken Station and Maltings.	A plan-led system can ensure that sites are allocated away from heritage designations in the first instance. Policy can also ensure that impacts are known and understood at the application stage through the submission of suitable evidence.
Wildlife designations	Tendring includes Habitats sites at the coast, 15 SSSIs,	A plan-led system can ensure that sites are allocated away from wildlife

© Place Services 2026

General Theme	Description and supporting evidence	State of environment in the absence of the Local Plan
	a National Nature Reserve, and over 100 Local Wildlife Sites.	designations in the first instance. Policy can also ensure that impacts are known and understood at the application stage through the submission of suitable evidence.
Essex Coast RAMS	The Essex coast Recreational disturbance Avoidance and Mitigation Strategy (the "Essex coast RAMS") aims to deliver the mitigation necessary to avoid significant adverse effects from 'in-combination' impacts of residential development that is anticipated across Essex; thus protecting the Habitats (European) sites on the Essex coast from adverse effect on site integrity. All new residential developments within the evidenced Zone of Influence where there is a net increase in dwelling numbers are included in the Essex Coast RAMS. The entirety of Tendring is within this zone.	The Essex Coast RAMS, and the recreational impacts of visitor trips to the coast from new communities in Tendring, emanates from the in-combination effects identified at the Plan level. Nevertheless, the appropriate mechanism for collecting contributions is in place and will not be affected by the Plan review.
Landscape / AONB	Tendring includes the Suffolk and Essex Coast and Heaths AONB along the Stour River from Manningtree to Harwich.	A plan-led system can ensure that sites are allocated away from landscape designations in the first instance. Policy can also ensure that impacts are known and understood at the application stage through the submission of suitable evidence.
Climate change	Sea level rise and subsidence will lead to more	A plan-led system can ensure that sites can be allocated in mind of flood

© Place Services 2026

General Theme	Description and supporting evidence	State of environment in the absence of the Local Plan
	frequent flooding of coastal areas. Increased temperatures and greater fluctuation in annual precipitation will further increase pressure on water resources. Essex is already one of the driest areas in the UK.	risk and with the benefits of the sequential testing of site options.
Flood Risk	Climate change is increasing the magnitude and frequency of intense rainfall events that cause flooding and the risk of flooding from the River Colne and Stour which are also heightened by increased winter precipitation. There is a risk of flooding from a number of sources: fluvial, tidal and pluvial.	A plan-led system can ensure that sites can be allocated in mind of flood risk and with the benefits of the sequential testing of site options.
Emissions	The largest proportion of CO2 emissions are within the transport sector, accounting for about half of total CO2 emissions, followed by the domestic sector.	The Plan can ensure that policy is robust in prioritising public transport. Development sites can be allocated with regard to reducing the need to use private vehicle trips and maximising public transport, walking and cycling. The Plan will also ensure requirements for reducing building emissions while increasing energy efficiency.
Air quality	The junction and mini roundabout at North Road, Clacton on Sea, is heavily congested by road traffic throughout the day, and during rush hours. This has been an area of concern	The Plan can ensure that planning applications are submitted with suitable air quality considerations. Equally, the Plan can allocate sites with the air quality of key junctions or areas in mind.

© Place Services 2026

General Theme	Description and supporting evidence	State of environment in the absence of the Local Plan
	within Tendring for the last few years.	
Soils / BMV	Tendring has a significant concentration of grade 1 and 2 agricultural land to the north west of the District on the border with Colchester Borough. The majority of the central part of the District is grade 3 land, with small areas of grade 2 running from south west to north east through the centre of Tendring.	Although decisions will be made on the balance of benefits and constraints, the Plan has the ability to consider BMV and grade 1 agricultural land in regard to the location of new site allocations.
Preserving mineral deposits	The area has extensive deposits of sand and gravel. The sand and gravel resources in Essex are significant in national, sub-national and local terms - Essex is one of the largest producers in the UK; most geographically extensive and significantly mixed within the centre and north of Essex – namely the districts of Uttlesford, Braintree, Chelmsford, Colchester and Tendring.	The consideration of land within Minerals Safeguarding Areas (MSAs) is best done at the plan level. Without a plan-led approach regarding the allocation of land to meet development needs, development proposals are likely to come forward without such regard.
Transport	The Plan Area is largely rural in nature and rural public transport services and interconnectivity is poor.	A plan-led approach to allocating sites for development enables rural transport issues to be taken fully into account and improved where possible through enhancements to such infrastructure. In the absence of the plan, it is possible that isolated and individual proposals would come

© Place Services 2026

General Theme	Description and supporting evidence	State of environment in the absence of the Local Plan
		forward in rural areas with no scope for such improvements and policy considerations.

The following table explores whether the identified ISA Objectives above fall into the three broad categories of sustainability, namely social, environmental and economic themes.

Table 3: The Integrated Sustainability Appraisal (ISA) Objectives

ISA Objective	Society	Environment	Economy
1) To deliver a sufficient supply of homes for all including an appropriate mix of housing types	Yes	N/A	Yes
2) To promote economic growth and diversity across the District	Yes	N/A	Yes
3) To maximise the potential for sustainable transport uptake, including walking and cycling	Yes	Yes	N/A
4) To ensure resilient sustainable communities with better health, education, and social outcomes	Yes	N/A	N/A
5) To ensure that development is located sustainably and makes efficient use of land	Yes	Yes	Yes
6) To conserve and where possible enhance biodiversity and geodiversity designations, as well as natural habitats and protected species	N/A	Yes	N/A

© Place Services 2026

ISA Objective	Society	Environment	Economy
7) To ensure that development delivers net gains in biodiversity, as well as green and blue infrastructure	Yes	Yes	N/A
8) To conserve and where possible enhance the historic environment (both above and below ground), built and cultural heritage assets, and their settings	Yes	Yes	N/A
9) To conserve and where possible enhance the quality and character of landscapes and landscape features	Yes	Yes	N/A
10) To maintain and where possible improve water quality and the sustainable use of ground and surface water resources	N/A	Yes	N/A
11) To maintain and where possible improve air quality	N/A	Yes	N/A
12) To protect and improve soil quality, in particular the best and most versatile agricultural land	N/A	Yes	Yes
13) To ensure, where possible, that new development is carbon neutral and increase the production of energy from renewable sources where appropriate	N/A	Yes	Yes
14) To ensure that development does not lead to an increase in flood risk and is prepared for the impacts of climate change	Yes	Yes	N/A

© Place Services 2026

2.4.1 The Compatibility of the ISA Objectives

A total of 14 ISA Objectives have been derived for the appraisal of the Plan review. They are based on the scope of the document, the themes required of SA, policy advice and guidance, and to the assessment of the current state of the environment.

It is useful to test the compatibility of ISA Objectives against one another in order to highlight any areas where potential conflict or tensions may arise. It is to be expected that some objectives are not compatible with other objectives; objectives which are based around environmental issues sometimes conflict with economic and social objectives, and vice versa.

It is considered that the majority of the ISA Objectives relevant to the content of the Plan review are broadly compatible or otherwise unrelated. There are however a number of potential incompatibilities identified, and these are discussed below:

- Protecting and enhancing biodiversity and development: The possibility of effects arising from any change in land use on biodiversity creates an incompatibility between Plan aims and the need to protect wildlife and habitats, either on-site or where pathways exist.
- Maintaining and enhancing water quality and development: There is a possibility that development can lead to adverse impacts on groundwater conditions. Those ISA Objectives that seek the protection of water quality for environmental purposes and ensuring housing and employment related development may therefore be incompatible in some areas of the District.
- The protection of the best and most versatile agricultural land and development: There is a possibility that development can lead to adverse impacts on the capacity of soils for future use. Those ISA Objectives that seek the protection of soils and ensure housing and employment development respectively may therefore be incompatible in some areas of the District.
- Economic growth and environmental effects: There is a potential incompatibility through a desire to maximise the potential for employment opportunities, through for instance a higher number of employment development sites, and the potential negative environmental effects in certain areas that could arise from that number.

© Place Services 2026

3. Detailed Integrated Sustainability Appraisal (ISA) Frameworks

3.1 How Local Plan Policies are Appraised

The following ISA Framework forms the basis of the methods used to evaluate the effects of the Local Plan review's policy amendments and any 'reasonable alternative' options where relevant. Quantitative analysis is used where available; however, a number of assumptions are required in order to make qualitative and comparable judgements to assess options to the same level of detail. It is important that a level playing field is ensured for the assessment of options, with the same level of information being used in the assessment. Assumptions are set out in the relevant sections of this ISA Environmental Report in which specific elements of the Plan Review are assessed.

The table below sets out the ISA Framework devised for the assessment of the Local Plan's policy content. The table includes potential monitoring indicators for the effects identified within this Report, alongside the Council's Authority Monitoring Report (AMR) performance indicators.

.

© Place Services 2026

Table 4: ISA Framework (Policies)

Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Monitoring Indicator
1) To deliver a sufficient supply of homes for all including an appropriate mix of housing types	1.To provide decent and affordable homes for all	• Seek to provide the homes needed to support the existing and growing population? • Seek to provide more affordable homes across the District? • Seek to provide supported and specialist and supported housing? • Seek to deliver a mix of housing types and tenures to meet the diverse needs of the District? • Seek to provide homes to meet any needs for Gypsy and Traveller communities?	• The number of net additional dwellings • Affordable housing completions • Percentage of residential completions that are of different types and tenures
2) To promote economic growth and diversity across the District	3.Harness the District's economic strengths	• Encourage rural diversification? • Encourage inward investment? • Encourage tourism opportunities? • Support the development and growth of the local economy and generate employment	• Number and percentage of businesses by industry type in key sectors. • Number or percentage employed • Investment in innovation

© Place Services 2026

Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Monitoring Indicator
		opportunities? • Encourage innovation and competitiveness within various industries located within the District? • Impact on long-term investment in infrastructure? • Ensure no conflict with other investment opportunities? • Contribute to the Cultural, Visitor and Tourism sector? • Seek to enhance the vitality and viability of town centres?	technologies • Employment land availability • Employment applications permitted
3) To maximise the potential for sustainable transport uptake, including walking and cycling	4.Minimise transport growth whilst capturing the economic benefits of international gateways	• Reduce the need to travel? • Increase sustainable modes of transport? • Promote the use of sustainable modes of transport? • Seek to provide appropriate infrastructure to	• Percentage of new dwellings within 30 minutes public transport time of local services • Percentage of journeys to work by private car

© Place Services 2026

Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Monitoring Indicator
		maximise the uptake of sustainable modes of transport, walking and cycling? • Acknowledge that a range of transport options are required to meet the needs of different demographics? • Ensure new developments enhance and provide a safe and accessible public realm?	• Percentage of journeys to work by public transport, walking and cycling • Provision of new public transport infrastructure including walking and cycling (through direct provision / conditions associated with contributions)?
4) To ensure resilient sustainable communities with better health, education, and social outcomes	5.To build stronger more resilient sustainable communities with better education and social outcomes	• Seek to provide access to health, education, recreation and community facilities? • Ensure healthier lifestyles and access to healthcare facilities? • Protect existing open spaces and create suitable new open space? • Seek to ensure that levels of educational attainment improve? • Seek to reduce actual crime and the fear of crime through effective urban design	• Provision of social infrastructure and services on allocated sites • Contributions received towards community facilities • GP waiting times and capacities • Walking / cycling modes

© Place Services 2026

Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Monitoring Indicator
		solutions?	of transport uptake • New healthcare facility provision through growth • Health related statistics • Open space provision ha/1000 population • Contributions received towards open space provision • Percentage of total working age population educated to Level4 and above • Percentage of total working age population with no qualifications • Number of offences per 100,000 population

© Place Services 2026

Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Monitoring Indicator
5) To ensure that development is located sustainably and makes efficient use of land	2.To ensure that development is located sustainably and makes efficient use of land	• Reduce the amount of derelict, degraded and underused land? • Seek to ensure appropriate residential densities in urban areas, including higher densities in appropriate locations? • Seek the prioritisation of brownfield development? • Seek contaminated land to be remediated?	• Residential development densities • Development on brownfield land as opposed to greenfield • Remediation and development of contaminated land
6) To conserve and where possible enhance biodiversity and geodiversity designations, as well as natural habitats and protected species	6.Protect and enhance natural, historic and environmental assets	• Ensure a determination of 'no likely significant' (alone or in-combination) on Habitats Sites (as identified within the Habitats Regulations Assessment (HRA) of the Local Plan as it emerges)? • Seek appropriate mitigation or offsetting where necessary? • Have an identified effect on any designation of national, regional or local importance? • Avoid damage to sites, protected species	• Change in number and area of designated ecological sites. • Development proposals affecting protected species outside protected areas. • Achievement of Habitat Action Plan targets. • Achievement of Species

© Place Services 2026

Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Monitoring Indicator
		and habitats? • Maintain and improve biodiversity and geodiversity, avoiding irreversible losses? • Conserve or enhance species diversity and avoid harm to internationally and nationally protected, scarce and rare species? • Provide for positive management of existing habitats? • Conserve or enhance geological SSSIs? • Create, extend or enhance Local Geological Sites? • Ensure current ecological networks are not compromised and future improvements in habitat connectivity are not prejudiced?	Action Plan targets. • Development proposals affecting habitats outside protected areas. • Bird survey results. Reported condition of ecological SSSIs. • Number of planning permissions that generated any adverse impacts on sites of acknowledged biodiversity importance.
7) To ensure that development delivers net gains in biodiversity, as well as green and	6.Protect and enhance natural, historic and environmental	• Lead to biodiversity net gains? • Expand the spatial extent of priority habitat within District?	• Percentage of major developments generating overall biodiversity enhancement.

© Place Services 2026

Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Monitoring Indicator
blue infrastructure	assets	• Assist species to adapt to the anticipated effects of climate change? (i.e. through connecting habitats and, or providing greenspace)?	• Hectares of biodiversity habitat delivered through site allocations or through policy approaches.
8) To conserve and where possible enhance the historic environment (both above and below ground), built and cultural heritage assets, and their settings	6.Protect and enhance natural, historic and environmental assets	• Have an adverse effect on any designated or non-designated or potential heritage assets or their settings? • Seek to ensure no loss, or erosion, of the historic character of the landscape? • Have an adverse effect on known archaeological deposits? • Change the condition of known or potential archaeological monuments and, or the ability to record unknown buried archaeology? • Protect designated areas- nationally, regionally and locally? • Protect areas of high archaeological potential? • Suggest measures to conserve and enhance	• Number of listed structures at risk • Area of historic parks and gardens • Size, condition and number of Conservation Areas • Areas of significant archaeological and paleo-environmental potential • Number of Conservation Area Appraisals completed, and enhancement schemes implemented • Buried archaeology as

© Place Services 2026

Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Monitoring Indicator
		the local character and distinctiveness of historic townscapes and landscapes? • Identify and protect the relationship between historic settlements and the wider landscape?	listed in the HER or considered to be likely within a particular site by County Archaeologists and, or Historic England. • Applications submitted and refused due to adverse impact to the Historic Environment • Applications submitted and allowed with conditions relating to the Historic Environment • Site allocations supported or opposed by Historic England
9) To conserve and where possible enhance the quality and character of landscapes and	6.Protect and enhance natural, historic and environmental	• Improve landscape and townscape character of the District and help to minimise adverse impacts to local amenity and overall landscape character? • Conserve and enhance landscape character,	• Changes in landscape of designated landscape (landscape conditions attached to new permissions)

© Place Services 2026

Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Monitoring Indicator
landscape features	assets	quality and distinctiveness, paying particular regard to the AONB and other designated areas of high landscape and, or historic sensitivity or value? • Contribute to an adverse cumulative impact of development on protected landscapes? • Provide for the restoration of land to an appropriate after-use and landscape character? • Provide opportunities for the creation of accessible greenspace where restoration is planned? • Seek opportunities to protect and enhance green and blue infrastructure?	• Number of Tree Preservation Orders (TPOs) affected • Number or extent of field boundaries affected • Amount of new development in AONB (and other designations) • Percentage of population having access to a natural greenspace within 400 metres of their home. • Length of greenways constructed • Hectares of accessible open space per 1,000 population
10) To maintain and where possible improve	6.Protect and enhance natural, historic	• Seek to sustain the highest water quality? • Take into account the Water Framework	• Water quality in rivers

© Place Services 2026

Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Monitoring Indicator
water quality and the sustainable use of ground and surface water resources	and environmental assets	Directive and proposed development impacts? • Seek to prevent pollution from field run off or other sources? • Likely to change the general quality assessment grades of surface and ground water quality? • Avoid adverse effects on existing patterns of groundwater flow and, or surface water flow? • Protect or enhance the quantity and quality of ground and surface waters? • Seek to address potential issues with disrupting groundwater flows? • Change potable and, or non-potable abstraction resources or disrupt aquifer continuity? • Maintain water availability for water dependant habitats?	• Groundwater quality • Potential effect on groundwater source protection zones • Condition of water bodies (Water Framework Directive) • Water use figures from water supplier(s) • Resource availability status for units of groundwater in Catchment abstraction

© Place Services 2026

Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Monitoring Indicator
		• Affect rates of abstraction and water use? • Affect grey water recycling? • Seek the introduction of natural systems which can improve surface water runoff into water courses? • Seek to ensure proposals enhance biodiversity in water courses?	
11) To maintain and where possible improve air quality	6.Protect and enhance natural, historic and environmental assets	• Take into account proposed development impacts within any AQMAs and their relevant Action Plans • Account for locations where air pollution levels are approaching the National Objectives thresholds • Seek to improve air quality? • Seek to mitigate effect levels of the 7 National Objective pollutants for local air quality (SO2, NO2, PM10, benzene, 1,3-butadene, CO, Pb)?	• Achievement of emission limit values • Number of AQMAs and dwelling affected • Number of days of air pollution

© Place Services 2026

Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Monitoring Indicator
12) To protect and improve soil quality, in particular the best and most versatile agricultural land	6.Protect and enhance natural, historic and environmental assets	• Minimise risk of soil contamination? • Safeguard soil and protect quality and quantity? • Reduce the capacity of the soil to hold carbon? • Minimise the loss of greenfield land to development? • Minimise loss of the best and most versatile agricultural?	• Number and percentage of new development completed on greenfield land. • Number of permitted proposals on greenfield land. • Number of permitted proposals on best and most versatile agricultural land.
13) To ensure, where possible, that new development is carbon neutral and increase the production of energy from renewable sources where	7.Reduce contributions to climate change	• Ensure carbon neutrality? • Ensure energy efficiency? • Help to reduce greenhouse gas emissions and enhance energy efficiency? • Seek to reduce carbon emissions from transport / freight movements? • Seek to ensure the approval of renewable	• Consumption of electricity - Domestic use per consumer and total commercial and industrial use. • Consumption of energy. • Use of low carbon technologies. • Opportunities for utilizing

© Place Services 2026

Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Monitoring Indicator
appropriate		energy proposals, where appropriate?	renewable or low-carbon energy supply systems
14) To ensure that development does not lead to an increase in flood risk and is prepared for the impacts of climate change	8.To conserve and enhance natural resources and reduce climate change impacts	• Ensure no increased risk of flooding? • Mitigate the potential effects of fluvial flooding and reduce overall flood risk? • Mitigate the potential of surface water flooding and reduce overall flood risk? • Mitigate the potential for coastal flooding and reduce overall risk? • Mitigate the potential for groundwater flooding and reduce overall risk? • Minimise the risks and impacts of flooding having taken into account climate change including the consideration of 'nature-based' solutions? • Ensure that development requiring water to be discharged does not lead to flood risk regarding the receiving water courses?	• Flood Risk – Planning applications approved against Environment Agency or Lead Local Flood Authority advice. • Properties at risk of flooding from rivers. • Incidence of fluvial flooding (properties affected). • Incidences of surface water flooding • Incidences of coastal flooding • Incidences of groundwater flooding • Strategic Flood Risk

© Place Services 2026

Proposed ISA Objective (2025)	Previous relevant SA Objective	Key Questions / Objective sub-criteria (Does the policy…?)	Potential Monitoring Indicator
			Assessment (SFRA) results.

© Place Services 2026

3.2 How Local Plan Site Options are Appraised

In addition to the appraisal of the Plan review's policy content within the ISA, any new site allocations or options (alternatives) are required to be assessed to identify any significant effects on the ISA Objectives.

The following table outlines the ISA framework proposed for the appraisal of potential allocation sites.

© Place Services 2026

Table 5: ISA Framework (Sites)

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
1) To deliver a sufficient supply of homes for all including an appropriate mix of housing types	Housing supply	The site could be considered strategic for the purposes of meeting the District's housing targets over the plan period	The site has been promoted for housing and is in conformity with the Spatial Strategy and Settlement Hierarchy	Where applicable	Site is submitted for a non-residential use	N/A	N/A
	Type and tenure	Site is submitted for purely affordable housing	Site is submitted for housing of an identified need (type / tenure) in the Housing Needs Assessment (HNA)	Where applicable	Site is submitted for a non-residential use	N/A	N/A
2) To promote	Employ-	Proposal is for	Proposal is for	Where	Non-	Proposal sees	N/A

© Place Services 2026

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
economic growth and diversity across the District	ment land	employment use	mixed-use incorporating employment opportunities	applicable	employment development	a loss of previously employment land	
	Regen-eration	Site is for strategic employment land in an industry and area of identified need	Site is for employment land in an industry and area of identified need	Where applicable	Non-employment development	Proposal would see a minor or net loss of employment land in key business and regeneration area	Proposal would see the loss of strategic employment land
3) To maximise the potential for sustainable transport uptake, including walking and cycling	Distances to town / village / neighbour-hood centres	< or = to 400m	> 400-800m	Where applicable	Where applicable	> 800m – 1.4km	>1.4km
	Distance to	< or = to 400m	> 400-800m to	Where	Where	> 800m –	>1.4km to a

© Place Services 2026

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
	a bus stop / train station	to a train station	a train station	applicable	applicable	1.4km to a train station or bus stop	train station or bus stop
4) To ensure resilient sustainable communities with better health, education, and social outcomes	Distance to GP services	< or = to 400m	> 400-800m	Where applicable	Non-residential proposals	> 800m – 1.4km	>1.4km
	Distance to primary school	< or = to 400m	> 400-800m	Where applicable	Non-residential proposals	> 800m – 1.4km	>1.4km
5) To ensure that development is located sustainably and makes efficient use of land	Brownfield land	N/A	Site is entirely or partly but predominantly on brownfield land	Where applicable	N/A	Site is entirely or partly but predominantly greenfield land	N/A
	Contamin-ated land	N/A	Development of site would see the remediation of	Where applicable	Site is not on contaminated land	N/A	N/A

© Place Services 2026

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
			contaminated land				
6) To conserve and where possible enhance biodiversity and geodiversity designations, as well as natural habitats and protected species	Wildlife desig-nations	N/A	N/A	Where applicable	The site would have no impact on a wildlife designation	The proposal would see the loss of functionally linked land (to a Habitats site) OR The site is within or adjacent to a wildlife designation of local importance	The proposal would have a likely significant effect on the integrity of a Habitats site OR The site is within a wildlife designation of international or national importance
	Biodiversity features	N/A	N/A	Where applicable	The site would have no impact on biodiversity	The site is on or adjacent to priority habitat	The site is known to include protected

© Place Services 2026

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
					features		species
7) To ensure that development delivers net gains in biodiversity, as well as green and blue infrastructure	BNG	The proposal will include over the minimum net gain requirement	The proposal will include the minimum net gain requirement	Where applicable	Where applicable	N/A (all proposals must provide BNG)	N/A (all proposals must provide BNG)
8) To conserve and where possible enhance the historic environment (both above and below ground), built and cultural heritage assets, and their	Designated heritage assets (above and below ground)	The proposal can be considered to enhance a designated asset on the at risk register	The proposal can be considered to enhance a designated asset	Where applicable	The proposal will have no effect on any designated assets	There is considered to be the potential for an impact on the significance of a designated asset or its setting, although mitigation is	There is considered to be an impact that could affect the significance of a designated asset or its setting with no mitigation suitable.

© Place Services 2026

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
settings						possible.	
	Non-designated heritage assets (above and below ground)	N/A	N/A	Where applicable	The proposal will have no effect on any non-designated assets	There is considered to be the potential for an impact on the significance of a non-designated asset or its setting, although mitigation is possible.	There is considered to be an impact that could affect the significance of a non-designated asset or its setting with no mitigation suitable.
9) To conserve and where possible enhance the quality and character of landscapes and	Desig-nations and landscape character	N/A	N/A	Where applicable	The proposal would have no landscape implications	The proposal is within an area identified as highly sensitive in the Landscape Character	The proposal is within the Suffolk Coast & Heaths AONB

© Place Services 2026

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
landscape features						Assessment	
	Landscape principles / features	N/A	The proposal would lead to landscape enhancements	Where applicable	The proposal is within the development boundary	The proposal would contribute to the coalescence of settlements AND/OR The site contains landscape features synonymous with the relevant Landscape Character Area	The proposal would significantly contribute to the coalescence of settlements AND/OR The site contains multiple landscape features synonymous with the relevant Landscape Character Area

© Place Services 2026

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
10) To maintain and where possible improve water quality and the sustainable use of ground and surface water resources	Ground-water	N/A - It is not considered possible for significant positive impacts to be ensured	N/A - It is not considered possible for positive impacts to be ensured	The site is partly within ground water Source Protection Zone III (Total Catchment).	There are no known constraints.	The site is located within ground water Source Protection Zone II (Outer Zone)	The site is located within ground water Source Protection Zone I (Inner Zone).
	Surface water	N/A - It is not considered possible for significant positive impacts to be ensured	N/A - It is not considered possible for positive impacts to be ensured	Where applicable	The site is not within an area identified as having any surface water nitrate or pesticide issues	The site is within an area identified as having medium priority surface water nitrate or pesticide issues	The site is within an area identified as having high priority surface water nitrate or pesticide issues
11) To maintain and where possible improve air	Air quality	N/A	N/A	Where applicable	All other sites	The proposal could lead to frequent car journeys through North	N/A (no AQMAs in Plan area)

© Place Services 2026

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
quality						Road junction, Great Clacton (where there are potential exceedances in Air Quality Objectives)	
12) To protect and improve soil quality, in particular the best and most versatile agricultural land	Agricultural Land Class-ification / BMV	N/A	The site is on brownfield land.	The site is within land identified as Grade 3 (Good to Moderate) ALC	The site is within land identified as Grade 4-5 (Poor / Very Poor) ALC OR The site is not located on current agricultural land	The site is within land identified as Grade 2 (Very Good) ALC	The site is within land identified as Grade 1 (Excellent) ALC

© Place Services 2026

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
13) To ensure, where possible, that new development is carbon neutral and increases the production of energy from renewable sources where appropriate	Renewable energy generation	N/A	The proposal includes on-site renewable energy solutions	Where applicable	All other proposals	N/A	N/A
14) To ensure that development does not lead to an increase in flood risk and is prepared for the impacts of climate change	Fluvial flood risk	N/A	N/A	Where applicable	The site is within Flood Risk Zone 1	The site is within Flood Risk Zone 2	The Site is within Flood Risk Zone 3
	Surface water flood risk	N/A	N/A	The site is in an area identified as having a 'low' risk for surface water flood risk	The site is in an area identified as having a 'very low' risk for surface water	The site is in an area identified as having a 'high' risk for surface water flood risk	The site is in an area identified as having a 'very high' risk for surface water

© Place Services 2026

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
				OR Where applicable	flood risk		flood risk

© Place Services 2026

3.3 The Types of Effects Considered

The ISA of the Plan Review assesses the proposed Plan content against the ISA Objectives and key questions (criteria) outlined in the above frameworks. The aim is to assess the sustainability effects of the document following implementation. The assessment looks at the secondary, cumulative, synergistic, short, medium and long-term permanent and temporary effects in accordance with Annex 1 of the SA Directive, as well as assessing alternatives and suggesting mitigation measures where appropriate. The findings are be accompanied by an appraisal matrix which document the effects over time.

The content to be included within the table responds to those 'significant effects' of the policy or element of the Local Plan review subject to assessment. Assessments also look at the following:

- Temporal effects;
- Secondary, Cumulative and Synergistic effects;
- The assessment of Alternatives; and
- Proposed mitigation measures / recommendations.

These, and 'significant effects' are further described in the following sub-sections.

3.3.1 Description of 'Significant Effects'

The strength of impacts can vary dependant on the relevance of the policy content to certain ISA Objectives or themes. Where the policies have been appraised against the ISA Objectives the basis for making judgements within the assessment is identified within the following key:

Possible impact	Basis for judgement
++	Strong prospect of there being significant positive impacts.
+	Strong prospect of there being minor positive impacts.
?	General uncertainty where there is a lack on current information (to be elaborated in commentary in each instance).
0	No impact.

© Place Services 2026

Possible impact	Basis for judgement
-	Strong prospect of there being minor negative impacts and mitigation would be possible / issues can be rectified.
- -	Strong prospect of there being significant negative impacts with mitigation unlikely to be possible (pending further investigation) / further work is needed to explore whether issues can be rectified.
N/A	Not applicable to the scope or context of the assessed content.

Commentary is also included to describe the significant effects of the policy on the sustainability objectives.

A NOTE ON 'UNCERTAIN IMPACTS / EFFECTS' IN THE ISA:

Within the following ISA Framework, a degree of impact is highlighted as 'uncertain.' It should be acknowledged that within the assessment of options 'uncertain' impacts can 'lean' towards either positive or negative impacts, and these additional degrees of impact will be highlighted within option assessments where relevant.

Additionally, it should also be acknowledged that 'uncertain' impacts will only be highlighted where 'positive' or 'negative' impacts cannot be predicted with any assurance or where there is a lack of reliable quantitative information that can be used to predict impacts (or when the only available information is considered qualitative / anecdotal).

3.3.2 Description of 'Temporal Effects'

The assessment of the Plan Review's content should recognise that impacts may vary over time. The ISA Report highlights where effects may change over time in those instances where evidence exists to support such judgements. Should no evidence exist, then temporal effects have been based on reasonable assumptions, which have been highlighted and signposted within this Report. Effects for each policy appraisal are highlighted as:

- S/T: Short Term (responding to the early to mid-term period of Plan period)
- M/T: Medium Term (responding to the latter stages of the Plan period)
- L/T: Long Term (responding to restoration / after-care and beyond the Plan period)

© Place Services 2026

3.3.3 Description of 'Secondary, Cumulative and Synergistic Effects'

In addition to those effects that may arise indirectly (secondary effects), relationships between different elements of the Plan Review are assessed in order to highlight any possible strengthening or weakening of impacts from their implementation together. Cumulative effects respond to impacts occurring directly from two different elements together, and synergistic effects are those that offer a strengthening or worsening of more than one element of the Plan that is greater than any individual impact. Additionally, any cumulative impacts with other plans or projects are highlighted within the assessment.

3.3.4 Description of 'Reasonable Alternatives Considered'

Planning Practice Guidance states that reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable.

3.3.5 Description of 'Proposed Mitigation Measures / Recommendations'

Negative or uncertain impacts may be highlighted within assessments. As such, mitigation measures may be needed, and these are highlighted in this section for each policy where relevant. In addition to this, this section also includes any recommendations that may maximise sustainability benefits.

© Place Services 2026

4. What ISA work has been done to date?

4.1 Preferred Options Regulation 18 Interim ISA (2026)

An ISA Interim Report was published for consultation alongside the Regulation 18 Preferred Options Local Plan in early 2026.

4.1.1 Summary of findings of the Interim ISA (2026)

The ISA Report at that stage identified the following impacts per sustainability theme:

Table 6: Broad impacts identified in the Regulation 18 Preferred Options ISA Report

ISA theme / objective	Short-medium term effects	Long term effects
Housing	**Positive**	**Significantly positive**
Economic growth	**Positive**	**Significantly positive**
Transport	**Positive and negative**	**Positive and negative**
Health and education	**Uncertain**	**Uncertain**
Sustainable use of land	**Positive**	**Positive**
Biodiversity	**Uncertain**	**Significantly negative**
BNG and Green Infrastructure	**Significantly positive**	**Significantly positive**
Historic Environment	**Uncertain**	**Significantly negative**
Landscape	**Uncertain**	**Significantly negative**
Water quality	**Uncertain / positive**	**Uncertain / positive**
Air quality	**Uncertain**	**Uncertain**
Soils and agricultural land	**Negative**	**Negative**

© Place Services 2026

ISA theme / objective	Short-medium term effects	Long term effects
Renewable energy	**Positive**	**Positive**
Flood risk	**Uncertain**	**Uncertain**

A number of recommendations were made at that stage within the Interim ISA Report these were:

- It is recommended that additional evidence regarding flood risk is commissioned in regard to the site allocations and options to apply sequential testing and where necessary identify suitable mitigation on a case by case basis (this is being prepared for the Plan and will be factored into this ISA at the Regulation 19 stage).
- It is recommended that further evidence is gathered regarding the landscape implications of the allocated sites (a site specific Landscape Sensitivity Assessment) in order to further shape allocation policies moving forward to the Regulation 19 stage.
- It is recommended that detailed Heritage Impact Assessments are undertaken to justify the allocations and more broadly that further evidence is commissioned to influence site selection (at the time of writing it is understood that this evidence has been commissioned, and the findings will be factored into the ISA at the Regulation 19 stage).
- Related to the historic environment and heritage assets, it could be considered that the potential for enhancements (rather than just preservation) should be included within Policy SAH10 and Policy SAH11, consistent with other site allocation policies.
- It is recommended that additional work is explored to identify whether intensification of densities could be achieved on the strategic non-Garden Village allocations in more urban areas, in particular the allocation of site SAMU5 in Harwich and Dovercourt.

At this stage, it should be acknowledged that new evidence base documents have been produced related to the high-level heritage impacts of sites (including recommendations), as well as a new Landscape Character Assessment (2026), and an updated Strategic Flood Risk Assessment (2026).

4.1.2 Consultation comments received on the Interim ISA (2026)

The following table outlines the consultation comments that were received specifically on the Interim ISA Report at the Preferred Options stage. In each instance, the final column

© Place Services 2026

addresses the comments received, with actions for this Regulation 19 stage ISA Report set out where necessary.

Table 7: Regulation 18 consultation comments received and responses

Comment	Formal ISA Response
General (Re: HP1) Air quality has deteriorated noticeably across several parts of Tendring, and this decline is directly linked to the overlapping pressures the district is now facing. Continuous housing development, construction traffic, gravel extraction, and national infrastructure works have all contributed to rising levels of particulate matter and diesel emissions. These impacts are already affecting residents, particularly children, older people, and those with existing respiratory conditions. The cumulative effect of HGV movements, construction machinery, increased traffic on the A133, and the intensification of commercial activity has created a situation where air quality is worsening faster than local mitigation can address. Rural areas that once benefited from clean air are now experiencing pollution levels more commonly associated with urban environments. The Neighbourhood Plan must recognise air quality as a central health issue. Policies must ensure that future development does not further degrade environmental conditions and that monitoring, mitigation, and enforcement are strengthened.	ISA Objective 11 identifies a need for the Plan to 'maintain and where possible improve air quality.' The ISA Report highlights uncertain impacts regarding air quality in the absence of any specific evidence that can be associated directly to the proposals of the Local Plan and at the strategic level. This is considered more relevant to the development management process.
Essex Wildlife Trust (Re: PPL4) We note that the plan references ancient woodland and veteran trees as irreplaceable habitats within the PPL4 policy framework, and that these are listed in Appendix C. However, the plan does not include a specific policy on ancient woodland buffer zones, and the ISA site assessments do not consistently identify ancient woodland as a constraint for individual allocations. NPPF paragraph 193(c) requires that development resulting in the loss or deterioration of irreplaceable habitats is refused unless there are wholly exceptional reasons. Natural England guidance recommends a minimum 50-metre undeveloped buffer around all ancient woodland.	The site assessments within the ISA Report will be checked for consistency and impacts amended where necessary.

© Place Services 2026

Comment	Formal ISA Response
We recommend that the plan includes an explicit policy statement implementing this buffer requirement, and that the ISA site assessments are revisited to ensure ancient woodland and its connectivity are consistently assessed.	
Essex Wildlife Trust (Re: PPL4a) We strongly support the Council's decision to require 20% BNG for all qualifying development, exceeding the national minimum of 10% mandated by Schedule 14 of the Environment Act 2021. This demonstrates genuine ecological ambition and, if effectively implemented, will contribute meaningfully to nature recovery across the District. We also support the policy's requirement that BNG is delivered on-site in the first instance, with off-site provision and statutory credits as successively less preferred options, and the Council's commitment to supporting the establishment of habitat banks linked to the LNRS. Nevertheless, we have a number of specific concerns about the policy as drafted. The policy does not explicitly address the treatment of irreplaceable habitats within BNG calculations. The Environment Act 2021 and NPPF paragraph 193(c) make clear that irreplaceable habitats — including ancient woodland and ancient or veteran trees, as well as habitats such as coastal saltmarsh, lowland raised bog, blanket bog, and saline lagoons — cannot be compensated through BNG. Development resulting in the loss or deterioration of such habitats should be refused unless there are wholly exceptional reasons and a suitable bespoke compensation strategy exists. It is essential that the plan makes this explicit so that the 20% BNG requirement is not misunderstood as providing a mechanism for the development of irreplaceable habitats. We recommend that PPL4a is amended to include a clear statement to this effect, cross-referencing the specific irreplaceable habitat types present in Tendring District. The policy states that off-site BNG may be delivered through registered habitat banks or through purchase of statutory credits, with the Council supporting the establishment of habitat banks within the District. We	The ISA Report will be updated to reflect the position of irreplaceable habitats within site assessments and the assessment of the policy framework.

© Place Services 2026

Comment	Formal ISA Response
support this in principle but recommend that the policy should require that off-site BNG is preferentially located within, or at a minimum contributes to the aims of, the LNRS strategic opportunity areas for Tendring. Without this spatial direction, there is a risk that off-site BNG is delivered in locations that are remote from the main ecological priorities of the District and provide little strategic benefit for nature recovery. There is currently no requirement in the policy or supporting text for the Council to maintain and publish a public BNG register, or to include BNG delivery as a specific indicator in Annual Monitoring Reports. In our view, robust monitoring and transparent reporting of BNG outcomes are essential if the policy is to be credible. The Council should commit, either in the policy text or in a supporting SPD, to maintaining a publicly accessible record of all BNG plans, gains secured, and long-term management agreements, and to reporting on BNG delivery annually.	
Essex County Council: The sustainability assessment bears no resemblance to actual travel times for any travel modes. On page 8 - Harwich - Brightlingsea: Cycling is notably quicker (approximately 30-40 minutes by bike compared to 62-77 minutes by bus). From Harwich to Brightlingsea - it takes at peak times with a higher frequency of service: • Bus- 2 hours 7 minutes by bus - 2 changes if the routes connect, • Train — 1 hour and 34 minutes - one bus and 3 train service changes, • Cycling -1 hour and 29 minutes to cycle • Car - between 28-45 minutes (based on unreliability of traffic leaving Brightlingsea) This time does not take into account the schedules - e.g.	The ISA Report's approach to assessing public transport accessibility within site assessments (ISA Objective 3b) has been amended to better reflect the quality of the local bus network.

© Place Services 2026

Comment	Formal ISA Response
there are only half hourly buses, the buses do not connect with the rail service. The result in this report is not representative of real and actual travel times. They also do not take into account capacity for trains and buses. These stated travel times will need to be reviewed and considered carefully to ensure that they are realistically representative of the levels of service in the DfT connectivity tool.	
George Thompson Limited: Our client respectfully requests that the first row on page 158 of the ISA is amended to read: "More widely, Great Oakley has good access to services for a settlement of its size, but is ...".	Noted.
The MacDonald Family: In general our clients are supportive of the findings in TDC's ISA (January 2026), including in relation to the Hare Green Garden Village at pages 135, 136 and 140 of the Interim Report and pages 283-284 of Annex C. However, there are multiple references in the ISA to the preparation of Masterplan Supplementary Planning Documents (SPDs) for the new Garden Villages, after the adoption of the emerging new Local Plan. This conflicts with Policies SAMU8 and SAMU9 in the Local Plan Preferred Options document, which suggest that these Masterplans should be prepared as DPDs, not SPDs.	The ISA Report will be updated to refer to the correct terminology in relation to forthcoming masterplans.
Mrs. Patricia Brooks: In the ISA, Non tech report, transport, health and education, biodiversity, historic, landscapes, water quality, air quality, soil and agriculture and flood risk all cite possible or certain negative results and outcomes, both short and long term. How can this be justified to the existing residents, whose futures and those of their children (health, education, quality of life) are jeopardised by this damage to our area. The Elm Tree Avenue site in Walton has delayed phase 2 of building new houses as	Noted.

© Place Services 2026

Comment	Formal ISA Response
the original phase hasn't been sold. With this proposed level of future housebuilding, how will Tendring ensure that proposed houses will be sold, that there'll be enough infrastructure and assets, water, sewers etc	
Mr Matthew Sutton: The ISA's own evidence base confirms that Primary School capacity is insufficient across all non-Clacton cluster areas of the District, yet the site assessments for SAH2 and SAH3 in the Frinton/Walton/Kirby Cross area do not flag this as a negative effect requiring mitigation. This inconsistency is material. The 'uncertain' rating for ISA Objective 4 (Health and Education) must be resolved - not deferred - before Regulation 19. A specific school capacity assessment for this cluster is required.	The ISA Report will be updated to reflect the allocations proposed at the Regulation 19 stage, as well as any new evidence regarding school capacities. Effects raised will be amended where necessary.
Mr Matthew Sutton: The ISA's framework for assessing health and education effects is sound and its acknowledgement of the district-wide school capacity shortfall is important evidence. I support the approach of requiring on-site schools at Garden Village allocations and ask that this principle is extended as far as possible to smaller settlements. I ask that the process of resolving 'uncertain' health and education effects is conducted transparently, with outcomes published before Regulation 19.	The ISA report will be updated to respond to any new evidence at the Regulation 19 stage.
Ms Carol Bannister: Regarding Annex C, in order to prevent an inevitable wildfire occurring, a further allocated site should surely be the field adjacent to Weeley Crematorium, whose owners still insist upon having huge and lengthy bonfires, with the smoke and flames often being directed towards the East facing Crem. conifers, which are only a few metres away and already suffering damage. The field and its contents should be compulsorily purchased by the Council, with part being used as a further extension to the crem's memorial grounds and part for housing with the latter's access via Colchester Road.	Noted.

© Place Services 2026

© Place Services 2026

5. The Appraisal of the Plan's Site Allocation Options

5.1 How candidate sites were identified

As part of the plan making process, the Council have undertaken an extensive call-for-sites process and additionally welcomed site submissions as part of the Regulation 18 Local Plan Issues and Options consultation. Additionally, further sites were considered through the Regulation 18 Preferred Options consultation. A number of landowners, promoters and developers have therefore submitted sites for consideration for future housing and employment development and allocation within the emerging Local Plan Review.

5.2 How 'reasonable alternatives' were identified

5.2.1 Sieving / sifting criteria

A Strategic Housing Land Availability Assessment (SHLAA) has been undertaken and updated throughout the plan making process in order to identify the suitability, availability and achievability of potential candidate sites for allocation. The SHLAA (2025) identifies for all submitted candidate sites a determination as to their availability, achievability, and suitability. These considerations, as well as site size and capacity, are explained in the table below.

Table 8: SHLAA determinations explained

Term / determination	Explanation and implications for 'reasonable alternative' discussion
Suitability	A site is deemed suitable if it offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities, either now or in the future. The suitability of the sites in this SHLAA was assessed by considering whether there were any policy restrictions (looking at the adopted Local Plan 2013-2033 and Beyond, as well as national planning policy), physical problems or limitations, potential impacts and environmental conditions. Some sites have been deemed unsuitable in the SHLAA without the need to go through the entire assessment process. These reasons are outlined in this section of the ISA Report (below). Sites that have overriding constraints are not considered 'reasonable alternatives.'

© Place Services 2026

Term / determination	Explanation and implications for 'reasonable alternative' discussion
Availability	A site is considered available where the Council was confident, on the best information available, that there were no legal or ownership problems likely to hinder or delay development. Unavailable sites, as determined in the SHLAA, have not been considered reasonable alternatives as they could not contribute to meeting housing requirements in the Plan period.
Achievability	A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time – which is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period. Unachievable sites, as determined in the SHLAA, have not been considered reasonable alternatives as they could not contribute to meeting housing requirements in the Plan period.
Site size / capacity	Planning Practice Guidance indicates that SHLAAs should consider all sites and broad locations capable of delivering five or more dwellings; however, plan makers may consider alternative site size thresholds. It was considered that the site-size threshold should be housing sites with the potential for ten or more (net) dwellings, factoring in the need to viably deliver affordable housing across all site allocations. Sites that have been identified in the SHLAA as only capable of delivering less than ten dwellings have not been considered reasonable alternatives in this ISA Report.

Regarding suitability further, a number of reasons or criteria were identified by the Council as conflicting with established environmental objectives or representing overriding constraints that could not be overcome. Such candidate sites were not considered further within the SHLAA and are not considered reasonable alternatives for the purposes of this ISA Report. These reasons are outlined in the below sub-sections.

© Place Services 2026

5.2.1.1 Reason 1 – Too Remote Sites

Sites that are clearly remote and disconnected from existing settlements and settlement boundaries, services, and infrastructure were not analysed further in the SHLAA. Growth in such areas would undermine the plan-led approach and the Council's strategic vision for development.

5.2.1.2 Reason 2 – Within a Strategic Green Gap

The Council aims to retain and potentially expand Strategic Green Gaps to preserve settlement identity and prevent coalescence. These include:

- Clacton-on-Sea and Little Clacton
- The Garden Community area
- Frinton, Walton & Kirby Cross
- Manningtree, Lawford & Mistley

Sites within these designated areas were excluded from further analysis, as these gaps remain integral to the Local Plan strategy through to 2043.

5.2.1.3 Reason 3 – Within a National Landscape Area (formerly AONBs)

These areas benefit from special landscape protection. Any future development would conflict with existing policy safeguards.

5.2.1.4 Reason 4 – Within Safeguarded Open Space or a Local Wildlife Site

Development in these areas would result in the permanent loss of designated open space or wildlife habitat, failing to meet current policy exceptions that are carried forward within the Local Plan Review.

5.2.1.5 Reason 5 – Within or very close to the Tendring–Colchester Borders Garden Community (TCBGC) Area

Sites within or adjacent to the TCBGC designation were excluded due to:

- Significant development already allocated or underway
- Expected substantial contribution to housing delivery through to 2041
- Limited capacity of the housing market and infrastructure to accommodate further growth beyond what is already planned

5.2.1.6 Reason 6 – Sites with Extant Planning Permission

Sites already benefiting from planning permission have not been formally allocated, as doing so would serve no additional purpose.

© Place Services 2026

5.2.1.7 Reason 7 – Edge of Ardleigh

Areas between the TCBGC and Ardleigh were excluded due to:

- Existing strategic allocations
- Anticipated substantial housing delivery through to 2043
- Limited capacity of local infrastructure and services, especially during early phases of Garden Community development when key infrastructure may still be under construction – during these stages, the initial new growth and new residents moving in will put additional pressure on existing services in areas such as Ardleigh.

5.2.1.8 Reason 8 – Edge of Elmstead

Similar to Ardleigh, areas between the TCBGC and Elmstead were excluded due to:

- Existing strategic allocations
- Anticipated substantial housing delivery through to 2043
- Limited capacity of local infrastructure and services, particularly during initial phases of Garden Community development – during these stages, the initial new growth and new residents moving in will put additional pressure on existing services in areas such as Elmstead.

5.2.1.9 Reason 9 – Edge of Clacton (Greater Clacton Area)

Sites in this area were excluded due to:

- Significant development already allocated or underway, including over 3,500 new homes at Hartley Gardens, Rouses Farm, and Oakwood Park
- Expected substantial contribution to housing delivery through to 2043
- Limited capacity of the housing market and infrastructure to absorb additional growth beyond current allocations.

5.3 Site Assessment overview

The table below sets out the details and references for allocated sites proposed within the Plan review at this stage. The types of allocations are:

- Strategic Allocation Mixed Use Sites: Sites that are expected to accommodate homes, jobs and community assets;
- Strategic Allocation Housing Sites: Sites that are expected to principally deliver between 100-300 homes;

© Place Services 2026

- Medium Site Allocation Sites: Sites that are expected to principally deliver between 10 -100 homes; and
- Strategic Allocations for Employment: Sites expected to deliver jobs.

Table 9: Allocated Sites within the Local Plan Review

Site reference	Site name	Use (as submitted)	Dwelling yield (plan period)	Dwelling yield (total, inc. beyond 2043)
Strategic Allocation Mixed-Use Sites ('SAMU' sites)				
SAMU5	Land South of Oakley Road (Harwich and Dovercourt)	Mixed	1,650	1,650
SAMU6	Weeley Garden Village (Weeley)	Mixed	900	900
SAMU7	Saltings Quarter, Riverside Avenue (Manningtree, Mistley and Lawford)ms5	Mixed	40	40
SAMU8	Tendring Central Garden Village (Hare Green)	Mixed	1,700	4,500
SAMU9	Horsley Garden Village (Horsley Cross)	Mixed	1,700	6,000
Strategic Allocation Housing Sites ('SAH' sites)				
SAH1	Vicarage Farm, Main Road (Harwich and Dovercourt)	Housing	150	150
SAH2	Land north of Thorpe Road, Kirby Cross (Frinton, Walton, Kirby Cross)	Housing	450	450
SAH6	Land east of Cockaynes Lane (Alresford)	Housing	100	100

© Place Services 2026

Site reference	Site name	Use (as submitted)	Dwelling yield (plan period)	Dwelling yield (total, inc. beyond 2043)
SAH7	Land east of Admirals Green and north of Weeley Road (Great Bentley)	Housing	120	120
SAH8	Land east of Amerells Road (Little Clacton)	Housing	80	80
SAH9	Land south of Clacton Road (St Osyth)	Housing	100	100
SAH11	Land North of Lifehouse Spa & Hotel (Thorpe-le-Soken)	Housing	70	70
Medium Site Allocations (‘MSA’ sites)				
MSA1	Durite Works, Valley Road (Harwich and Dovercourt)	Housing	82	82
MSA2	Land adjacent Branscombe Close (Frinton)	Housing	40	40
MSA3	Affinity Water, Mill Hill (Manningtree, Mistley and Lawford)	Housing	80	80
MSA4	Crisp Malting, School Lane, Mistley (Manningtree, Mistley and Lawford)	Housing	50	50
MSA5	Brightlingsea Telephone Exchange, 16 New Street (Brightlingsea)	Housing	15	15
MSA6	Land at Pannell Place (Brightlingsea)	Housing	20	20

© Place Services 2026

Site reference	Site name	Use (as submitted)	Dwelling yield (plan period)	Dwelling yield (total, inc. beyond 2043)
MSA7	Land south-west of Colchester Main Road (Alresford)	Housing	40	40
MSA8	Land adj Village Hall, Harwich Road (Beaumont)	Housing	12	12
MSA9	Land west of Windmill Road (Bradfield)	Housing	20	20
MSA10	Land south of Weeley Road (Great Bentley)	Housing	80	80
MSA11	Land west of Parsons Hill (Great Bromley)	Housing	15	15
MSA12	Land south of Hall Road (Great Bromley)	Housing	10	10
MSA13	Land west of Main Road (Great Holland)	Housing	10	10
MSA14	Land east of Kirby Road (Great Holland)	Housing	10	10
MSA15	Land north east of Wix Road (Great Oakley)	Housing	50	50
MSA16	Land south of Orchard Close (Great Oakley)	Housing	50	50
MSA17	Land north of Walton Road (Kirby-le-Soken)	Housing	10	10
MSA19	Land west of Manningtree Road, Little Bentley	Housing	12	12

© Place Services 2026

Site reference	Site name	Use (as submitted)	Dwelling yield (plan period)	Dwelling yield (total, inc. beyond 2043)
MSA20	Land south of Shop Road, Little Bromley	Housing	10	10
MSA21	Land east of Heckfords Road (Great Bentley)	Housing	80	80
MSA22	Haulage Depot, Heath Road, Tendring Health	Housing	10	10
MSA23	Land at Avocet Place (Thorrington)	Housing	60	60
MSA24	Land east of Bentley Road (Weeley Heath)	Housing	60	60
MSA25	Land south of Mill Lane (Weeley Heath)	Housing	17	17
MSA26	Land south of Colchester Road (Wix)	Housing	20	20
MSA28	Land North of Rectory Road (Wrabness)	Housing	30	30
MSA33	Well House Site, Chestnut Way, Brightlingsea	Housing	60	60
MSA34	Vicarage Field, Church Road, Brightlingsea	Housing	30	30
MSA35	Land North of Robinson Road, Brightlingsea	Housing	25	25
MSA36	Land North of Wix Road, Bradfield	Housing	25	25

© Place Services 2026

Site reference	Site name	Use (as submitted)	Dwelling yield (plan period)	Dwelling yield (total, inc. beyond 2043)
MSA37	Land East of The Street, Bradfield	Housing	30	30
Strategic Allocations for Employment (SAE sites) and other employment allocations				
SAE3	Collierswood Farm, Land North of the A120	Employment	N/A	N/A
Site 146	Land North of A120 (Harwich)	Employment	N/A	N/A
Site 62	Weeley Car Boot site, Land to the North of Colchester Rd (Weeley)	Employment	N/A	N/A

The tables below show the impacts highlighted in the detailed assessment of the allocated sites (please refer to Annex C). The impacts are based on the submitted red-line boundary of each site, and assessments have been undertaken on a level playing field with a consistent use of quantitative and qualitative information, including assumptions. All sites have been assessed on their 'total' dwelling yield (i.e. inclusive of those dwelling numbers per site that are expected to come forward beyond the plan period of 2043).

© Place Services 2026

Table 10: Assessment Summary – Allocated Sites (SAMU Sites)

ISA Obj.	Sub criteria	Site reference				
		SAMU 8	SAMU 5	SAMU 9	SAMU 7	SAMU 6
1)	Housing supply	++	++	++	+	++
	Type and tenure	?/+	?/+	?/+	?/+	?/+
2)	Employment land	++/+	++/+	++	?/+	++/+
	Regeneration	+	+	+	++	?/+
3)	Distance to centres	- -	?/-	- -	++	- -
	Distance to public transport	- -/?	- -/?	- -/?	-/?	++
4)	Distance to GP services	- -	-	- -	++	- -
	Distance to primary school	-/- -	+	-/- -	++	++
5)	Brownfield land	-	-	-	+	-
	Contaminated land	?	?	?	?/+	?
6)	Wildlife designations	- -/?	- -/?	-/?	- -/?	0/?

© Place Services 2026

ISA Obj.	Sub criteria	Site reference				
		SAMU 8	SAMU 5	SAMU 9	SAMU 7	SAMU 6
	Biodiversity features	-	?/-	-	?/-	0
7)	BNG	+	+	+	+	+
8)	Designated assets	- -/-/?	-/?	- -/-/?	-/?	0/?
	Non-designated assets	?	?	?	?	0
9)	Landscape character	0/?	-/?	0/?	?	0/?
	Landscape features	- -	?/-	- -	0	?
10)	Groundwater	?	0	?	?	0
	Surface water	0	0	0	0	0
11)	Air quality	0	0	0	0	0
12)	ALC / BMV	- -/-	-	-/?	+	?
13)	Renewable energy	0/?	0/?	0/?	0/?	0/?

© Place Services 2026

ISA Obj.	Sub criteria	Site reference				
		SAMU 8	SAMU 5	SAMU 9	SAMU 7	SAMU 6
14)	Fluvial flood risk	0/- -	0	0/- -	-	0/?
	Surface water flood risk	?/-	0/-	?/-	?/-	0

Table 11: Assessment Summary – Allocated Sites (SAH Sites)

ISA Obj.	Sub criteria	Site reference						
		SAH 6	SAH 2	SAH 7	SAH 1	SAH 8	SAH 9	SAH 11
1)	Housing supply	+	+	+	+	+	+	+
	Type and tenure	?/+	?/+	?/+	?/+	?/+	?/+	?/+
2)	Employment land	0	0	0	0	0	0	0
	Regeneration	0	0	0	0	0	0	0
3)	Distance to centres	+/++	+/++	?	?	-	+	+

© Place Services 2026

ISA Obj.	Sub criteria	Site reference						
		SAH 6	SAH 2	SAH 7	SAH 1	SAH 8	SAH 9	SAH 11
	Distance to public transport	+	++	+	- -/?	- -/?	- -/?	+
4)	Distance to GP services	+	+	+	-	- -	++	+
	Distance to primary school	?/-	++	+	++	-	++	+/++
5)	Brownfield land	-	-	-	-	-	-	-
	Contaminated land	?	?	?	?	?	?	?
6)	Wildlife designations	0/?	0/?	0/?	0/?	0/?	0/?	- -/?
	Biodiversity features	0	0	0	0	?/-	?/-	-
7)	BNG	+	+	+	?	+	+	?
8)	Designated assets	0/?	-/?	0/?	-/?	0/?	0/?	-/?
	Non-designated assets	0	0/?	0	0/?	0	0	?
9)	Landscape character	0/?	?	0/?	0/?	0/?	?	0/?

© Place Services 2026

ISA Obj.	Sub criteria	Site reference						
		SAH 6	SAH 2	SAH 7	SAH 1	SAH 8	SAH 9	SAH 11
	Landscape features	?	?	?	0	?	?	-
10)	Groundwater	?	0	0	0	0	0	0
	Surface water	0	0	0	0	0	0	0
11)	Air quality	0	0	0	0	0	0	0
12)	ALC / BMV	-	-	-	?	-	?	?
13)	Renewable energy	0/?	0/?	0/?	0/?	0/?	0/?	0/?
14)	Fluvial flood risk	0	0	0/?	0	0	0	0
	Surface water flood risk	0	0/?/-	?/0	0	0	?	0

© Place Services 2026

Table 12: Assessment Summary – Allocated Sites (MSA Sites 1/2)

ISA Obj.	Sub criteria	Site reference (MSA…)															
		7	8	9	5	6	2	10	21	11	12	13	14	15	16	19	20
1)	Housing supply	+	+/?	+/?	+	+	+	+	+	+/?	+/?	+/?	+/?	+/?	+/?	+/?	+/?
	Type and tenure	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+
2)	Employment land	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Regeneration	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3)	Distance to centres	+	- -	- -	++	+/++	+	?	?	- -	- -	-/- -	-	- -	- -	- -	- -
	Distance to public transport	+	- -/?	- -/?	- -/?	- -/?	+	+	-/?	- -/?	- -/?	-/?	+	- -/?	- -/?	- -/?	- -/?
4)	Distance to GP services	+	- -	- -	++	-	+	+	+	- -	- -	-/- -	-	++	++	- -	- -
	Distance to primary school	-	- -	+	++	-	++	+	+	++	++	-/- -	-	++	++	- -	- -
5)	Brownfield land	-	-	-	+	-	-	-	-	-	-	-	-	-	-	-	-

© Place Services 2026

ISA Obj.	Sub criteria	Site reference (MSA…)															
		7	8	9	5	6	2	10	21	11	12	13	14	15	16	19	20
	Contaminated land	?	?	?	+/?	?	?	?	?	?	?	?	?	?	?	?	?
6)	Wildlife designations	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	- -/?	- -/?	0/?	0/?	0/?	0/?	0/?	0/?
	Biodiversity features	0	0	0	0	0	0	0	?/-	0	0	0	0	0	0	0	0
7)	BNG	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
8)	Designated assets	0/?	0/?	0/?	-/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	-/?
	Non-designated assets	0	0	0	?	0	0	0/?	0	0/?	0	0/?	0	0	0	0	?
9)	Landscape character	0/?	0/?	0/?	0	-/?	0/?	0/?	0/?	0/?	0/?	0	0/?	?	-/?	0/?	0/?
	Landscape features	?	?	?	0	?/-	?	?	?	?/-	?	0/?	?	?	?	?	?
10)	Groundwater	?	0	?	0	0	0	0	?	?	?	0	0	0	0	?	?
	Surface water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11)	Air quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

© Place Services 2026

ISA Obj.	Sub criteria	Site reference (MSA…)															
		7	8	9	5	6	2	10	21	11	12	13	14	15	16	19	20
12)	ALC / BMV	-	-	-	+	-	?	-	-	?	- -	?	?	?	-	-	-/- -
13)	Renewable energy	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?
14)	Fluvial flood risk	0	0	0	0	0	0	-/?	0	0/- -	0	0	0	0	0	0	0
	Surface water flood risk	0/?	0	?	0	0	0	?	0	?/-	0	?/-	?/-	0	0	?/-	?/-

Table 13: Assessment Summary – Allocated Sites (MSA Sites 2/2)

ISA Obj.	Sub criteria	Site reference (MSA…)														
		1	17	33	34	35	3	4	36	23	24	25	26	22	28	37
1)	Housing supply	+	+/?	+	+	+	+	+	+/?	+/?	+/?	+/?	+/?	+	+/?	+/?
	Type and tenure	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+	?/+
2)	Employment land	?	0	0	0	0	?/-	?	0	0	0	0	0	?	0	0

© Place Services 2026

ISA Obj.	Sub criteria	Site reference (MSA…)														
		1	17	33	34	35	3	4	36	23	24	25	26	22	28	37
	Regeneration	?	0	0	0	0	?/-	?	0	0	0	0	0	?	0	0
3)	Distance to centres	-	-	++	-	+	++	-	- -	- -	- -	- -	- -	- -	- -	- -
	Distance to public transport	- -/?	- -/?	- -/?	- -/?	- -/?	-/?	++	- -/?	- -/?	-/?	-/?	- -/?	- -/?	++	- -/?
4)	Distance to GP services	-/- -	-	++	-	-	++	++	- -	- -	- -	- -	- -	- -	- -	- -
	Distance to primary school	+	-	++	-	-	++	+	++	- -	+	?/-	- -	- -	- -	++
5)	Brownfield land	?	-	+	-	-	+	+	-	-	-	-	-	+	-	-
	Contaminated land	?/+	?	?	?	?	?/+	?/+	?	?	?	?	?	?/+	?	?
6)	Wildlife designations	0/?	0/?	0/?	-/?	0/?	- -/?	- -/?	- -/?	0/?	0/?	0/?	0/?	0/?	0/?	- -/?
	Biodiversity features	-	0	0	-	0	0	-	0	0	0	0	0	0	?/-	-
7)	BNG	?	+	+	+	+	+	+	+	+	+	+	+	+	+	?
8)	Designated assets	0/?	0/?	0/?	-/?	-/?	-/?	-/?	?	0/?	-/?	0/?	0/?	0/?	-/?	?

© Place Services 2026

ISA Obj.	Sub criteria	Site reference (MSA…)														
		1	17	33	34	35	3	4	36	23	24	25	26	22	28	37
	Non-designated assets	0	0	0	?	?	?	?	0	0	?	0	0	0	?	0
9)	Landscape character	0/?	-/?	0	-/?	-/?	0	?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?
	Landscape features	?/-	?	0	?	?/-	0	0	?	?	?	?	?	-	?	?
10)	Groundwater	0	0	0	0	0	?	?	?	0	0	0	0	?	0	?
	Surface water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11)	Air quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12)	ALC / BMV	+	?	+	-	0	+	+	-	?	?	-	?	+	?/-	-
13)	Renewable energy	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?
14)	Fluvial flood risk	0	0	0	0	0	0	0/-	0	0	0	0	0	0	0	0
	Surface water flood risk	?/-	0	0	0/?	?/-	?/-	?/-	-/?	?/-	0	0	0	0	?/-	0

© Place Services 2026

Table 14: Assessment Summary – Allocated Sites (SAE / Employment sites)

ISA Obj.	Sub criteria	Site reference		
		SAE3	Site 146	Site 62
1)	Housing supply	0	0	0
	Type and tenure	0	0	0
2)	Employment land	++	++	++
	Regeneration	+	+	+
3)	Distance to centres	- -	-	- -
	Distance to public transport	- -	- -	- -/?
4)	Distance to GP services	0	0	0
	Distance to primary school	0	0	0
5)	Brownfield land	-	-	-
	Contaminated land	?	?	?

© Place Services 2026

ISA Obj.	Sub criteria	Site reference		
		SAE3	Site 146	Site 62
6)	Wildlife designations	-/?	0/?	0/?
	Biodiversity features	-	0	0
7)	BNG	+	+	+
8)	Designated assets	-/?	0/?	0/?
	Non-designated assets	0	0	0
9)	Landscape character	0/?	0/?	0/?
	Landscape features	-	?/-	-
10)	Groundwater	?	0	0
	Surface water	0	0	0
11)	Air quality	0	0	0
12)	ALC / BMV	- -	?	?

© Place Services 2026

ISA Obj.	Sub criteria	Site reference		
		SAE3	Site 146	Site 62
13)	Renewable energy	0/?	0/?	0/?
14)	Fluvial flood risk	0	- -	0
	Surface water flood risk	0/-	?/-	?/0

© Place Services 2026

5.4 Summary of the Plan Review Allocations' Potential Significant Effects (Policy-Off)

This section analyses the significant effects identified within the detailed site assessments of the allocated sites, and which are summarised in the above tables. The section focuses on those negative effects that are assessed at this stage. This assessment does not factor in the positive implications of the criteria that would have to be met of any planning application, as set out within the Plan Review's Delivering Places policies. These 'policy-on' considerations are assessed within Section 6 of this ISA Report.

5.4.1 Potential negative effects regarding: Distances / Access to Services

In a number of cases, various site allocations are distanced from Town, Village, or Neighbourhood Centres, and also GP services, and Primary Schools. This is considered an inevitable effect of allocating sites that are peripheral to existing settlements. It should be acknowledged however that in all instances, aside from the allocated Garden Villages in Hare Green and Horsley Cross, the allocated sites are adjoining existing settlement boundaries. This is in conformity to the Council's site selection criteria, which includes that those candidate sites that are clearly remote and disconnected from existing settlements, services, and infrastructure did not progress for consideration as reasonable alternatives.

It can be considered in regard to mitigation that the Local Plan, and planning more widely, cannot influence market factors, such as the provision of shops, or the delivery of services such as GP services. The large scale allocations within the Plan, including the Garden Village allocations, can ensure the provision of new Primary Schools where dwelling thresholds are met, as well as the premises for GP services.

In regard to transport impacts more widely, these are discussed in the assessment of cumulative effects within this ISA Report.

5.4.1.1 Suggested mitigation

No mitigation measures are highlighted. It is considered that the Plan's adopted and amended (as proposed) Policy framework can adequately ensure that access to services and public transport can be made achievable of all allocations.

5.4.2 Potential negative effects regarding: Heritage Assets and Landscape

Two of the allocated sites have been identified as having the potential for an impact on the significance of a designated asset or its setting that warrants the identification of potential significant effects in this ISA.

Site SAMU9 (the proposed Garden Village in Horsley Cross) has been assessed as having the potential for significant effects on designated assets and landscape. This is due to the

© Place Services 2026

presence of four Listed Buildings within the red line boundary of the site, the presence of a Protected Lane in the site's eastern part, and the proposal leading to the merging / coalescence of the small settlements of Horsley Cross and Horsleycross Street.

Site SAMU8 (the Garden Village proposal in Hare Green) is similarly considered to have the potential for an impact on the significance of a designated asset or its setting, due to the presence of seven Listed Buildings within the red line boundary of the site. Development could also subsume the settlement of Frating (which has a settlement boundary) and may lead to the merging of Frating with the small settlements of Balls Green and Hare Green (which do not have settlement boundaries).

For both SAMU 8 and SAMU9, the potential for significant negative effects cannot be ruled out at this stage, albeit with a large degree of uncertainty, until the 'comprehensive development framework' stage. It is recommended that landscape sensitivity work is undertaken at that stage / alongside, and to shape, the forthcoming 'comprehensive development frameworks'.

In the case of these two proposed Garden Villages, the heightened potential for mitigation should be acknowledged at this stage. This is due both to the size of the sites, and the emergence of a 'comprehensive planning framework' post-adoption of the Local Plan Review (prepared through a future review of the Local Plan, or other successor development plan mechanism). This will enable further public consultation on the schemes of both sites as they emerge, which can be expected to include mitigation for environmental effects.

Nevertheless, in all of the above cases, uncertainty surrounding the significance of the impacts is also highlighted at this stage.

5.4.2.1 Suggested mitigation

Mitigation of the above effects and even the possibility of enhancement of assets where possible, would only be fully understood at the stage where a detailed scheme is proposed. At this strategic stage, it is considered that the Plan Review's Policy Framework will ensure that any impacts are fully understood at that stage. Nevertheless, it is recommended that more detailed Heritage Impact Assessments and landscape sensitivity work is undertaken to shape the forthcoming 'comprehensive development frameworks'.

5.4.3 Potential negative effects regarding: Soil Quality

Sites SAMU8 and MSA12 are assessed as having the potential for the loss of Grade 1 (excellent) agricultural land. The majority, but not all, of site SAMU8 contains Grade 1 agricultural land. Grade 1 agricultural land is the best and most versatile land in the District and also nationwide.

It should be considered that the land in question for all the above sites has been submitted for consideration for alternative (i.e. non-agricultural) uses and that there is no guarantee that Grade 1 agricultural land is used for agricultural purposes. In the case of the proposed Garden Village site SAMU8, it is possible that some of the land that is Grade 1 could be avoided as part of open space, green infrastructure, or strategic green gap purposes /

© Place Services 2026

requirements with the potential for agricultural uses retained.

5.4.3.1 Suggested mitigation

Development of Grade 1 agricultural land would likely lead to its permanent loss, which cannot be mitigated.

5.4.4 Potential negative effects regarding: Habitats sites

The assessment of sites in this ISA has been undertaken using the Habitats Regulations Assessment (HRA (2026) screening determinations. It is important to note, when comparing the effects of the allocations against those of the alternative site options, that the HRA only assesses the sites proposed for allocation. Therefore, the assessment of alternatives within this ISA Report indicates uncertainty in comparison. The effects of site options on Habitats sites within Annex C of this Report are therefore unable to be consistently identified and are not 'on a level playing field.'

Detailed impacts of the allocations are identified within the HRA (2026). That assessment identifies that there will likely be significant negative effects resulting from the Plan Review. These include the in-combination effects (Likely Significant Effects) on Habitats sites from all allocations through recreational pressure on the coast. These effects are known, and the adopted Plan includes suitable Policy for mitigation in accordance with the adopted Essex Coast RAMS.

Additionally however, site specific impacts are raised for impacts on Habitats sites more directly. The potential for significant negative effects (screened in for Likely Significant Effects in isolation / alone within the HRA (2026)) are highlighted for:

- SAMU5 – The site is located immediately adjacent to Hamford Water SPA, Ramsar site and SAC. Therefore, the proposals could result in adverse impacts from impacts upon functionally linked land, disturbance during the construction and operation phase, recreational disturbance, water quality and air quality impacts.

- SAMU7 - The site is located within an employment area of Manningtree, which is located immediately adjacent to the Stour and Orwell Estuaries SPA and Ramsar site. Therefore, there is considered potential impacts upon the Habitats sites from water quality, air quality and disturbance during the construction and operation phases.

- SAMU8 – The site has potential impacts upon functionally linked land, as the majority of the habitat on-site is arable land. Furthermore, the site is located within Great Bromley WRC, which does not have the headroom capacity to deal with increased housing demand. Therefore, there could result in water quality impacts as unmanaged wastewater or other water quality impacts could be caused due to the hydrological links of Tenpenny Brook and Bentley Brook to the Colne Estuary SPA and Ramsar site and Essex Estuaries SAC.

- MSA3 – The site is within the Manningtree WRC, which has no headroom capacity

© Place Services 2026

for new development. As a result, the development may result in water quality impacts.

- MSA4 - Development would be located within 100m of the Stour and Orwell Estuaries SPA and Ramsar. Therefore, there is considered potential impacts upon the Habitats sites from water quality, air quality and disturbance during the construction and operation phases.

- MSA11 - The site is located within Great Bromley WRC, which does not have the headroom capacity to deal with increased housing demand. Therefore, there could result in water quality impacts as unmanaged wastewater or other water quality impacts could be caused due to the hydrological links of Tenpenny Brook and Bentley Brook to the Colne Estuary SPA and Ramsar site and Essex Estuaries SAC.

- MSA12 – The site is located within Great Bromley WRC, which does not have the headroom capacity to deal with increased housing demand. Therefore, there could result in water quality impacts as unmanaged wastewater or other water quality impacts could be caused due to the hydrological links of Tenpenny Brook and Bentley Brook to the Colne Estuary SPA and Ramsar site and Essex Estuaries SAC.

- MSA36 – The site is within the Manningtree WRC, which contains no headroom capacity. As a result, impacts from water quality upon the Stour and Orwell Estuaries SPA and Ramsar site cannot be ruled out.

- MSA37 – The site is within the Manningtree WRC, which contains no headroom capacity. As a result, impacts from water quality upon the Stour and Orwell Estuaries SPA and Ramsar site cannot be ruled out.

5.4.4.1 Embedded mitigation

The Habitats Regulations Assessment Appropriate Assessment (2026) outlines various mitigation measures to ensure that there would be no Likely Significant Effect on the integrity of Habitats sites alone or in-combination with other plans and projects. These mitigation measures are already embedded into the Plan through iterative working an are referenced within the Appropriate Assessment (2026) as:

- Strategic Policy PPL4 - Biodiversity And Geodiversity, advised by Natural England
    - ‘For any major development within 10km of a Habitats Site, a Habitats Regulations Assessment will be required to assess the likelihood of the application site and adjacent land being Functionally Linked Land for designated bird species and/or assemblages of a Habitats Site, to avoid adverse effect on the integrity of the Habitats Sites.’
    - ‘In accordance with Natural England’s most recent guidance a desk-based study covering the last 5 years of bird surveys, using local records, shall be undertaken and unless FLL can be ruled out, a wintering bird survey

© Place Services 2026

(including nocturnal surveys) will be required for all suitable adjacent fields both within the application site and adjacent, to either rule out FLL or inform the requirement for mitigation. Mitigation will require an equivalent amount of land to be managed for the relevant SPA/Ramsar bird species/assemblages in perpetuity and without public access .'

- Within all Strategic Allocation Mixed-Use (SAMU) and Strategic Allocation Housing (SAH) policies, covering all site allocations of more than 100 dwellings within the Local Plan
    - 'Where present, Functionally Linked Land shall be protected and any impacts appropriately avoided, mitigated or compensated for'
    - 'The masterplan and planning applications will be expected to address the following, alongside other relevant requirements of this Local Plan:
        - …financial contributions towards social, community, health, education, emergency services, utilities, waste, transport, green and blue infrastructure, flood risk mitigation and environmental mitigation measures, including Suitable Alternative Natural Greenspace (SANG), Essex RAMS measures, biodiversity enhancements and any mitigation required for functionally linked land.'

The Appropriate Assessment concludes that 'therefore, this embedded mitigation ensures that appropriate scoping assessments, wintering bird surveys following appropriate methodology and proportionate mitigation measures will be secured for site allocations and employments sites where necessary, as well as any other development coming forward during the lifetime of the Local Plan.'

5.5 Reasons for the Selection and Rejection of Site Options

Annex C of this ISA Report outlines the detailed assessment of the site allocations and the alternative sites considered throughout the plan-making process. The Council's selection and rejection of sites has been informed by these ISA assessments, as well as the SHLAA, other evidence base documents, and consultation responses considered at the Regulation 18 stage of the Plan.

The reasons for the selection and rejection of all site options is outlined below in the following subsections.

© Place Services 2026

5.5.1 Reasons for the selection of the allocated sites

Table 15: Reasons for the selection of the allocated sites

Site reference	Site name	Reasons for selection
Strategic Allocation Mixed-Use Sites ('SAMU' sites)		
SAMU8	Tendring Central Garden Village (Hare Green)	The site is allocated in order to ensure that housing requirements are met to 2043 and to place the District on a sound footing for longer-term growth beyond this period. In order to retain the characteristics of existing settlements and ensure growth is proportionate without putting undue pressure on existing infrastructure capacities, the Council considers it necessary to establish three new communities in strategically important locations towards the centre of the District. These locations will accommodate growth on a scale that will require and deliver both new infrastructure and key improvements to existing infrastructure and that will be comprehensively planned from the outset to deliver growth for the long term.
SAMU5	Land South of Oakley Road (Harwich and Dovercourt)	Development in Harwich and Dovercourt responds to the settlement hierarchy and spatial strategy of delivering new homes in the most sustainable places. Rather than delivery piecemeal development in the town the approach of allocating a large strategic scale site allows the opportunity to deliver strategic infrastructure improvements that would benefit the wider strategic urban settlement. The requirement of a masterplan approach (either prepared by, or submitted to and approved by the Council before or concurrently with any planning application) allows development to come forward within a plan-led system that ensures the delivery of a wider range of infrastructure.
SAMU9	Horsley Garden Village (Horsley Cross)	The site is allocated in order to ensure that housing requirements are met to 2043 and to place the District on a sound footing for longer-term growth beyond this period. In order to retain the characteristics of existing settlements and ensure growth is proportionate without putting undue pressure on existing infrastructure

© Place Services 2026

Site reference	Site name	Reasons for selection
		capacities, the Council considers it necessary to establish three new communities in strategically important locations towards the centre of the District. These locations will accommodate growth on a scale that will require and deliver both new infrastructure and key improvements to existing infrastructure and that will be comprehensively planned from the outset to deliver growth for the long term.
SAMU7	Saltings Quarter, Riverside Avenue (Manningtree, Mistley and Lawford)	The Saltings Quarter site is currently a predominantly industrial and commercial area, incorporating some rundown and underused industrial land that would benefit from regeneration. The site benefits from good access to Manningtree Station to the west, is located close to Manningtree town centre to the east and includes land that forms part of a designated Neighbourhood Centre.
SAMU6	Weeley Garden Village (Weeley)	The site is allocated in order to ensure that housing requirements are met to 2043 and to place the District on a sound footing for longer-term growth beyond this period. In order to retain the characteristics of existing settlements and ensure growth is proportionate without putting undue pressure on existing infrastructure capacities, the Council considers it necessary to establish three new communities in strategically important locations towards the centre of the District. These locations will accommodate growth on a scale that will require and deliver both new infrastructure and key improvements to existing infrastructure and that will be comprehensively planned from the outset to deliver growth for the long term.
Strategic Allocation Housing Sites (‘SAH’ sites)		
SAH6	Land east of Cockaynes Lane (Alresford)	The site is within single ownership and delivery could take place within five years. An outline planning application submitted March 2025 for up to 100 dwellings. The site is relatively free from constraint and is located adjacent to the settlement boundary in a location generally preferred for development within the Alresford Neighbourhood Plan. The site is also in close

© Place Services 2026

Site reference	Site name	Reasons for selection
		proximity to existing services.
SAH2	Land north of Thorpe Road, Kirby Cross (Frinton, Walton, Kirby Cross)	The site is adjacent to the settlement boundary and development would form a logical expansion of the settlement outside the Coastal Protection Belt. In comparison to other sites in Kirby Cross, the site is also relatively unconstrained.
SAH7	Land east of Admirals Green and north of Weeley Road (Great Bentley)	The site is adjacent to the settlement boundary and benefits from good access / proximity to existing services in Great Bentley, including the train station. In comparison to other sites in the settlement, the site is also relatively unconstrained.
SAH1	Vicarage Farm, Main Road (Harwich and Dovercourt)	Proposal relies on access via the proposed Harwich Valley development, which will create a new junction with the A120. The Harwich Valley development was granted permission in full in May/June 2019 and the reserved matters in February 2024. The site of SAH1 has subsequently been unlocked for development, is relatively unconstrained, and allows the regeneration of the existing uses on site which are earmarked for relocation.
SAH8	Land east of Amerells Road (Little Clacton)	The site is adjacent to the existing settlement boundary and is surrounding by existing residential properties to the north, west and partially to the south. The site is relatively unconstrained and is considered a more sustainable option in Little Clacton that importantly would not contribute to any coalescence between Little Clacton and the Greater Clacton settlement boundary.
SAH9	Land south of Clacton Road (St Osyth)	The majority of the site comprises unused open land adjacent to the settlement boundary, with existing residential dwellings on Rochford Road to the east. The site is a logical extension of St Osyth in regard to settlement form, is relatively unconstrained, and is in close proximity to existing key services.
SAH11	Land North of Lifehouse Spa &	The site is adjacent to the settlement boundary and the majority of the site is unconstrained. The site is

© Place Services 2026

Site reference	Site name	Reasons for selection
	Hotel (Thorpe-le-Soken)	considered a logical and coherent extension of the built form of Thorpe-le-Soken and is in close proximity to existing key services.
Medium Site Allocations ('MSA' sites)		
MSA7	Land south-west of Colchester Main Road (Alresford)	The site is within single ownership and delivery could take place within five years. An outline planning application submitted March 2025 for up to 100 dwellings. The site is relatively free from constraint and is located adjacent to the settlement boundary in a location generally preferred for development within the Alresford Neighbourhood Plan. The site is also in close proximity to existing services.
MSA8	Land adjacent Village Hall, Harwich Road (Beaumont)	The site lies opposite to the defined edge of the settlement and is considered well-placed for integration with the community. The site is considered appropriate organic growth with limited landscape harm and meets NPPF requirements regarding small sites under 1ha.
MSA9	Land west of Windmill Road (Bradfield Heath)	The site is considered to have good connectivity in the northern part of the village, and represents a logical infill of the settlement boundary. The site is relatively unconstrained.
MSA5	Brightlingsea Telephone Exchange, 16 New Street (Brightlingsea)	The site is currently occupied by the Brightlingsea Telephone Exchange, which is expected to be surplus to operational requirements by 2028-31. As such, the site would represent brownfield development within the settlement boundary. E site is in close proximity to a variety of key services.
MSA6	Land at Pannell Place (Brightlingsea)	The site is adjacent to the settlement boundary and would represent a logical development in regard to existing settlement form. The site is in close proximity to the designated village centre of Brightlingsea.
MSA2	Land adjacent Branscombe Close	This site presents as relatively unconstrained compared to other locations straddling Frinton and

© Place Services 2026

Site reference	Site name	Reasons for selection
	(Frinton)	Kirby Cross. The site is well related to the train station and development would form a logical extension of the built form in this area.
MSA10	Land south of Weeley Road (Great Bentley)	The site is located adjacent to recent development and is therefore a logical extension of the settlement eastwards. The site is in close proximity to the village centre of Great Bentley and is also in close proximity to key services.
MSA21	Land east of Heckfords Road (Great Bentley)	The site represents a logical extension of the settlement northwards. The site is in close proximity to the village centre of Great Bentley and is also in close proximity to key services.
MSA11	Land west of Parsons Hill (Great Bromley)	It is considered that the site represents coherent and logical extension of the village and is comparatively free of constraint in consideration of alternative options, particularly in regard to landscape harm. The site is adjacent to the existing settlement boundary and will contribute to proportionate growth in the settlement.
MSA12	Land south of Hall Road (Great Bromley)	It is considered that the site represents coherent and logical extension of the village and is comparatively free of constraint in consideration of alternative options, particularly in regard to landscape harm. The site is adjacent to the existing settlement boundary and will contribute to proportionate growth in the settlement.
MSA13	Land west of Main Road (Great Holland)	The site is adjacent to the existing settlement boundary and is relatively free from constraint. Development would represent appropriate organic growth with limited landscape harm. Development would mirror the ribbon development on the north side of the road.
MSA14	Land east of Kirby Road (Great Holland)	The site is adjacent to the existing settlement boundary and is relatively free from constraint. Development would represent appropriate organic growth with limited landscape harm. Development would mirror the

© Place Services 2026

Site reference	Site name	Reasons for selection
		ribbon development on the north side of the road.
MSA15	Land north east of Wix Road (Great Oakley)	The site is adjacent to the settlement boundary, well-contained and relatively free from constraint. The site is in close proximity to key services in Great Oakley.
MSA16	Land south of Orchard Close (Great Oakley)	The site is adjacent to the settlement boundary, well-contained and relatively free from constraint. The site is in close proximity to key services in Great Oakley.
MSA1	Durite Works, Valley Road (Harwich and Dovercourt)	The proposal includes relocating the existing factory to a more modern building to be delivered on the Harwich Valley scheme. The site therefore would represent brownfield land within the settlement boundary and relatively close to some key services.
MSA17	Land north of Walton Road (Kirby-le-Soken)	The site, at 0.8ha represents a small site consistent with NPPF recommendations. The site is in relatively close proximity to the centre of Kirby Le Soken and is adjacent to the existing settlement boundary. Development of the site is considered to represent a coherent continuation of the existing settlement form.
MSA3	Affinity Water, Mill Hill (Manningtree, Mistley and Lawford)	The site is brownfield land and within the settlement boundary. The site is within close proximity to a variety of key services.
MSA4	Crisp Malting, School Lane, Mistley (Manningtree, Mistley and Lawford)	The site is brownfield land and within the settlement boundary. The site is within close proximity to a variety of key services.
MSA19	Land west of Manningtree Road, Little Bentley	The site, at 0.75ha represents a small site consistent with NPPF recommendations. The linear site is coherent with the settlement form and character of Little Bentley. The site is well-related to the settlement, lying opposite the settlement boundary and is

© Place Services 2026

Site reference	Site name	Reasons for selection
		considered proportionate growth for the settlement.
MSA20	Land south of Shop Road, Little Bromley	The site represents proportionate infill development along Shop Road, adjacent to the existing settlement boundary. The site is coherent to the linear settlement form and existing development on the north side of the road opposite.
MSA22	Haulage Depot, Heath Road, Tendring Health	The site is a long-vacant brownfield plot situated within an area of predominantly residential character, opposite a relatively recent housing development. Allocation allows sensitive regeneration of the site which would make a positive contribution to the settlement.
MSA23	Land at Avocet Place (Thorrington)	The site benefits from established access already available. The site is well contained, benefiting from existing hedgerow screening along parts of the boundaries (of the site), as well as residential properties situated further west along Station Road. This allows development to integrate effectively within the existing settlement pattern.
MSA24	Land east of Bentley Road (Weeley Heath)	The site is adjacent to the settlement boundary and borders residential development. The site is considered to represent a logical infill opportunity in regard to existing settlement form.
MSA25	Land south of Mill Lane (Weeley Heath)	The site is adjacent to the settlement boundary and borders residential development. The site is considered to represent a logical and coherent extension of the settlement in regard to its existing form.
MSA26	Land south of Colchester Road (Wix)	The site is in close proximity to the existing settlement, and borders the settlement boundary. Development of the site is considered to be appropriate in regard to settlement form and characteristics and represents proportionate growth for Wix. The site has limited constraints.

© Place Services 2026

Site reference	Site name	Reasons for selection
MSA28	Land North of Rectory Road (Wrabness)	The site adjoins the existing settlement boundary development would integrate well with the existing built form of the settlement, providing continuity. The site is well related to the railway station and represents proportionate growth for the settlement.
MSA33	Well House Site, Chestnut Way, Brightlingsea	The site is a vacant brownfield plot within the settlement boundary. The site is in close proximity to various key services within Brightlingsea.
MSA34	Vicarage Field, Church Road, Brightlingsea	The site adjoins the existing settlement boundary and is reasonably well related to existing services in Brightlingsea. The site is considered to form a logical extension of the settlement westwards and is outside of the Coastal Protection Belt.
MSA35	Land North of Robinson Road, Brightlingsea	The site adjoins the existing settlement boundary and is reasonably well related to existing services in Brightlingsea. The site is considered to form a logical extension of the settlement northwards and is outside of the Coastal Protection Belt.
MSA36	Land North of Wix Road, Bradfield	The site is located to the north of Wix Road and can be seen to mirror linear development on the other side of this road. The site is relatively free from constraint, adjoins the existing settlement boundary, and is close proximity to services in Bradfield.
MSA37	Land East of The Street, Bradfield	The site is located to the east of The Street and can be seen to mirror linear development on the other side of this road. The site is relatively free from constraint, adjoins the existing settlement boundary, and is close proximity to services in Bradfield.

5.5.2 Reasons for the omission of sites from selection process (non-reasonable alternatives)

The Council, in considering those sites submitted as part of the call-for-sites exercise and through previous rounds of Local Plan consultation, rejected a number of options through applying various sieving or sifting criteria within the SHLAA.

© Place Services 2026

These sites are not considered ‘reasonable alternatives’ within this ISA Report, due to them being considered to have overriding issues affecting their suitability, availability within the Plan period, or overall achievability for development purposes. The sites that were rejected at that early stage, and the reason for their rejection, are included within the table below.

Table 16: Reasons for the omission of site options

Site reference	Site name
Considered ‘too remote’ within the SHLAA (Reason 1 in the Council’s sifting methodology)	
CFS57	Land between 'The Hawthorns' and 1 Heath Road, Heath Road, St Osyth Heath
CFS63	Land at Lane End, Dale Hill, Kirby le Soken
CFS85	Land East of Hollybush Hill, Great Bentley
CFS99	Land adjacent 59 Harwich Rd, Lawford, Manningtree
CFS123	Land to the west Church Road, Little Bentley
CFS135	Ryecroft Mews, Harwich Road, Little Bentley
CFS138	Aingers Green, Great Bentley
CFS182	Land east of Tendring Rd and South of Stones Green Road, Tendring Green
CFS183	Land north of Tendring Primary School and the B1035
CFS185	Land west of Plough Road Aingers Green, Great Bentley
CFS213	Land at Ford Lane, Alresford
CFS226	Land to the north and south of Carringtons Road, Bromley Cross
CFS1815	Land on the north-west side, Crown Lane South, Ardleigh

© Place Services 2026

Site reference	Site name
CFS1873	Greenacres, Harts Lane, Ardleigh
CFS2202	Land at Ilex Farm, North of Waterhouse Lane, Ardleigh
CFS2236	Land to the rear of 26 Harwich Road, Ardleigh
Within a Strategic Green Gap within the SHLAA (Reason 2 in the Council's sifting methodology)	
CFS24	Little Ditches, Clacton-on-Sea
CFS92	Land rear of Mill House, Church Hill, Ramsey, Harwich
CFS95	Land East of Halstead Road, Kirby Cross, Frinton
CFS96	Land rear of Some View to 3 Langham Place, Church Hill, Ramsey
CFS112	Carrington's Field, Harwich Road, Little Oakley
CFS114	Rectory Road Frontage, Little Oakley
CFS117	Land off Trinity Road, Mistley
CFS118	Land West of Edenside, Bloomfield Avenue, Frinton-on-Sea
CFS119	Land at and R/O Bridgefoot House, Church Hill, Ramsey
CFS162	Land adjacent Woodlands, 217 Harwich Road, Little Clacton
CFS166	Land north of Little Oakley, Rectory Road, Little Oakley
CFS215	Windmill View, Land south of Rectory Lane, Ramsey
CFS222	Land north of Church Hill, Church Hill, Ramsey

© Place Services 2026

Site reference	Site name
CFS864	Land between Centenary Way and London Road, Clacton
CFS2198	Land West of Lodge Road
CFS2199	Land to the West of Lodge Road and North of Harwich Road
CFS151	Land north of Progress Way, Little Clacton
Within a National Landscape Area (Reason 3 in the Council's sifting methodology)	
CFS91	Land at No.58 Harwich Road, Lawford
CFS127	Land South of Harwich Road, East of Heath Road, Mistley
Within Safeguarded Open Space or a Local Wildlife Site (Reason 4 in the Council's sifting methodology)	
CFS110	Land North of Clacton Road St. Osyth
CFS229	Land between Clacton Road and B1027 (Bypass Road), St Osyth
Within or very close to the Tendring–Colchester Borders Garden Community (TCBGC) Area (Reason 5 in the Council's sifting methodology)	
CFS153	Land south of the A133, Wivenhoe
CFS856	Land at Crockleford Hill, Colchester
Sites with Extant Planning Permission (Reason 6 in the Council's sifting methodology)	
CFS58	Land to the South of Heath Road, Tendring Heath
CFS126	Land to the west of Clacton Road and Pedler's Corner, Manningtree
Edge of Ardleigh (Reason 7 in the Council's sifting methodology)	

© Place Services 2026

Site reference	Site name
CFS94	Land off Dedham Road, Ardleigh, Colchester, Essex
CFS98	Land at Plains Farm, Ardleigh
CFS167	Rookery Farm, Ardleigh
Edge of Elmstead (Reason 8 in the Council's sifting methodology)	
CFS18	Phase 2 at Land to the East of Tye Road, Elmstead Market
CFS19	Land Adjacent Lanswood Housing Development, Blue Barn Farm, Elmstead Market
CFS20	Land Adjacent Lanswood Housing Development, Blue Barn Farm, Elmstead Market - Agricultural Barn
CFS174	Land north of Bromley Road, Elmstead Market
CFS207	Land north of Colchester Road, Elmstead Market
CFS209	Land to the West of Lodge Farm
CFS211	Land north of Meadow Close
CFS2069	Land North of Clacton Road
CFS2193	Land fronting Beth Chatto's Gardens, Clacton Road, Elmstead Market
Edge of Clacton (Greater Clacton Area) (Reason 9 in the Council's sifting methodology)	
CFS23	Land to the East of Rush Green Road, Clacton on Sea
CFS93	Giles Land - Sladbury's Farm, Clacton On Sea
CFS102	Little Slough Field, North West of Sladbury's Lane, CO15 4BE

© Place Services 2026

Site reference	Site name
CFS130	Land South of Centenary Way, London Road, Clacton On Sea
CFS132	Land South of Holland Road, Clacton
CFS147	North Clacton Parkway Railway Station
CFS158	112 - 118 Oxford Road, Clacton-on-Sea, CO15 3TH
CFS212	Land south of St John's Road, Clacton-on-Sea
CFS230	Land South of Centenary Way/North of London Road Clacton on Sea
CFS231	Land at Sladbury's Lane, Clacton-on-Sea
CFS151	Land north of Progress Way, Little Clacton

5.5.3 Reasons for the rejection of reasonable site alternatives

Table 17: Reasons for the rejection of reasonable site options

Site reference	Site name	Reasons for rejection
Housing site options		
CFS97	Land rear of Malmore, Clacton Road, Weeley Heath	The site is not considered suitable. The plot is considered too small to accommodate enough dwellings to warrant allocation within the Local Plan. Constraints include a listed building opposite, and intensification of this site would likely have a detrimental impact on the character of the countryside.
CFS104	Gutteridge Hall, Gutteridge Hall Lane, Weeley	The site is not considered suitable. It is unclear how formal access arrangements could be made suitable.

© Place Services 2026

Site reference	Site name	Reasons for rejection
CFS108	Land East of Willow Walk, Weeley	The site is not considered suitable. This small site is partially in flood risk zones 2 and 3, there are potential issues surrounding an existing pumping station in the southernmost part of the site, and the site borders woodland to the north and the railway line to the south. The site is unlikely to deliver a dwelling yield that would warrant allocation within the Local Plan.
CFS143	Land Laying North of Colchester Road / East of Crown Lane	The site is not considered suitable. The scale of development in this location would require a suitable access from the B1033 which would affect the flow of traffic on this busy route. The costs of new infrastructure and general housing market issues are likely to affect viability.
CFS216	Land west of Crow Lane, Weeley	The site is not considered suitable. The site extends significantly northward into open, gently undulating countryside that is locally valued. Access via Crow Lane may present challenges, and the area generally retains a strong rural character. Delivering the scale of development required to meet Weeley's housing numbers in this location would likely result in substantial landscape harm. Furthermore, there remains considerable uncertainty around the feasibility of achieving safe and suitable access arrangements
CFS219	Weeley Gardens East, Land east of Crow Lane, Weeley	The site is not considered suitable. The site extends into valued open countryside and retains a distinctly rural character. Access via Crow Lane is potentially problematic, and delivering the required housing here would likely cause significant landscape harm, with ongoing uncertainty around achieving safe and suitable access.
CFS1770	Woodpeckers, Clacton Road, Weeley	The site is not considered suitable. The site is partially outside the settlement development boundary, and development here would represent intrusive expansion into largely unspoilt countryside. Despite potential access via Clacton Road, increased traffic and the site's rural setting raise concerns about landscape harm.

© Place Services 2026

Site reference	Site name	Reasons for rejection
CFS622	Pestles, Crow Lane	The site is not considered suitable. The site is significantly detached from Weeley's settlement development boundary and within open countryside and is distanced from services.
CFS56	3 Mill Lane, Weeley Heath	The site is not considered suitable. The site is in close proximity to a listed building and there appear to be no realistic options for access other than via Mill Lane, which would likely impact this listed building. Additionally, there are several TPOs around the boundary site.
CFS106	Land West of Rectory Road, Weeley	The site is not considered suitable. The site is outside of the settlement boundary and development extending to the south would be considered incoherent, ensuing landscape harm that could possibly be considerable.
CFS107	Land East of Rectory Road, Weeley Heath	The site is not considered suitable. It is considered that access would be difficult to achieve via Rectory Road. The site has strong boundary features/hedgerow along this road and a number of TPOs the along north eastern boundary. The site is also outside of the settlement boundary and any development extending to the south would be incoherent, ensuing landscape harm that could possibly be considerable.
CFS113	Old Rectory, Rectory Road, Weeley Heath	The site is not considered suitable. There is significant green infrastructure on site including TPOs and the site is adjacent to a Local Wildlife Site. The site is also detached from the settlement boundary for Weeley Heath and a considerable distance from services.
CFS34	Land next to Stardust, Victoria Road, Weeley Heath	The site is not considered suitable. The site is heavily wooded with wildlife habitat / biodiversity potential, as well as a TPO. The extent of development proposed is considered incoherent and not in line with the current settlement form.
CFS485	Land South of Plough Lodge, Rectory Road,	The site is not considered suitable. The site is detached from the settlement boundary and it is not considered appropriate to extend the boundary westward. The site's

© Place Services 2026

Site reference	Site name	Reasons for rejection
	Weeley Heath	dwelling yield is also too small to consider for allocation within the Local Plan.
CFS2229	1 Barnfields, Clacton Road, Weeley Heath	The site is not considered suitable. The site is isolated from any existing settlement boundary and lies next to a Local Wildlife Site. Additionally, a thick tree belt runs through the centre of site (east to west). Access arrangements (Honeypot Lane to the south) are also likely to be unsuitable, with access to the B1441 dependent on other land/landowners.
CFS2153	2 Barnfields, Clacton Road, Weeley Heath	The site is not considered suitable. The site is located outside of any Settlement Boundary and distanced from services. Access is also considered unsuitable, as it would need to go through an existing small housing estate.
CFS2131	Dickebusch, Clacton Road, Weeley Heath	The site is not considered suitable. The site, and dwelling yield, is too small to be considered as a housing allocation within the Local Plan. Additionally, the site is distanced from any existing settlement boundary (located mid-way between SDB for Little Clacton and Weeley Heath).
CFS3259	Land to the East of Bentley Road and South of Wenlock Road	The site is not considered suitable. The site is located outside of any existing settlement boundary and development would result in incoherent development patterns (a detached housing estate). Additionally, the site is detached from key services.
CFS249	Land south side of Colchester Road, Wix	The site is not considered suitable. The site is located outside any existing settlement boundary and development would have landscape implications (introducing development behind the existing linear pattern along Colchester Road). Additionally, access from Colchester Road would be opposite a primary school and is therefore not considered suitable due to potential safety implications.
CFS150	Abbey Bottom	This site was previously allocated at the Regulation 18

© Place Services 2026

Site reference	Site name	Reasons for rejection
	Farm	Preferred Options stage (MSA27) for 20 dwellings. A significant portion of the site is under new ownership and the new owners do not intend to proceed with any residential development on this land. The site as allocated previously is now substantially reduced, with corresponding implications for the capacity and layout of any scheme. The ownership change introduces a high degree of uncertainty regarding the deliverability of the site, particularly in respect of achieving a comprehensive form of development and securing a suitable and viable access arrangement.
CFS27	Kemp Brook Farm, Wivenhoe Road	The site is not considered suitable. Development of the site is considered to lead to an incoherent settlement form with landscape impacts. Additionally, there lies a Local Wildlife Site immediately adjacent to the site to the south west and mature trees exist at the northern boundary and through the site. Further, it is considered that suitable access would be unachievable.
CFS2179	Land to the West of the B1027, Alresford	The site is not considered suitable. Two Listed Buildings are in close proximity of the site: one on the north side of Tenpenny Hill to the north east, and another on the south side of Wivenhoe Road to the north west. Additionally, the site adjoins another Listed Building on the south side of Tenpenny Hill to the north. It is considered that development would be incoherent with the current settlement form of the locality and the wider Alresford settlement and development would likely result in overriding landscape harm.
CFS1214	Kemp Brook Farm, Wivenhoe Road	The site is not considered suitable. Development of the site is considered incoherent with the existing settlement pattern and could negatively affect the landscape. Additionally, a Local Wildlife Site lies immediately adjacent to the site in the south west and mature trees exist at the northern boundary and through the middle of the site. Further, access off Wivenhoe Road is considered unachievable as would need to pass this tree belt.

© Place Services 2026

Site reference	Site name	Reasons for rejection
CFS240	Land East of Beaumont Manor Care Home, Kirby Road, Great Holland	The site is not considered suitable. Development of this large site is considered to result in disproportionate growth to the south of the railway line which currently functions as a defensible boundary for the southern edge of Kirby Cross. Due to the physical constraints posed by the railway, access to the site is significantly limited. Additionally, the sloped nature of the land would likely cause considerable harm to the surrounding landscape.
CFS179	Land north of Wade Reach, Walton on the Naze (appraised separately)	This site was previously allocated at the Regulation 18 Preferred Options stage. The site has been rejected at this stage following consultation and the findings of the Appropriate Assessment (2026). The Essex Wildlife Trust objected to its previous allocation due to its proximity to Hamford Water and value as functionally linked land; findings supported by the AA.
CFS129	Land to the rear of 173 – 203, Thorpe Road, Kirby Cross	The site is not considered suitable. There are several TPO trees on the site as well as other significant green infrastructure and notable biodiversity value. It is considered further that the lack of a clear access solution presents a significant constraint.
CFS103	Halstead Road, Kirby Cross, Frinton on Sea	The site is not considered suitable. Further linear development along Halstead Road, at this distance from the settlement nucleus, risks creating an unbalanced pattern of growth. Such expansion may lead to coalescence with the nearby settlement of Kirby-le-Soken, undermining the distinct separation between communities.
Previous Reg 18 allocation SAH3[1]	Land off Arthur Ransome Way, Walton	This site was previously allocated at the Regulation 18 Preferred Options stage. The site has been rejected at this stage following consultation and the findings of the Appropriate

[1] Also includes site: CFS179

© Place Services 2026

Site reference	Site name	Reasons for rejection
		Assessment (2026). The Essex Wildlife Trust objected to its previous allocation due to its proximity to Hamford Water and value as functionally linked land; findings supported by the AA.
G.BEN 01	Land west of Plough Road	The site is not considered suitable. The site is outside the settlement boundary. The site is in close proximity to a listed Church. A significant amount of residential development is already proposed for Great Bentley and there is a limit to how far education and health provision could be expended without the requirement of new facilities.
CFS177	Land east of Plough Road	The site is not considered suitable. The site is outside the settlement boundary. A significant amount of residential development is already proposed for Great Bentley and there could be a limit to how far education and health provision could be expended without the requirement of new facilities.
CFS21	Land to the East of Admirals Green	The site is not considered suitable. There is a potential landscape impact on the setting of a Conservation Area, and the site is outside of the settlement boundary. Development would result in the further expansion of the settlement in the north eastern direction – which is a area of the settlement that has seen significant growth over the last 5 – 7 years. A significant amount of residential development is already proposed for Great Bentley and there could be a limit to how far education and health provision could be expended without the requirement of new facilities.
CFS2183	Land West of Heckford's Road	The site is not considered suitable. Development of the site would have impacts on the rural nature of the countryside and there would be a likely cumulative impact as the north of the settlement has seen recent growth; existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

© Place Services 2026

Site reference	Site name	Reasons for rejection
CFS228	Land to the north of Thorrington Road	The site is not considered suitable. An application (17/01096/OUT) was refused on appeal, due to significant impacts arising from development, in particular the setting of the listed Church as well as landscape character around the village.
CFS1094	Aingers Green Road, Aingers Green	The site is not considered suitable. The site is located adjacent to a settlement not in the settlement hierarchy; this would promote growth outside more sustainable settlements with more services. There are additionally potential impacts surrounding access and the resultant impacts on the neighbouring residential community.
CFS173	Land adjacent to George Mitchell Close, off St Mary's Road, Aingers Green	The site is not considered suitable. The site is outside the settlement boundary of Great Bentley. Aingers Green is not recognised as a settlement in the current Local Plan due to poor access to services.
CFS484	Admirals Farm, Land South of Moors Lane	The site is not considered suitable. Development of the site would spread built development out further from centre of the village/green. The site also has no defendable boundary and it is unclear how access would be achieved.
CFS3103	Land west of B1027 and east of Bentley Country Park	The site is not considered suitable. The site is detached from all existing settlement boundaries. The site also adjoins Bentley Country Park and is within the Coastal Protection Belt.
CFS128	Land North of Windmill Road	The site is not considered suitable. The location of the site is some distance outside the settlement boundary and north of Windmill Road where the build form is significantly sparser in comparison to the pattern of development south of Windmill Road.
CFS133	Land East of Windmill Road	The site is not considered suitable. The development of the site would likely cause an intensification of traffic movements in this location, due to the access arrangements, which would have an unacceptable

© Place Services 2026

Site reference	Site name	Reasons for rejection
		impact on neighbouring residences.
CFS1800	Land off Barrack Street	The site is not considered suitable. North Cansey Lane and Ellis Road are both narrow roads, meaning that access would most likely be required off the southern end of Barrack Street where there lies a wooded area / copse. A proposal for the development of the site was subject to an appeal (APP/P1560/W/23/3323823) which was dismissed, principally on grounds of impact on the local area, conflict with Local Plan policies, and highway impacts.
CFS214	Bradfield West	The site is not considered suitable. The site is considered too removed from any existing settlement boundary and would represent incoherent ribbon development. An application on the site (20/01367/OUT) was previously refused for a smaller quantum of homes.
CFS223	Land south of Steam Mill Road	The site is not considered suitable. The site does not have a clearly defined defendable boundary to the south and has a strong, existing woodland strip to the west. If access is taken from Steam Mill Road this would require the demolition of a single dwelling and there would be likely significant impacts for adjoining neighbours. Additionally, the scale of development proposed would likely be incoherent to the existing settlement form.
CFS621	Land at Bradfield Fruit Farm, The Street	The site is not considered suitable .It is considered that any development of this scale would not be in keeping with the existing settlement form, particularly in the east. Additionally, the site borders a listed building (Maltings Cottage) on The Street.
CFS1558	Cherry Gardens, Windmill Road	The site is not considered suitable. The site lies in relatively close proximity to a Scheduled Monument to the north of the site. The site also borders traditional orchard Priority Habitat to the west and contains multiple features of landscape value. The location of the site is considered incoherent with the current settlement boundary and form, being detached from the settlement boundary and could be seen to contribute to the

© Place Services 2026

Site reference	Site name	Reasons for rejection
		coalescence of Bradfield Heath and Mistley Heath to the north. The site is also remote from services.
CFS1064	Land North of Mill Lane	The site is not considered suitable. To the south of the site lies the Grade II listed 'Mill House' and Ancient Woodland (Milgrove Wood) lies to the west. The southern boundary of the National Landscape area also runs along the site boundary.
CFS1039	Land east of The Street	The site is not considered suitable .It is considered that any development of this scale would not be in keeping with the existing settlement form, particularly in the east. Additionally, the site is in close proximity to a listed building (Maltings Cottage) on The Street and borders a Conservation Area.
CFS513	Grasmere, The Street, Bradfield	The site is not considered suitable. Development of the site would represent backland development which would be out of character of the area. Further, and as a result, proposed access would likely be detrimental to surrounding neighbours.
CFS394	The Old Ram & Hoggett, Heath Road	The site is not considered suitable. Development of the site would represent backland development which would be out of character of the area. It is also unclear whether suitable access would be achievable.
CFS2214	Land West of Church Road	The site is not considered suitable. This large site with the likelihood of significant challenges surrounding access in its southern parcel. It is considered that development of the scale proposed toward the north of Brightlingsea would not be coherent with the existing settlement pattern. Additionally, the site falls within the Coastal Protection Belt (CPB) and there is no compelling functional or operational justification for a development of this scale within the CPB.
CFS29	Oakwood, Land North of Samsons Road	The site is not considered suitable. Development of the site is considered to negatively impact the landscape's distinctive qualities at the scale proposed.

© Place Services 2026

Site reference	Site name	Reasons for rejection
CFS254	Top (northern section) of Lime Street	The site is not considered suitable. It is considered that development at the scale proposed would be intrusive in the open rural landscape and within the setting of Brightlingsea.
CFS270	The Little Boatyard, Lime Street	The site is not considered suitable. The scale of development proposed is too small for formal allocation within the Local Plan and development would likely be intrusive to the open rural landscape and within the setting of Brightlingsea. Further, the site is within the Coastal Protection Belt and borders the Brightlingsea Conservation Area boundary.
CFS2220 - Previous Reg 18 allocation SAH4	Land East of Church Road	This site was previously allocated at the Regulation 18 Preferred Options stag for 300 dwellings. Following consultation on the Regulation 18 Preferred Options Local Plan, concerns were raised by Brightlingsea Town Council and a large number of local residents, in respect of the site's physical relationship to the settlement form of Brightlingsea and its landscape sensitivity, as well as the concerns raised around the size of the site and transport limitations with the settlement's single road access.
CFS155	Land north of Clacton Road	The site is not considered suitable. Development of this scale is not considered proportionate for the settlement of Thorrington. Further, it is considered that suitable access off Clacton Road would be difficult to achieve.
CFS156	Land west of Church Road	The site is not considered suitable. Overhead electricity lines run east to west across the site. Further, development of this scale is not considered proportionate for the settlement of Thorrington.
CFS250	Land on west side of Station Road	The site is not considered suitable. It is considered that development would introduce a second 'layer' of development along the west side of Station Road with potential harmful landscape implications.

© Place Services 2026

Site reference	Site name	Reasons for rejection
CFS251	Land to the west of CFS250, Station Road	The site is not considered suitable. It is considered that development would introduce a second 'layer' of development along the west side of Station Road with potential harmful landscape implications.
CFS2209	Land East of Frating Road, Frating Road	The site is not considered suitable. The land north of the railway line is predominantly rural in character and well detached from the existing Thorrington settlement boundary. Further growth northwards is considered likely to have harmful landscape implications. It is further uncertain whether suitable access can be achieved off Frating Road, which is narrow.
CFS131	Lawford House, Bromley Road, Lawford	The site is not considered suitable. This land is understood to have been gifted to Tendring Hundred Farmers club in perpetuity. There is a lack of clarity regarding ownership. The site is constrained by the presence of a Grade II listed building in the northern part of the site and several TPO trees lie in the northern part of the site. Further, the neighbouring areas to the north east of the site (north of Dead Lane) has seen significant development in recent years and it is considered that further expansion of the settlement would represent disproportionate growth.
CFS217	Manningtree Park South, Chequers Road, Manningtree	The site is not considered suitable. The site lies to the south of both Manningtree Park and Lawford Green which form a natural extension to Manningtree. Development of the site is considered to have implications regarding the extending the built environment into a sensitive rural landscape.
CFS239	Land at Tye Field, Grange Road, Lawford	The site is not considered suitable. There are likely to be an impacts on a nearby Scheduled Monument and several Grade II listed properties that lie to the east. A previous application on the site has been refused for residential development partly on heritage grounds with an appeal dismissed. As such the site is deemed unsuitable for a large residential development.

© Place Services 2026

Site reference	Site name	Reasons for rejection
CFS2225	Stacies Farm, Chequers Road, Little Bromley, Manningtree	The site is not considered suitable. Lawford which has seen already considerable growth over the last 5-10 years. Development of the site would extend the built form of Lawford for some distance to the south, increasing the size of Lawford disproportionately.
L.BRO 01	Land east of Shop Road	Although no significant constraints exist for the site, it has been rejected in favour of a site to the south of Shop Road as a more sustainable option due to its size and capacity. Proportionate supply can therefore be met within the settlement through a single development.
CFS28	Land to the south of Oakley Road, South Hall Farm (appraised separately)	The site is not considered suitable in isolation. The site forms part of a larger area of land south of Oakley Road (allocation SAMU5) which is proposed to contain a range of land uses. In isolation, it is unclear how suitable access would be provided to this site without it being unlocked through a larger development footprint.
CFS172	Land to West of Harwich Valley Development	The site is not considered suitable. Development of the site as submitted has the potential to affect two Local Wildlife Sites and includes safeguarded open space. The land is also protected within the adopted Local Plan as a Strategic Green Gap. Additionally, the site is in four separate ownerships, and it is currently unclear whether it is available.
CFS420	R F Clarke Farms, Blackwater Farm, Lee Wick Lane, St. Osyth	The site is not considered suitable. The site is located adjacent to a settlement not in the settlement hierarchy and is therefore distanced from existing services. Development of the site would not ensure growth is located to the most sustainable locations. Further, the site is within the Coastal Protection Belt.
CFS419	R F Clarke Farms, Blackwater Farm, Lee Wick Lane, St. Osyth	The site is not considered suitable. The site is located adjacent to a settlement not in the settlement hierarchy and is therefore distanced from existing services. Development of the site would not ensure growth is located to the most sustainable locations. Further, the site is within the Coastal Protection Belt.

© Place Services 2026

Site reference	Site name	Reasons for rejection
CFS225	Land at Harwich Road, Pesthouse Lane, and Beaumont Road	The site is not considered suitable. The land in this area slopes noticeably from north to south, resulting in high visibility and prominence within the wider landscape—particularly when viewed from the Backwaters to the south. It is considered that development in this location would cause significant harm to the landscape, appearing overbearing in relation to both the scale of the settlement and its established character.
CFS225-07	Land to the south of Great Oakley – (portion of original submission). Alternative option to site above.	The site is not considered suitable. The land in this area slopes noticeably from north to south, resulting in high visibility and prominence within the wider landscape—particularly when viewed from the Backwaters to the south. It is considered that development in this location would cause significant harm to the landscape, appearing overbearing in relation to both the scale of the settlement and its established character.
EXP05	Northern strip off Harwich Rd	The site is not considered suitable. A proposal on the site was dismissed at appeal due to its location outside settlement boundary. It is considered further that development would result in harm to the landscape due to the slope of the land and its visibility from further south.
EXT/P	South side of Rectory Road, Wrabness	The site is not considered suitable. Although the site is brownfield and within the settlement boundary, development of the site would require potentially costly demolition and site clearance, with the additional potential of remediating contaminated land. The site also contains a linear waterbody and green infrastructure offering habitat and biodiversity potential. Further the site is within the Conservation Area and includes two pump house buildings of non-designated but historical significance.
CFS2147	Land east of Main Road	The site is small and with a realistic dwelling capacity is too small to warrant allocation within the Local Plan. Further, development has the potential to connect two distinctly separate settlement boundaries in Great

© Place Services 2026

Site reference	Site name	Reasons for rejection
		Holland.
CFS2012(1)	Land to the East of Clacton Road	The site is not considered suitable. The site is detached from the settlement boundary and development would likely lead to landscape harm by extending the village envelope much further to the south in an incoherent and disproportionate manner. Additionally, the site is within the Coastal Protection Belt.
CFS2012(2)	Land to the East of Clacton Road	The site is not considered suitable. The site is detached from the settlement boundary and development would likely lead to landscape harm by extending the village envelope much further to the south in an incoherent and disproportionate manner. Additionally, the site is within the Coastal Protection Belt.
CFS1972	Land to the West of Clacton Road/South of Little Clacton Road	The site is not considered suitable. The site is detached from the settlement boundary and development would likely lead to landscape harm by extending the village envelope westwards in an incoherent and disproportionate manner. Additionally, the site is within the Coastal Protection Belt.
CFS122	Land North of Nortons Barn, 72 The Street	The site is not considered suitable. Access into this large site would be via a long and relatively narrow lane Additionally, a wide strip of land along and within the northern and north eastern boundary of site is Flood Risk Zone 2 and 3. Development of the site would represent development of the countryside with subsequent likely landscape harm.
CFS124	Land to the rear of ‘82 The Street’	The site is not considered suitable. The site if located outside of settlement boundary and is distanced from the west of the main core of Kirby Le Soken. The site is very open providing good views to the north and is additionally within the Coastal Protection Belt. It is considered that development would fragment the settlement of Kirby le Soken with implications surrounding landscape and the built form of the settlement.

© Place Services 2026

Site reference	Site name	Reasons for rejection
CFS1215	Birch Hall, Dale Hill	The site is not considered suitable. The site is situated outside the settlement boundary and is a considerable distance west of the main core of Kirby-le-Soken. The site is therefore distanced from local services. Further, the site is open with expansive views to the north, is within the Coastal Protection Belt, and development is considered to have landscape implications.
CFS607 - Previous Reg 18 allocation MSA18	Land north of Kirby-le-Soken Evangelical Church	This site was previously allocated at the Regulation 18 Preferred Options stage for 20 dwellings. The site has since been rejected. The site is within the Coastal Protection Belt. Additionally, there is a large TPO tree located on Walton Road immediately to the east of the access into the site. Further, the southwestern boundary of the site is directly adjacent to the Kirby Le Soken Conservation Area.
CFS1619	Land east of Station Road	The site is not considered suitable. The site is largely wooded in its eastern extent and includes two TPOs. As submitted, this represents the section of the plot proposed for development. The site also adjoins a Conservation Area (opposite Station Road).
CFS36	Land East of Lifehouse Drive, Frinton Road	The site is not considered suitable. The access arrangements of this site are unclear as could not be achieved via Lifehouse Drive in isolation. Access would presumably be through trees which would need removal, or existing development.
CFS88	Land south of Frinton Road, within Lifehouse estate, Lifehouse Spa & Hotel, Frinton Road	The site is not considered suitable. The site is heavily wooded and it is anticipated that clearance would incur significant cost irrespective of the potential ecological implications. The site is also adjacent to the Conservation Area.
CFS141	Land South of Colchester Road, Thorpe	The site is not considered suitable. A proposal for the site was dismissed at appeal due to the development's impact on landscape. The site is also distanced from the

© Place Services 2026

Site reference	Site name	Reasons for rejection
	Le Soken	nearest settlement boundary an considered of an inappropriate scale in comparison to nearby development.
CFS192	Land to the north of New Town Road, Thorpe-le-Soken	The site is not considered suitable. The proposed access arrangements would be via New Town Road, which is an unadopted highway of very poor quality. Development at this location would require significant investment in highways.
CFS244	Estuary View, Landermere Road, Thorpe-le-Soken	The site is not considered suitable. The site is distanced from the settlement boundary and TPOs lie adjacent to the site. The site is not considered appropriate for residential development
CFS1906	Land between Frinton Road and Landermere Road, Thorpe-le-Soken	The site is not considered suitable. The scale of development proposed in this location would be considered to be detrimental to the form of the settlement and potentially adversely impact on the local highway network. The site is also adjacent to TPO Woodland.
CFS511	Land to the north of Elm Farm Country Park, 5 Frinton Road, Thorpe-le-Soken	The site is not considered suitable. The site is located within an existing green wedge, which makes a valuable contribution to the character and environmental quality of the area. Introducing development to this location would conflict with the established landscape and likely result in harm to visual characteristics and possibly have ecological implications. Further, the only viable option for access would be via an existing safeguarded holiday park.
CFS3245[2]	Land South of Colchester Rd Thorpe-le-Soken	The site is not considered suitable. The site is detached from Thorpe Le Soken. There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location being adjacent to a Conservation Area to the east. Additionally, the site borders woodpasture and parkland Priority Habitat to the east as well as an area of Ancient

[2] Site includes / is combined with CFS141

© Place Services 2026

Site reference	Site name	Reasons for rejection
		Wood Pasture associated with Thorpe Hall. Further, the site contains some features of landscape value. Large scale development in this location is considered to lead to extensive landscape harm, an incoherent development pattern, and detachment from services.
CFS3246[3]	Comarques Site A and Site B, land to the south of The High Street, Thorpe le Soken	The site is not considered suitable. Comarques is a Listed Building and the southern site includes Ancient Woodland. Development of the site would see the loss of local green infrastructure and be incoherent in its density at the dwelling yield proposed.
CFS3257	The Haulage Yard, 1 Tendring Road, Thorpe-le-Soken	The site is not considered suitable. The site is located outside of the existing settlement boundary and is therefore remote from the village centre and services. The site also includes a large pond with the potential for ecological value.
CFS3293	14 Frinton Road, Thorpe-le-Soken	The site is not considered suitable. The site is located outside of the existing settlement boundary and is therefore remote from the village centre and services.
CFS90[4]	Land Adjacent (east) of Station Road, Thorpe le Soken	The site is not considered suitable. The site is wooded wand includes a TPO. Access arrangements are also considered unsuitable, which would require the removal of trees and hedgerow. Further, the site is in close proximity to a Listed Building and is within a Conservation Area.
CFS1668	Land at Former King Edward VII Public House, Station Road, Thorpe Le Soken	The site is not considered suitable. The site currently contains many existing buildings on site and is adjacent to a Grade II Listed Building. The site is also within a Conservation Area.

[3] Sites A and B merged as Site A in isolation is below the threshold for consideration as an allocation within the Local Plan
[4] Site is part of CFS1619

© Place Services 2026

Site reference	Site name	Reasons for rejection
CFS3245 - Previous Reg 18 allocation SAH10	Land South of Colchester Road, Thorpe Le Soken	This site was previously allocated at the Regulation 18 Preferred Options stage for 150 dwellings. The site has since been removed from the Local Plan in response to Essex County Council's concerns (highlighted through the Regulation 18 Preferred options consultation) about the limited and potentially irresolvable capacity issues at the local school. The decision to remove this allocation within Thorpe-le-Soken (rather than SAH11 for 110 homes) is justified due to the site's distance from the village core and associated services. Development of the site is also considered to have more harmful implications regarding settlement form in comparison to the allocation SAH11.
CFS137	Bovills Hall, St. Osyth Road	The site is not considered suitable. The site is approximately 200m from the Greater Clacton settlement boundary (as extended in the adopted Local Plan to accommodate the Hartley Gardens allocation). Further, the site contains wooded areas and a Grade II Listed building.
CFS1639	Land to the north of Batemans Lane and rear of 15-23 Weeley Road	The site is not considered suitable. Development of the site is considered to lead to growth behind the linear pattern of development along Weeley Road with subsequent landscape implications. Further, Batemans Lane (which would provide access) is a narrow single track lane and unsuitable for the scale of development proposed.
CFS86	Land at The Street	The site is not considered suitable. The site has been subject to a planning application for which reserved matters have been approved. The site has been submitted for consideration however it is uncertain whether the submission is for additional homes on a parcel of land that contains several TPOs, and is partially within Flood Risk Zone 3.
CFS101	Land rear/north of 35 Holland Road	The site is not considered suitable. The land is outside the settlement boundary and development would represent backland development with associated landscape and existing amenity implications. Access

© Place Services 2026

Site reference	Site name	Reasons for rejection
		implications would likely require the demolition of existing buildings.
CFS1643	Land to the northwest of Connaught Road, and to the rear of Heathfield, Clacton Road	The site is not considered suitable. The site is outside of the settlement boundary and development would contribute to the coalescence of settlements. Further, it is uncertain how access would be achieved without impacts to established areas of woodland.
CFS2203	Land north of Centenary Way	The site is not considered suitable. The site is located in the Strategic Green Gap (designation) between Little Clacton and Great Clacton. Development at the scale proposed, would contribute to the merging of the two settlements and represent disproportionate growth for the settlement of Little Clacton.
CFS2200	Land at Woodlands Farm, North of Harwich Road	The site is not considered suitable. The site is situated between the settlements of Little Clacton and Thorpe Le Soken, yet is distinctly separate from both existing settlement boundaries. Development in this area would lead to the fragmentation of the open countryside. Furthermore, the area currently benefits from uninterrupted views to the north and northwest, and there would be likely harm to the landscape in diminishing visual openness.
CFS2116	Land south of Holland Road	The site is within the settlement development boundary of Clacton on Sea and therefore, from a high level 'in principle' perspective, the site is suitable for new residential development and has not been allocated. The suitability pf the site for development is contingent upon several considerations, including the provision of safe and suitable access arrangements.
CFS910	Land at Mayes Garage, 25 The Street	The site is not considered suitable. The site is located outside the settlement boundary and development would represent backland development isolated from the predominantly linear built form to the west and south with deep gardens. It is considered that development

© Place Services 2026

Site reference	Site name	Reasons for rejection
		would be incoherent with landscape implications and a loss of existing residential amenity.
CFS909	Land to the South of Clacton Road	The site is not considered suitable. The entire site falls within the designated Strategic Green Gap, which serves the purpose of maintaining separation between Little Clacton and Great Clacton. Development on this scale would significantly erode this separation. Further, development of the scale proposed would represent disproportionate growth for Little Clacton, to the detriment of the existing character.
CFS902	Land to the north of Holland Road	The site is not considered suitable. The site is detached from Little Clacton and disconnected from Great Clacton. Additionally, the site borders deciduous woodland and coastal and floodplain grazing marsh Priority Habitat to the north east and contains features of landscape value. Development of the site would therefore appear incoherent and harmful in landscape terms.
CFS865	Land to the rear of 71 Holland Road	The site is not considered suitable. The site is outside the settlement and development would represent backland development. There is therefore the potential for localised harm to landscape and local characteristics, as well as access implications impacting existing residents.
CFS3260	Land to the north of Bateman's Lane	The site is not considered suitable. The site is detached from the existing settlement boundary which is further to the north east. Development would represent growth in the open countryside, distanced from existing services, and in an incoherent manner. There are also considered subsequent implications regarding landscape harm and visual impact.
CFS3291	Firs Caravan Park, 29-31 London Road	The site is not considered suitable. Firs Park is a safeguarded holiday park in the Local Plan. The policy position is that such sites will be protected against redevelopment for alternative uses either in part or in whole.

© Place Services 2026

Site reference	Site name	Reasons for rejection
CFS164	Hedge Rows, Harwich Road	The site is not considered suitable. The site is distanced from the settlement boundary. The site is within reasonably close proximity to the Thorpe Le Soken railway station and the Thorpe Le Soken Maltings settlement boundary, however connectivity is considered unsuitable and any development would be incoherent and fragmented from the current built environment.
CFS142	Land north of A120, west of 2 Abbotts Hall Cottages Harwich Road and Abbotts Hall Clacton Road	The site is not considered suitable. The site is in a remote location in regard to existing settlement boundaries. Development would create infrastructure pressures on the nearby settlement and likely be incompatible with the nearby commercial land use.
CFS221	Tendring Business & Innovation Hub (Eastern) (assessed separately)	The site is not considered suitable. The South Eastern quadrant of the site is included in the North Falls Offshore Windfarm Development Consent Order (DCO) proposal as a temporary construction compound for this NSIP. The site is earmarked for allocation as part of the wider Garden Village which includes numerous land uses.
CFS2216	Land west of Clacton Road (assessed separately)	The site is not considered suitable in isolation. The site contains a copse of trees and there is additionally areas of Flood Risk Zone 2 and 3 on its western boundary. The site is further isolated from settlement boundaries and existing services. The site is earmarked for allocation as part of the wider Garden Village which includes numerous land uses.
CFS846	Land at Hare Green	The site is not considered suitable. The site is wooded in character, with ecological potential. The site makes a subsequent positive contribution to the character of the area, Additionally, the site is detached from any settlement boundaries with with limited access to services.
CFS16	Land at Junction of Chapel Lane	The site is not considered suitable. The site is wooded in character, with ecological potential. The site makes a

© Place Services 2026

Site reference	Site name	Reasons for rejection
	& Frating Road	subsequent positive contribution to the character of the area, especially along Chapel Lane. Further, access arrangements are unlikely to be achievable.
CFS427	Veranda Cottage, Harwich Road	The site is not considered suitable. The site is detached from any settlement boundaries and is in close proximity to the nearby A133 and A120 with subsequent noise implications for any future residents. There is also considerable green infrastructure on the site likely to offer biodiversity benefits. Further, there is uncertainty around access and site ownership.
CFS846	Land at Hare Green (appraised separately)	The site is not considered suitable in isolation. The site includes numerous mature trees that contribute to a natural, wooded landscape. Additionally, the site is well-detached from any settlement boundaries with limited access to services. The site is earmarked for allocation as part of the wider Garden Village which includes numerous land uses.
CFS32	Land East of Frating Road, Great Bromley, Field House, Parsons Hill (appraised separately)	The site is not considered suitable in isolation and would represent piecemeal development. The site currently has poor pedestrian connectivity and is distanced from key services. The site is earmarked for allocation as part of the wider Garden Village which includes numerous land uses.
CFS83	Land south of the A133 (Main Road) (appraised separately)	The site is not considered suitable in isolation and would represent piecemeal development. The site currently has poor pedestrian connectivity and is distanced from key services. The site is earmarked for allocation as part of the wider Garden Village which includes numerous land uses.
CFS165	Land between Holly Farm and Gaylawn Lodge (appraised separately)	The site is not considered suitable in isolation and would represent piecemeal development. The site currently has poor pedestrian connectivity and is distanced from key services. The site is earmarked for allocation as part of the wider Garden Village which includes numerous land uses.

© Place Services 2026

Site reference	Site name	Reasons for rejection
CFS82	Land south of Main Road (A133) and east of Great Bentley Road (appraised separately)	The site is not considered suitable in isolation and would represent ribbon development, potentially leading to the erosion of local character. The site currently has poor pedestrian connectivity and is distanced from key services. The site is earmarked for allocation as part of the wider Garden Village which includes numerous land uses.
CFS159	Land north of Harwich Road (appraised separately)	The site is not considered suitable in isolation and would represent piecemeal development. The site currently has poor pedestrian connectivity and is distanced from key services. The site is earmarked for allocation as part of the wider Garden Village which includes numerous land uses.
CFS3247	Land north of Harwich Road and east of B1029 (appraised separately)	The site is not considered suitable in isolation and would represent piecemeal development. The site currently has poor pedestrian connectivity and is distanced from key services. The site is earmarked for allocation as part of the wider Garden Village which includes numerous land uses.
CFS253	Michaelmas House, Rectory Road	The site is not considered suitable. The site is detached from both the settlement boundaries of Great Bromley to the north and Frating to the south.
CFS256(1)	Land at Parsons Hill	The site is not considered suitable. This site, if developed, will extend the settlement boundary of Great Bromley for a considerable distance in a southern direction. This is likely to result in fragmentation of the built up area of Great Bromley.
CFS256(2)	Land at Parsons Hill	The site is not considered suitable. This site, if developed, will extend the settlement boundary of Great Bromley for a considerable distance in a southern direction. This is likely to result in fragmentation of the built up area of Great Bromley.
CFS1369	Wood Barns North of A120,	The site is not considered suitable. The site is detached from any settlement boundaries and is a large site that represents BMV land. The site is considered unsuitable

© Place Services 2026

Site reference	Site name	Reasons for rejection
	Harwich Road	for housing at the scale proposed.
CFS615	Pond Farm, Hall Road	The site is not considered suitable. The site is detached from any existing settlement boundary with limited public transport options and wider access to services.
CFS115	West of Clacton Road, immediately south of adopted settlement boundary	The site is not considered suitable. The site is located in the Bramble Island safeguarded zone for Safeguarding of Hazardous Operations Site and also the Coastal Protection Belt. It is considered that development would also represent linear development with overriding landscape implications.
CFS116	Land east of Ye Olde Cherry Tree, Clacton Road	The site is not considered suitable. The site is located in the Bramble Island safeguarded zone for Safeguarding of Hazardous Operations Site and also the Coastal Protection Belt. It is considered that development would also represent linear development with overriding landscape implications.
CFS848	Land south of Harwich Road	The site is not considered suitable. The location slopes from north to south, making any development highly visible and prominent within the wider landscape, particularly when viewed from the Backwaters and the Coastal Protection Belt to the south. Development in this location would result in significant landscape harm, appearing visually intrusive and extending conspicuously into open countryside.
CFS2195	Land North of Harwich Road	The site is not considered suitable. The site is within a strategic green gap and development would contribute to coalescence between Little Oakley and the Dovercourt area.
CFS3104	Land South of Rectory Road, Little Oakley (site 1)	The site is not considered suitable. The site is considered too detached from the existing settlement, and would result in fragmented and sporadic development along Rectory Road which is rural in character.

© Place Services 2026

Site reference	Site name	Reasons for rejection
CFS3105	Land South of Rectory Road, Little Oakley (site 2)	The site is not considered suitable. The site is considered too detached from the existing settlement. Additionally, pedestrian access is considered a constraint, as Rectory Road is narrow with no footpath.
CFS3106	Land South of Rectory Road, Little Oakley (site 3)	The site is not considered suitable. The site is considered too detached from the existing settlement. Additionally, pedestrian access is considered a constraint, as Rectory Road is narrow with no footpath.

© Place Services 2026

6. The Appraisal of the Plan Review's Policy Framework

6.1 Introduction to this Section

The appraisal of the Plan Review focuses on those amendments that are proposed to be made to the adopted Local Plan's policy framework. The adopted Local Plan has been subject to SA in its entirety and found sound at examination, so there is considered no reason to focus on previously assessed material where no change is proposed. This keeps the assessment focused on the amendments and any reasonable alternatives to them. Nevertheless, impacts are highlighted of the Plan as a whole, including policies not proposed for amendment, throughout the assessment of Plan chapters and throughout this ISA Report.

The appraisal of the Plan Review's amendments are set out on a chapter basis, and each amendment to those policies within each chapter includes discussion as to whether alternative approaches are required for consideration and subsequent appraisal.

6.2 The Sustainable Places Policies

6.2.1 What changes were proposed to the adopted Local Plan policies at the Regulation 18 stage?

The Sustainable Places policies have been updated to respond to various other policy changes proposed and also new allocations, notably the Garden Villages and strategic allocations which are required to meet the District's new housing and employment needs. The key policies proposed for amendment that can be considered to change the approach of the corresponding adopted Policy, as part of the Local Plan Review, are:

- Policy SPL1a Presumption in Favour of Sustainable Development
- Policy SPL1 Managing Growth;
- Policy SPL2 Settlement Development Boundaries; and
- Policy SPL3 Sustainable Design.

6.2.2 What further changes are proposed at this Regulation 19 stage?

An amendment to Policy SPL1 sees the removal of Little Oakley as a 'smaller rural settlement' within the Plan's settlement hierarchy. Little Oakley is also considered within the Harwich and Dovercourt wider area, which is a 'strategic urban settlement' alongside Parkeston and part of Ramsey.

© Place Services 2026

Amendments have also been made to Policy SPL3 (criterion 'l') to ensure that 'development must not increase flood risk elsewhere and should, wherever practicable, reduce overall flood risk. Proposals should incorporate sustainable drainage systems (SuDS) appropriate to the scale and nature of the development, delivering multifunctional benefits including flood risk management, biodiversity enhancement and high-quality amenity spaces.'

6.2.3 Alternatives considered at this stage and throughout the Plan Review process

Alternatives exist regarding the proposed changes to Policy SPL1 Managing Growth in so far as alternative sites for allocation have been submitted for consideration through the Council's call-for-sites process or otherwise identified by the Council. These alternatives are considered elsewhere in this ISA Report, specifically in Section 5 which assesses those site options considered for allocation.

It is considered that no other alternatives exist in regard to the Sustainable Places policies. It is considered that any additional alternative approaches would not be distinctly different to the approaches proposed or considered to date in the assessment of the adopted Local Plan and could not be expected to yield any different effects.

6.2.4 Assessment of the Sustainable Places Policies

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
S/T	+	+	+	+	+	?	?	?	?	?	?	?	?	+
M/T	+	+	+	+	+	?	?	?	?	?	?	?	?	+
L/T	++	++	+	+	+	?	?	?	?	?	?	?	?	+

The Sustainable Places policies can be expected to have significantly positive effects on ISA Objective 1 regarding the delivery of a sufficient supply of homes for all including an appropriate mix of housing types, due to housing needs being met through existing and new allocations, as well as commitments or resolutions to commit to developments that are advanced within the development management process. The Plan Review now makes provision for 18,354 homes over the Plan period, an uplift / buffer of 1% (181 homes) over the housing requirement identified by applying the standard methodology over this period, at 18,173 homes.

The focus of residual housing needs being met through strategic allocations (including Garden Villages) ensures that proportionate growth is consistent with the settlement hierarchy and pressures on smaller settlements are not exacerbated. Economic related objectives will also be met positively where many new allocations are identified as mixed-use. Due to the expected delivery of the strategic allocations however, and in many cases

© Place Services 2026

the requirement for them to be subject to masterplans, impacts are expected to be more significant in the latter stages of the Plan period. Nevertheless, when combined with the adopted Local Plan allocations and existing commitments, at the time of writing a steady supply of housing per annum can be expected throughout the revised Plan period.

The focus of development being distributed consistently with the settlement hierarchy, and a focus on those settlements that are the most sustainable in terms of meeting day to day needs, jobs, and services, can be expected to ensure positive implications on ISA Objective 3 (sustainable transport), 4 (sustainable communities), and 5 (ensuring that development is sustainably located). Nevertheless, the allocation of new Garden Villages can be seen to direct growth to more peripheral locations, albeit those with good existing transport links, and such effects can be expected to be minimised in the long term. It should be acknowledged here however that the policy requirements and critical mass of the Garden Villages and strategic housing allocations enable new communities to be self-sustainable in regard to public transport and access to jobs and services 'on-site.'

Further positive implications are associated with Policy SPL3 regarding ISA Objective 14 (flood risk). Although specific and thematic flood risk policy is included within the Plan, the integration of SuDS and other flood prevention measures within the built environment is important from a design perspective and can contribute to place-making.

Impacts related to the ISA Framework's environmental objectives are explored elsewhere in this Report in the appraisal of thematic policies on such themes, and the new site allocation policies themselves on a case-by-case and cumulative basis. Uncertain effects are therefore highlighted for ISA Objectives 6-14.

6.2.5 Mitigation measures proposed

No mitigation measures or recommendations are made in the assessment of the Sustainable Places policies.

6.3 The Healthy Places Policies

6.3.1 What changes were proposed to the adopted Local Plan policies at the Regulation 18 stage?

Proposals to amend a number of the Plan's Healthy Places policies were included within the Local Plan Review at this stage. The key policies proposed for amendment that could be considered to change the approach of the corresponding adopted Policy, as part of the Local Plan Review, were:

- Policy HP1 Improving Health And Wellbeing;
- Policy HP1a Managing the Location of Hot Food Takeaways;
- Policy HP2 Community Facilities;

© Place Services 2026

- Policy HP3 Green and Blue Infrastructure;
- Policy HP5 Open Space, Sports And Recreation Facilities.

6.3.2 What further changes are proposed at this Regulation 19 stage?

An amendment to Policy HP1 (criterion 'f') that ensures that 'development should be well designed to create safe, inclusive and accessible places for all users, including older people and those with disabilities and encourage social interaction and wellbeing in line with Environments for Ageing and Dementia Design Assessment Toolkit (EADDAT, 2024).'

Policy HP1 is also amended to remove the specific requirements of the Plan in regard to new Health and Wellbeing Centres as part of the TCBGC and Clacton allocations, as well as improvements at Fryatt Hospital in Dovercourt.

Further amendments to this Policy set out that Health Impact Assessments 'should include an assessment of the capacity of existing healthcare facilities to accommodate the needs arising from the proposed development and recommendations on how positive health impacts could be maximised and negative impacts on health and inequalities avoided or mitigated.'

Amendments are proposed to Policy HP5 that update terminology, and set out that the Council will work with partners in accordance with the Council's 'Sport and Activity Strategy for Tendring' document.

6.3.3 Alternatives considered at this stage and throughout the Plan Review process

It is considered that no other alternatives exist in regard to the Healthy Places policies. It is considered that any additional alternative approaches would not be distinctly different to the approaches proposed or considered to date in the assessment of the adopted Local Plan and could not be expected to yield any different effects.

6.3.4 Assessment of the Healthy Places Policies

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
S/T	?	?	?	++	?	+	+	?	?	?	?	?	?	?
M/T	?	?	?	++	?	+	+	?	?	?	?	?	?	?
L/T	?	?	?	++	?	+	+	?	?	?	?	?	?	?

The amendments proposed throughout the Local Plan Review progress in regard to Policy HP1 reflect a number of additional requirements. These cover: a new requirement that the Council will expect to see evidence of the principles that are set out in the Essex Healthy

© Place Services 2026

Places Guidance checklist in development proposals; and that the co-location of health care facilities with other community facilities will be supported, providing a stronger focus on public services for local communities, enabling greater integration with voluntary organisations, and promoting linked trips. Policy HP1a seeks the management of the location of hot food takeaways to be located in appropriate areas and generally not within walking distance of Children Nurseries, Primary and secondary schools, Colleges, Designated playgrounds and sport grounds aimed at young people, and/or youth centres. Outside of areas that are considered suitable within the Policy, a Health Impact Assessment (HIA) will be required of planning applications. The amendments proposed at this stage related to such assessments covering existing healthcare facility capacity to accommodate the needs arising from the proposed development ensures that the Plan includes not only promotes healthy lifestyles but also essential health related infrastructure. This allows permission to consider such impacts through an evidence-based approach at the planning application stage. The effects on ISA Objective 4 regarding health and social outcomes are assessed as significantly positive.

The amendments proposed to Policies HP2, HP5 are considered minimal or minor in that they do not alter the position or requirements in regard to community facilities in the District. Policy HP3 however is proposed for amendment that now includes blue infrastructure, sets out more complete definitions of green infrastructure and its benefits, and most notably includes new criteria for development proposals. Positive effects are assessed in regard to biodiversity (ISA Objective 6 and 7), specifically in relation to ecological quality and net biodiversity gains, through proposals now requiring illustration as to how Local Nature Recovery Strategy mapping has informed design, ensures improved connectivity both on site and across the district as a whole, and also how biodiversity enhancement and net gain measures will be incorporated, including the use of habitat restoration and natural regeneration. The policy also includes that Green Infrastructure will be protected, managed, and where necessary enhanced by aligning Green Infrastructure design with the Local Nature Recovery Strategy on development proposals.

Impacts related to the ISA Framework's other objectives are explored elsewhere in this Report in the appraisal of thematic policies on such themes. Uncertain effects are therefore highlighted for ISA Objectives 1-3, 5, and 8-14.

6.3.5 Mitigation measures proposed

No mitigation measures or recommendations are made in the assessment of the Healthy Places policies.

6.4 The Living Places Policies

6.4.1 What changes were proposed to the adopted Local Plan policies at the Regulation 18 stage?

Proposals to amend a number of the Plan's Living Places policies have been included within the Local Plan Review throughout the plan making process. The key policies proposed for

© Place Services 2026

amendment that were considered to change the approach of the corresponding adopted Policy, as part of the Local Plan Review at this stage, were:

- Policy LP1 Housing Supply;
- Policy LP2 Housing Choice;
- Policy LP4 Development Layout & Design;
- Policy LP5 Affordable Housing;
- Policy LP7 Self-Build And Custom-Built Homes;
- Policy LP9 Gypsy And Traveller Sites; and
- Policy LP11 HMO And Bedsits.

6.4.2 What further changes are proposed at this Regulation 19 stage?

Changes are proposed to Policy LP1 to reflect the updated position regarding housing allocations, commitments and permissions since the previous Regulation 18 Preferred Options Local Plan Review. The policy sets out that the Plan Review now makes provision for 18,354 homes over the Plan period, an uplift / buffer of 1% (181 homes) over the housing requirement identified by applying the standard methodology over this period, at 18,173 homes.

Amendments are proposed to Policy LP2 regarding reference to the Essex Supported and Specialist Housing and Accommodation Needs Assessment (SSHANA) as a document that developers should respond to for proposals over 10 dwellings. The Policy is also updated to outline the Council's support for a diverse range of housing types, including custom-build housing, family housing, accommodation for armed forces veterans, park homes, and modular homes. The Policy ensures that housing choice and mix should be locally specific and although needs will be evidenced through the SHMA, housing mixes that differ from that indicated in this document will be supported should they be justified by reference to site-specific circumstances and market evidence.

Policies LP3 and LP5 are amended to reflect new requirements for accessible and adaptable dwellings as set out in the emerging NPPF and viable evidence.

A new criterion has been introduced to Policy LP4 (d), which states that 'development proposals should incorporate high-quality, inclusive design and layout principles that create safe, accessible and welcoming places for all users. Schemes should minimise the opportunities for crime and anti-social behaviour by ensuring good natural surveillance of both public and private spaces from buildings and streets, providing clear definition between public and private spaces and convenient access for emergency services. Development should demonstrate how the needs of a diverse range of users have informed site design, including gender-inclusive relating to personal safety and movement through places, and

© Place Services 2026

neuro-inclusive considerations relating to legibility, navigation, movement, accessibility and sensory environment.'

Policy LP4 is also amended to refer specifically to the national, county and local design guidance documents that will be used where relevant, and also to set out that the Council will also have regard to guidance relating to inclusive design, age-friendly environments, dementia-friendly design and relevant local green infrastructure standards where appropriate to the nature and scale of development proposed.

Policy LP9 is proposed for amendment to accommodate the additional Gypsy and Traveller pitch requirement to 2043. This sees an increase to 45 pitches from 38 at the Regulation 18 Preferred Options stage. These requirements are proposed to be met through the expansion, intensification and reconfiguration of six existing sites, and through new provision at the Tendring Colchester Borders Garden Community. Any residual needs will be met through windfall applications using a criteria based approach, as set out in the Policy.

6.4.3 Alternatives considered at this stage and throughout the Plan Review process

It is considered that no other alternatives exist in regard to the majority of the Living Places policies. It is considered that any additional alternative approaches would either not be in conformity to the housing supply requirements of the NPPF or not be distinctly different to the approaches proposed or considered to date in the assessment of the adopted Local Plan (i.e. could not be expected to yield any different effects). Nevertheless, discussion regarding the Plan's proposed buffer, and windfall allowance are provided for robustness.

6.4.3.1 Buffer alternative discussion

The NPPF (paragraph 78) sets out that the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

a) 5% to ensure choice and competition in the market for land; or

b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or

c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework.

The Council identify that the five-year housing land requirement is 5,613 homes, which includes the required 5% buffer. Supply over the first five years of the plan period is identified as 5,653 through allocations, non-allocated sites with planning permission, and windfalls. This is an oversupply of 40 homes in the period 2026/27 to 2030/31 and above the 5% buffer required under paragraph 78a of the NPPF.

The delivery of housing over the previous three years has been over the requirement of 550 homes per annum identified within the adopted Local Plan. Between 2013 and 2025, the

© Place Services 2026

District grew by nearly 7,600 homes. This exceeds the previous adopted Local Plan's housing target per annum, and so the NPPF requirement for a 20% buffer is not triggered.

Over the plan period in its entirety, the Plan provides a total buffer of 1% equating to 181 homes. This is largely due to smaller allocations being delivered typically in earlier stages of the plan period and 'non-allocated sites of ten or more homes with planning permission' expectedly diminishing by the latter stages of the plan period. Supply in these latter stages is identified as coming almost entirely through larger scale strategic allocations and small windfall assumptions.

In consideration of identifying a higher buffer for assessment (as an alternative) it should be reacknowledged that within the first five years of adoption, the Plan provides a buffer over that required by the NPPF. In regard to latter stages of the plan period, a number of additional mechanisms and considerations are worthy of note:

- The supply of housing throughout the Local Plan period will be supplemented by proposals for rural exception schemes, self and custom build developments and bringing back into use some of the long-term empty properties in the District through the Council's Empty Homes Strategy;
- The windfall allowance identified in the Plan Review can be considered conservative (see below sub-section);
- The Council's housing trajectory and five year housing supply will continue to be monitored through the Authorities Monitoring Report (AMR) and will be reviewed where necessary to reflect updated completion rates, planning permissions, and changes in national policy or local circumstances; and
- The Local Plan is also mandatorily required to be reviewed every five years.

Within this ISA Report it is not considered necessary to identify an alternative higher buffer requirement for assessment for the above reasons. The assessment of any alternatives identified would be assumption-led and likely require additional allocations above those identified within the Plan Review at this stage. It is considered that should delivery concerns emerge that affect the five years supply of housing at any point in the future, these are most appropriately addressed through a review of the Local Plan and not through the allocation of more sites from those discounted alternatives that exist at this stage.

6.4.3.2 Windfall alternative discussion

Paragraph 75 of the NPPF sets out that where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates, and expected future trends.

© Place Services 2026

The SHLAA (December 2025) provides evidence that the methods of calculating the identified windfall supply within the Plan Review are reliable. The Plan Review identifies a total of 1,462 homes as windfalls over the plan period, around 8% of total supply of homes. This figure is identified through small sites with planning consents (of nine or less homes) and then using trend-based completions. More specifically, this reflects delivery of:

- 116 homes per annum for 2026/27 to 2030/31 (580 homes);
- 91 homes per annum for 2031/32 to 2035/36 (455 homes); and
- 86 homes per annum for the years 2036/37 to 2042/43 (427 homes).

In regard to the trend-based completion figure used to calculate projected windfalls, the SHLAA outlines that consents for housing on small (windfall) sites between 2020 and 2025 (the past five years at the time of writing) stood at 784 dwellings. In the five years to March 2025, 711 dwellings were completed on small sites at an average of just over 140 a year. The SHLAA therefore identifies that it would not be appropriate to simply assume that all dwellings with planning permission currently would actually all be built and this assumption is carried forward to identify a conservative windfall allowance at this stage of the Plan Review.

Further, the adopted Local Plan set a small sites/windfall figure of 1,260 based on a calculated projection that is similar to that used at this stage in the Plan Review. In that projection, the years 2020/21 to 2024/25 were predicted to yield 166, 151, 136, 121 and 106 dwelling completions on small sites respectively, an average of 136 per annum. The actual completions on small sites for those years was 146, 152, 168, 123 and 122 (net). This is an average of 142 per annum. This indicates that the Council's previous projections were realistic.

With the above in mind, it is therefore considered that there are no reasonable alternatives to the windfall calculations used, or the need for any assessment of any assumption-led higher or lower projection figures within this ISA Report. In identifying a cautious and conservative windfall allowance, that may actually be higher than forecast (as was the case between 2020/21 to 2024/25), the Plan Review does not overly rely on this source of supply and any marginal differences would not yield any different sustainability effects at the strategic / plan level.

6.4.4 Assessment of the Living Places Policies

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
S/T	++	?	+	+	+	?	+	?	?	?	?	?	?	+
M/T	++	?	+	+	+	?	+	?	?	?	?	?	?	+
L/T	++	?	+	+	+	?	+	?	?	?	?	?	?	+

© Place Services 2026

Policy LP1 has been updated through the Local Plan Review to reflect the changes to housing supply set by national policy. The effects of this in real terms for the District is explored throughout the ISA Report in the assessment of new site allocations and the Spatial Strategy. The Policy sets out that housing needs, including a suitable buffer, can be met within the Plan period through a variety of means. This includes a suitable proportion of small and medium sized sites, which can provide housing market diversity, contribute towards national policy objectives relating to smaller sites, assist in maintaining housing delivery throughout the plan period and reduce reliance on a limited number of strategic developments. Significant positive effects can therefore be expected.

Policy LP2 reflects the fact that housing mix should reflect the most recent Strategic Housing Market Assessment (SHMA) unless deviations can be justified and evidenced. Significant positive effects are assessed in regard to ISA Objective 1 and the delivery of a sufficient supply of homes for all including an appropriate mix of housing types including those identified within Policy LP9 regarding Gypsy and Traveller accommodation. These effects are ensured throughout the short-long term (including after the Plan period) as set out in Policy LP1 which maintains a sufficient supply of deliverable sites to provide for at least five years' worth of housing plus an appropriate buffer in accordance with national policy. Long term effects are also ensured through the allocations delivering an additional 8,900 homes beyond the Plan period.

Policy LP4 (previously titled 'Housing Layout') includes Biodiversity Net Gain (BNG) requirements within housing layouts, as well as setting out additional and updated guidance that will be used to consider planning applications including those related to building for healthy lives and places, and Livewell Accreditation. Positive implications are assessed in regard to ISA Objective 7 (regarding biodiversity net gain) although separate policy on these requirements is included elsewhere in the Plan and assessed in more detail elsewhere in this ISA Report. The new criterion of Policy LP4 (d) is also considered to have further positive implications in regard to inclusive design, whilst not being overly prescriptive to the detriment of development viability. This can ensure positive impacts regarding ISA Objective 4, in particular social outcomes, as well as ISA Objective 3 in creating environments that better enable walking and cycling as safe methods of transportation.

Policy LP5 includes affordable housing thresholds to be for developments of 10 dwellings or more (rather than 11 in the adopted Plan) and also for developments of over one hectare. Further amendments are proposed to include affordable housing requirements for when adjoining developments, when taken together exceed the above policy threshold. Lastly, the Policy is proposed to now include that 'in exceptional circumstances justified with case-specific evidence on viability, deliverability or lack of interest from registered providers, or where other material considerations provide, the Council may consider negotiating and agreeing a lower level of affordable housing or alternative approaches to the provision of affordable housing such as financial contributions towards off-site provision, the transfer of homes to the Council or a local housing trust at nominal cost or a combination of those approaches.' This can be seen as strengthening of the position of the corresponding adopted Local Plan policy albeit with added pragmatism that is intended to ensure that development is not stifled by viability concerns.

Policy LP7 includes measures to further promote self and custom build homes. These

© Place Services 2026

include the suitability of smaller rural settlements should sites be located directly adjacent to the development boundary, or that they form at least half of the market homes being proposed as part of a rural exception scheme. Additionally, the Policy is proposed to include that 'to ensure delivery of genuine self-build and custom-build housing, the Council will seek to use appropriate mechanisms, such as planning conditions or legal agreements, to secure that any planning permissions granted for self-build or custom-built housing are occupied initially by the individuals or associations who have commissioned the build.' Small positive impacts on ISA Objective 1 can be expected as a result.

Policy LP11 includes a newly introduced criterion to the existing adopted Policy, requiring that: cycle parking provision in accordance with EPOA cycle parking guidance and standards for HMOs or bedsits is included in new HMO and bedsit developments. Although necessary, the impacts on this are considered marginal in regard to ISA Objective 3 regarding sustainable transport uptake, however there are positive connotations.

Further positive albeit minor impacts are highlighted for ISA Objective 5 (health) through the approach of Policy LP3 in including standards regarding housing provision that is adaptable and accessible as well as for wheelchair users from developments of over 10 dwellings. Standards are also related to Active Design principles and Healthy Home principles. Further, Policy LP4 sets out that the Council will have regard to various health related design guidance documents in assessing and determining planning applications.

Flood risk mitigation requirements are also included within Policy LP4 regarding development design and layout. The Policy states that proposals must incorporate surface water management considerations from the earliest stages of site layout and masterplanning, ensuring a positive impact on ISA Objective 14.

Impacts related to the ISA Framework's other objectives are explored elsewhere in this Report in the appraisal of thematic policies on such themes. Uncertain effects are therefore highlighted for ISA Objectives 2, 6 and 8-13.

6.4.5 Mitigation measures proposed

No mitigation measures or recommendations are made in the assessment of the Living Places policies.

6.5 The Prosperous Places Policies

6.5.1 What changes were proposed to the adopted Local Plan policies at the Regulation 18 stage?

The majority of the adopted Local Plan's Prosperous Places policies are not proposed to be amended as part of the Local Plan Review. The key policies proposed for amendment that can be considered to change the approach of the corresponding adopted Policy, as part of the Local Plan Review, are:

© Place Services 2026

- Policy PP3 Village and Neighbourhood Centres;
- Policy PP6a Extensions to Existing Employment Sites in the Countryside;
- Policy PP7 Employment Allocations;
- Policy PP8 Tourism;
- Policy PP13 The Rural Economy;
- Policy PP15 Walton Mere; and
- Policy PP16 St Osyth Village Centre.

6.5.2 What further changes are proposed at this Regulation 19 stage?

Policy PP7 is proposed for amendment at this stage to reflect the Plan's position of allocating 104ha of employment land within the Plan, as opposed to the 106ha set out in the Regulation 18 Preferred Options Local Plan. This reflects the removal of allocation 'Land off Clacton Road/Dead Lane, Mistley' (2ha) from consideration.

An additional amendment is made to Policy PP10 that sets out that 'within or affecting the setting of a National Landscape, proposals for new camping and touring caravan sites or extensions to existing sites, must conserve and enhance the natural beauty, landscape character and special qualities of the designated area. Development should be appropriately located, designed and landscaped to avoid adverse impacts on important views, tranquillity, dark skies and the wider landscape setting.' This is also the case for Policy PP11 regarding holiday parks. Further, advice will need to be sought from Natural England as to the likely requirements for Appropriate Assessment and the tests of the Habitats Regulations for proposals for camping and touring caravan sites within 1.5km of designations, in contrast to the previous policy requirement of 2km.

Policy PP12 is also proposed for an amendment setting out that 'new educational facilities that include indoor or outdoor sports and recreational facilities should be designed to facilitate community use outside normal educational hours. Where appropriate, long-term community use agreements will be expected to secure ongoing public access to such facilities.'

An amendment to Policy PP15 regarding Walton Mere restoration sets out a new requirement that 'the delivery of Biodiversity Net Gain, new saltmarsh habitat and other ecological enhancements should support the objectives of the Essex Local Nature Recovery Strategy, including opportunities for coastal habitat creation, nature recovery and strengthened ecological connectivity.'

6.5.3 Alternatives considered at this stage and throughout the Plan Review process

It is considered that no other alternatives exist in regard to the Prosperous Places policies. It

© Place Services 2026

is considered that any additional alternative approaches would not be distinctly different to the approaches proposed or considered to date in the assessment of the adopted Local Plan and could not be expected to yield any different effects.

6.5.4 Assessment of the Prosperous Places Policies

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
S/T	?	++	0	0	?/+	?	?	?	?	?	?	?	?	?
M/T	?	++	0	0	?/+	?	?	?	?	?	?	?	?	?
L/T	?	++	+	+	?/+	?	?	?	?	?	?	?	?	?

Proposed amendments to Policy PP3 regard the inclusion of a requirement for new neighbourhood centres for the newly allocated strategic development sites of Hare Green, Horsley Cross, and Weeley Garden Villages. The effects on ISA Objective 3 and 4, regarding sustainable transport and social outcomes respectively, will be positive in the long term associated with their expected delivery in the latter stages of the Plan period. These effects may also be expected to be realised for the benefit of the any neighbouring settlements.

A new Policy PP6a has been proposed as part of the Local Plan Review that addresses extensions to existing employment sites in the countryside. The Policy sets out that proposals for the extension of existing employment sites (the area of use and any works) located outside defined settlement boundaries will be supported where a series of criteria are met. These include criteria related to: the demonstration of need and economic benefit; relationship to the existing site; design and environmental quality; access and infrastructure; and the protection of countryside and sensitive areas. The sub-criteria included within the Policy can be considered to directly address all relevant sustainability objectives, with neutral outcomes sought. Nevertheless, uncertainty is raised at this stage as effects would only be recognised on a site-by-site basis. It should further be acknowledged however that adherence to all other relevant thematic Local Plan policies will also be required of any forthcoming proposals that fall within the category of Policy PP6a.

Policy PP7 is proposed to include three new employment allocations in addition to those carried forward from the adopted Local Plan. These are:

- Collierswood Farm, Land North of the A120 (78 hectares);
- Land North of the A120, Harwich Road (5.3 hectares); and
- Weeley Car boot site Land to the North of Colchester Rd, Weeley (2 hectares).

The detailed assessment of these new allocations is included within this ISA, alongside

© Place Services 2026

reasonable alternatives submitted for consideration. An additional proposed change to the Policy includes that 'employment land will also be allocated within the Strategic Allocated Mixed-Use (SAMU) sites to help create balanced and sustainable communities. This is alongside long-term employment land identified as part of the mix of uses proposed at the new Garden Villages which will be developed through a masterplanning process.' Policy PP8 Tourism is proposed to be updated to include that the Council will support appropriate proposals for leisure and tourism facilities as part of farm diversification schemes as well as now sustainable accommodation as part of any such proposals. Amendments proposed for Policy PP13 include the Council's inclusion of their support for a new development type to support growth in the rural economy, namely: 'the extension and enhancement of rural services and community facilities, including shops, pubs, post offices, and village halls.' Significant positive effects on ISA Objective 2 can be expected throughout the Plan period, especially in the long term associated with the delivery of the Plan's strategic allocations. Further positive impacts are associated with a number of policies not proposed for amendment, notably: PP1 (New Retail Development); PP4 (Local Impact Threshold – with impacts on the health of town and village centres); PP6 (Employment Sites); PP8 (Tourism); PP13 (The Rural Economy); and PP14 (Priority Areas for Regeneration).

Policy PP15 Walton Mere is a new Policy proposed as part of the Local Plan Review that supports the restoration of Walton Mere off Mill Street, Walton on the Naze for mixed-use development comprising a new boating lake and or fish nursery with tidal sluice, a new and improved saltmarsh wildlife habitat, a new sea wall, new pedestrian links with appropriate marine-related commercial and community uses, and an appropriate level of residential accommodation in the form of high-quality floating homes and houseboats that will help fund and enable the wider scheme.

Policy PP16 is also a newly proposed policy as part of the Local Plan Review. The policy sets out support for the delivery of a new public car park close to St Osyth village centre to improve access to local shops, services, and community facilities. To assist in funding the provision of the car park, the Council will accept a moderate amount of new housing on land adjacent to the settlement development boundary and, in exceptional circumstances, within the Coastal Protection Belt provided a series of criteria are met. These criteria are largely reiterated through other Local Plan policies however notably includes requirements that the development is directly linked to the delivery of the car park through a legally binding mechanism, and that where development is proposed within the Coast Protection Belt, the Council is satisfied that the public benefits of delivering the car park and associated improvements clearly outweigh any harm to the landscape, character or function of the Coastal Protection Belt.

With this in mind, it is possible that there may be landscape and biodiversity implications in the delivery of any housing in this location beyond those identified for St Osyth in the assessment of new allocations within the settlement. Nevertheless, the site is not specified as an allocation as such and is not required to meet housing needs within the Plan area. Similarly it is not known whether any development for housing would meet the threshold for allocation in the Local Plan (i.e. of 10 dwellings of over). It can be expected that any housing delivery associated with the provision of a car park within St Osyth would be an 'off-Plan' consideration and a development management matter that would require landscape and biodiversity considerations to be considered thoroughly at that stage, including through

© Place Services 2026

project-level HRA. As such no effects are directly identified at this stage for Policy PP16. The same principle is considered applicable for Policy PP15.

The possibility of minor indirect positive impacts, albeit with some uncertainty regarding delivery from the Policy in isolation, regards Policy PP12 and the new requirements that new educational facilities that include indoor or outdoor sports and recreational facilities should be designed to facilitate community use outside normal educational hours. This policy enables the use of sports facilities to the benefit of wider communities and has positive implications regarding ISA Objective 5.

Impacts related to the ISA Framework's other objectives are explored elsewhere in this Report in the appraisal of thematic policies on such themes. Uncertain effects are therefore highlighted for ISA Objectives 1 and 5-14.

6.5.5 Mitigation measures proposed

No mitigation measures or recommendations are made in the assessment of the Prosperous Places policies.

6.6 The Protected Places Policies

6.6.1 What changes were proposed to the adopted Local Plan policies at the Regulation 18 stage?

A number of amendments are proposed to the Protected Places policies through the Local Plan Review. The key policies proposed for amendment that can be considered to change the approach of the corresponding adopted Policy, as part of the Local Plan Review, are:

- Policy PPL1 Development and Flood Risk
- Policy PPL4a Biodiversity in Tendring;
- Policy PPL5 Water Conservation, Drainage And Sewerage;
- Policy PPL9a Non-Designated Heritage Assets;
- Policy PPL10a Operational Energy and Carbon (Net Zero) in Homes and Buildings;
- Policy PPL10b Embodied Carbon and Circular Economy in Homes and Buildings;
- Policy PPL10c Renewable Energy Installations;
- Policy PPL12a Thorpe Station and Maltings
- Policy PPL12b St Osyth Priory

© Place Services 2026

- Policy PPL12c Protection of The Naze
- Policy PPL15 Safeguarding of Hazardous Substance Site, South East of Great Oakley / South West of Harwich

6.6.2 What further changes are proposed at this Regulation 19 stage?

Policy PPL1 is proposed for further amendment that strengthens the position that major development proposals must consider the potential for new Green and Blue Infrastructure to help mitigate potential flood risk and include such Green and Blue Infrastructure and nature-based solutions, where appropriate in accordance with Policy PPL4 of the Plan.

Amendments proposed to Policy PPL3 set out that: the scale and extent of development within all National Landscapes should be limited; proposals for new development within the National Landscapes should be supported by a Landscape and Visual Impact Assessment or Landscape Appraisal; and proposals in or near the National Landscape must underground new infrastructure associated with electricity schemes or communication equipment to help protect the landscape qualities. Further, in considering impacts on the rural landscape, development proposals must have regard to the Essex Local Nature Recovery Strategy (LNRS) and should support its identified priorities for nature recovery wherever appropriate.

Significant amendments are proposed to Policy PPL4 on the recommendations of the HRA/AA (2026). These include that:

- For any major development within 10km of a Habitats Site, a Habitats Regulations Assessment will be required to assess the likelihood of the application site and adjacent land being Functionally Linked Land for designated bird species and/or assemblages of a Habitats Site, to avoid adverse effect on the integrity of the Habitats Sites; and
- A desk-based study covering the last 5 years of bird surveys, using local records, shall be undertaken and unless FLL can be ruled out, a wintering bird survey (two full seasons, including nocturnal surveys) will be required for all suitable adjacent fields both within the application site and adjacent (as development of the application site can cause adverse effects to adjacent FLL), to either rule out FLL or inform the requirement for mitigation. Mitigation will require an equivalent amount of land to be managed for the relevant SPA/Ramsar bird species/assemblages in perpetuity and without public access.

Additionally, Policy PPL4 is updated to include the requirements of SANG provision (on or off site) for developments within the Essex Coast Habitats Sites Zone of Influence that have been identified as having a significant recreational impact on a Habitats site through the HRA process. Also, the Policy sets out that any new or existing green and blue Infrastructure will be protected, managed and where necessary enhanced by the production of long-term management plans and monitoring.

Policy PPL4a is also proposed for amendment to set out the Council's position on BNG

© Place Services 2026

provision in those instances that 20% would be unachievable, for instance where it would make development unviable. In those instances, the Policy sets out that BNG may be met at an off-site location, or via the purchase of credits towards off-site provision.

6.6.3 Alternatives considered at this stage and throughout the Plan Review process

6.6.3.1 Alternatives regarding Policy PP4a Biodiversity Net Gain in Tendring

It can be considered realistic to discuss whether the approach of Policy PP4a (in requiring 20% BNG from applications from April 2027) may give rise to an alternative, at least in principle; specifically the application of minimum national requirements throughout the Plan period. The Council's approach to BNG and the uplift in requirements from April 2027 is justified by a Viability Assessment of Biodiversity Net Gain in Essex (2024) commissioned by Essex County Council (ECC), in collaboration with the Essex Local Nature Partnership (LNP). The Viability Assessment is supported by the document 'Essex Biodiversity Net Gain Evidence for Need' (2024) produced by Place Services.

This Evidence for Need study concludes that the Government's mandated level of 10% net gain is only considered to be the minimum needed to avoid net loss, with most of the resulting effort simply compensating for habitat losses and that at 10% net gain, it is anticipated that 90% of delivery will be within the red line boundary, which will result in lower quality habitats and a lack of contribution to strategic priorities.

The Evidence for Needs study summarises that for BNG to be an effective mechanism for achieving the recovery of nature at a landscape level, a level of 10% is considered to be inadequate, and it is recommended that a minimum level of 20% be established across Essex as a responsible measure to increase confidence of meeting national and local targets for nature recovery. For the purposes of this ISA Report, it is considered that the effects of this uplift would only be resounding for environmental and social objectives and that the potential for positive significant effects exists regarding biodiversity in Essex and in each District.

With need established, the Viability Assessment explores the extra cost of 20% BNG in Essex and the impact on financial viability of development projects if 20% BNG were to be required. This can be considered the predominant reason for not implementing such a position. The Viability Assessment summarises however that the largest cost is implementing the obligatory 10% BNG and that the extra cost of 20% BNG is marginal, and not significant in terms of financial viability (at worst 15-35% higher per dwelling than the cost of delivering the mandatory 10% BNG).

The recently examined Uttlesford Local Plan has been found sound (subject to modifications) with this 20% BNG requirement included within its Policy framework unless it can be demonstrated at the application stage that the proposal would be unviable. For Tendring, this requirement is similarly set out within the Plan's Policy DI1 which includes viability as an exception criterion for infrastructure and impact mitigation measures and requires a full viability assessment to be submitted where this is the case.

© Place Services 2026

For the purposes of this ISA at this stage, it is considered that any alternative regarding the application of the minimum national BNG requirements applying throughout the Plan period is not a reasonable alternative in the context of the District and more widely Essex. This consideration, as discussed above, is based on the merits and absence of significant demerits in applying the Policy's approach of 20% after April 2027, as evidenced by the Viability Assessment of Biodiversity Net Gain in Essex (2024) and the 'Essex Biodiversity Net Gain Evidence for Need' (2024).

6.6.3.2 Alternatives regarding other Protected Places Policies

Regarding other Protected Place polices, it is considered that no other alternatives exist in that are proposed for amendment. It is considered that any additional alternative approaches would not be distinctly different to the approaches proposed or considered to date in the assessment of the adopted Local Plan and could not be expected to yield any different effects.

6.6.4 Assessment of the Protected Places Policies

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
S/T	?	?	?	?	?	++	++	+	+	+	?	?	+	+
M/T	?	?	?	?	?	++	++	+	+	+	?	?	+	+
L/T	?	?	?	?	?	++	++	+	+	+	?	?	+	+

Policy PPL1 is proposed to include additional wording surrounding the application of the 'sequential test' for flooding, which includes that 'the area for this test will relate to the catchment area of the development proposed and should always be appropriate in nature and scale. Usually, this area will not extend beyond the town, city or local villages it relates to. Alternative sites could be two or more sites and do not need to be owned by the applicant.' No additional positive implications are assessed above those identified in the SA of the adopted Local Plan, as the purpose of the amendment is considered to offer clarity to developers rather than seek additional requirements from them.

Policy PP4a is a new policy introduced as part of the Local Plan Review which sets out requirements for Biodiversity Net Gain (BNG). The Policy proposes that this requirement will be a minimum of 20%. The Policy sets out the Council's approach of supporting the setting up of 'Habitat Banks' in the District from which biodiversity units can be bought should certain criteria be adhered to. The establishment of Habitat Banks is encouraged in certain areas / locations within the District subject to applicants entering into legal agreements with Natural England. The approach is considered to have benefits in addition to on-site BNG, that is relevant to the District (which includes multiple and large coverage of wildlife designations and Habitats sites on the coast). As the Policy sets out, it can be expected that the approach would offer potentially significant benefits through the 'creation of bigger, better

© Place Services 2026

and more connected habitats that are resilient, manageable and contribute effectively to the aims and objectives of the Essex Local Nature Recovery Strategy.' Significantly positive effects are identified in regard to ISA Objective 7 (biodiversity net gain) and also ISA Objective 6 (biodiversity enhancements) through a more joined up approach to net gains and existing habitats.

Amendments proposed to Policy PPL5 have been made in response to the Plan Review's updated Water Cycle Study (2025) and subsequent improvements to the Policy in regard to water efficiency. The amended Policy approach requires development proposals to demonstrate water efficient design through numerous criteria as well as the submission of a Water Efficient Design Statement. Furthermore, new residential development will be required to be designed to utilise no more than 100 litres per person per day of mains supplied water / potable water per person per day. There will be positive implications from this amendment on ISA Objective 10 regarding water supply.

Policy PPL9a is a newly introduced policy through the Plan Review, setting out that the Council will seek to ensure the retention, enhancement, and viable use of heritage assets of local importance, including those present on the Council's emerging Local Heritage List. Permission for a proposal that would result in harm to, or the loss of, a non-designated heritage asset will only be granted provided that a balanced judgement has been made that takes into account the scale of harm to, or loss of significance of the non-designated asset. The Policy sets out that this approach will also apply to Protected Lanes. This can be seen to ensure that at the local level, the potential for positive effects to be significant (i.e. through enhancement) can be maximised for ISA Objective 8 (the historic environment).

Policies PPL10a, PPL10b and PPL10c are proposed to effectively replace the adopted Policy PPL10 (Renewable Energy Generation and Energy Efficiency Measures). Policy PP10c seeks to expand the District's policy framework to include the requirements for suitable (both individually and cumulatively) renewable and low carbon energy generation proposals, PV development, and new or expanded heat networks. Proposals should also be accompanied by an Energy Statement that includes details for their maintenance, use of electricity generated, and how they would contribute to renewable energy in new development e.g. as a percentage of total consumption.

Policies PPL10a and PPL10b correspond to the Essex model suite of policies that have been collaboratively prepared by the Local Authorities in Greater Essex (led by the Climate and Planning Unit at Essex County Council, under the steer and guidance of the Essex Planning Officers Association) to support the development of common planning policies relating to energy use and generation, and carbon emissions from the construction and use of homes and buildings. Both policies are subject to Planning Policy Statements (2025), which set out the technical and legal evidence base for the approaches, with the intention for a single approach to be embedded into all Local Plans within Greater Essex.

PPL10a aims to ensure that all new homes and buildings achieve a consistent energy efficiency and generation standard (net zero carbon in operation) that aligns with local and national climate targets and delivers high quality, healthy, efficient, climate resilient homes and buildings. PPL10b aims to ensure that all new homes and buildings are designed and constructed using materials and resources efficiently, minimising waste, and use high

© Place Services 2026

quality, natural and locally sourced, low carbon materials where possible.

Both approaches can be expected to ensure heightened positive effects above those identified within the adopted Local Plan's policy framework, with the potential for more significant transboundary and cumulative effects across Greater Essex in the future. Effects are not highlighted as significantly positive in the Plan period however, due to the nature of the policies essentially seeking to mitigate or minimise the effects of development.

Policies PPL12a, PPL12b and PPL12c seek the improvement, restoration, and / or protection of various assets of cultural and historic importance within the District. In the case of those at Thorpe and Sy Osyth Priory, the policies acknowledge the possibility of residential enabling development being required to secure the future of the assets. Regarding the Naze the policy supports appropriate development proposals for eco-tourism that could assist in promoting awareness and generating funding for the future protection of the asset. In all cases however, the Policies are likely to have positive standalone effects related to heritage, public transport (walking and cycling), health, biodiversity and geodiversity, flood defence, and also economic objectives.

The newly introduced Policy PPL15 sets out that in the specific instance of development being proposed within the established safeguarded area around Bramble Island, consultation must be made with the operator of the site so as to not affect the operation of the site or give rise to any safety issues. In addition, various other criteria must be met. The Policy is not identified as having any notable effects on the ISA Objectives.

Further positive impacts are highlighted of the Protected Places polices regarding landscape protection (ISA Objective 9), specifically through policies PPL2 (Coastal Protection Belt), PPL3 (The Rural Landscape), and PPL6 (Strategic Green Gaps).

Impacts related to the ISA Framework's other objectives are explored elsewhere in this Report in the appraisal of thematic policies on such themes. Uncertain effects are therefore highlighted for ISA Objectives 1-5, and 11-12

6.6.5 Mitigation measures proposed

No mitigation measures or recommendations are made in the assessment of the Protected Places policies.

6.7 The Connected Places Policies

6.7.1 What changes were proposed to the adopted Local Plan policies at the Regulation 18 stage?

The key policies proposed for amendment that can be considered to change the approach of the corresponding adopted Policy, as part of the Local Plan Review, are:

- Policy CP1 Sustainable Transport and Active Travel

© Place Services 2026

- Policy CP2 Improving and Maintaining The Transport Network; and
- Policy CP3 Improving The Telecommunications Network.

6.7.2 What further changes are proposed at this Regulation 19 stage?

Policy CP1 has been amended at this stage to ensure that proposals align with local and county-level priorities for active travel and safeguarding the phased delivery of identified LCWIP corridors, particularly those connecting Garden Villages, rail stations, coastal centres, schools, key employment sites and Healthy Streets priority areas. Additionally, the Policy now includes the requirement that all major developments secure monitored Travel Plans with enforceable remedial mechanisms, demonstrating quantified mode share and carbon reduction trajectories, aligning with Local Transport Plan 4 and the national Transport Decarbonisation Plan. Lastly, amendments are also made to set out how parking provision will be assessed of proposals, including that electric vehicle charging should follow Building Regulations Part S and the Essex County Council Electric Vehicle Charge Point Strategy.

6.7.3 Alternatives considered at this stage and throughout the Plan Review process

It is considered that no other alternatives exist in regard to the Connected Places policies that are proposed for amendment. It is considered that any additional alternative approaches would not be distinctly different to the approaches proposed or considered to date in the assessment of the adopted Local Plan and could not be expected to yield any different effects. Similarly, the amendments proposed within the Policy are considered necessarily consistent with the approach of Essex County Council (as the highway authority) who have been consulted on and provided input into the wording of the Policy as proposed.

6.7.4 Assessment of the Connected Places Policies

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
S/T	?	+	++	+	?	?	?	?	?	?	?	?	?	?
M/T	?	+	++	+	?	?	?	?	?	?	?	?	?	?
L/T	?	+	++	+	?	?	?	?	?	?	?	?	?	?

The amendments to Policy CP1 have been proposed to expand the requirements for measures to reduce car dependence. The adopted Policy includes that all applications should include proposals for walking and cycling routes and new or improved bus-stops/services, whereas the amended Policy at this stage includes that: such improvements should be attractive; that proposals enhance connectivity to Public Rights of Way (PRoWs)

© Place Services 2026

and bridleways; are connected to public transport nodes; incorporate the measures of the Tendring District Cycling Action Plan, the Essex Walking Strategy 2021, and the Sunshine Coast Greenway objectives; and also recognise the health benefits of active travel. This can be seen to enhance the positive effects of the adopted Policy in regard to sustainable transport and also health objectives. There can be expected to be significant positive implications as a result of the added Policy requirements in regard to ISA Objective 3 (sustainable transport) and also to a lesser extent ISA Objective 4 (regarding health).

The proposed changes to Policy CP2 reflect the updated position in regard to those transport improvements required for the strategic development allocations proposed within the Plan, notably those at Hare Green, Horsley Cross, and Weeley. The Policy, as adopted, included a similar approach of setting out the improvements to the strategic road network in response to the Tendring Colchester Borders Garden Community alone.

The adopted policy sets out that the improvements required to accommodate the Garden Community were to be secured through the Housing Infrastructure Fund. The Policy is proposed to be amended to reflect that the improvements to the transport network required for the new strategic development allocations within the Plan are to be secured, as necessary, through planning conditions, legal agreements and/or through Community Infrastructure Levy (CIL) as required. Although the Policy could be seen to increase the attractiveness of private car use, such a position is essential for inclusive accessibility and connectivity and the requirements of Policy CP1 seek to ensure modal shift to active travel modes.

Further amendments to the Policy regard the Council's use of planning conditions surrounding the repair of any damage to the public highway and public realm during construction periods, and also the use of planning conditions and legal agreements to ensure any changes to highway speed limits that may be required to necessitate or otherwise benefit new development proposals. Additionally, in response to Highways England comments, the amended Policy at this stage recognises the importance of providing appropriate lorry parking facilities and related driver amenities to support the strategic road network and the freight industry.

Policy CP3 amendments revolve around the latest technology regarding 5G and broadband speeds, notably that new development should be served by gigabit capable broadband, as opposed to being served by a 'superfast' broadband* (fibre optic) connection as specified in the adopted Policy. The impacts of this are likely to be the same as specified within the SA of the Section Two Local Plan and are positive in so far as they respond to the latest iteration of the NPPF and the latest building regulations. Minor positive effects are assessed for ISA Objective 2, in regard to economic objectives, to reflect flexible working patterns and the need for the Plan to be updated to reflect modern standards.

Impacts related to the ISA Framework's other objectives are explored elsewhere in this Report in the appraisal of thematic policies on such themes. Uncertain effects are therefore highlighted for ISA Objectives 1 and 5-14.

© Place Services 2026

6.7.5 Mitigation measures proposed

No mitigation measures or recommendations are made in the assessment of the Connected Places policies.

6.8 The Delivering Places Policies

6.8.1 What changes were proposed to the adopted Local Plan policies at the Regulation 18 stage?

The Delivering Places policies respond to the Plan's strategic allocations (mixed use, housing, and employment) as well as medium site allocations. The supporting text for the policies within this chapter set out the thresholds for what is strategic or of a medium scale for each of the above development types / uses and includes a site specific policy for each of the qualifying allocations.

The site allocations within the adopted Local Plan remain, and none are proposed to be removed from the Plan as part of the Plan Review. As such, the amendments to the Delivering Places policies proposed at this stage respond directly to those additional strategic allocations introduced within the Local Plan Review. The new strategic allocation policies proposed for inclusion within this chapter are:

- Policy SAMU5 - Development Off Deane's Lane and Oakley Road, Dovercourt
- Policy SAMU6 - Weeley Green Garden Village
- Policy SAMU7 - Redevelopment of Saltings Quarter, Riverside Avenue, Manningtree
- Policy SAMU8 - Hare Green / Tendring Central Garden Village
- Policy SAMU9 - Horsley Cross Garden Village
- Policy SAH1 - Vicarage Farm Off Main Road and South or A120, Harwich / Dovercourt
- Policy SAH2 - Development North of Thorpe Road, Kirby Cross
- Policy SAH6 - Development of Land East of Cockaynes Lane, Alresford
- Policy SAH7 - Land East of Admirals Green and North of Weeley Road
- Policy SAH8 - Development of Land East or Amerells Road
- Policy SAH9 - Development of Land South or Clacton Road, St Osyth
- Policy SAH11 - Land North of Lifehouse Spa & Hotel, Thorpe-le-Soken

© Place Services 2026

- Policy SAE2 - Freeport East, Bathside Bay and the A120 Corridor[5]
- Policy SAE3 - Collierswood Farm A120 Strategic Business Park

6.8.2 What further changes are proposed at this Regulation 19 stage?

At its meeting on 10 June 2026, the Planning Policy and Local Plan Committee agreed a number of amendments to site allocations are proposed, leading to a small, combined uplift in provision over the Plan period.

Previous allocations SAH3, SAH4, and SAH10 have all been deleted following consultation on the Regulation 18 Preferred Options Local Plan. The shortfall in dwelling provision is instead proposed to be met through an increase in capacity at SAH2 as well as several new smaller allocations ranging from 25-60 dwellings each. These are:

- MSA33 - Well House Site, Chestnut Way, Brightlingsea
- MSA34 - Vicarage Field, Church Road, Brightlingsea
- MSA35 - Land North of Robinson Road, Brightlingsea
- MSA36 - Land North of Wix Road, Bradfield
- MSA37 - Land East of The Street, Bradfield

These new site allocations do not have corresponding policies, unlike the SAMU, SAH and SAE allocations, due to their size and comparatively less complex nature.

6.8.3 Alternatives considered at this stage and throughout the Plan Review process

Alternatives exist regarding the new Delivering Places policies in so far as alternative sites for allocation have been submitted for consideration through the Council's call-for-sites process. These alternatives are considered in Section 5 of this Report.

6.8.4 Assessment of the Delivering Places Policies

The approach to assessing the Delivering Places Policies is to identify whether the 'policy-off' effects identified in the assessment of each of the sites to which they relate are suitably addressed. Similarly, the assessment will explore whether some effects will also be addressed through compliance with other thematic Plan policies and requirements. This approach seeks to ensure that no gaps exist within the plan's policy framework that would result in a negative effect going unmitigated and importantly also no missed opportunity for the maximisation of any sustainability benefits.

[5] Not assessed within this ISA as planning permission has been granted and development has commenced.

© Place Services 2026

The table below sets out the negative or potentially negative impacts identified in the assessment of each site as well as the positives, and whether each effect is addressed by the Delivering Places policies (and subsequently what the effect would then be).

© Place Services 2026

Table 18: 'Policy-on' Assessment of the Strategic Allocation Policies

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
SAMU5	Distance to a Town, Village, or Neighbourhood Centre	Not significant (-)	The Policy includes that approximately two hectares of land is allocated within the wider site for a Neighbourhood Centre to include local shops, services and community facilities.	The requirement for a Neighbourhood Centre to be integrated into development is considered suitable mitigation. Positive effects can be expected as a result.	Positive (+)
	Connectivity / Distance to public transport	Significant (- -)	The Policy states that development will be required to provide, 'where necessary, enhancements to public transport, cycle, pedestrian, and bridleway infrastructure, including the retention and enhancement of Bridleway 36, provision of a connected network of multi-user routes linked to surrounding Public Rights of Way, and incorporation of safe and attractive active travel connections both	The requirement of a suite of measures to improve connectivity alleviate some of the effects highlighted in the policy-off appraisal through walking and cycling improvements. Nevertheless, the direct provision of public transport and its frequency is not within the remit of the Plan but service providers, hence uncertain impacts highlighted at this stage.	Uncertain (?)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			within the site and to adjoining communities and services.'		
	Distance to GP Services	Not significant (-)	The Policy includes that there will be a requirement for financial contributions towards community facilities such as health provision as required by the NHS/CCG either through the Community Infrastructure Levy or Section 106 Planning Obligations. It is possible that on-site provision could be forthcoming within the newly provided Neighbourhood Centre.	Although the Policy acknowledges that there is a need for the development to be supported by healthcare related infrastructure, it should be acknowledged that the direct provision of services is not within the remit of the Local Plan or planning more widely. Impacts will therefore be uncertain until decisions on provision are decided by the service provider.	Uncertain (?)
	Potential impact on a Habitats site	Not significant (-)	Requirements are provided within the Policy for development to provide Suitable Alternative Natural Greenspace (SANG)	Direct requirements to address impacts on Habitats sites is included within the Policy to reflect Natural England advice specified at	Neutral / no impact (0)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			mitigation and measures required to avoid or mitigate adverse effects on Habitats Sites. Additionally, Functionally Linked Land is required to be protected and any impacts appropriately avoided, mitigated or compensated for.	the previous Regulation 18 stage consultation. Additionally, expanded policy requirements are provided within the proposed Local Plan Policy PPL4, which requires project-level HRA to be provided alongside qualifying planning applications, as well as other compensatory provisions where necessary. Furthermore, the requirements for a 'comprehensive planning framework', prepared through a future review of the Local Plan, or other successor development plan mechanism, allows for the further consideration of the site within a 'plan-led' system which will require mandatory HRA.	

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
	Neighbouring Priority Habitats (biodiversity)	Not significant (-)	Although BNG, biodiversity enhancements, open space, and landscape related criteria exist within the Policy. The Policy states that development proposals must be designed to enable and support the habitat priority measures identified within the Strategic Opportunities set out in the Essex Local Nature Recovery Strategy (LNRS).	The site borders coastal saltmarsh Priority Habitats to the east / south east. Although the potential for impacts have been raised at this point, it can be considered that such areas can be avoided, and disruption minimised, through other Plan policies and the use of planning conditions, as well as through direct Policy criteria.	Neutral (0)
	Presence of Listed Buildings neighbouring the site	Not significant (-)	The Policy includes a requirement for the delivery of opportunities for the protection and where appropriate, enhancement of the historic environment, including designated and non-designated heritage assets, their settings, and the built and archaeological environment, informed	It is considered that the impacts on the neighbouring Listed Buildings would be fully understood as any proposal progresses, both through the Policy requirement and wider thematic policy requirements specific to the historic environment. The policy has been amended at this stage	Neutral (0) through protection / positive (+) should enhancements be forthcoming.

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			where necessary by a Heritage Impact Assessment and incorporating any identified mitigation measures.	to factor in the recommendations of a high level assessment of site allocations undertaken by Place Services' heritage specialists. Impacts can be expected to be neutral in principle.	
	On-site features of landscape value	Not significant (-)	The Policy states that the design and layout of the development must have regard to the surrounding landscape and deliver links with the existing landscape and access features. As part of this, appropriate landscaping treatment along the southern and western edge the site is required to minimise visual impacts.	As can be expected from a large greenfield site, many positive features of landscape value are included in the current undeveloped boundary. The loss of these is not inevitable and they can make a positive contribution to any future development. The Policy, without being specific about any such features, acknowledges this. The requirement for a future masterplan gives some further reassurance regarding local landscape	Neutral (0) / positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
				characteristics being appropriately considered as any proposal progresses.	
	Landscape highly sensitive to development	Not significant (-)	The Policy states that the design and layout of the development must have regard to the surrounding landscape, seeking to minimise visual impacts through the inclusion of mitigation measures to deliver links with the existing landscape and access features. As part of this, appropriate landscaping treatment along the southern and western edge the site is required to minimise visual impacts.	The Policy is specific about the potential for landscape impacts along the southern and western edges of the site, particularly visual impacts. This can be seen to appropriately acknowledge the high sensitivity of the site to development. The requirement for a future masterplan gives some further reassurance regarding local landscape characteristics being appropriately considered as any proposal progresses. Nevertheless, there is likely to be some inevitable negative impact associated with extending the built	Uncertain (?)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
				environment in this undeveloped area.	
	Loss of Grade 2 Agricultural Land / BMV	Not significant (-)	The Policy does not include any measures to mitigate the loss of Grade 2 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.	Negative (-)
	Areas with a 'high' chance of surface water flood risk on site	Not significant (-)	The Policy does not directly acknowledge any specific areas of surface water flood risk, however does include a criterion that requires the preparation of foul and surface water drainage strategies in engagement with Anglian Water.	The impacts regarding surface water flood risk can be considered broadly neutral through the application of the Policy, the requirement for a future masterplan, and also adherence to wider thematic policy / policies in the Plan.	Neutral (0)
SAMU6	Distance to a Town, Village, or Neighbourhood Centre	Significant (- -)	Proposed amendments to Policy PP3 regard the inclusion of a requirement for a new Neighbourhood	The requirement for a Neighbourhood Centre to be integrated into development is considered suitable	Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			Centre for the Garden Village that will be required to include local shops, services and community facilities.	mitigation. Positive effects can be expected as a result.	
	Distance to GP Services	Significant (- -)	The Policy includes that there will be a requirement for financial contributions towards health provision. Similarly, the Policy sets out a requirement for financial contributions towards the expansion and/or upgrade of Weeley village hall to serve an expanded community and to provide flexible accommodation for a range community activities that could include health services.	Although the Policy acknowledges that there is a need for the development to be supported by healthcare related infrastructure, it has to be acknowledged that the direct provision of services is not within the remit of the Local Plan or planning more widely. Impacts will therefore be uncertain until decisions on provision are decided by the service provider.	Uncertain (?)
SAMU7	Borders a Habitats site	Not significant (-)	The Policy states that development shall provide Suitable Alternative Natural	Alongside the relevant policy requirements, sufficient policy exists within the	Neutral / no impact (0)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			Greenspace (SANG) mitigation, where necessary, in accordance with Natural England guidance and Policy PPL4 of this Plan, and shall deliver any measures required to avoid or mitigate adverse effects on Habitats Sites. Where present, Functionally Linked Land shall be protected and any impacts appropriately avoided, mitigated or compensated for. Further, financial contributions regarding Essex RAMS measures and any mitigation for functionally linked land are included within the Policy.	adopted Plan (Policy PPL4) that requires project-level HRA to be provided.	
	Borders Priority Habitat	Not significant (-)	The Policy includes a requirement for 20% biodiversity net gain	The site borders Priority Habitat to the north associated with the Habitats	Neutral / no impact (0)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			including habitat creation by designing the development to actively enable and support the priority habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS);	site. Alongside the policy requirements, the potential for impacts are raised at this point, it can be considered that such areas can be avoided, and disruption minimised, through other Plan policies and the use of planning conditions.	
	Connectivity / Distance to public transport	Not significant (-)	The Policy states that development will be required to enhance public connectivity, with a particular focus on creating safe, accessible, and attractive pedestrian and cycle links between Station Road and the river frontage of the site, as well as along the riverside corridor.	The requirement of a suite of measures to improve connectivity alleviate some of the effects highlighted in the policy-off appraisal through walking and cycling improvements.	Positive (+)
	Site is within Flood Risk Zone 2	Not significant (-)	The Policy acknowledges the constraints of the site, setting out that financial	The impacts regarding flood risk can be considered broadly neutral through the	Neutral (0)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			contributions should be made towards flood risk mitigation. Further, proposals should explore opportunities for the provision of flood storage areas.	application of the Policy, as well as adherence to wider thematic policy / policies in the Plan.	
	Areas with a 'high' chance of surface water flood risk on site	Not significant (-)	As specified above, the Policy requires proposals to explore opportunities to provide flood storage areas in addition to prioritising SuDS and water efficiency.	The impacts regarding flood risk can be considered broadly neutral through the application of the Policy, as well as adherence to wider thematic policy / policies in the Plan.	Neutral (0)
SAMU8	Distance to a Town, Village, or Neighbourhood Centre	Significant (- -)	The Policy sets out that a new Neighbourhood Centre will be required of development within the core of the Garden Village. Additionally, proposed amendments to Policy PP3 regard the inclusion of a requirement for a new	The requirement for a Neighbourhood Centre to be integrated into development is considered suitable mitigation. Positive effects can be expected as a result.	Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			Neighbourhood Centre for the Garden Village.		
	Distance to GP Services	Significant (- -)	The Policy sets out that increased primary healthcare capacity will be provided to serve the new development. This could be by means of new on-site infrastructure; an improvement, reconfiguration, extension or relocation of existing medical facilities; or through financial contributions towards new or expanded healthcare facilities serving the local population, where agreed with the relevant health authorities.	Although the Policy acknowledges that there is a need for the development to be supported by healthcare related infrastructure, it has to be acknowledged that the direct provision of services is not within the remit of the Local Plan or planning more widely. Impacts will therefore be uncertain until decisions on provision are decided by the service provider.	Uncertain (?)
	Distance to Primary School	Not significant (-)	The Policy sets out a requirement for a new secondary school along with primary schools and	The Policy acknowledges the need for multiple Primary Schools to be delivered as part of the development, as	Significantly positive (++)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			early-years facilities will be provided to serve the new development, in accordance with the most up-to-date evidence provided by the Education Authority. Further, public transport links to existing education facilities must be provided before any dwellings at the new Hare Green Garden Village can be occupied, allowing for development to be phased in a way that ensures all children have access to education ahead of the completion of new schools.	well as a new secondary school. The Essex County Council Developer's Guide to Infrastructure Contributions (2024) sets the threshold for a Primary School (two form entry being the preference from the authority) at 2,000 homes in a mixed-use development. For secondary schools to be provided (six form entry being preferred) a threshold of 4,500 is the general threshold. With these thresholds established, it can be considered that the Policy sets out an appropriate level of provision for schools.	
	Connectivity / Distance to public transport	Significant (- -)	The Policy sets out a requirement for a package of measures to be	The Policy seeks positive outcomes associated with public transport associated	Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			introduced to encourage smarter transport choices to meet the needs of the new community and to maximise the opportunities for sustainable travel. This includes measures such as an additional connection to the rapid transit system serving the Tendring Colchester Borders Garden Community to the west, as well as the provision of a network of footpaths, cycleways, bridleways, and multi-user routes to enhance permeability within the site and to access the adjoining areas.	with the new Garden Village, as well as minimising impacts on the existing road network. The requirement of this suite of measures to improve connectivity alleviate some of the effects highlighted in the policy-off appraisal through walking and cycling improvements.	
	Potential loss of Priority Habitat	Not significant (-)	The Policy sets out a requirement that new development avoid, protect and/or enhance biodiversity assets within and	It can be considered that in specifying avoidance and protection, the Policy adequately and suitably seeks the mitigation of any	Neutral (0) / Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			surrounding the site with a Biodiversity Net Gain requirement of 20%. Further, development proposals must be designed to enable and support the priority habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS) and make enhancements through Green Infrastructure and Nature based solutions.	effects on Priority Habitat on site. Requirements for enhancements to green infrastructure would ensure positive effects are forthcoming.	
	Multiple Listed Buildings on site	Significant (- -)	The Policy sets out that new development will be required to conserve and where appropriate enhance the significance of heritage assets (including any contribution made by their settings) both within and surrounding the site. A	It can be considered that in specifying enhancement, the Policy adequately and suitably seeks the mitigation of any effects on heritage assets on site. Nevertheless, a degree of uncertainty remains until that time that such assets are specifically	Uncertain (?) / Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			Heritage Impact Assessment shall inform the masterplanning process, including consideration of site capacity, layout, mitigation measures and opportunities for enhancement.	identified and appropriately integrated or enhanced through a 'comprehensive planning framework'.	
	Potential coalescence of Frating with Balls Green and Hare Green	Significant (- -)	The Policy sets out that a 'comprehensive planning framework' will be prepared for the Garden Village, containing policies setting out how the new community will be designed, developed and delivered in phases. The framework will define the boundary of the new Garden Village and the amount of development it will contain. It will be produced in consultation with the local community and stakeholders and will	Although the potential coalescence, or merging, of Frating with Balls Green and Hare Green is not specifically mentioned, the Policy acknowledges that much of the work on landscape, layout, and design is more appropriately identified within the 'comprehensive planning framework' and through further and extensive public consultation. Further, the Policy requires a network of multi-functional green infrastructure	Significantly negative (- -) / Uncertain (?)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			include a concept plan showing the disposition and quantity of future land-uses and give a three dimensional indication of the urban design and landscape parameters which will be incorporated into any future planning applications.	incorporating key elements of the existing green assets within the site, including a central village green and a country park to the west, along with community parks, allotments, the provision of well-connected and accessible sports areas with associated facilities and play facilities. The green infrastructure network shall also be planned at a landscape scale. This could go some way to allow the potential for areas between the existing settlements within the wider red line boundary to be undeveloped, act as buffers to counteract possible coalescence, and remain so through designation as alternative land uses.	

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
				Nevertheless the potential for significant negative effects cannot be ruled out at this stage, albeit with a large degree of uncertainty, until a more developed scheme is progressed. It is not considered possible to identify impacts with certainty at this stage based on a red line boundary. It is recommended that landscape sensitivity work is undertaken to shape the forthcoming 'comprehensive development framework'. This allows the detailed landscape implications of the proposed scheme to be understood and addressed through a plan-led process and enhancements sought in line with the site policy.	

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
	Features of landscape value on site	Significant (- -)	The Policy does not specifically identify any features of landscape value that should be protected or enhanced, however requires of development a network of multi-functional green infrastructure incorporating key elements of the existing green assets within the site, including a central village green and a country park to the west, along with community parks.	The Policy seeks the broad retention of landscape features. Further, i t can be considered that other thematic policies within the Plan adequately ensure that landscape features are appropriately considered. Additionally, it can also be considered that many features of landscape value are suitably addressed through the requirements for enhancements to biodiversity and heritage assets within the Policy. Nevertheless, a degree of uncertainty remains until that time that such features are specifically identified and appropriately integrated or enhanced through a 'comprehensive planning framework'.	Uncertain (?) / Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
	Potential loss of Grade 1 Agricultural Land / BMV	Significant (- -)	The Policy does not include any measures to mitigate the loss of Grade 1 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.	Significantly negative (- -)
	Land within Flood Risk Zone 3 on site	Not significant (-)	The Policy sets out that the delivery of smart, innovative and sustainable water efficiency/re-use solutions that foster climate resilience and a 21st century approach towards water supply, water and waste water treatment and flood risk management be integrated into development.	It can be considered that regarding flood risk generally, thematic policy will apply to some degree within any forthcoming development, with the addition of the enhanced elements and approaches of set out within the Policy. Nevertheless, any approach of avoiding flood risk areas is considered more appropriately identified within the 'comprehensive planning framework' and through specialist evidence base regarding flood risk.	Neutral / no impact (0)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
	Areas with a 'high' chance of surface water flood risk on site	Not significant (-)	The Policy sets out that the delivery of smart, innovative and sustainable water efficiency/re-use solutions that foster climate resilience and a 21st century approach towards water supply, water and waste water treatment and flood risk management be integrated into development.	It can be considered that regarding flood risk generally, thematic policy will apply to some degree within any forthcoming development, with the addition of the enhanced elements and approaches of set out within the Policy. Nevertheless, any approach of avoiding flood risk areas is considered more appropriately identified within the 'comprehensive planning framework' and through specialist evidence base regarding flood risk.	Neutral / no impact (0)
SAMU9	Distance to a Town, Village, or Neighbourhood Centre	Significant (- -)	The Policy sets out the requirement for a new neighbourhood centre at the core of the Garden Village of an appropriate scale to serve the proposed	The requirement for a Neighbourhood Centre to be integrated into development is considered suitable mitigation. Positive effects can be expected as a result.	Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			development. It adds that the centre will be located where they will be easily accessible by walking, cycling and public transit to the majority of residents in the Garden Village. Further, proposed amendments to Policy PP3 regard the inclusion of a requirement for a new Neighbourhood Centres for the Garden Village.		
	Connectivity / Distance to public transport	Significant (- -)	The Policy sets out a requirement for a package of measures to be introduced to encourage smarter transport choices to meet the needs of the new community and to maximise the opportunities for sustainable travel. This includes measures such as an additional connection to	The Policy seeks positive outcomes associated with public transport associated with the new Garden Village, as well as minimising impacts on the existing road network. The requirement of this suite of measures to improve connectivity alleviate some of the effects highlighted in the policy-off appraisal through	Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			the rapid transit system serving the Tendring Colchester Borders Garden Community, as well as the provision of a network of footpaths, cycleways, bridleways, and multi-user routes to enhance permeability within the site and to access the adjoining areas.	walking and cycling improvements.	
	Distance to GP Services	Significant (- -)	The Policy includes that 'Increased primary healthcare capacity will be provided to serve the new development. This could be by means of new on-site infrastructure; an improvement, reconfiguration, extension or relocation of existing medical facilities; or through financial contributions towards new or expanded	Although the Policy acknowledges that there is a need for the development to be supported by healthcare related infrastructure, it has to be acknowledged that the direct provision of services is not within the remit of the Local Plan or planning more widely. Impacts will therefore be uncertain until decisions on provision are decided by the service provider.	Uncertain (?)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			healthcare facilities serving the local population, informed by engagement with the NHS and the Infrastructure Delivery Plan.'		
	Distance to Primary School	Not significant (-)	The Policy sets out that 'a new Secondary School along with Primary schools and early-years facilities will be provided to serve the new development, with a connection, via the Rapid Transit System and/or other public transport links, to surrounding communities including the Colchester Borders Garden Community and Manningtree. The Secondary School at the Tendring Colchester Borders Garden Community and Primary School at the Hare Green Garden	The Policy acknowledges the need for multiple Primary Schools to be delivered as part of the development. The Essex County Council Developer's Guide to Infrastructure Contributions (2024) sets the threshold for a Primary School (two form entry being the preference from the authority) at 2,000 homes in a mixed-use development. For secondary schools to be provided (six form entry being preferred) a threshold	Significantly positive (++)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			Community will have been constructed and in will be in operation, along with public transport links to those facilities, before any dwellings at the new Tendring Central Garden Community can be occupied – allowing for development to be phased in a way that ensures all children have access to education ahead of the completion of new schools at Horsley Cross'	of 4,500 is the general threshold. With these thresholds established, it can be considered that the Policy sets out an appropriate level of provision for both Primary and Secondary schools	
	Potential loss of Priority Habitat (inc. Ancient Woodland)	Not significant (-)	The Policy sets out a requirement that new development avoid, protect and/or enhance biodiversity assets within and surrounding the site with a Biodiversity Net Gain requirement of 20%. Further, the Policy requires	It can be considered that in specifying avoidance and protection, the Policy adequately and suitably seeks the mitigation of any effects on Priority Habitat on site. Requirements for enhancements to green infrastructure would ensure	Neutral (0) / Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			development proposals to be designed to enable and support the priority habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS) and make enhancements through Green Infrastructure and Nature based solutions. The 'comprehensive planning framework' shall be informed by appropriate ecological surveys, including assessment of Functionally Linked Land.	positive effects are forthcoming.	
	Multiple Listed Buildings on site	Significant (- -)	The Policy sets out that new development will be required to Conserve and where appropriate enhance the significance of heritage assets (including any contribution made by their	It can be considered that in specifying enhancement, the Policy adequately and suitably seeks the mitigation of any effects on heritage assets on site. Nevertheless, a degree of uncertainty	Uncertain (?) / Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			settings) both within and surrounding the site. Further, a Heritage Impact Assessment shall inform the 'comprehensive planning framework' process, including consideration of site capacity, layout, mitigation measures and opportunities for enhancement.	remains until that time that such assets are specifically identified and appropriately integrated or enhanced through a 'comprehensive planning framework'.	
	Potential coalescence of Horsley Cross and Horsleycross Street	Significant (- -)	The Policy sets out that a 'comprehensive planning framework' will be prepared for the Garden Village, containing policies setting out how the new community will be designed, developed and delivered in phases. The 'comprehensive planning framework' will define the boundary of the new Garden Village and the amount of development it	Although the potential coalescence, or merging, of Horsley Cross and Horsleycross Street is not specifically mentioned, the Policy acknowledges that much of the work on landscape, layout, and design is more appropriately identified within the 'comprehensive planning framework' and through	Significantly negative (- -) / Uncertain (?)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			will contain. It will be produced in consultation with the local community and stakeholders and will include a concept plan showing the disposition and quantity of future land-uses and give a three dimensional indication of the urban design and landscape parameters which will be incorporated into any future planning applications.	further and extensive public consultation. Further, the Policy requires a network of multi-functional green infrastructure incorporating key elements of the existing green assets within the site, including a central village green and a country park to the west, along with community parks, allotments, the provision of well-connected and accessible sports areas with associated facilities and play facilities. The green infrastructure network shall also be planned at a landscape scale. This could go some way to allow the potential for areas between the existing settlements within the wider red line boundary to be undeveloped, act as buffers	

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
				to counteract possible coalescence, and remain so through designation as alternative land uses. Nevertheless the potential for significant negative effects cannot be ruled out at this stage, albeit with a large degree of uncertainty, until a more developed scheme is progressed. It is not considered possible to identify impacts with certainty at this stage based on a red line boundary. It is recommended that landscape sensitivity work is undertaken to shape the forthcoming 'comprehensive development framework'. This allows the detailed landscape implications of the proposed scheme to be understood and addressed through a plan-led process,	

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
				and enhancements sought in line with the site policy.	
	Features of landscape value on site	Significant (- -)	The Policy does not specifically identify any features of landscape value that should be protected or enhanced.	The Policy seeks the broad retention of landscape features. Further, i t can be considered that other thematic policies within the Plan adequately ensure that landscape features are appropriately considered. Additionally, it can also be considered that many features of landscape value are suitably addressed through the requirements for enhancements to biodiversity and heritage assets within the Policy. Nevertheless, a degree of uncertainty remains until that time that such features are specifically identified and appropriately integrated or enhanced through a	Uncertain (?) / Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
				'comprehensive planning framework'.	
	Potential loss of Grade 2 Agricultural Land / BMV	Not significant (-)	The Policy does not include any measures to mitigate the loss of Grade 2 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.	Negative (-)
	Land within Flood Risk Zone 3 on site	Not significant (-)	The Policy sets out that the delivery of smart, innovative and sustainable water efficiency/re-use solutions that foster climate resilience and a 21st century approach towards water supply, water and waste water treatment and flood risk management be integrated into development.	It can be considered that regarding flood risk generally, thematic policy will apply to some degree within any forthcoming development, with the addition of the enhanced elements and approaches of set out within the Policy. Nevertheless, any approach of avoiding flood risk areas is considered more appropriately identified within the 'comprehensive planning	Neutral / no impact (0)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
				framework' and through specialist evidence base regarding flood risk.	
	Areas with a 'high' chance of surface water flood risk on site	Not significant (-)	The Policy sets out that the delivery of smart, innovative and sustainable water efficiency/re-use solutions that foster climate resilience and a 21st century approach towards water supply, water and waste water treatment and flood risk management be integrated into development.	It can be considered that regarding flood risk generally, thematic policy will apply to some degree within any forthcoming development, with the addition of the enhanced elements and approaches of set out within the Policy. Nevertheless, any approach of avoiding flood risk areas is considered more appropriately identified within the 'comprehensive planning framework' and through specialist evidence base regarding flood risk.	Neutral / no impact (0)
SAH1	Distance to GP Services	Not significant (-)	The Policy does not include any requirements to	Irrespective of the Policy's approach, it has to be	Uncertain (?)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			enhance healthcare provision in the broad area, aside from through infrastructure contributions, however, does seek to maximise vehicular, pedestrian and cycle access.	acknowledged that the direct provision of services is not within the remit of the Local Plan or planning more widely. Impacts will therefore be uncertain until decisions on provision are made by the service provider.	
	Connectivity / Distance to public transport	Significant (- -)	The Policy sets out that development must provide safe and inclusive pedestrian and cycle routes through the site. Infrastructure contributions related to public transport and active travel improvements are similarly set out as required.	The Policy seeks positive outcomes associated with walking and cycling and also set out the need for public transport improvements. These measures to improve connectivity alleviate some of the effects highlighted in the policy-off appraisal, nevertheless uncertainty exists in regard to the delivery of public transport services to serve any future development, which is not within the remit of a Local Plan.	Positive (+) / Uncertain (?)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
	Listed Building to the immediate south of the site	Not significant (-)	The Policy outlines that development must be compatible with the character and scale of surrounding properties, and that screening measures, such as locally appropriate tree belts and/or hedgerows, must be provided along site boundaries.	The Policy ensures that effects on setting may be minimised. It should be further acknowledged that thematic policy regarding heritage assets and the historic environment will apply to all development where necessary. The potential for effects on the heritage asset remains possible, subject to the findings of necessary assessment at the planning application stage.	Negative (-) / Uncertain (?)
SAH2	Nearby Listed Building(s)	Not significant (-)	The Policy sets out the requirement that the development must conserve, and where appropriate, enhance the significance and setting of the nearby Grade II Listed Blue House Farmhouse.	The policy can be considered to adequately raise the issue of the nearby Listed Building and its wider setting. It should be acknowledged however that thematic policy regarding heritage assets and the historic environment	Neutral / no impact (0)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
				will apply to all development where necessary.	
	Loss of Grade 2 Agricultural Land / BMV	Not significant (-)	The Policy does not include any measures to mitigate the loss of Grade 2 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.	Negative (-)
	Areas with a 'high' chance of surface water flood risk on site	Not significant (-)	The Policy does not directly acknowledge or seek policy criteria to address the areas with a high chance of surface water flood risk on site.	Impacts can be considered negative in regard to the allocation, albeit with general uncertainty. Nevertheless, it can be considered that regarding flood risk, thematic policy will apply and a bespoke or enhanced approach to flood risk need not necessarily apply for all site allocation policies.	Uncertain (?)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
SAH6	Distance to a Primary School	Not significant (-)	The Policy sets out that development must deliver any site-specific infrastructure requirements and contributions identified in the Infrastructure Delivery Plan, which may include education provision.	The impacts associated with the distance to primary education are not directly minimised by the Policy. Raising the likelihood of contributions being sought regarding addressing primary school capacity however can be considered a proportionate approach given the size / dwelling yield of the allocation.	Uncertain (?)
	Loss of Grade 2 Agricultural Land / BMV	Not significant (-)	The Policy does not include any measures to mitigate the loss of Grade 2 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.	Negative (-)
SAH7	Loss of Grade 2 Agricultural Land / BMV	Not significant (-)	The Policy does not include any measures to mitigate the loss of Grade 2 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of	Negative (-)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
				development in this broad area.	
SAH8	Distance to a Town, Village, or Neighbourhood Centre	Not significant (-)	The Policy does not include any requirement for the delivery of any local shops or similar services. Nevertheless, the Policy sets out that development should seek to improve walking and cycling connectivity to surrounding neighbourhoods, services and facilities.	Although the impacts remain in regard to the site's distance from a local centre, it cannot be expected that provision would be reasonably required of a development of this scale. The Policy adequately and suitably addresses some constraints through the promotion of active travel and requiring improved connectivity.	Positive (+)
	Connectivity / Distance to public transport	Significant (- -)	The Policy sets out that development should seek to improve walking and cycling connectivity to surrounding neighbourhoods, services and facilities. Further, the Policy includes that	The Policy seeks positive outcomes associated with walking and cycling and also set out the need for public transport improvements. These measures to improve connectivity alleviate some of	Positive (+) / Uncertain (?)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			development must deliver any site-specific infrastructure requirements and contributions identified in the Infrastructure Delivery Plan, which may include public transport and active travel improvements.	the effects highlighted in the policy-off appraisal, nevertheless uncertainty exists in regard to the delivery of public transport services to serve any future development, which is not within the remit of the Plan or Council.	
	Distance to GP Services	Significant (- -)	The Policy does not include any requirements to enhance healthcare provision in the broad area, aside from through infrastructure contributions, however, does seek to maximise vehicular, pedestrian and cycle access.	Irrespective of the Policy's approach, it has to be acknowledged that the direct provision of services is not within the remit of the Local Plan or planning more widely. Impacts will therefore be uncertain until decisions on provision are made by the service provider.	Uncertain (?)
	Distance to Primary School	Not significant (-)	The Policy sets out that development must deliver any site-specific infrastructure requirements	The impacts associated with the distance to primary education are not directly minimised by the Policy.	Uncertain (?)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			and contributions identified in the Infrastructure Delivery Plan, which may include education provision.	Raising the likelihood of contributions being sought regarding addressing primary school capacity however can be considered a proportionate approach given the size / dwelling yield of the allocation.	
	Site adjoins Priority Habitat	Not significant (-)	The Policy sets out that layout and design must retain and enhance existing site features of ecological or amenity value. Where such features are present, the applicant must follow a hierarchy of avoidance, mitigation, and compensation for any adverse impacts. Further, development proposals must be designed to enable and support the priority habitat measures identified in the Strategic	The Policy can be considered to adequately and suitably address the presence of Priority Habitat. Requirements for enhancements to green infrastructure would ensure positive effects are forthcoming.	Neutral (0) / Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			Opportunities of the Essex Local Nature Recovery Strategy (LNRS).		
	Loss of Grade 2 Agricultural Land / BMV	Not significant (-)	The Policy does not include any measures to mitigate the loss of Grade 2 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.	Negative (-)
SAH9	Site adjoins Priority Habitat	Not significant (-)	The Policy sets out that layout and design must retain and enhance existing site features of ecological or amenity value. Where such features are present, the applicant must follow a hierarchy of avoidance, mitigation, and compensation for any adverse impacts. Further, development proposals must be designed to enable and support the priority	The Policy can be considered to adequately and suitably address the presence of Priority Habitat. Requirements for enhancements to green infrastructure would ensure positive effects are forthcoming.	Neutral (0) / Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS).		
	Connectivity / Distance to public transport	Significant (- -)	The Policy sets out that development must incorporate safe pedestrian access to ensure connectivity within the site and to existing footways and where possible, any nearby Public Rights of Way. Where feasible, the scheme should include green infrastructure links, recreational access to the countryside, and active travel connections to the wider settlement of St Osyth. Further, the Policy includes that development must deliver any site-specific	The Policy seeks positive outcomes associated with walking and cycling and also set out the need for public transport improvements. These measures to improve connectivity alleviate some of the effects highlighted in the policy-off appraisal, nevertheless uncertainty exists in regard to the delivery of public transport services to serve any future development which is not within the remit of the Plan or Council.	Positive (+) / Uncertain (?)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			infrastructure requirements and contributions identified in the Infrastructure Delivery Plan, which may include public transport and active travel improvements.		
SAH11	Site is partly within a Conservation Area	Not significant (-)	The Policy requires the preservation and enhancement of the significance of the Thorpe-le-Soken Conservation area and the Grade II Listed Thorpe Hall Park and Garden, including consideration of their respective settings. At the Regulation 18 stage, the ISA Report recommended that the Policy factor in the potential for enhancements (rather than just preservation), consistent with other site allocation policies. This	The potential for negative effects on heritage assets remains possible, subject to further assessment, however neutral effects are sought. It should be acknowledged further that thematic policy regarding heritage assets and the historic environment will apply to all development where necessary.	Neutral (0) / Uncertain (?)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			recommendation has been factored into the Policy at this Regulation 19 stage.		
	Site contains Priority Habitat and Ancient Woodland Pasture	Significant (- -)	The Policy requires the implementation of landscape screening measures, including locally appropriate tree belts and hedgerows along site boundaries to soften visual impact and enhance ecological corridors, preservation and protection of existing protected trees within the site, improved management of existing hedgerows and tree belts to strengthen ecological connectivity and biodiversity value.	The Policy can be considered to adequately and suitably address the presence of Priority Habitat.	Neutral (0) / Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
	Features of landscape value on site	Not significant (-)	The Policy requires the implementation of landscape screening measures, including locally appropriate tree belts and hedgerows along site boundaries to soften visual impact and enhance ecological corridors, preservation and protection of existing protected trees within the site, improved management of existing hedgerows and tree belts to strengthen ecological connectivity and biodiversity value.	The Policy can be considered to adequately and suitably address the presence of features of landscape value within the site.	Neutral (0) / Positive (+)
SAE3	Distance to a Town, Village, or Neighbourhood Centre	Significant (- -)	The Policy includes the need for the provision of shared social spaces, cafés, and informal meeting areas to foster collaboration.	Although the impacts remain in regard to the site's distance from a local centre, it cannot be expected that provision would be	Neutral (0)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
				reasonably required of a development of this type. The Policy adequately and suitably addresses the constraints proportionate to the needs of such an employment allocation.	
	Connectivity / Distance to public transport	Significant (- -)	The Policy requires development to integrate with the Rapid Transit System and provide additional local public transport services to the site. Furthermore, the Policy sets out that foot and cycle ways should be provided throughout the development and connecting with the surrounding settlements and countryside, and that the Public Rights Of Way network across the site	The Policy adequately and suitably addresses the importance of public transport to support the strategic employment allocation.	Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			must be protected and enhanced. Additionally, the development should ensure safe, convenient pedestrian and cycle connections to the Garden Community and incorporate active travel priority routes and bus priority measures.		
	Site contains Priority Habitat / Ancient Woodland	Not significant (-)	The Policy states that a masterplan is required that adopts a landscape-led approach retaining existing trees and hedgerows where possible and creating multifunctional green infrastructure. The LNRS suggests a need for woodland specific habitat enhancement on this site. Further, the masterplan is required to establish landscaping, biodiversity,	The Policy adequately and suitably addresses the designation on site, and seeks both retention and enhancement of woodland.	Neutral (0) / Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			and green and blue infrastructure strategies.		
	Presence of three Listed Buildings to north of site	Not significant (-)	The Policy sets out the need to preserve and enhance the setting of nearby heritage assets.	The potential for negative effects on the heritage asset remains possible, subject to further assessment, however positive outcomes effects are sought from the Policy. It should be acknowledged however that thematic policy regarding heritage assets and the historic environment will apply to all development where necessary.	Neutral (0) / Uncertain (?)
	Features of landscape value on site	Not significant (-)	The Policy requires a landscape-led approach to be adopted, retaining existing trees and hedgerows where possible and creating multifunctional green infrastructure and acknowledges that the	The Policy can be considered to adequately and suitably address the presence of features of landscape value within the site.	Neutral (0) / Positive (+)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			LNRS suggests a need for woodland specific habitat enhancement on this site. Further the Policy requires development to achieve a minimum 20% Biodiversity Net Gain through robust landscape buffers, tree planting, and habitat creation.		
	Loss of Grade 1 Agricultural Land / BMV	Significant (- -)	The Policy does not include any measures to mitigate the loss of Grade 1 Agricultural Land / BMV.	Impacts are not considered possible to mitigate and the loss of high grade soils is an inevitable negative effect of development in this broad area.	Negative (-)
	Areas with a 'high' chance of surface water flood risk on site	Not significant (-)	The Policy sets out the requirement that development implements Sustainable Drainage Systems (SuDS), rainwater harvesting, and green roofs. It adds that the applicant	Alongside thematic policy regarding flood risk, the Policy can be considered adequate and suitable in addressing the effects	Neutral (0)

© Place Services 2026

Policy	Negative impacts raised in 'policy-off' site appraisal	Significance of effect raised in 'policy-off' site appraisal	Is there a suitable mitigating criterion in the site policy?	Are impacts appropriately mitigated?	Resultant 'Policy on' effects
			must demonstrate adequate wastewater capacity, including any necessary phasing or alternative solutions, to the satisfaction of both the Council and Anglian Water.	associated with on-site features of flood risk.	

© Place Services 2026

6.8.5 Mitigation measures proposed

Although significantly negative effects are highlighted in the assessment of the Delivery Places policies, specifically for the proposed Garden Villages at Horsley Cross and Hare Green regarding coalescence, it is considered that no recommendations for further mitigation can be made at this stage. It is considered that only at the stage of the 'comprehensive development framework' could impacts be fully understood with certainty. It is recommended that landscape sensitivity work is undertaken to inform and influence these frameworks including the identification of landscape-based solutions in keeping with the criteria of the Delivering Places policies, notably the location of built development parcels within the wider scheme in relation to existing settlements.

Through an iterative approach to ISA and the formulation of the Delivering Places policies, and the amendment of the policies as a result of consultation with a variety of relevant bodies at the Regulation 18 stage, no further mitigation measures or recommendations are proposed at this stage of the remaining policies.

6.9 The Delivering Infrastructure Policy

6.9.1 What changes were proposed to the adopted Local Plan policy at the Regulation 18 stage??

No changes are proposed to the Plan's single delivering infrastructure policy: Policy DI1 Infrastructure Delivery and Impact Mitigation.

6.9.2 What further changes are proposed at this Regulation 19 stage?

No changes have been made to the Policy since the Regulation 18 Preferred Options consultation.

6.9.3 Alternatives considered at this stage and throughout the Plan Review process

It is considered that no other alternatives exist in regard to the Delivering Infrastructure policy that is proposed for amendment. It is considered that any additional alternative approaches would not be distinctly different to the approaches proposed or considered to date in the assessment of the adopted Local Plan and could not be expected to yield any different effects.

© Place Services 2026

6.9.4 Assessment of the Delivering Infrastructure Policy

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
S/T	0	0	+	+	0	0	0	0	0	0	0	0	0	0
M/T	0	0	+	+	0	0	0	0	0	0	0	0	0	0
L/T	0	0	+	+	0	0	0	0	0	0	0	0	0	0

Policy ID1 has been assessed as having positive impacts on the provision of on-site and off-site infrastructure improvements and the procedures to address this through the development management process. The Policy can be expected to ensure positive implications regarding education, health, and public transport in regard to the requirements of new development. It should be noted that the supporting text references the Plan's Infrastructure Delivery Plan (IDP) which addresses specific Plan relevant requirements surrounding water and drainage, energy, communications, leisure and green infrastructure, education, health and transport (including public transport).

6.9.5 Mitigation measures proposed

No mitigation measures or recommendations are made in the assessment of the Delivering Places policy at this stage.

© Place Services 2026

7. Cumulative, Synergistic and Transboundary Effects

7.1 Cumulative and Synergistic Effects

7.1.1 Social Effects

The Plan Review's policies can be seen to offer social benefits through enhancements to policies surrounding public transport and active travel, open space provision, and indirectly those associated with biodiversity net gain.

It can however be expected that with more growth proposed in the District, the demand on social infrastructure is a concern for existing communities. This section explores the cumulative effects of the Plan Review within the remit of the Local Plan and planning in general. Extensive consultation has been undertaken on the Plan Review's proposals with a wide range of service providers.

7.1.1.1 Transport Impacts (including Sustainable Transport)

The Preferred Options Local Plan Transport Evidence – Assessment Case (2025) report undertaken by Essex Highways concluded that several locations were identified as experiencing unacceptable levels of congestion in comparison to the 'Reference Case' model (i.e. without the newly proposed allocations of the Plan Review), notably at:

- A12 Junction 29
- Harwich Road approach to the A120
- A133/ Colchester Road roundabout
- A137 in Manningtree
- Colchester Road and Elmstead Road approaches to the A133.

A new A1331 link road is currently under construction, with funding confirmed in March 2026 for phase two of which will connect the A133 to the A120, providing access to the Tendring Colchester Borders Garden Community. The project is expected to be completed in 2030 and will support the new Rapid Transit System in Colchester.

Follow-up transport modelling undertaken for the Regulation 19 Local Plan Review by ECC identifies 15 highway-related improvement schemes which are required to support proposed allocations and clusters where allocations can be expected to have cumulative effects. Of particular note are the following schemes:

- A12 Junction 29 (in regard to SAMU9)
- Harwich Road approach to the A120 (in regard to SAMU8)

© Place Services 2026

- A133 / Colchester Road - Frating Roundabout (in regard to SAMU6, SAMU3 and SAMU2)
- A137 Wignall St/ B1352 Long Road and Coxs Hill Road/B1352 Station Road junctions (in regard to allocations in Manningtree and Mistley)
- A133 Weeley roundabout (in regard to SAMU6, SAMU3 and SAMU2)
- A133/ B1029 Frating crossroads, Great Bentley Road/ Bromley Road (in regard to SAMU8)
- Horsley Cross Roundabout (in regard to SAMU9)

The modelling work also identifies the need for a Park and Ride style facility to support sites SAMU8 and SAMU9. It advised that a review of use of the proposed Park and Choose East take place and that consideration should be given to extra facilities or enhancing access. The Infrastructure Delivery Plan (2026) states that funding will come predominantly from developer contributions and that many of the proposed requirements, particularly those requiring specific improvements, will be required either to enable development to come forward or in the early stages of development.

Non-significant negative cumulative effects are highlighted in regard to the transport effects of the Plan Review at this stage and in lieu of the aforementioned mitigation measures that will be refined and developed over time and in the instances of SAMU sites, through masterplan requirements embedded in the Plan Review.

Nevertheless, it can be expected that mitigation measures will be forthcoming on a site-by-site basis through the Plan Review's Policy CP2. The Policy outlines that the improvements to the transport network required for the new strategic development allocations within the Plan are to be secured, as necessary, through planning conditions, legal agreements and/or through Community Infrastructure Levy (CIL) as required. Further requirements include that planning applications for new major development likely to have significant transport implications (i.e. are above 50 dwellings) will require a vision-led Transport Statement or, where appropriate, a Transport Assessment. These assessments will identify the sustainable transport measures that will be required to ensure that the site is accessible by a choice of modes other than the private car, and should also assess the residual impact of the development traffic on the highway network, including identifying appropriate mitigation to ensure there is no detrimental impact on the safety and capacity of the highway network.

7.1.1.2 School Capacities

The Garden Village allocations have requirements for new primary schools to be provided, and in the case of those Garden Villages of Hare Green and Horsley Cross also new secondary schools. These new communities can therefore be expected to be self-sustainable in their need for supporting education infrastructure.

The Essex County Council Developers' Guide to Infrastructure Contributions (2026) sets out estimates that the child yield from qualifying houses is twelve children per one hundred homes (0.12 per dwelling) with half this number expected from qualifying flats (0.06 per

© Place Services 2026

dwelling).

Essex County Council's 10 Year Plan - Meeting the demand for mainstream school places in Essex 2025-2034 (January 2025) forecasts capacity in schools in Tendring. This is used by the Plan's Infrastructure Delivery Plan (2026) to calculate that the Plan's new allocations (minus those required to provide schools on-site) and has been updated post-consultation on the Regulation 18 Preferred Options Local Plan Review. The impacts on school capacities from the growth proposed within the Local Plan Review are identified within cluster areas around the District. The findings of this work within the IDP (2026) are summarised as:

- For the North-west (Manningtree), North (Oakley), and North-east (Dovercourt and Harwich) cluster areas, capacity can be met within existing schools with expansion of them feasible / possible if needed.
- In the West (Frating) cluster area development around Great Bentley may create moderate excess demand in some age groups compared with the capacity of Great Bentley Primary School. Growth in Alresford and Thorrington may also necessitate some transport to other schools.
- Regarding the Mid (Thorpe) cluster, demand can be met through new schools which are required of the Horsley Cross Garden Village, and the Weeley Green Garden Village.
- The East (Frinton and Walton) cluster area has potential issues regarding the location of proposed development, as more than half in this area is closest to Kirby Primary School which is at capacity and has limited expansion potential. This is also the case at Frinton-on-Sea Primary School. Hamford Primary School and Walton-on-the-Naze Primary School have sufficient site area expansions to meet the needs, however Hamford Primary School has already been expanded and Walton-on-the-Naze Primary School is in a flood risk area.
- Development proposed through allocations in the South (Clacton) cluster at this stage can be met through new school provision requirements of allocations SAMU3, and SAMU4 (all allocated within the adopted Local Plan and carried forward within the Local Plan Review.

There can be expected to be some cumulative negative effects on school capacities as a result of growth, notably in the West (Frating) cluster area, however post-consultation on the Preferred Options Local Plan Review, these impacts are considered less significant than those identified in the previous Interim ISA Report. It should be noted that for the majority of allocations in the Plan Review, notably those over 20 dwellings, developer contributions will be required for primary and secondary education needs, as well as Early Years and Childcare as set out in the Essex County Council Developers' Guide to Infrastructure Contributions. These contributions can be used to extend existing facilities wherever possible or fund 'transitional costs' such as the provision of temporary accommodation at existing schools, or transportation to other schools with capacity within two miles.

© Place Services 2026

7.1.2 Economic Effects

The Plan Review's allocation of six new sites, three employment allocations and three strategic mixed use allocations that will provide employment uses on-site, can be expected to have cumulatively significant positive economic effects. As Policy PP7 sets out, the allocations support sustainable economic growth and are in locations that offer strong connectivity, integration with housing growth, and alignment with identified growth sectors. The allocations are proposed for development in use classes B2, and B8, Eg(ii) and Eg(iii).

7.1.3 Environmental Effects

It can be expected that the potential effects arising from the majority of the Plan Review's allocations are relevant only on a site-by-site basis, and no cumulative effects arise from any number of allocations in unison. For instance, no two allocations affect the same heritage asset, and the spatial distribution of the sites can not be expected to have any cumulative effects on any specific landscape feature or area (pending any forthcoming specialist evidence).

Nevertheless, some cumulative effects are highlighted from the suite of allocations. These are discussed below per theme.

7.1.3.1 Habitats sites

The Plan Review's Habitats Regulations Assessment and Appropriate Assessment (2026) concludes that all allocations are within the Zone of Influence of the Essex Coast RAMS, and cumulatively all residential development resulting from them could result in adverse impacts (a Likely Significant Effect) regarding recreational disturbance (in-combination'). A suitable mechanism exists in the Plan and subsequent Essex Coast RAMS to mitigate these in-combination effects, in the form of a tariff applicable per net new dwelling of all development to fund appropriate mitigation. Similarly all development proposals will be subject to a project-level HRA at the application stage.

Further, there is the potential for cumulative impacts on the loss of functionally linked land through a number of the allocations, as well as water quality impacts associated with areas where no headroom capacity has been identified of certain Water Recycling Centres (WRCs) within the District or where WRCs feed into watercourses that provide an impact pathway to Habitats sites.

Negative cumulative effects can therefore be expected of the allocations in regard to Habitats sites from a 'policy-off' perspective, albeit with uncertainty at this stage in the absence of project-level HRAs of allocations at the planning application stage.

It should be noted however that suitable mechanisms exist within the plan Review's policy framework to ensure that such effects are both properly identified at the planning application stage (through project-level HRAs of qualifying schemes) and that contributions are required to fund appropriate mitigation (such as improvements to WRC capacity).

© Place Services 2026

7.1.3.2 Water supply and wastewater treatment

The Tendring Water Cycle Study (2025) undertaken by AECOM identifies that, regarding domestic water consumption, the Plan area is classified as water stressed by the Environment Agency and that whilst Anglian Water have measures to maintain a surplus of supply in the long term, this will require the cumulative demand from new housing to be managed. As a result of this, the Study recommends that a 'stricter' Policy than adopted would significantly contribute to managing and maintaining a surplus of supply and be in keeping with Government plans to address water scarcity in response to the Environment Act 2021.

The Study's wastewater assessment shows that proposed allocations should be restricted to a water use of 85 litres per person per day (l/p/d) as this would significantly improve the available capacity at Water Recycling Centres (WRCs) across Tendring. WRCs recycle used water (sewage) so that it can safely return to the environment or be reused. The Study's recommendation is identified as possibly leading to a situation where no new infrastructure capacity is required to accommodate allocations in some areas. In response to these findings, the Plan includes a restriction, albeit of 100 l/p/d from new development (following recommendations from Plan's Viability Study (2025)), within Policy PPL5.

Additionally, the Study identifies that there is no (or limited) capacity in some WRCs (Manningtree, and Clacton Holland Haven) and there are no current improvement plans proposed. Factoring in the growth proposed from Local Plan review allocations, there will be negative effects also at the Great Bromley WRC.

The Plan's Policy PPL5 includes some of the requirements recommended within the Water Cycle Study across the District; those being for 'developers to undertake pre-planning engagement with Anglian Water at the earliest opportunity to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development.' Policy PPL5 requires proposals to demonstrate that adequate provision exists, or can be provided in time, for sewage disposal to a public sewer and water recycling centre (sewage treatment works).

Cumulative effects can therefore be considered broadly negative in the three above broad areas, albeit with a degree of uncertainty, where planning permission would presumably not be granted for any development (allocations or otherwise) should adequate provision for sewage treatment not exist or not be supplied, and supply water efficiency can not be demonstrated.

7.2 Transboundary Effects

Transboundary effects are those that can be felt outside the Plan area and off-site from individual schemes or commitments. These are explored in more detail in the following sub-sections.

© Place Services 2026

7.2.1 Relationship with Neighbouring Authorities

Colchester City Council, which borders Tendring to the west, has recently prepared their own Regulation 18 Preferred Options Local Plan (review). Excluding the allocation of the Tendring Colchester Borders Garden Community (TCBGC), which is an allocation carried forward from both adopted Local Plans, the distribution of allocations within Colchester's Plan review directs development mainly to the urban area of Colchester, and the larger settlements of the Plan area in conformity to the settlement hierarchy (notably Tiptree, Marks Tey and Langham).

These settlements are considered distanced from the allocations included within the Tendring Local Plan Review and it is considered that there are minimal cumulative issues with the allocations of the two Plans on the majority of ISA Objectives. Furthermore, and in support of this consideration, options were omitted from Tendring's site selection process in a sifting exercise in the following areas (all in close proximity to the border of Tendring and Colchester):

- Within or very close to the Tendring–Colchester Borders Garden Community (TCBGC) Area;
- The edge of Ardleigh (areas between the TCBGC and Ardleigh); and
- The edge of Elmstead (areas between the TCBGC and Elmstead).

Nevertheless, effects from growth from the two authority areas is likely to have significant negative effects on Habitats sites on the Essex Coast; effects identified in both adopted Local Plans in-combination and mirrored at this stage through the findings of the HRA. As previously mentioned however, a suitable mechanism exists in both Plans and subsequent Essex Coast RAMS to mitigate these in-combination effects, and this is due to for revision in 2026 to factor in the higher growth needs of all relevant Essex districts.

Regarding transport impacts, there can be expected to be negative effects of growth in Tendring experienced within Colchester; Tendring is a peninsular and all westbound journeys are directed through the Colchester administrative area, and the proposed allocations of Hare Green Garden Village and Horsley Cross Garden Village are both located on the A120. Furthermore, the urban area of Colchester represents the largest settlement in the broader area with a large range of services and jobs and with a strong sphere of influence in regard to retail and leisure opportunities. There are potential negative impacts regarding congestion within Colchester at 'Greenstead Roundabout, Colne Causeway & Clingoe Hill' and 'A12 Junction 29 / A120 (eastern)' as a result of the Plan Review's allocations without suitable mitigation. Transport Modelling (2026) sets out the mitigation required more widely of allocations and clusters, which includes the requirement for a scheme at the A12 Junction 29 to accommodate allocation SAMU9 and Wivenhoe Park Corner roundabout (Clingoe Hill) to accommodate all sites and clusters.

© Place Services 2026

7.2.2 Infrastructure Projects / Schemes

A number of Nationally Significant Infrastructure Projects (NSIPs) are proposed in the region that extend within Tendring or are otherwise off the Tendring coast. The effects through construction or operation are not fully known at this stage, however the potential for negative effects on a range of social and environmental objectives is raised cautiously at this stage, as are any benefits to local communities in regard to job creation or net gains required through mitigation or off-setting. These NSIPs are summarised in the sub-sections below.

7.2.2.1 Five Estuaries & North Falls Wind Farms

These NSIPs are an extension to the existing off-shore wind farm approximately 35km off the Tendring coast. They involve a new array of turbines plus links to landfall at a point between Clacton and Frinton. This area is not known at this time but may be in the area of Holland on Sea. Similarly, the project will require the construction of a substation and an underground link to the National Grid. Development Consent was received for Five Estuaries in December 2025 and work is ongoing to refine the technical aspects including associated onshore infrastructure. Survey work regarding birds and archaeological trial trenching is or has been undertaken over the past few months.

Development Consent has also been received for North Falls as of May 2026. This NSIP would see offshore export cables transporting electricity from the offshore project area to landfall near Kirby Brook. In issuing the decision the Secretary of State highlighted that moderate negative weight was ascribed to: agriculture; offshore ecology and intertidal ornithology; seascape and visual effects; and noise and vibration.

It can be considered that there are the potential for negative cumulative effects from these NSIPs on Habitats sites with wider growth in the Plan area (such as disturbance to protected birds, effects on impact pathways, and loss or damage to functionally linked land).

7.2.2.2 Norwich to Tilbury

This NSIP is a National Grid link from their Norwich Main substation, through Essex to Tilbury substation in Thurrock. The proposal requires a new sub-station around Ardleigh. The NSIP represents mainly overhead power lines to transmit power from the offshore developments off the Essex/Suffolk coast, plus Sizewell C, on to London. The NSIP is currently at examination.

The impacts of Norwich to Tilbury on the Plan Review's allocations are considered minimal at the strategic level, with no allocations proposed to Ardleigh. Nevertheless, the landscape implications of the NSIP can be considered likely to be negative within the Plan area.

7.2.2.3 Tarchon Energy Interconnector

Tarchon Energy is an interconnector project that will create a direct power link between Germany and Great Britain, connecting the two countries' energy markets and increasing the security and reliability of their electrical systems. The interconnector will be a combination of land and subsea cables approximately 750km in length and will allow 1.4GW of electricity to move in either direction. The implications of this NSIP are not fully known at this stage,

© Place Services 2026

however links are proposed to be within Tendring. The effects of this on the Plan Review's allocations are similarly unknown.

© Place Services 2026

8. The Plan's Spatial Strategy & Reasonable Alternatives explored to date

8.1 The Spatial Strategy

The Plan sets out that national policy requires the Local Plan to plan for the delivery of 1,069 new homes in Tendring every year from 2026; an increase from the 550 homes requirement in the adopted Local Plan. The Plan Review therefore needs to allocate significantly more land beyond adopted Local Plan housing allocations and sites with planning permission. This will affect the spatial distribution and strategy of development as it is set out in the adopted Local Plan.

8.2 Options considered to date

8.2.1 Constant Factors / Considerations

A number of consistent and constant factors have been made in the identification of new spatial strategy options for the Plan Review. These are considered reasonable and realistic in determining where any additional homes should be located to ease those pressures on existing settlements that are already experiencing proportionate growth within the Plan area as allocated within the adopted Local Plan or are otherwise commitments within consented planning applications or those with resolutions to permit. These factors are set out below

8.2.1.1 Growth in Harwich

Within the adopted Local Plan, Harwich, Clacton and the Tendring Colchester Borders Garden Community are each categorised as Strategic Urban Settlements. These are the largest settlements in the District and could logically be expected to accommodate the greatest levels of growth.

The Tendring Colchester Borders Garden Community is expected to deliver 7,500 new homes within Tendring and Colchester, Clacton has around 5,000 new homes planned, whereas Harwich is only currently expected to deliver an additional 715 new homes over the coming years.

Harwich & Dovercourt is therefore a location for significant growth in all four of the spatial strategy options with the expectation that around 2,000 new homes could be delivered in the area, capitalising on the town's existing infrastructure and economic potential, particularly with the Freeport status and port developments.

For the purposes of this ISA Report, this is considered a reasonable consideration, and any deviations away from this position could be considered notionally unreasonable in line with the adopted Local Plan's settlement hierarchy and distribution strategy.

© Place Services 2026

8.2.1.2 Proportionate Growth

To be able to deliver the number of homes required over the extended Plan period to 2043, the Plan Review acknowledges that all areas of the District will need to accommodate a degree of new development. Larger villages with a fair range of jobs, shops, services and facilities, and access to rail services are better placed to accommodate more development than those without railway stations.

The Plan adds that in turn, medium-sized villages with less in the way of jobs, shops, services and facilities should see lower levels of development; and smaller and more remote villages might only reasonably be expected to accommodate small increases in housing. In each of the four Spatial Strategy options explored to date, development is expected across each part of the District although the scale of development varies in some settlements.

Relevant to the settlement hierarchy (and in consideration of the discounting further growth in those higher tier settlements that will already experience high levels of growth within the adopted Local Plan) a proportionate level approach to the distribution of housing growth would see a higher number of allocated homes within the medium-sized towns in the District.

For the purposes of this ISA Report, this is considered a reasonable consideration, and any deviations away from this position could be considered notionally unreasonable against established tenets of what is sustainable. Nevertheless, this ISA Report explores to some degree whether the strategy put forward within the Plan Review at his stage can be considered to support the proportionate growth of settlements.

8.2.1.3 Garden Villages

Even with what is considered to be high levels of growth in many parts of the District, including those allocations that can be considered suitable, achievable, and available in Harwich and through the proportionate expansion of existing settlements, there is still a shortfall in the number of homes required in the Plan period. The Plan identifies that in order to deliver the Government's housing requirement for Tendring, a number of 'Garden Villages' are required. These are intended to be identified at this stage of the plan-making process, with subsequent 'comprehensive planning frameworks' produced through a future review of the Local Plan, or other successor development plan mechanism, that ensure that critical infrastructure can be provided within the red line boundaries identified in the Plan Review, as well as new jobs, shops and other ancillary services that are desirable for sustainable places.

Each of the four Spatial Strategy options identified by the Council over the course of the plan making process include the creation of entirely new Garden Villages that could deliver around 4,300 homes in the period up to 2043 and potentially expand in the decades that follow.

The locational criteria applied by the Council is for Garden Villages to be delivered in strategically important locations on the District's transport network. The suggested locations reflect ideas that have been put forward in the past, either by the Council or by landowners and developers. The number of Garden Villages varies between options and is relative to the level of growth elsewhere in the District.

© Place Services 2026

8.2.2 The Options

The Spatial Strategy Options that have been considered to date (introduced at the Issues and Options stage) are included within the table below. As can be seen from the Plan Review's allocations at this stage, the preferred option is Option B representing a central triangle of garden villages to meet residual housing needs.

Table 19: Spatial Strategy options explored through the plan-making process

Option	Description
Option A - A120 and Railway Focus	In addition to significant growth at Harwich, and smaller scale development around villages across the District, this option proposes the establishment of two new Garden Villages of between 1,500 and 5,000 homes – one in the Frating/Great Bromley/Hare Green area and one at Horsley Cross, as part of an A120-focussed growth strategy delivering road connectivity improvements. Medium levels of growth are also proposed at the larger villages with a railway station, and similar levels at Frinton and Walton; Manningtree, Lawford and Mistley; and Brightlingsea.
Option B – Central Triangle of Garden Villages	In addition to significant growth around Harwich, and smaller scale development around villages across the District, this option (like Option A) proposes two new garden villages – one at Frating/Great Bromley/Hare Green and one at Horsley Cross, as part of an A120-focussed growth strategy delivering road connectivity improvements. A further new garden village achieved through expansion at Weeley is proposed, benefitting from the village's central location in the District, with good rail and road connections, and delivering development of a scale that will secure new facilities the appropriate infrastructure improvements to ensure the needs of existing and future residents can be met. Villages on the Clacton railway line will experience a level of growth proportionate to their existing size, while medium levels of growth are also proposed at Frinton and Walton; Manningtree, Lawford and Mistley; and Brightlingsea.
Option C – A133/B1033	In addition to significant growth around Harwich, and smaller scale development around villages across the District, this option proposes three new garden villages – one at Frating/Great

© Place Services 2026

Option	Description
Garden Villages	Bromley/Hare Green (as per Options A and B), one at Weeley, and one at Thorpe-le-Soken, as part of an A133/B1033 focussed strategy, delivering improvements to the capacity of the A133 and a possible bypass around Thorpe. Other large villages with railway stations would experience a level of growth proportionate to their existing size, while medium levels of growth are also proposed at Frinton and Walton; Manningtree, Lawford and Mistley; and Brightlingsea.
Option D – Four Garden Villages	In addition to significant growth around Harwich, and smaller scale development around villages across the District, this option proposes four new garden villages – one at Horsley Cross, one at Frating/Great Bromley/Hare Green, one at Weeley, and one at Thorpe-le-Soken. This option combines the strategy from the previous options, promoting growth on the A120 corridor towards Harwich, and the A133/B1033 corridor towards Clacton, Frinton and Walton. Other large villages with railway stations and the medium towns of Frinton and Walton; Manningtree, Lawford and Mistley; and Brightlingsea will experience moderate levels of growth.

8.3 Consideration of site options and the use of assumptions

Specific sites should be considered for further analysis to determine whether the options (A-D above) can be considered reasonable and realistic. Sites submitted for consideration have been subject to rigorous assessment by the Council; in undertaking this ISA; and also by topic / thematic specialists that have inputted into both processes. Sites have subsequently been discounted and only a selection of suitable, achievable, and available sites remain for consideration as allocations.

This process allows some assumptions to be made regarding the Spatial Strategy options, for instance whether some settlements in the settlement hierarchy would have to be receive more planned growth than others under the various option scenarios, and whether there are sufficient sites to meet the option's ideas of geographic dispersal. Any such assumptions are included within the assessment of the options in this sub-section.

Consistent with the Sustainability Appraisal of the emerging neighbouring Colchester City Council Local Plan (Regulation 18 Preferred Options), all Spatial Strategy options include the

© Place Services 2026

Tendring Colchester Borders Garden Community (TCBGC), which is addressing the longer term needs of both Tendring and Colchester, since the principle for this has already been established in the adopted joint Strategic Section 1 Local Plan and at the time of writing a hybrid planning application has been submitted and is being determined. All the spatial strategy options assessed in this ISA Report have been included on the basis that 1,950 homes will be delivered on the TCBGC site within the revised plan period, as well as the quanta of the other strategic allocations that are yet to come forward within the adopted Local Plan. These include those allocations in the below table.

Table 20: Adopted Local Plan Allocations carried forward (with new Local Plan Review policy references)

Previous LP reference	New LP Review reference	Address	Settlement	Hectares	Number of homes
SAMU3	SAMU3	'Oakwood Park' Land to The South of Holland Road	Clacton	48.98	925
SAMU2	SAMU2	'Hartley Gardens' Land between St. John's Road and Little Clacton Road	Clacton	162.5	1,870
MSA6	MSA30	Land off Waterworks Drive	Clacton	2.3	90
MSA8	MSA31	Land adjoining Harwich & Parkeston Football Club Main Road	Harwich	0.63	24
MSA11	MSA32	Station Yard and Former Avon Works, off Station Road	Frinton, Walton, Kirby Cross	1.17	40
SP7	SAMU1	Tendring Colchester Borders Garden	New Garden	704.53	1,950[6]

[6] In plan period (3,750 homes in Tendring administrative area in total)

© Place Services 2026

Previous LP reference	New LP Review reference	Address	Settlement	Hectares	Number of homes
		Community	Community		
MSA1	MSA29	Land at Weeley Council Offices Thorpe Road	Weeley	0.81	24
SAMU4	SAMU4	Rouses Farm, Jaywick Lane	Clacton	43.02	950
Total carried forward					5,873

8.4 Narrative regarding other notional options

8.4.1 Continuing the existing spatial strategy without Garden Villages

It can be considered that the option of not allocating Garden Villages to meet additional housing requirements is worthy of discussion, at least notionally. This notion is discussed here, with the added consideration of where growth might be directed in their absence.

The table below explores the total number of dwellings identified per settlement type from those sites that were submitted and subsequently deemed 'reasonable alternatives' for progression as genuine, realistic options for allocation.

Table 21: Consideration of suitable sites (excluding allocated Garden Villages and the Tendring Colchester Borders Garden Community)

Option	Homes in Strategic Urban Settlements	Homes in Smaller Urban Settlements	Homes in Rural Service Centres	Homes in Smaller Rural Settlements
The Plan Review's Strategy (new allocations)	1882	872	670	461

© Place Services 2026

Option	Homes in Strategic Urban Settlements	Homes in Smaller Urban Settlements	Homes in Rural Service Centres	Homes in Smaller Rural Settlements
Total quanta submitted in each settlement type from call-for-sites	2724 - 3923	2404 - 2947	4892 - 7846	3777 - 6001
Plan Review's new allocations plus adopted Local Plan allocations carried forward	5741	912	670	485

The table indicates that a higher number of homes are already allocated on sites within the higher tiers of the settlement hierarchy and in accordance with the established settlement hierarchy. In addition, these homes are allocated in areas where there are a lower number of reasonable alternatives, as larger numbers of candidate site options were submitted in lower tier settlements, in particular Rural Service Centres.

In the absence of Garden Villages being allocated, it can be expected that were growth directed to the most sustainable settlements, it would likely be disproportionate in those higher tier settlements. This considers not only the Plan Review's allocations but also those carried forward from the adopted Local Plan. Without the Garden Village allocations, which total approximately 4,300 homes in the plan period, urban settlements are unlikely to be able to accommodate the numbers through submitted sites, irrespective of the suitability and sustainability of those sites. In short, currently discounted sites would have to be allocated in addition to those that already are, leading to likely cumulative pressures on infrastructure and potentially significant on-site issues that would have to be overcome (i.e. the reasons that have led to their rejection at this stage).

The Plan Review identifies housing supply to 2043 at 18,334 homes. Of these, and without the proposed Garden Villages, a total of 3,827 are through new allocations in or as extensions of existing settlements. The total growth numbers in the final row of the above table allow the calculation that, without Garden Villages and the 4,300 homes the Plan Review allocates within them, approximately 49% of new homes are allocated within urban settlements, 21% in smaller urban settlements, 18% in rural service centres, and approximately 12% in smaller rural settlements. If this distribution pattern were continued with the same percentages applied to the shortfall of 4,300 homes were Garden Villages not allocated, there would be a broad increase in the need for allocations in each settlement type of:

© Place Services 2026

- Urban Settlements: an additional 2,100 homes (therefore a total of 3,982 homes across two settlements)
- Smaller Urban Settlements: an additional 917 homes (therefore a total of 1,707 homes across three settlements)
- Rural Service Centres: an additional 793 homes (therefore a total of 1,463 homes across five settlements)
- Smaller Rural Settlements: an additional 515 homes (therefore a total of 976 homes across 14 settlements)

To direct growth to lower tier settlements would have sustainability issues, with many sites discounted on the basis of their level of existing services, poor sustainable transport links, and impacts on character and settlement form. These reasons for rejection would have to be dismissed. Notably, the cumulative capacity of the alternative sites within urban settlements would not be able to accommodate the increase needed in this scenario. The shortfall would therefore have to be met in lower tiered settlements, ensuring a higher degree of disproportionate growth.

The assessment of individual reasonable site options is included within this Report, however for the purposes of exploring Spatial Strategy options, it is useful to summarise the constraints per settlement and the broad reasons for the non-selection of the reasonable alternative sites where these are consistent on a settlement basis. In summary, these reasons are included within the table below.

Table 22: Summary of constraints per settlement

Settlement / type	Constraints and broad factors limiting further growth
Urban Settlements	
Clacton	Within the adopted Local Plan, and through existing commitments, Clacton has 4,169 new homes planned. It is therefore not considered suitable to allocate any additional sites within Clacton as part of the Local Plan Review as to do so could lead to overdevelopment.
Harwich	Harwich is proposed to increase by 2,196 homes over the plan period. Of the sites considered reasonable alternatives in Harwich, only one site has not been allocated, representing 800-1,999 homes. This site (also considered elsewhere in this Report in the discussion regarding Garden Village alternatives) is not considered suitable for development as it is unclear whether it is available, and

© Place Services 2026

Settlement / type	Constraints and broad factors limiting further growth
	the land is also protected within the adopted Local Plan as a Strategic Green Gap.
Smaller Urban Settlements	
Brightlingsea	Brightlingsea is proposed for 191 homes over the plan period. Of the sites considered reasonable alternatives in Brightlingsea, the dwelling yield amounts to between 182 and 220 homes across three sites. Irrespective of the reasons for the non-selection of these sites, which range from landscape to heritage and access issues, Brightlingsea has seen moderate growth in recent years and is considered geographically constrained, bounded by the River Colne to the southwest and Brightlingsea Creek to the southeast, with only a single road providing access in and out. Additionally, a Coastal Protection Belt (CPB) designation exists to the east, southeast, southwest, and west which further limits opportunities for future expansion, as well as public transport options being limited, with infrequent bus services and no railway connection.
Frinton, Walton and Kirby Cross	This area is proposed for 663 homes over the plan period. Of the sites considered reasonable alternatives in Frinton, Walton and Kirby Cross, the dwelling yield amounts to between 720 and 758 homes across four sites. The majority of this yield responds to a single site submitted for 600 homes. This site is not considered suitable for development due to issues regarding disproportionate growth, access (due to the presence of the railway line) and landscape issues. More widely, Frinton, Walton, and Kirby Cross face notable constraints on growth. The Strategic Green Gap designation between this area and Kirby-le-Soken restricts expansion in a north-western direction, preserving separation between settlements. Additionally, the railway line connecting the settlement with Thorpe-le-Soken creates a buffer that limits southward expansion and access.
Manningtree, Mistley and	This area is proposed for 835 homes over the plan period. Of the sites considered reasonable alternatives in Manningtree, Mistley and

© Place Services 2026

Settlement / type	Constraints and broad factors limiting further growth
Lawford	Lawford, the dwelling yield amounts to between 630 and 1,097 homes across four sites. A large amount of this yield responds to a single site submitted for 400 homes. This site is not considered suitable for development due to issues regarding disproportionate growth, and access issues. More widely, the settlements of Manningtree, Lawford, and Mistley have heritage and environmental constraints, including two sizeable Conservation Areas, a significant number of listed buildings, and the River Stour with its floodplain to the north. This is considered to limit opportunities for sensitive, coherent, and sustainable growth.
Rural Service Centres	
Alresford	Alresford is proposed for 140 homes over the plan period. Of the sites considered reasonable alternatives in Alresford, the dwelling yield amounts to between 270 and 410 homes across three sites. Irrespective of the suitability of these sites, the village of Alresford has seen substantial growth in recent years, notably through two developments at Cockaynes Lane and one at St Andrews Close. It is considered that should further development be proposed there could be issues regarding the character of the settlement and the surrounding countryside.
Great Bentley	Great Bentley is proposed for 316 homes over the plan period. Of the sites considered reasonable alternatives in Great Bentley, the dwelling yield amounts to between 610 and 1,229 homes across nine sites. Irrespective of the suitability of these sites, over the past 5–10 years, Great Bentley has experienced substantial growth, predominantly concentrated to the north and north-east, with some expansion to the north-west.
Little Clacton	Little Clacton is proposed for 228 homes over the plan period. Of the sites considered reasonable alternatives in Little Clacton, the dwelling yield amounts to between 1,882 and 2,431 homes across 15 sites.

© Place Services 2026

Settlement / type	Constraints and broad factors limiting further growth
	Two of these sites amount to yields of 400 homes each. Of these two sites one is expected to come forward off plan (and is subject to a planning application) and the other falls entirely with a designated Strategic Green Gap. In consideration of other submitted sites, these have been rejected on the basis of their individual constraints, which range from detachment (being distanced from the settlement's settlement boundaries), coalescence issues, incoherence with the existing built form, and landscape harm.
St Osyth	St Osyth is proposed for 327 homes over the plan period. Of the sites considered reasonable alternatives in St Osyth, the dwelling yield amounts to between 200 and 600 homes across a single site with two area options. Both options for the site have been rejected as the site is located adjacent to a settlement (Point Clear) that is not within the settlement hierarchy and would represent its significant expansion. Additionally, St Osyth is considered constrained by physical, environmental, and infrastructure-related limitations.
Thorpe-le-Soken / Thorpe Station and Maltings	This area is proposed for 74 homes over the plan period. Of the sites considered reasonable alternatives in Thorpe-le-Soken / Thorpe Station and Maltings, the dwelling yield amounts to between 1,060 and 2,046 homes across 14 sites. A large amount of this yield responds to a single site submitted for 300-799 homes. This site is not considered suitable for development due to it being too remote from the settlement of Thorpe-le-Soken and being generally poorly related to existing services. More widely, Thorpe-le-Soken has recently seen expansion primarily to the northeast, particularly south of Landermere Road, with smaller-scale developments emerging along Frinton Road to the east. The Council is pursuing proportionate growth that is not detached from the existing settlement. In consideration of other submitted sites, these have been rejected on the basis of their individual constraints, which range from detachment (being distanced from the settlement's settlement boundaries), landscape harm, and highways / access implications.

© Place Services 2026

Settlement / type	Constraints and broad factors limiting further growth
Smaller Rural Settlements	
Beaumont	No reasonable alternative sites were submitted in Beaumont.
Bradfield	Of the sites considered reasonable alternatives in Bradfield, the dwelling yield amounts to between 353 and 623 homes across 11 sites. Bradfield village is bounded by the Suffolk Coast and Heaths National Landscape Area located to the north of the village. In consideration of the submitted sites, these have been rejected on the basis of their individual constraints, which range from incoherence with the existing built form such as promoting ribbon development or back land development, detachment from the settlement boundary, and highways / access issues,
Great Bromley	Of the sites considered reasonable alternatives in Great Bromley, the dwelling yield amounts to between 1,290 and 1,508 homes across 5 sites. A large amount of this yield responds to a single site submitted for 1,100 homes. This site is not considered suitable for development due to it being too remote from any settlement boundaries and being generally considered an unsustainable location for the level of growth proposed.
Great Holland	Of the sites considered reasonable alternatives in Great Holland, the dwelling yield amounts to between 276 and 475 homes across 4 sites. Irrespective of the suitability of these sites, which have not been selected largely due to landscape harm, excessive development in Great Holland raises concerns about increased reliance on cars for daily activities; the settlement is constrained by its limited local services.
Great Oakley	Of the sites considered reasonable alternatives in Great Oakley, the dwelling yield amounts to between 430 and 1,128 homes across 3

© Place Services 2026

Settlement / type	Constraints and broad factors limiting further growth
	sites. A large amount of this yield responds to a single site submitted for 300-799 homes. This site is not considered suitable for development due to significant landscape harm and similar harm on the character of the existing settlement. More widely, Great Oakley has limited access to services and is constrained by several environmental and heritage factors: to the south, the Coastal Protection Belt (CPB) restricts development, and the surrounding landscape, characterised by a steep slope descending toward the CPB, adds further sensitivity. The village also features a distinctive and historic core, designated as a Conservation Area. Opportunities for expansion are considered limited. Areas further to the east of the village core and south of Harwich Road are particularly unsuitable, as development there would cause significant landscape harm and lead to fragmentation of the settlement.
Kirby-le-Soken	Of the sites considered reasonable alternatives in Kirby-le-Soken, the dwelling yield amounts to between 50 and 138 homes across 3 sites. The settlement is constrained due to the Coastal Protection Belt designation to the north, and has a Conservation Area, Tree Preservation Orders, and a designated Strategic Green Gap to the south. Of the reasonable alternative sites submitted, these have also been discounted by their individual constraints on issues such as access, landscape harm, and detachment from the settlement boundary.
Little Bentley	No reasonable alternative sites were submitted in Little Bentley.
Little Bromley	Of the sites considered reasonable alternatives in Little Bromley, the dwelling yield amounts to between 10 and 12 homes on a single site. Little Bromley is a small, rural, and predominantly linear settlement with few services. It is considered that the alternative site could be included and broadly has similar sustainability implications as the

© Place Services 2026

Settlement / type	Constraints and broad factors limiting further growth
	preferred option.
Tendring Village	No reasonable alternative sites were submitted in Tendring.
Thorrington	Of the sites considered reasonable alternatives in Thorrington, the dwelling yield amounts to between 110 and 286 homes across 5 sites. Excessive development in the area is likely to lead to an increased reliance on cars for daily activities; the settlement is constrained due to its very limited services, and it is considered important to ensure that growth is proportionate. In consideration of other submitted sites, these have been rejected on the basis of their individual constraints, which range from detachment (being distanced from the settlement's settlement boundaries), incoherence with the existing built form, highways / access challenges, and landscape harm.
Weeley & Weeley Heath	Of the sites considered reasonable alternatives in Weeley and Weeley Heath, the dwelling yield amounts to between 549 and 1,007 homes across 18 sites. Weeley Heath is a small rural settlement with limited services, constrained by Weeleyhall Wood (a SSSI) to the north of the existing settlement boundary, and the A133 slightly further to the south. Little Clacton is located to the south-east of Weeley Heath – and development to the south is considered to lead to significant landscape harm, fragmentation of the settlement or coalescence between the two settlements. Weeley is a more sustainable settlement, with good transport links, including the B1441 Bypass, the A133 to the west, and a railway station to the south. Nevertheless, similar landscape issues arise in the broad area and detachment and highway access is also a constraint for many of the submitted sites.
Wix	Of the sites considered reasonable alternatives in Wix, the dwelling yield amounts to between 10 and 29 homes on a single site. The site has been rejected at this stage as it is outside the

© Place Services 2026

Settlement / type	Constraints and broad factors limiting further growth
	settlement boundary and is considered to have landscape implications (in so far as it would likely introduce additional layers of development in depth behind the linear pattern along Colchester Road).
Wrabness	Of the sites considered reasonable alternatives in Wrabness, the dwelling yield amounts to 20 homes on a single site. The site has been rejected at this stage as it is considered that development would introduce linear development to the south of Rectory Road, within an area designated as Coastal Protection Belt. There also exist uncertainties regarding access and subsequent feasibility in light of the constraints.
Little Oakley	Of the sites considered reasonable alternatives in Little Oakley, the dwelling yield amounts to between 218 and 314 homes across 7 sites. No sites are allocated in Little Oakley within the Local Plan Review as the settlement has significant constraints to growth. To the north and northwest, the Strategic Green Gap designation prevents coalescence with Dovercourt and the Coastal Protection Belt to the south restricts expansion in this broad area. Of the sites submitted for consideration within Little Oakley, these constraints apply.

As can be deduced from the reasons for rejection of reasonable alternative sites and the constraints per settlement, there are few realistic options available in any settlement that are not already allocated and that can be considered both compliant to the adopted Local Plan spatial strategy and / or its policy framework. The notional option of meeting housing needs through the further expansion of existing settlements, rather than through new Garden Villages, is therefore not considered a reasonable alternative.

8.4.2 Brownfield sites and urban intensification

The majority of the submitted brownfield sites that ‘passed’ the Council’s sifting criteria have been allocated; many of which are in smaller settlements where intensification is not considered appropriate in order to preserve local characteristics.

Intensification is considered only suitable within urban areas, and it can be seen that of those sites allocated within urban areas these have been done so with higher ‘dwelling per hectare’ yields than those allocations in smaller settlements. It should also be acknowledged the

© Place Services 2026

position that the Plan Review has taken for not allocating any more sites in Clacton (the main urban area within the District) above those allocated within the adopted Local Plan. With this in mind, few options exist for intensification outright.

Within Tier 1 of the Settlement Hierarchy only Harwich and Dovercourt exists as a reasonable option for urban intensification. Of the Plan Review's allocations within Harwich, the following dwellings per hectare (dph) can be calculated:

Table 23: Dwellings per hectare of the Harwich allocations (as submitted)

Site reference	Site name	Site size (ha)	Dwelling yield	Dwellings per hectare
MSA1	Durite Works, Valley Road	2.8	82	29.3
SAH1	Vicarage Farm, Main Road	4.41	150	34.0
SAMU5	Land South of Oakley Road	125.57	1,650	13.14

Irrespective of the principle of urban intensification in Harwich, limited opportunities for maximising dwellings per hectare on site exist due to the land take of mitigation measures or infrastructure requirements. SAMU5 for instance, as the site with the lowest housing density within the submitted boundary, requires approximately 30ha of Suitable Alternative Natural Greenspace (SANG) to mitigate impacts on nearby Habitats sites and functionally linked land as well as the provision of education and early years and childcare, a neighbourhood centre, and active travel connections. For MSA1, this includes the presence of Priority Habitat woodland which is required to be integrated into development. For SAH1, SANG is required as well as public open space, and active travel measures.

8.5 The assessment of the Spatial Strategy and Reasonable Alternatives

Within the assessment of the Spatial Strategy Options, it is useful to identify if any alternative Garden Village options exist under each option. Only one option has been submitted and explored through the site selection process that exists as an alternative to the Garden Village allocations proposed within the Plan Review.

Garden Villages within the Plan Review have been identified as being capable of delivering a minimum of 2,000 homes as well as the delivery of new jobs, shops, services and facilities along with infrastructure that that could benefit the wider district as a whole. A quantum of 2,000 is also the threshold for the delivery of a Primary School within the ECC Developers Guide to Infrastructure (2024) for a mixed-use development. The alternative site is included within the table below.

© Place Services 2026

Table 24: Reasonable Garden Village alternatives (as submitted)

Settlement	Reference	Address	Size (ha)	Dwelling capacity
Harwich and Dovercourt	CFS172	Land to West of Harwich Valley Development	41.64	800-1,999

The reasons for the rejection of this site are given by the Council as:

- The site is in four separate ownerships, and it is currently unclear whether it is available; and
- The land is also protected within the adopted Local Plan as a Strategic Green Gap (a criterion in the Council's sifting process).

This site was assessed through the ISA process at an early stage (and is included within this Report for robustness) however through the plan-making process it has become apparent that the site does not meet, or pass, the sifting criteria established within the SHLAA. With this site established as an unreasonable alternative, no suitable, available and developable sites exist that offer the same benefits as the Garden Village options allocated within the Plan Review: being of a suitable size to accommodate dwellings, jobs, a wide range of supporting infrastructure on site, and also any on-site mitigation; and having access to the strategic road network and / or rail services.

There are therefore implications as to whether the Spatial Strategy Options explored are genuinely reasonable alternatives at this stage. It can be considered that Spatial Strategy Options C and D cannot be considered 'reasonable alternatives' as no suitable Garden Village options have been submitted at Thorpe-le-Soken.

The table below notionally assesses the relative sustainability effects of the Plan Review's Spatial Strategy option against the only other reasonable alternative at this stage: Option A.

Table 25: Assessment of the Plan Review's Spatial Strategy and Reasonable Alternatives

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Option A – A120 and Railway Focus														
S/T	++	++	+	?/-	?/-	?	?	-/?	- -/ ?	?	?	?	?	?
M/T	++	++	+	?/-	?/-	?	?	-/?	- -/	?	?	?	?	?

© Place Services 2026

Effect	1	2	3	4	5	6	7	8	9	10	11	12	13	14
									?					
L/T	++	++	+	?/-	?/-	?	?	-/?	- -/ ?	?	?	?	?	?
Option B – Central Triangle of Garden Villages														
S/T	++	++	+/?	?/+	?	?	?/+	-/?	- -/ ?	?	?	?	?	?
M/T	++	++	+/?	?/+	?	?	?/+	-/?	- -/ ?	?	?	?	?	?
L/T	++	++	+/?	?/+	?	?	?/+	-/?	- -/ ?	?	?	?	?	?

8.5.1 Social and Economic Effects

Both Option A and the Plan Review's Spatial Strategy would see the allocation of a Garden Village at Hare Green and Horsley Cross: the largest two Garden Village options. The key difference between Option A and the Plan Review's Spatial Strategy (resembling Option B) is approximately 900 dwellings would be required to be met across settlements along the railway corridor to meet the shortfall of the Weeley Garden Village not being allocated. These settlements are identified as Alresford, Great Bentley, Weeley, Thorpe-le-Soken, Kirby Cross, Frinton, and Walton. Sites with a sufficient dwelling yield have been submitted for consideration in these settlements and therefore it can be expected that housing related objectives would be positive for both Option A and the Plan Review's Spatial Strategy in the short-long term. Should the Plan Review's employment allocations be a constant for both options, then there would likely be similar positive effects for economic objectives

Of these settlements, the Plan Review newly allocates 140 dwellings in Alresford, 280 dwellings in Great Bentley, 77 in Weeley / Weeley Heath, 70 dwellings in Thorpe-le-Soken, and 490 dwellings in Kirby Cross, Frinton and Walton in line with a focus on proportionate growth. It can therefore be expected that Option A would see additional allocations within these settlements above what is proportionate especially when considering sites with planning permission, windfalls and adopted Local Plan allocations that are carried forward. This would potentially harm local development patterns as well as local characteristics. As discussed above Alresford and Great Bentley have experienced significant growth in recent years, and numerous other constraints exist within and around the railway settlements that

© Place Services 2026

limit their opportunities for growth. It can therefore be assumed that the impacts on the local infrastructure of these settlements could be negative, without the critical mass allowing on-site benefits that the Weeley Garden Village can ensure. This would also likely be more positive implications regarding the sustainable use of land.

Nevertheless, in principle, Option A would maximise the opportunity for future residents to use the rail network to travel between towns and villages. The Plan Review's strategy seeks a lower number of homes in these settlements on the railway line, with a greater number of dwellings being delivered in key locations on the strategic highway network. In comparison, Option A could be seen to offer more positive effects on sustainable transport objectives, reducing in part the impacts on the highway network that could arise from further growth on the A120 and A133. A degree of uncertainty is highlighted for the Plan's Spatial Strategy, where all three Garden Villages have good access to the strategic road network, which may prove attractive for new communities.

8.5.2 Environmental Effects

The environmental effects of the Plan's Spatial Strategy and Option A are difficult to identify at the spatial level and without the consideration of specific sites, the permutations of which are numerous. Assumptions can be made however regarding the relative impacts of increasing allocations at the settlements mentioned above under Option A, in comparison to the allocation of land for a Garden Village at Weeley.

Great Bentley, Thorpe-le-Soken, and Frinton & Walton all contain Conservation Areas and can be considered historic settlements with defined settlement patterns as a result. The effects of increasing allocations in these settlements can therefore be considered more likely to give rise to negative effects on the historic environment as well as landscape, although a large degree of uncertainty must be raised in this assessment. Comparatively, there would be fewer effects from the Plan's Spatial Strategy, although both options can be seen to have potentially significantly negative impacts associated with the Garden Villages at Horsley Cross and Hare Green.

Effects regarding water supply and quality, air quality, soil quality, and flood risk are likely to be uncertain of such a strategic assessment, on the basis that they will only be known at the site level. The same is true of the objective ensuring that new development is carbon neutral. This again can only be identified of individual proposals.

© Place Services 2026

9. Conclusions and Recommendations

9.1 Whole Plan Effects by Sustainability Theme

The overall effects identified in this ISA Report are outlined within the following sub-headings, each of which corresponds to a thematic Integrated ISA Objective. The conclusions are drawn from an analysis of the individual policy, chapter / section, and site allocation appraisals within this Report, as well as the cumulative, synergistic, and temporal assessment work undertaken.

9.1.1 ISA Objective 1: Housing

Short-Medium Term Effects	Long Term Effects
Positive effects	**Significantly positive effects**

The effects of the Plan Review can be expected to have significantly positive effects regarding the delivery of a sufficient supply of homes for all, including an appropriate mix of housing types, due to housing needs being met through existing and new allocations as well as commitments and resolutions to commit to developments that are advanced within the development management process. Policy LP1 maintains a sufficient supply of deliverable sites to provide for at least five years' worth of housing plus an appropriate buffer in accordance with national policy. The allocation of smaller to medium development sites supports housing market diversity, contributes towards national policy objectives relating to smaller sites, and assists in maintaining housing delivery throughout the plan period.

Due to the expected delivery of the strategic allocations, and in many cases the requirement for them to be subject to 'comprehensive planning frameworks' in the future, impacts are expected to be more significant in the latter stages of the Plan period in line with their expected delivery.

Policy LP5 includes affordable housing thresholds to be for developments of 10 dwellings or more (rather than 11 in the adopted Plan) and also for developments of over one hectare. Further amendments are proposed to include affordable housing requirements for when adjoining developments, when taken together exceed the above policy threshold. Lastly, the Policy is proposed to now include that 'in exceptional circumstances justified with case-specific evidence on viability, deliverability or lack of interest from registered providers, or where other material considerations provide, the Council may consider negotiating and agreeing a lower level of affordable housing or alternative approaches to the provision of affordable housing such as financial contributions towards off-site provision, the transfer of homes to the Council or a local housing trust at nominal cost or a combination of those approaches.' This can be seen as strengthening of the position of the corresponding adopted Local Plan policy albeit with added pragmatism that is intended to ensure that development is not stifled by viability concerns.

© Place Services 2026

9.1.2 ISA Objective 2: Economic Growth

Short-Medium Term Effects	Long Term Effects
Positive effects	**Significantly positive effects**

The Plan Review includes new employment allocations and strategic mixed use allocations that will provide employment uses on-site.

As Policy PP7 sets out, the allocations support sustainable economic growth and are in locations that offer strong connectivity, integration with housing growth, and alignment with identified growth sectors. The allocations are proposed for development in the general industrial, storage and distribution, research and development, and industrial processes use classes (B2, B8, Eg(ii), and Eg(iii) respectively). Three new solely employment allocations are allocated for a total employment land area of 85.3 hectares, and this could be expanded by an additional 100-120 hectares with the delivery of the Garden Villages.

The Plan Review identifies that the solely employment allocations are proposed on a qualitative basis, reflecting their strategic importance rather than solely on quantitative need. As a result, the Plan Review can be expected to have significantly positive economic effects in the long term, associated with the expected delivery of strategic employment allocation SAE3 and the mixed-use Garden Village developments of SAMU8 and SAMU9.

9.1.3 ISA Objective 3: Transport

Short-Medium Term Effects	Long Term Effects
Positive / negative / uncertain effects	**Positive / negative / uncertain effects**

Tendring is largely rural in nature and rural public transport services and interconnectivity are poor. Policy CP1 expands the requirements for measures to reduce car dependence. The amended Policy includes that: such improvements should be attractive; that proposals enhance connectivity to Public Rights of Way (PRoWs) and bridleways; are connected to public transport nodes; incorporate the measures of the Tendring District Cycling Action Plan, the Essex Walking Strategy 2021, and the Sunshine Coast Greenway objectives; and also recognise the health benefits of active travel. This can be seen to enhance the positive effects of the adopted Policy in regard to sustainable transport. There can be expected to be positive implications as a result of the added Policy requirements.

Follow-up transport modelling undertaken for the Regulation 19 Local Plan Review by ECC identifies 15 highway-related improvement schemes which are required to support proposed allocations and clusters where allocations can be expected to have inevitable negative cumulative effects. The modelling work also identified need for a Park and Ride/Park and

© Place Services 2026

Choose (P&C) facilities scheme in relation to sites SAMU8 and SAMU9. It advised that a review of use of the proposed P&C East (serving East Colchester) take place and that consideration should be given to extra facilities or enhancing access. The Infrastructure Delivery Plan (2026) sets out that funding will come predominantly from developer contributions and that many of the proposed requirements, particularly those requiring specific improvements, will be required either to enable development to come forward or in the early stages of development.

Nevertheless, it can be expected that mitigation measures will be forthcoming on a site-by-site basis through the Plan Review's Policy CP2. The Policy outlines that the improvements to the transport network required for the new strategic development allocations within the Plan are to be secured, as necessary, through planning conditions, legal agreements and/or through Community Infrastructure Levy (CIL) as required. Further requirements include that planning applications for new major development likely to have significant transport implications (i.e. are above 50 dwellings) will require a vision-led Transport Statement or, where appropriate, a Transport Assessment. These assessments will identify the sustainable transport measures that will be required to ensure that the site is accessible by a choice of modes other than the private car, and should also assess the residual impact of the development traffic on the highway network, including identifying appropriate mitigation to ensure there is no detrimental impact on the safety and capacity of the highway network.

Non-significant negative cumulative effects are highlighted in regard to the transport effects of the Plan Review at this stage and in lieu of the aforementioned mitigation measures that will be refined and developed over time and in the instances of SAMU sites, through 'comprehensive development frameworks' post-adoption of the Local Plan Review. It should be noted that in regard to poor sustainable transport coverage in the district, the Local Plan and the District Council more widely, cannot ensure that service delivery, such as buses, operate routes even if necessary supporting infrastructure is ensured and delivered of new development. To that extent, the remit of the Plan should be acknowledged and uncertain impacts highlighted in regard to sustainable transport improvement requirements.

9.1.4 ISA Objective 4: Health and Education

Short-Medium Term Effects	Long Term Effects
Uncertain / neutral effects	**Uncertain / neutral effects**

The focus of residual housing needs being met through strategic allocations (including Garden Villages) ensures that proportionate growth can be ensured in existing settlements, consistent with the settlement hierarchy, and infrastructure pressures (such as on healthcare and school capacities) on smaller settlements are not exacerbated.

The Garden Village allocations and those strategic allocations at Harwich and Dovercourt have requirements for new primary schools to be provided, and in the case of the Garden Village allocations, also new secondary schools. These new communities can therefore be expected to be self-sustainable in their need for supporting education infrastructure.

© Place Services 2026

Although the Plan's Infrastructure Delivery Plan (IDP) (2025) calculated that the Plan's new allocations at the Regulation 18 Preferred Options stage could not be met by existing forecast Primary School capacity in any of the cluster areas of the District except the south (Clacton), a review of the IDP (2026) following consultation with ECC (as the service provider) reassess these impacts.

At this stage, there can be expected to be some negative effects on school capacities as a result of growth in the West (Frating) cluster area, however capacity can be met or expansion of existing facilities ensured for the majority of the cluster areas. Impacts are therefore considered less significant than those identified in the previous Interim ISA Report.

It should further be noted that for the majority of allocations in the Plan Review, notably those over 20 dwellings, developer contributions will be required for primary and secondary education needs, as well as Early Years and Childcare as set out in the Essex County Council Developers' Guide to Infrastructure Contributions. These contributions can be used to extend existing facilities wherever possible or fund 'transitional costs' such as the provision of temporary accommodation at existing schools, or transportation to other schools with capacity within two miles.

9.1.5 ISA Objective 5: Sustainable Use of Land

Short-Medium Term Effects	Long Term Effects
Positive effects	**Positive effects**

The strategic and mixed-use allocations of the Plan Review include the need for a range of infrastructure on site to enable suitable levels of self-sustainability commensurate to each allocation's size and dwelling yield.

Policy additionally sets out the mechanisms for infrastructure delivery, and the requirements for development regarding layouts, design, garden sizes, public transport connectivity and open space.

It can be expected that the sustainable use of land, as a resource, will be positive through the Plan Review's focus on strategic sites to meet residual housing needs. These will be subject to 'comprehensive planning frameworks' prepared through a future review of the Local Plan, or other successor development plan mechanism. This allows the detailed considerations of forthcoming development to be plan-led.

9.1.6 ISA Objective 6: Biodiversity

Short-Medium Term Effects	Long Term Effects
Uncertain effects	**Uncertain effects**

© Place Services 2026

Detailed impacts of the allocations are identified within the HRA. That assessment raises that there will likely be significant negative effects resulting from the Plan Review. These include the in-combination effects (Likely Significant Effects) on Habitats sites from all allocations through recreational pressure on the coast. These effects are known, and the adopted Plan includes suitable Policy for mitigation in accordance with the adopted Essex Coast RAMS.

Additionally however, site specific impacts are raised for impacts on Habitats sites more directly. The potential for significant effects are raised for sites SAMU5, SAMU7, SAMU8, MSA3, MSA4, MSA11, MSA12, MSA36, and MSA37 due to proximity to Habitats sites or impact pathways, or the potentially loss of or impacts on land that is 'functionally linked' to Habitats sites. Additionally, other site allocations are located in areas that may impact on functionally linked land to a lesser degree, and others include or may otherwise impact on Priority Habitat nearby.

The Plan however embeds all of the recommendations of the Appropriate Assessment (AA) (2026), into the policy framework. The AA concludes of all site allocations and policies within the Local Plan that an overall determination of 'No Adverse Effects On site Integrity to identified Habitats sites with mitigation embedded'. At the Plan level, impacts can be considered generally uncertain as a result where much information as to specific and in-combination effects on Habitats sites will only be fully understood at the planning application stage through project-level HRA requirements.

9.1.7 ISA Objective 7: BNG and Green / Blue Infrastructure

Short-Medium Term Effects	Long Term Effects
Significantly positive effects	**Significantly positive effects**

Despite the potential for negative effects on biodiversity, net gains are required and can be expected of development proposals. Policy PP4a is a new policy introduced at this stage which sets out national requirements for Biodiversity Net Gain (BNG).

The Policy proposes that this requirement will be a minimum of 20%. The Policy sets out the Council's approach of supporting the setting up of 'Habitat Banks' in the District from which biodiversity units can be bought should certain criteria be adhered to. The establishment of Habitat Banks is encouraged in certain areas / locations within the District subject to applicants entering into legal agreements with Natural England. The approach is considered to have benefits in addition to on-site BNG, that is relevant to the District (which includes multiple and large coverage of wildlife designations and Habitats sites on the coast).

As the Policy sets out, it can be expected that the approach would offer potentially significant benefits through the 'creation of bigger, better and more connected habitats that are resilient, manageable and contribute effectively to the aims and objectives of the Essex Local Nature

© Place Services 2026

Recovery Strategy.' Significantly positive effects are identified through a more joined up approach to net gains and existing habitats.

9.1.8 ISA Objective 8: Historic Environment

Short-Medium Term Effects	Long Term Effects
Uncertain effects	**Potentially significant negative effects / uncertain effects**

Two of the allocated sites have been identified as having the potential for an impact on the significance of a designated asset or its setting that warrants the identification of significant effects in this ISA, sites: SAMU9, and SAMU8. Effects are highlighted in the long term in line with the expected delivery of these strategic sites. In the case of these two proposed Garden Villages however, the heightened potential for mitigation should be acknowledged at this stage. This is due both to the size of the sites, and the emergence of 'comprehensive planning frameworks' post-adoption of the Local Plan Review (prepared through a future review of the Local Plan, or other successor development plan mechanism). In both instances, the Plan's policy framework requires enhancements to heritage assets to be sought. The 'comprehensive development frameworks' will enable further public consultation on the schemes of both sites as they emerge, which can be expected to include mitigation for environmental effects.

Nevertheless, in the above cases uncertainty surrounding the significance of the impacts is also highlighted at this stage in the absence of detailed proposals for any of the site allocations and it is considered that the Plan Review's Policy Framework will ensure that any impacts are fully understood at the planning application stage.

9.1.9 ISA Objective 9: Landscapes

Short-Medium Term Effects	Long Term Effects
Uncertain effects	**Potentially significant negative effects / uncertain effects**

The majority of the sites within the Plan Review are located on greenfield land, and Tendring contains some landscape character areas that are highly sensitive to development, including a National Landscape Area associated with the River Stour and the Coastal Protection Belt.

Site SAMU9 (the proposed Garden Village in Horsley Cross) has been assessed as having the potential for significant effects on landscape as the proposal could lead to the merging / coalescence of the small settlements of Horsley Cross and Horsleycross Street. Similarly, site SAMU8 (the Garden Village proposal in Hare Green) could also subsume the settlement

© Place Services 2026

of Frating (which has a settlement boundary) and may lead to the merging of Frating with the small settlements of Balls Green and Hare Green (which do not have settlement boundaries). The potential for significant effects in highlighted in the long term, in line with the expected delivery of these strategic sites.

In the case of these two proposed Garden Villages however, the heightened potential for mitigation should be acknowledged due to the size of the sites, and the emergence of 'comprehensive planning frameworks' post-adoption of the Local Plan Review (prepared through a future review of the Local Plan, or other successor development plan mechanism). This will enable further public consultation on the schemes of both sites as they emerge, which can be expected to include mitigation for environmental effects and the maximisation of any landscape benefits.

9.1.10 ISA Objective 10: Water Quality

Short-Medium Term Effects	Long Term Effects
Uncertain / positive effects	**Uncertain / positive effects**

The Tendring Water Cycle Study (2025) identifies that, regarding domestic water consumption, the Plan area is classified as water stressed by the Environment Agency and that whilst Anglian Water have measures to maintain a surplus of supply in the long term, this will require the cumulative demand from new housing to be managed. As a result of this, the Study recommends that a 'stricter' Policy than adopted would significantly contribute to managing and maintaining a surplus of supply and be in keeping with Government plans to address water scarcity in response to the Environment Act 2021.

The Study's wastewater assessment shows that proposed allocations should be restricted to a water use of 85 litres per person per day (l/p/d) as this would significantly improve the available capacity at Water Recycling Centres (WRCs) across Tendring. In response to these findings, the Plan includes a restriction, albeit of 100 l/p/d from new development (following recommendations from Plan's Viability Study (2025)), within Policy PPL5.

Additionally, the Study identifies that there is no (or limited) capacity in some WRCs (Manningtree, and Clacton Holland Haven) and there are no current improvement plans proposed. Although limited development is proposed in these areas as a result of the Plan Review's new allocations, the Plan's amended Policy PPL5 includes some of the requirements recommended within the Water Cycle Study across the District; those being for 'developers to undertake pre-planning engagement with Anglian Water at the earliest opportunity to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development.' Policy PPL5 requires proposals to demonstrate that adequate provision exists, or can be provided in time, for sewage disposal to a public sewer and water recycling centre (sewage treatment works).

Plan level effects can therefore be considered broadly positive, albeit with a degree of uncertainty, where policy is significantly enhanced to improve water supply issues.

© Place Services 2026

Nevertheless, the baseline condition of the District in regard to WRC capacity and water quality in general is likely to be further stressed by increased growth.

9.1.11 ISA Objective 11: Air Quality

Short-Medium Term Effects	Long Term Effects
Uncertain effects	**Uncertain effects**

Any increase in growth is likely to lead to increases in road transport movements and flows. Tendring does not contain any areas that are of serious concern regarding air quality such as Air Quality Management Areas (AQMAs), although a single junction (junction and mini roundabout at North Road, Clacton on Sea) is a location where air pollution levels are concerning due to congestion. No development is proposed within the Plan Review in Clacton that would exacerbate this position.

The Plan Review, through an amended Policy CP1 Sustainable Transport and Active Travel, sets out numerous new criteria for new developments to adhere to, not limited to proposals for safe walking and cycling routes and enhanced connectivity to reduce private car use and reduce associated emissions. Additionally strategic and mixed-use allocations of the Plan Review include the need for a range of infrastructure on site to enable suitable levels of self-sustainability commensurate to each allocation's size and dwelling yield including sustainable transport measures. Overall, uncertain impacts on air quality are raised at this stage.

9.1.12 ISA Objective 12: Soils and Agricultural Land

Short-Medium Term Effects	Long Term Effects
Negative effects	**Negative effects**

Development of Grade 1 agricultural land would likely lead to its permanent loss, which cannot be mitigated. Sites MSA12 and SAE3 are all assessed as having the potential for the loss of Grade 1 (excellent) agricultural land. The majority, but not all, of site SAMU8 also contains Grade 1 agricultural land. Grade 1 agricultural land is the best and most versatile land in the District and also nationwide.

Negative effects are raised within this ISA as a result, although it should be considered that the land in question for all the above sites has been submitted for consideration for alternative (i.e. non-agricultural) uses and that there is no guarantee that Grade 1 agricultural land is used for agricultural purposes. In the case of the proposed Garden Village site SAMU8, it is possible that some of the land that is Grade 1 could be avoided as part of open space or green infrastructure requirements.

© Place Services 2026

9.1.13 ISA Objective 13: Renewable Energy / Energy Efficiency

Short-Medium Term Effects	Long Term Effects
Positive effects	**Positive effects**

The Plan Review amends the policies of the adopted Local Plan regarding climate change. The Plan's policy framework now includes dedicated policies regarding operational energy and carbon (net zero) in homes and buildings; embodied carbon and circular economy in homes and buildings; and renewable energy installations.

These policies support proposals for renewable and low carbon energy generation and distribution networks; require development proposals to demonstrate the measures taken to minimise embodied carbon; and also require new buildings to be designed and built to be Net Zero Energy and Carbon in operation. They must also be ultra-low energy, fossil fuel free, and generate renewable energy on-site to at least match predicted annual energy use.

It can be expected therefore that positive effects on renewable energy and energy efficiency, relative to individual developments, would be positive as a result of the Plan Review.

9.1.14 ISA Objective 14: Flood Risk

Short-Medium Term Effects	Long Term Effects
Uncertain / neutral effects	**Uncertain / neutral effects**

The Plan Review can be seen to ensure the delivery of Sustainable Drainage Systems, water quality mitigation, and biodiversity enhancements through a range of relevant policies. Policy PPL1 is proposed for an amendment that includes additional wording surrounding the application of the 'sequential test' for flooding, which includes that 'the area for this test will relate to the catchment area of the development proposed and should always be appropriate in nature and scale. Usually, this area will not extend beyond the town, city or local villages it relates to. Alternative sites could be two or more sites and do not need to be owned by the applicant.' No additional positive implications are assessed above those identified in the SA of the adopted Local Plan, as the purpose of the amendment is considered to offer clarity to developers rather than seek additional requirements from them.

In a small number of instances, site allocations are within areas with a chance of fluvial flood risk and more have small parcels of land within them that are of a high chance of surface water flood risk. In all instances, these constraints are recognised on site and mitigation required as set out in their corresponding site allocation policy. It should be noted that Chapter 3 of the Local Plan Review states that some settlements 'are at potential risk of coastal change over the next 100 years. TDC (together with the EA) will assess the

© Place Services 2026

significance of this risk and whether the designation of any Coastal Change Management Areas would be appropriate. Whilst this Local Plan will not make these changes now, it may be necessary in future iterations to consider coastal change areas which may have direct implications for spatial growth in the future.'

Overall, uncertain effects are raised at this stage in response to the fact that many of the effects of the Plan Review are site-specific, related to site allocations, and would only be known at the planning application stage when detailed schemes are proposed. Positive implications (neutral effects) can however also be assumed through the Plan's policy framework, which ensures that impacts will be mitigated.

9.2 Recommendations and Mitigation

Much of the Local Plan is not proposed for amendment and has been previously subject to Sustainability Appraisal, with recommendations included throughout that process. At this Plan Review stage, iterative working has been undertaken by the authors of this ISA Report and the Council in preparing the Plan Review, enabling effects to be known and some mitigation / recommendations embedded at an early stage.

Despite this, a number of recommendations are made at this stage to enable the uncertain or 'potential' impacts highlighted in this Report to be fully understood. The recommendations are:

- It is recommended that further evidence is gathered regarding the landscape implications of the proposed Garden Village sites SAMU8 and SAMU9 at the stage of / alongside. and to influence, the forthcoming 'comprehensive development frameworks' of the sites post-adoption of the Local Plan. It is not considered possible to identify landscape effects with certainty at this stage.

- Mitigation of heritage effects associated with sites SAMU8 and SAMU9 (the proposed new Garden Villages) and even the possibility of enhancement of assets where possible, would only be fully understood at the stage where a detailed scheme is proposed. At this strategic stage, it is considered that the Plan Review's Policy Framework will ensure that any impacts are fully understood at that stage. Nevertheless, it is recommended that more detailed Heritage Impact Assessments are undertaken alongside and in order to shape the forthcoming 'comprehensive development frameworks'.

© Place Services 2026

10. Next Steps

10.1 Consultation

This ISA Environmental Report will be subject to public consultation. There are three statutory consultees that are required to be consulted for all Sustainability Appraisal and Strategic Environmental Assessment documents. These are:

- The Environment Agency;
- Natural England; and
- Historic England.

Comments will be invited from the three consultees, the public and any interested parties and stakeholders.

© Place Services 2026

Appendix 1: Health Impact Assessment

Screening Health Impacts

There is no statutory duty in place to undertake a HIA as part of undertaking a Local Plan, however the policies and allocations identified within the Plan Review may have the potential to impact on health, which could be a cause for concern amongst members of the public. HIA can have a strong role in the plan-making process, as well as for allocations within the Plan Review.

This Appendix:

- Screens the Plan area to determine if the Plan is likely to result in health impacts, paying specific mind to any local inequality issues;
- Provides recommendations throughout the decision making process, allowing for responses to be made to any issues that are raised;
- Seeks to maximise positive impacts, while minimising the negative impacts of the Plan.

Health & Wellbeing Baseline Profile

The following baseline is considered relevant to the remit of the Local Plan Review and the scope of this HIA:

Quality of Local Environment / Existing Communities

- Accessible local greenspace is an important contributor to good health. It not only provides a daily experience of wildlife but contact with nature boosts people's physical and mental health.
- Natural England has devised the Accessible Natural Greenspace Standard (ANGSt), which sets out the minimum amount of accessible natural greenspace that any household should be within reach of. Tendring has the highest proportion of households without access to natural greenspace in Greater Essex at 59%. Less than 1% of households in Tendring meet all of their Accessible Natural Greenspace requirements.

New Development Planning & Improving the Local Environment

- Green infrastructure is essential in new developments, including sustainable urban drainage systems. Development should also design for future climate events, incorporating resilience to changing weather conditions and more frequent extreme weather events.

© Place Services 2026

- Healthy Streets, Liveable Neighbourhoods and Walkable Neighbourhoods are planning approaches that can be developed in both new and existing communities.
- The provision of active travel routes and mobility hubs will help tackle the issue of car dependency and enhance last mile travel.
- There has been an increased frequency of extreme weather events. Significant parts of Essex including Tendring at long term risk from flooding, from surface water, or from rivers and seas
- New developments are best placed to adapt through the use of green infrastructure and SuDS, however existing communities need to be considered too, and how elements such as shading, cover and protection can be retrospectively included in their layouts.

Human Health and Deprivation

- Health deprivation correlates with life expectancy and TRSE Health Risk levels. Tendring is the most health deprived district in Greater Essex. Of all the Local Authority areas in Greater Essex life expectancy is lowest in Tendring for both males (78.17) and females (82.02).
- Tendring and Basildon are the two most overall deprived Local Authority areas in Greater Essex, and both have more Lower Super Output Areas (LSOAs) that are deprived than the average for England and Wales.
- Sport England's Active Lives Survey collects data on the engagement in, and attitudes to, sport and physical activity. Activity is explored as:

    1. Active for at least 150 minutes a week (adults)
    2. Active for an average of 60+ minutes a day (under 16s)

    Inactivity covers:

    3. Active for less than 30 minutes a week (adults)
    4. Active for less than an average of 30 minutes a day (under 16s)

- Only 53.8% of the population in Tendring participate in activity of at least 150 minutes a week. This is below the Essex average.
- Similarly, only 43.7% of the under 16 population are active for on average an hour a day. This is again below the Essex average.
- In regard to adult inactivity (active for less than 30 minutes a week) this applies to 33% of the adult population: higher the Essex average. It should also be noted that trend data shows that there has not been any post-COVID 19 pandemic rises in activity within Tendring. All other local authority areas in Essex have seen activity

© Place Services 2026

pick up, aside from Tendring and Chelmsford.

- At 32.5% inactivity in under 16s in Tendring is also higher than the Essex average.
- Tendring District has the highest mortality rate for preventable respiratory disease (aged 75+) and the highest levels of hypertension (all ages) in Essex.
- Regarding hospital waiting lists, the highest percentage of the local population on a hospital waiting list is 11% in Tendring and Colchester. This correlates to health deprivation in both places.
- Essex has high levels of overweight / obese adults and children, with 28% adults obese and 66% of adults being obese or overweight. In Tendring 22% of those aged 4-5 are obese (with the England average being 20.9%).

Wellbeing

- Vulnerable people are at risk of exposure to high air and noise pollution, as many care homes and schools are located near the road and rail network.
- Fewer people feel safe after dark than during the day – between 2014 and 2022: 87% up to 91% during the day feel safe in Essex; and 49% up to 55% after dark.
- Anxiety and depression are prevalent in Basildon, Harlow and Tendring. Simultaneously, the percentage of adults that never walk are highest in Harlow (at 11%), and Tendring (at 8%).
- Coastal areas in Essex are struggling to maintain a healthy level of wellbeing for residents with a perceived need for improvement around safety, road collisions and community wellness.

Independence / Sustainable Travel and Accessibility

- Older people are more at risk of isolation and social exclusion. People aged 70+ tend to be more reliant on reliable, accessible and affordable public transport; are more likely to have difficulty walking to a bus stop; and are more likely to be deterred from using public transport if there are no bus shelters, nearby bus stops, or seating provisions.
- Disabled people uses buses 20% more frequently than non-disabled people. Disabled people in rural areas are less likely to travel by rail due to a lack of staffing in stations and booking assistance services reduces independence by affecting ability to make impromptu journeys.
- Rising bus fares are affecting the accessibility of bus services for low income families, corresponding to a significant barrier to employment and education opportunities.

© Place Services 2026

- People who can no longer drive due to health or age will be forced into transport poverty.
- There is generally poor access to key services by public transport in parts of Tendring. There is also high car access in rural areas.

Health Objectives elsewhere in the ISA

An important component of the Plan Review is that new infrastructure and allocations will be required to deliver essential new housing and employment growth. This ISA Report factors in the requirements for Sustainability Appraisal (SA) which considers health as an important tenet of sustainability. Health has been identified within the SA element of this ISA Report as a 'Key Sustainability Issue' relevant to the Plan and the Plan area.

Table 26: Health related issues as identified within the ISA

General Theme	Evidence	State of the environment in the absence of the Local Plan
Ageing population	Tendring has a high population of people aged over 65. This age group is also predicted to increase over the Local Plan period. The highest median age of Local Authority populations in Greater Essex is in Tendring at 50 years. This is above the England and Wales median of 40.	As indicated by need, market forces alone cannot be expected to deliver all types of housing need in the District. The exploration of relevant policy and suitable housing requirements that explore type and tenure across the District enables growth that reflects need and ensures the delivery of such housing.
Life expectancy	Tendring has lowest life expectancies in Essex for both males and females at 78.17 and 82.02, respectively. These are also lower than the averages for Essex, the Eastern region, and England.	As indicated by need, market forces alone cannot be expected to deliver all types of housing need in the District. The exploration of relevant policy and suitable housing requirements that explore type and tenure across the District enables growth that reflects need and ensures the delivery of such housing.
Deprivation	Tendring is the overall most deprived district in Essex, and also for health related	Social integration is an important issue and can be aided through policy requirements that seek social

© Place Services 2026

General Theme	Evidence	State of the environment in the absence of the Local Plan
	deprivation. Deprivation is higher than the England and Wales averages.	infrastructure and through sensitive and appropriate housing allocations within the District. A plan-led system is able to ensure proportionate growth is allocated to the most sustainable areas, or with a focus on regeneration, rather than being led by market forces alone as could perhaps be expected in the absence of a Local Plan.
Activity	Sport England's Active Lives Survey indicates Tendring residents as being the least active in Essex.	Ensuring that open space standards are met is a requirement of the adopted Local Plan, as are strategic solutions where necessary and thresholds are met. This is unlikely to change through the Plan review, however remains a key sustainability issue in the District.

This led to the formulation of a directly health related ISA Objective, which is included as part of this ISA's sustainability framework. The relevant excerpt from this framework is included in the table below.

Table 27: Health related objectives in the Integrated Sustainability Appraisal Framework of this ISA

SA Objective	Proposed guide questions to meet objective (does the Plan Review…)	Potential indicators for monitoring effects
4) To ensure resilient sustainable communities with better health, education, and social outcomes	- Seek to provide access to health, education, recreation and community facilities? - Ensure healthier lifestyles and access to healthcare facilities? - Protect existing open spaces and create suitable	- Provision of social infrastructure and services on allocated sites - Contributions received towards community facilities - GP waiting times and capacities

© Place Services 2026

SA Objective	Proposed guide questions to meet objective (does the Plan Review…)	Potential indicators for monitoring effects
	new open space? - Seek to ensure that levels of educational attainment improve? - Seek to reduce actual crime and the fear of crime through effective urban design solutions?	- Walking / cycling modes of transport uptake - New healthcare facility provision through growth - Health related statistics - Open space provision ha/1000 population

The Screening of the Plan Review

In order to determine if the Plan Review requires a full independent Health Impact Assessment, a series of Screening themes have been identified. The following table includes the potential impacts surrounding each key health related theme, how the Plan Review addresses these impacts (directly or indirectly), and recommendations proposed that the Plan Review could integrate (if/where relevant).

© Place Services 2026

Table 28: Screening of health impacts associated within the Plan Review

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
Housing	The delivery of housing needs in Essex is reliant on supporting infrastructure. In Essex, if the housing needs contained in Tendring are met it will mean an unprecedented increase in the number of new houses built in the County over the next 15 plus years. Housing growth if well planned can create a number of direct and indirect opportunities for health and wellbeing in the County, including: - Provision of new and an improvement to the existing infrastructure which can have a positive impact on health, such as suitable garden sizes, direct provision of healthcare, and good opportunities for active travel to support physical	The Plan Review includes allocations that if delivered would meet national housing needs for the District. The strategic and mixed-use allocations of the Plan Review include the need for a range of infrastructure on site to enable suitable levels of self-sustainability commensurate to each allocation's size and dwelling yield. Policy additionally sets out the mechanisms for infrastructure delivery, and the requirements for development regarding layouts, design, garden sizes, public transport connectivity and open	There can be considered to be overall positive impacts on both health and wellbeing through the plan Review.	No recommendations are made.

© Place Services 2026

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	activity which contributes to the reduction of many related health conditions and increased general wellbeing of the population - Access to new green space, leisure and open spaces to support social cohesion, physical activity and mental wellbeing of the residents. - Supply of affordable housing to reduce homelessness and provide homes for those who cannot get onto the housing ladder. - Supporting the local economy and increasing the overall standard of living which in the long term should contribute to the reduction of health inequalities. It should be recognised that	space. Lastly it is important to note that the Plan Review sets out that developers are required to produce a Health Impact Assessment for developments of a qualifying size and use the Essex Healthy Places Checklist as part of their planning application. The Plan sets out that Health Impact Assessments 'should include an assessment of the capacity of existing healthcare facilities to accommodate the needs arising from the proposed development and recommendations on how positive health impacts could be maximised and negative impacts on health and inequalities avoided or		

© Place Services 2026

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	there may be some potential risks to health and wellbeing as a result of development growth if these are completed to a low standard and not supported by the appropriate infrastructure.	mitigated.'		
Construction	Health impacts from construction can be divided into two categories: immediate impacts such as accidents; and accumulative and progressive impacts such as stress and pulmonary diseases. Impacts can be felt by surrounding communities. The different types of health impacts can be classified as: - Physical - includes noise, heat, vibrations, falls, and various forms of dust, aerosols and fine particles - Mental – mental health of	The strategic nature of the Plan is such that any health impacts from constriction need not be directly addressed through specific Policy. Nevertheless, conditions regarding construction hours, and the mitigation of impacts related to noise and dust can be ensured as part of any successful planning application. The Plan Review sets out that developers are required to produce a Health Impact Assessment for	There can be expected to be neutral impacts on health and wellbeing regarding construction from new development.	No recommendations are made.

© Place Services 2026

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	workers associated with working environment Any impacts, whether negative or positive will be greater in relation to vulnerable population groups and concentrations of ill health. Therefore, special attention should be paid to these groups when developments come forward. This includes areas of health and economic deprivation and the concentration of people at old age.	developments of a qualifying size and use the Essex Healthy Places Checklist as part of their planning application. This will consider the positive and negative impacts of construction on residents and the community.		
Development Design	The location and design of development sites can have negative effects (direct or perceived) on surrounding communities through: - affecting visual qualities, reducing the visual	The Plan Review, through an amended Policy CP1 Sustainable Transport and Active Travel, sets out numerous new criteria for new developments to adhere to, not limited to proposals for safe walking	There are considered to be no negative impacts, and only positive implications associated with the Plan Review's design policy related to new development.	No recommendations are made.

© Place Services 2026

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	attractiveness and sense of place which may affect the general wellbeing of neighbouring communities - affecting opportunities for physical activity through the removal of public open spaces and existing walking/cycling routes used by the residents for exercise, dog walking and leisure. This could have a number of direct and indirect health impacts including increased prevalence of obesity and related conditions, respiratory conditions, cancers and mental health. - affecting the natural environment which will have indirect impacts on the health and wellbeing of nearby sensitive receptors. - the anticipation of likely	and cycling routes and enhanced connectivity. Additionally strategic and mixed-use allocations of the Plan Review include the need for a range of infrastructure on site to enable suitable levels of self-sustainability commensurate to each allocation's size and dwelling yield including sustainable transport measures. Policy LP4 of the Plan Review sets out that developments will need to: actively promote health and wellbeing through the integration and enhancement of green infrastructure; locate new public open space where it can be conveniently and		

© Place Services 2026

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	effects that the development can have on the local community and place creating anxiety amongst the residents, in particular those more vulnerable to change. New or improved infrastructure offers the potential for health and wellbeing improvements in Essex. Opportunities include: - Creation of new and enhancements to the existing walking and cycling routes and linking these routes with the wider routes outside of the site – creating opportunities for physical activity - Creation of new green spaces, leisure trails and parks – creating opportunities for social interaction, physical activity and enjoyment of nature and calm environment	safely accessed by all members of the community by walking and cycling; incorporate surface water management considerations; minimise the opportunities for crime and anti-social behaviour; ensure that the overall highway network is legible, permeable, with all roads connected wherever possible and fit for purpose; ensure internal road layouts can safely and comfortably accommodate emergency services, waste collection services, buses (where necessary) and other large vehicles; design developments in accordance with the EPOA Parking Guidance; deliver new dwellings that are designed to high standards		

© Place Services 2026

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	for people to rest and enjoy - Landscape and habitat enhancements – creation of an attractive and biodiversity rich environment to support mental health and wellbeing - Flood alleviation and planting of trees to reduce the impact of climate change on health and wellbeing of the local residents - Air quality improvements	of architecture; and provide for private amenity space of a size and configuration that meets the needs and expectations of residents.		
Active Travel and Connectivity	The active travel related health and wellbeing considerations generated by transport related elements of development could include: - Potential temporary disruptions of existing walking and cycling networks which can affect levels of physical activity	The Plan Review, through an amended Policy CP1 Sustainable Transport and Active Travel, sets out numerous new criteria for new developments to adhere to, not limited to proposals for safe walking and cycling routes and	There are considered to be no negative impacts, and only positive implications associated with the Plan Review's approach for active travel and connectivity. Neutral impacts can be expected, through	No recommendations are made.

© Place Services 2026

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	amongst the local residents. - Potential temporary disruptions of existing road networks which can affect accessibility and connectivity. - Creating opportunities for active travel and public transport access.	enhanced connectivity. Additionally strategic and mixed-use allocations of the Plan Review include the need for a range of infrastructure on site to enable suitable levels of self-sustainability commensurate to each allocation's size and dwelling yield including sustainable transport measures. Policy CP2 of the Plan Review regards Improving and Maintaining the Transport Network. This Policy sets out that proposals will not be granted planning permission if there would be an unacceptable impact on highway safety, or the residual cumulative impact	requirements for mitigation, regarding any temporary disruptions of the existing road network.	

© Place Services 2026

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
		on the road network would be severe. Additionally, the Council will require, through planning conditions or approved Construction Management Plans, that developers repair any damage to the public highway or public realm caused during construction. More widely, the County Council's Local Transport Plan includes planned activities to work with organisations such as bus operators and active travel organisations and funders to make the case for new investment, as well as ensuring that Travel Plans (as submitted as part of proposals for major generators of travel such as existing workplaces, schools		

© Place Services 2026

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
		and proposed developments) address active travel choices.		
Public open space	The delivery of some developments and supporting infrastructure can see the loss of open/green spaces. Alternatively, new functional spaces can be created through development, including new Country Parks, open space and sports pitch provision, and public realm improvements / wider connectivity associated with active travel infrastructure. Open spaces can have a positive impact on the mental health of the community.	Policy HP5 Open Space, Sports and Recreation Facilities sets out that the Council will work with partners and sports providers across the district to maintain, expand and improve the quality and accessibility of public open space, sports and recreational facilities of different types and will aim to achieve and exceed standards set out in the Council's latest Open Spaces Strategy. Developments on sites of 3 hectares or larger will additionally be required to provide on-site public open	There will be no negative impacts, and only positive implications, on both health and wellbeing through the creation of new, or improvements to the access of existing areas and networks of public open space.	No recommendations are made.

© Place Services 2026

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
		space. This provision must include usable public open space and, where specified, play equipment, allotments, playing fields and built community sports facilities. Existing open space and sports and recreational facilities are safeguarded and protected in line with this Policy and also Policy HP2.		
Employment and Economy	Development creating and supporting new jobs and general economic prosperity can be expected to help reduce deprivation in key areas, as well as health inequalities.	Policy PP7 sets out allocations to support sustainable economic growth. The allocations are proposed for development in the general industrial, storage and distribution, research and development, and industrial processes use classes.	There will be no negative impacts, and only positive implications, on supporting new employment growth	No recommendations are made.

© Place Services 2026

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
		The Plan allocates three new solely employment allocations which are earmarked for a total employment land area of 85.36 hectares and this could be expanded by an additional 100-120 hectares of employment land with the delivery of the Garden Village allocations. These allocations are above identified needs.		
Equality and social cohesion	Social interaction has an impact on people's overall health and well-being. Increased or enhanced connectivity, both existing and as part of new development, can ensure the promotion of community cohesion and the provision of benefits accessible to the whole community.	The Plan Review allocates strategic and mixed-use sites that will be designed through additional public consultation. These allocations seek to deliver self-sustainable communities with a focus on community cohesion and enabling the provision of	There will be no negative impacts, and only positive implications, on equality and social cohesion through the Plan's policy framework and allocations.	No recommendations are made.

© Place Services 2026

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
		benefits through a range of on-site services, jobs and supporting infrastructure. The site selection process of the allocations has been undertaken with the potential impacts on existing communities in mind and only proposes proportionate growth in the more sustainable settlements of the District as a result.		
Climate change	Any new development has the potential to increase the risks associated with climate change related events such as flooding. There are, however, opportunities to mitigate against and adapt to, some of these effects. Climate change related to extreme weather events could	The Plan Review can be seen to ensure the delivery of Sustainable Drainage Systems, water quality mitigation, and biodiversity enhancements through a range of relevant policies. The Plan Review also amends the policies of the adopted Local Plan	There can be considered broadly neutral impacts through the provision of mitigation that addresses certain facets of climate change.	No recommendations are made.

© Place Services 2026

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	affect the health and well-being of communities and the wider population. Development and solutions supporting or enabling growth such as new road infrastructure, can lead to an increase in vehicle emissions and associated health impacts. Sustainable Drainage Systems, water quality mitigation, biodiversity enhancements, and the protection of the best and most versatile agricultural land can all be considered relevant mitigation methods for some effects of development.	regarding climate change. The Plan's policy framework now includes dedicated policies regarding operational energy and carbon (net zero) in homes and buildings; embodied carbon and circular economy in homes and buildings; and renewable energy installations. These policies: support proposals for renewable and low carbon energy generation and distribution networks; require development proposals to demonstrate the measures taken to minimise embodied carbon; and also require new buildings to be designed and built to be Net Zero Energy and Carbon in operation. They must also		

© Place Services 2026

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
		be ultra-low energy, fossil fuel free, and generate renewable energy on-site to at least match predicted annual energy use.		
Environmental Hazards	Air quality – New developments can have a cumulative impact on localised air quality. Mitigation measures can construction introduced during the working phase of a site to help limit these effects. Noise – development sites and new the construction of new infrastructure may create additional noise. Any new schemes should be sensitive to the prevailing acoustic environment and seek to mitigate their own effects. Flooding – All development and infrastructure schemes must	The strategic nature of the Plan is such that any health impacts from constriction need not be directly addressed through specific Policy. Nevertheless, conditions regarding construction hours, and the mitigation of impacts related to noise and dust can be ensured as part of any successful planning application. The Plan Review can however be seen to ensure the delivery of Sustainable Drainage Systems, water quality mitigation, and	There can be considered broadly neutral impacts through the provision of mitigation that addresses the impacts of various environmental hazards on new and existing communities.	No recommendations are made.

© Place Services 2026

Theme	Potential impact	How does the Plan Review address this (within its remit)?	Impact on health & wellbeing	HIA Recommendations
	mitigate against detrimentally affecting flooding both on site and elsewhere. This ensures ensure the development will not have a detrimental impact on the health of local communities through flooding. Land stability – Developments and infrastructure schemes must ensure they will have no detrimental impact on land stability.	biodiversity enhancements through a range of relevant policies. The Plan Review sets out that developers are required to produce a Health Impact Assessment for developments of a qualifying size and use the Essex Healthy Places Checklist as part of their planning application. This will consider the positive and negative impacts of construction on residents and the community.		

© Place Services 2026

Summary of Impacts

A series of Screening Questions have been utilised to assess if a more comprehensive HIA work is needed of the Plan Review. The Department of Health[7] provide a set of questions to help decision makers understand if their proposal will require a full HIA through a screening exercise, which also serves as a summary to the themes assessed in the table above.

Screening Question	If there will be no health impact, provide a brief explanation for your response	If there will be health impact(s) provide a brief explanation
Will the proposal / Plan have a direct impact on health, mental health and wellbeing?	It is considered that the Plan Review itself will not give rise to any such effects. The implications of any specific proposals within arising from the Plan's allocations and supporting infrastructure delivery, can be explored within the 'project-level' HIAs of qualifying proposals. Such impacts are therefore currently unknown and would not be understood until the planning application stage.	There is the potential for impacts to arise as a result of unmitigated development and the Plan seeks to ensure positive outcomes on health and wellbeing. Project level HIAs are further specified as required to be undertaken of qualifying proposals to prevent any identified negative impacts and promote positive impacts on the local and wider community.
Will policy / Plan have an impact on social, economic and environmental living conditions that would indirectly affect health?	It is considered that the Plan Review itself will not give rise to any such effects. The implications of any specific proposals within arising from the Plan's allocations and supporting infrastructure delivery, can be explored within the 'project-level' HIAs of qualifying proposals. Such impacts are therefore currently	There is the potential for impacts to arise as a result of unmitigated development and the Plan seeks to ensure positive outcomes on health and wellbeing. Project level HIAs are further specified as required to be undertaken of qualifying proposals to prevent any identified negative impacts and promote positive

[7] Health Impact Assessment of Government Policy, p.12, Department of Health, 2010

© Place Services 2026

Screening Question	If there will be no health impact, provide a brief explanation for your response	If there will be health impact(s) provide a brief explanation
	unknown and would not be understood until the planning application stage.	impacts on the local and wider community.
Will the proposal / Plan affect an individual's ability to improve their own health and wellbeing?	The Plan Review actively seeks to improve the baseline position in regard to healthy lifestyles through supporting infrastructure requirements and promoting active travel.	N/A
Will there be a change in demand for or access to health and social care services?	There will be an uplift in demand for health and social care services as a result of the levels of growth included within the Plan Review.	There will likely be impacts associated with increased growth in existing settlements, and the need for supporting healthcare infrastructure. These increases are addressed within the Plan Review within its remit and growth is proposed as proportionate in order to limit any impacts as far as possible. Relevant policy acknowledges that there is a need for the development to be supported by healthcare related infrastructure, and requirements for the provision of land or premises to operate such facilities is included within the Plan, or otherwise mechanisms are set out for the possible

© Place Services 2026

Screening Question	If there will be no health impact, provide a brief explanation for your response	If there will be health impact(s) provide a brief explanation
		requirement for developer contributions which can be used to mitigate direct impacts. It has to be acknowledged that the direct provision of such services is not within the remit of the Local Plan or planning more widely. Impacts will therefore be uncertain until decisions on provision are decided by the service provider.
Will the proposal / Plan have an impact on global health?	It is not considered that any single or cumulative allocations or policy approaches within the Plan Review would have an impact on the global scale. This is in response to the Plan area, reflecting the district.	N/A

HIA Conclusions

The Plan Review seeks to improve healthy lifestyles through the protection, safeguarding and delivery of new infrastructure, as well as access, connectivity and Active Travel options. The Plan Review's approach can be expected to improve health and wellbeing in the long term, although the detail of any new healthcare provision is likely to come forward at the stage of detailed masterplans or planning applications.

All development that occurs in the District has the potential to impact on both health and wellbeing. It is considered that, where any impacts are recognised, priority is satisfactorily given to the preparation of a project level HIA within the Plan Review. This will allow the identification and mitigation of impacts related to detailed schemes to be understood prior to planning permission being granted. There are therefore no recommendations to make within this strategic HIA as a result.

© Place Services 2026

Appendix 2: Equalities Impact Assessment

Introduction

An Equality Impact Assessment (EqIA) is an evidence-based approach designed to help ensure that policies, practices, events and decision-making processes are fair and do not present barriers to participation or disadvantage any protected groups from participation. This covers both strategic and operational activities. The EqIA helps to ensure that:

- The local authority understand the potential effects of the Plan Review by assessing the impacts on different groups both external and internal;
- Any adverse impacts are identified, and actions identified to remove or mitigate them; and
- Decisions are transparent and based on evidence with clear reasoning.

Ultimately, this EqIA seeks to ensure that the Plan Review is non-discriminatory. For the purposes of this ISA Report, discrimination is defined as someone being treated less favourably or put at a disadvantage because of their protected characteristic. The different groups covered by the Equality Act are referred to as protected characteristics: disability, gender reassignment, marriage or civil partnership status, pregnancy and maternity, race, religion or belief, sexual orientation, sex (gender), and age.

Discrimination is usually unintended and can often remain undetected until there is a complaint. Improving or promoting equality is therefore crucial to remove barriers and improve participation for people or groups with a protected characteristic.

Building Evidence

Building the evidence is important to be able to make accurate judgements and identify any effects. At present and throughout the development of the Plan Review to date, there is little evidence of the potential effects on protected characteristic groups. Consultation will strengthen value judgements by building a consensus that can avoid obvious prejudices or assumptions.

Consultation

Consultation will add evidence to this assessment and is key to demonstrating that the local authority are meeting equality duties, however consultation also needs to be proportionate and relevant. Nevertheless, under-consultation on the Plan Review has the potential to create barriers to participation. The Plan Review and this ISA Report are both available for public consultation at the Regulation 19 stage. Two rounds of public consultation have been completed to date, namely the Regulation 18 Issues and Options Local Plan Review and the Regulation 18 Preferred Options Local Plan Review.

© Place Services 2026

Provisional Assessment

The provisional assessment undertaken within the Interim ISA Report has been included within this Report for reference and robustness. Post-consultation on the Plan Review, a full impact assessment can be prepared.

EqIAs are about making comparisons between groups of employees, service users or stakeholders to identify differences in their needs and/or requirements. If the difference is disproportionate, then the policy may have a detrimental impact on some and not others.

In terms of identifying potential effects at this provisional stage, broad options are available. These are:

- No barriers or impact identified, therefore the Plan Review as drafted can proceed;
- The available evidence suggests an impact towards one or more groups;
- Elements of the Plan Review need changing to eliminate the impact; or
- Barriers and impact identified, however having considered all available options, there appears to be no proportionate way to eliminate the impact.

The table below show the provisional assessment at this stage.

Table 29: EqIA – provisional assessment

Protected Characteristic Group	Is there the potential for an impact?	Example of evidence	Action to address negative impact
Disability	Yes	In consideration of 'Health and Disability' deprivation in Essex, Tendring has the highest proportion of deprived areas in Greater Essex, and this is higher than the England and Wales average. In rural and deprived areas access to services	None are considered specifically required, subject to consultation. A recurrent theme throughout the Plan Review is one of inclusivity with design at the forefront of such aspirations. The Plan Review seeks to direct development to the most sustainable locations in line with the settlement hierarchy, ensuring shorter distances to jobs and services. The strategic focus on Garden Villages allows modern

© Place Services 2026

Protected Characteristic Group	Is there the potential for an impact?	Example of evidence	Action to address negative impact
		is poor (as well as access to public transport itself); and there is considered a broad deficit of realistic access opportunities for people with disabilities. Buses are used by disabled people 20% more frequently than non-disabled people. Disabled people in rural areas are less likely to travel by rail due to a lack of staffing in stations and booking assistance services reduces independence by affecting ability to make impromptu journeys. The elderly, disabled people, low-income families and rural areas are more affected by transport poverty. Travel times can be lengthy to many key services including healthcare and	standards in regard to accessibility to be factored into development at an early stage, enabling supporting infrastructure to be designed, built, operated and maintained so that it is accessible, easy and safe to use by everyone all the time. The requirement of masterplans allows further consideration of disabled needs through a plan-led system at the detailed design stage and through further public consultation. The Plan Review, and the adopted Plan more widely additionally requires Health Impact Assessments to be undertaken for qualifying development proposals[8] as well as the use of the Essex Healthy Places Checklist as part of their planning application. This will consider the positive and negative impacts of development proposals on residents and the community. The Plan Review's Policy LP2 Housing Choice requires for developments comprising 10 or more dwellings a mix of dwelling sizes, types, and tenures. The Council will also support the development of bungalows, retirement

[8] all development sites delivering 50 or more dwellings, all development in Use Class C2 (Residential Institutions) and all non-residential developments delivering 1,000 square metres or more gross internal floor space.

© Place Services 2026

Protected Characteristic Group	Is there the potential for an impact?	Example of evidence	Action to address negative impact
		employment. Inappropriate housing can limit the lifestyles of disabled people.	complexes, extra care housing, independent living, starter homes, self-build and other forms of residential accommodation aimed at meeting the future needs of older and disabled residents as well as family housing. Support will also be given to innovative development proposals subject to consideration of other Local Plan policies.
Gender reassignment	No known negative impact	N/A	N/A
Marriage or civil partnership	No known negative impact	N/A	N/A
Pregnancy and maternity / paternity	No known negative impact	N/A	N/A
Race	No known negative impact	N/A	N/A
Religion or belief	No known negative impact	N/A	N/A
Sexual orientation	No known negative impact	N/A	N/A

© Place Services 2026

Protected Characteristic Group	Is there the potential for an impact?	Example of evidence	Action to address negative impact
Sex (gender)	No known negative impact	N/A	N/A
Age	No known negative impact	The highest median age of Local Authority populations in Greater Essex is in Tendring and of all the Local Authority areas in Greater Essex, life expectancy is lowest in Tendring for both males and females. In rural and deprived areas access to services is poor (as well as access to public transport itself); and there is a deficit of realistic access opportunities for older people and also the young. The elderly, disabled people, low-income families and rural areas are more affected by transport poverty. Travel times can be lengthy to many key services including healthcare and	None are considered specifically required, subject to consultation. The Plan Review seeks to direct development to the most sustainable locations in line with the settlement hierarchy, ensuring shorter distances to jobs and services. The strategic focus on Garden Villages allows modern standards in regard to accessibility to be factored into development at an early stage, enabling supporting infrastructure to be designed, built, operated and maintained so that it is accessible, easy and safe to use by everyone all the time. The requirement of masterplans allows further consideration of specific needs through a plan-led system at the detailed design stage and through further public consultation. The Plan Review, and the adopted Plan more widely additionally requires Health Impact Assessments to be undertaken for qualifying development proposals as well as the use of the Essex Healthy Places Checklist as part of their planning

© Place Services 2026

Protected Characteristic Group	Is there the potential for an impact?	Example of evidence	Action to address negative impact
		employment.	application. This will consider the positive and negative impacts of development proposals on residents and the community. The Plan Review's Policy LP2 Housing Choice requires for developments comprising 10 or more dwellings a mix of dwelling sizes, types, and tenures. The Council will also support the development of bungalows, retirement complexes, extra care housing, independent living, starter homes, self-build and other forms of residential accommodation aimed at meeting the future needs of older and disabled residents as well as family housing. Support will also be given to innovative development proposals subject to consideration of other Local Plan policies.
Other (such as income)	Yes	Tendring is the most overall deprived local authority area in Greater Essex generally and for income and has more specific areas that are deprived than the average for England and Wales.	The Plan Review's strategic focus on Garden Villages can be considered to maximise the opportunity for new affordable housing to be viable in the District through building at a scale that will require a range of house sizes, types and tenures to build successful communities. The requirement of masterplans allows further consideration of specific needs through a plan-led system at the detailed design stage and

© Place Services 2026

Protected Characteristic Group	Is there the potential for an impact?	Example of evidence	Action to address negative impact
			through further public consultation. Policy LP5 of the Plan review promotes a mix of housing tenure in the District and address the housing needs of people and families with lower incomes who cannot afford to buy or rent housing on the open market. In these instances the Council will work with the development industry to provide new affordable housing. Further, development proposals and new allocations within the Plan Review involving the creation of 10 or more (net) homes or for any housing development on sites of one hectare or more, will be expected to deliver 30% of new dwellings, (including conversions) to be made available to Tendring District Council or its nominated partner(s) to acquire at a proportionate discounted value for use as affordable housing. This requirement will also apply in instances where two or more adjoining developments, when taken together, would exceed the above policy threshold of 10 or more (net homes) or one hectare or more; or where development is being proposed on part of what could reasonably be considered as a wider site where the wider

© Place Services 2026

Protected Characteristic Group	Is there the potential for an impact?	Example of evidence	Action to address negative impact
			development would exceed that policy threshold.

Provisional Evaluation

Question	Explanation / Justification
Is it possible the Plan Review could discriminate or unfairly disadvantage people?	There is no evidence to show that the Plan Review could discriminate or unfairly disadvantage people.

Provisional Decision

Final Decision	Relevance	Explanation / Justification required
No barriers or impact identified, therefore the Plan Review as drafted can proceed	X	N/A
The available evidence suggests an impact towards one or more groups	✓	The Plan Review includes a thread of inclusivity throughout, from the strategic level requirements of strategic policy to the site allocation requirements and development management policies. The Plan Review is considered at this stage, to ensure that there are benefits to the identified groups (disability, age, and income).
Elements of the Plan Review need	X	N/A

© Place Services 2026

Final Decision	Relevance	Explanation / Justification required
changing to eliminate the impact		
Barriers and impact identified, however having considered all available options, there appears to be no proportionate way to eliminate the impact.	X	N/A

Post Consultation Assessment

The following table sets out the full EqIA that has been undertaken post-consultation.

© Place Services 2026

Table 30: EqIA – Full Assessment

The Policy or Function	
Is this policy / function: • New or existing? • Internal or external (i.e. public facing)? • Statutory or non-statutory?	The EqIA and Plan Review is new, external and statutory.
Is the policy / function associated with any other policies or services? Could these have a cumulative impact on customers?	Once adopted, the Local Plan Review will replace the adopted Local Plan and sets out the development aspirations to improve related growth and development over the Plan period. The Local Plan Review will integrate with other policies and strategies of Tendring District Council (TDC) and Essex City Council (ECC) as well as other organisations at the wider level. The Local Plan will have a key role in helping to deliver wider objectives in these strategies especially where they relate to growth, including healthy lifestyles, and inclusivity. The Local Plan Review is subject to Sustainability Appraisal/Strategic Environmental Assessment and Habitats Regulation Assessment to assess its environmental, social and economic impacts. It has also been informed and shaped by public and stakeholder consultation. The Council is committed to measuring progress of the Local Plan once adopted.

© Place Services 2026

The Policy or Function	
What are the policy / function's aims and desired outcomes? Are there any factors which could detract from achieving these outcomes?	The Local Plan sets out the vision and objectives of the authority and has been developed in consultation with a wide range of stakeholders (residents and statutory bodies etc.) and informed by a robust evidence base into the needs, opportunities and constraints of the District and beyond. The Local Plan seeks sustainable development and the delivery of housing and economic growth, as well as infrastructure. The Plan intends to improve baseline conditions in line with a range of social, economic and environmental objectives and requirements.
Who is this policy / function intended to benefit, and in what way?	The Local Plan seeks to benefit all residents, employees, businesses, visitors and service providers in the District in an inclusive manner. The Local Plan is wide ranging in its scope and is strategic in nature.
Who is responsible for this policy / function and who will implement it? Are any third parties involved? E.g. contractors.	The authority works in partnership with a range of other public and private organisations and agencies to deliver the aspirations of the Local Plan and monitor its progress.
Does the policy tackle discrimination, harassment or victimisation? If so, how?	The Local Plan seeks to promote social inclusion and ensure that all people (including vulnerable groups) have access to housing, jobs, public transport, and essential services, amongst other tenets of the Plan within its remit. This will work towards meeting the Public Sector Equality Duty. The authority seeks to ensure that the public have access to information on the Local Plan and other related documents. This works toward meeting the Public Sector Equality Duty. The individual requirements of individuals are considered in

© Place Services 2026

The Policy or Function	
	the information made available e.g. accessible documents which can also be made available in alternative formats.
Does the policy promote equal opportunity? If so, how?	The Local Plan seeks to promote social inclusion and ensure that all people (including vulnerable groups) have access to housing, jobs, public transport, and essential services, amongst other tenets of the Plan within its remit. The authority has undertaken consultation and has encouraged participation on the Local Plan through the Regulation 18 Issues and Options Local Plan Review and the Regulation 18 Preferred Options Local Plan Review.
Does the policy encourage good community relations? If so, how?	The LTP4 seeks to promote sustainable communities and social inclusion, improve residents' quality of life, and meet the development needs of the whole community. It seeks to ensure people have inclusive access to housing, services, jobs, shops and other community facilities. The Local Plan can indirectly promote good community relations through sustainable development.

Information used to analyse the effects on equality:	
Has any consultation or engagement already been undertaken regarding this policy?	The authority has undertaken consultation and has encouraged participation on the Local Plan through the Regulation 18 Issues and Options Local Plan Review and the

© Place Services 2026

Information used to analyse the effects on equality:	
	Regulation 18 Preferred Options Local Plan Review.
What relevant data or information is currently available about the customers who may use this service or could be affected by this policy?	The authority has undertaken consultation and has encouraged participation on the Local Plan through the Regulation 18 Issues and Options Local Plan Review and the Regulation 18 Preferred Options Local Plan Review. Through this consultation, the evidence base and supporting assessments of the Local Plan were published and made available in a range of means (on request).
Is there any information already available about how this policy could impact on customers?	The authority has undertaken consultation and has encouraged participation on the Local Plan through the Regulation 18 Issues and Options Local Plan Review and the Regulation 18 Preferred Options Local Plan Review. Through this consultation, the evidence base and supporting assessments of the Local Plan were published and made available in a range of means (on request).
What additional information would increase your understanding about the potential impact of the policy? What involvement or consultation with affected groups is still needed?	The authority is committed to the monitoring and review of the effectiveness of the Local Plan Review in achieving its objectives. Mandatory revisions to Local Plans are required when applicable / triggered.
For existing policies only: What has changed since the last assessment?	A provisional EqIA was undertaken to accompany the Regulation 18 Preferred Options Local Plan consultation in

© Place Services 2026

Information used to analyse the effects on equality:	
	early 2026. This assessment is an update to that provisional assessment which has been updated post-consultation.

Assessment of impact:				
Group	Potential impact	Explanation and evidence	What actions / adjustments are possible to reduce negative or increase positive impact?	Monitoring and review arrangements
People of different genders (Men and women)				
Men	Positive	The Local Plan Review seeks to support sustainable and inclusive development. The content of the Local Plan Review is considered to benefit men and women.	N/A	Continue to monitor the effectiveness of the Local Plan review once adopted and take appropriate consideration of related evidence as it emerges.
Women	Positive	The Local Plan Review seeks to support sustainable and inclusive development. The content of the Local Plan	N/A	Continue to monitor the effectiveness of the Local Plan review once adopted and take

© Place Services 2026

Assessment of impact:				
Group	Potential impact	Explanation and evidence	What actions / adjustments are possible to reduce negative or increase positive impact?	Monitoring and review arrangements
		Review is considered to benefit men and women.		appropriate consideration of related evidence as it emerges.
People of different races or ethnic groups				
N/A	Positive	The Local Plan Review seeks to support sustainable and inclusive development. The content of the Local Plan Review is considered to benefit all residents and employees within, and visitors to, the District.	N/A	Continue to monitor the effectiveness of the Local Plan review once adopted and take appropriate consideration of related evidence as it emerges.
People with a disability (both visible and invisible)				
N/A	Positive	The Local Plan Review seeks to support sustainable and inclusive development. The content of the Local Plan	N/A	Continue to monitor the effectiveness of the Local Plan review once adopted and take

© Place Services 2026

Assessment of impact:				
Group	Potential impact	Explanation and evidence	What actions / adjustments are possible to reduce negative or increase positive impact?	Monitoring and review arrangements
		Review is considered to benefit all residents and employees within, and visitors to, the District, including those with a disability.		appropriate consideration of related evidence as it emerges.
People of different age groups				
N/A	Positive	The Local Plan Review seeks to support sustainable and inclusive development. The content of the Local Plan Review is considered to benefit all residents and employees within, and visitors to, the District, including those of all ages.	N/A	Continue to monitor the effectiveness of the Local Plan review once adopted and take appropriate consideration of related evidence as it emerges.
People of different sexuality				

© Place Services 2026

Assessment of impact:				
Group	Potential impact	Explanation and evidence	What actions / adjustments are possible to reduce negative or increase positive impact?	Monitoring and review arrangements
N/A	Positive	The Local Plan Review seeks to support sustainable and inclusive development. The content of the Local Plan Review is considered to benefit all residents and employees within, and visitors to, the District.	N/A	Continue to monitor the effectiveness of the Local Plan review once adopted and take appropriate consideration of related evidence as it emerges.
People from different religious or belief groups				
N/A	Positive	The Local Plan Review seeks to support sustainable and inclusive development. The content of the Local Plan Review is considered to benefit all residents and employees within, and visitors to, the District.	N/A	Continue to monitor the effectiveness of the Local Plan review once adopted and take appropriate consideration of related evidence as it emerges.
People who have changed their gender or are in the process of doing so				

© Place Services 2026

Assessment of impact:				
Group	Potential impact	Explanation and evidence	What actions / adjustments are possible to reduce negative or increase positive impact?	Monitoring and review arrangements
N/A	Positive	The Local Plan Review seeks to support sustainable and inclusive development. The content of the Local Plan Review is considered to benefit all residents and employees within, and visitors to, the District.	N/A	Continue to monitor the effectiveness of the Local Plan review once adopted and take appropriate consideration of related evidence as it emerges.
Pregnant people or people who have just had a baby				
N/A	Positive	The Local Plan Review seeks to support sustainable and inclusive development. The content of the Local Plan Review is considered to benefit all residents and employees within, and visitors to, the District.	N/A	Continue to monitor the effectiveness of the Local Plan review once adopted and take appropriate consideration of related evidence as it emerges.
Are there any other groups who could find it difficult to access or make use of the policy / function?				

© Place Services 2026

Assessment of impact:				
Group	Potential impact	Explanation and evidence	What actions / adjustments are possible to reduce negative or increase positive impact?	Monitoring and review arrangements
N/A	Positive	The Local Plan Review seeks to support sustainable and inclusive development. The content of the Local Plan Review is considered to benefit all residents and employees within, and visitors to, the District.	N/A	Continue to monitor the effectiveness of the Local Plan Review once adopted and take appropriate consideration of related evidence as it emerges.
Could this policy discriminate on the grounds of marriage or civil partnership?				
N/A	None identified	N/A	N/A	N/A

Conclusion	
Decision:	Explanation:

© Place Services 2026

Conclusion	
Continue the policy with no changes	It is considered that the Local Plan Review has no negative impacts and there is no known or identified risk of a negative impact on any of the groups identified within this EqIA. Impacts will continue to be monitored.
Continue the policy with adjustments	N/A
Adverse impact but continue	N/A
Suspend or withdraw the policy for further review / consideration or alternative proposals	N/A

© Place Services 2026

Appendix 3: Quality Assurance Checklist

The Quality Assurance Checklist shows where in this ISA Environment Report the requirements as set out in the SEA Directive (annex 1) and the Quality Assurance Checklist from the Department of Communities and Local Government document: 'A Practical Guide to the Strategic Environmental Assessment Directive (2006)' are covered. It shows compliance with legislation and best practice and directs to where in this Report the requirements are met.

Table 31: Quality Assurance Checklist

SEA Directive Requirements	Where covered in this ISA Environmental Report
a) an outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes;	Section 1 of the ISA Environmental Report, and Annex B.
b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;	Section 2.4 of the ISA Environmental Report.
c) the environmental characteristics of areas likely to be significantly affected;	Section 2.4 of the ISA Environmental Report, and Annex A.
d) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Section 2.4 of the ISA Environmental Report, and Annex A.
e) the environmental protection objectives, established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	Annex B.

© Place Services 2026

SEA Directive Requirements	Where covered in this ISA Environmental Report
f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors (these effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative impacts);	Sections 5-9 and Appendices 1 and 2.
g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Sections 5-9 and Appendices 1 and 2.
h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Sections 5-9.
i) a description of the measures envisaged concerning monitoring;	Section 3.1.
j) a non-technical summary of the information provided under the above headings.	A separate Non-Technical Summary is included.

© Place Services 2026

© Place Services 2026

© Place Services 2026

Place Services

County Hall, Essex CM1 1QH

T: +44 (0)3330 136 844

E: enquiries@placeservices.co.uk

www.placeservices.co.uk

@PlaceServices

Essex County Council